



## SITE & UTILITY LEGEND

[illegible]

## SITE & UTILITY NOTES

1. THE DIRT SURVEY PREPARED BY MOORE ROGERS, INC. IS THE BASIS OF THIS DESIGN. NO OTHER WORKS NO AN ENCUMBRANCE OR EVIDENCE THEREOF IS REQUIRED FOR ALL WORK WITHIN THE CITY OF DENVER.
2. ALL WORK WITHIN THE CITY OF DENVER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER SPECIFICATIONS.
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PARKING ANALYSIS				
USE	AREA (SF)	CRITERIA	REQUIRED SPACES	
DWELLING, MULTI-FAMILY	5 UNITS	1/350 SF PER UNIT	10	
TOTAL VEHICLE REQUIREMENT		SPACES PROVIDED	10	AVAILABLE SPACES ACCESSIBLE
10	12	0	0	
BICYCLE PARKING CRITERIA			SPACES REQUIRED	SPACES PROVIDED
HOUSEHOLD LIVING			1/UNIT	5

ALL BUILDING INFORMATION PROVIDED BY CATEGORIES.  
 1. NUMBER OF UNITS DETERMINED USING TABLE 4-B.  
 2. NUMBER OF SPACES DETERMINED USING TABLE 4-B.  
 3. NOT TO EXCEED 2 SPACES PER UNIT.  
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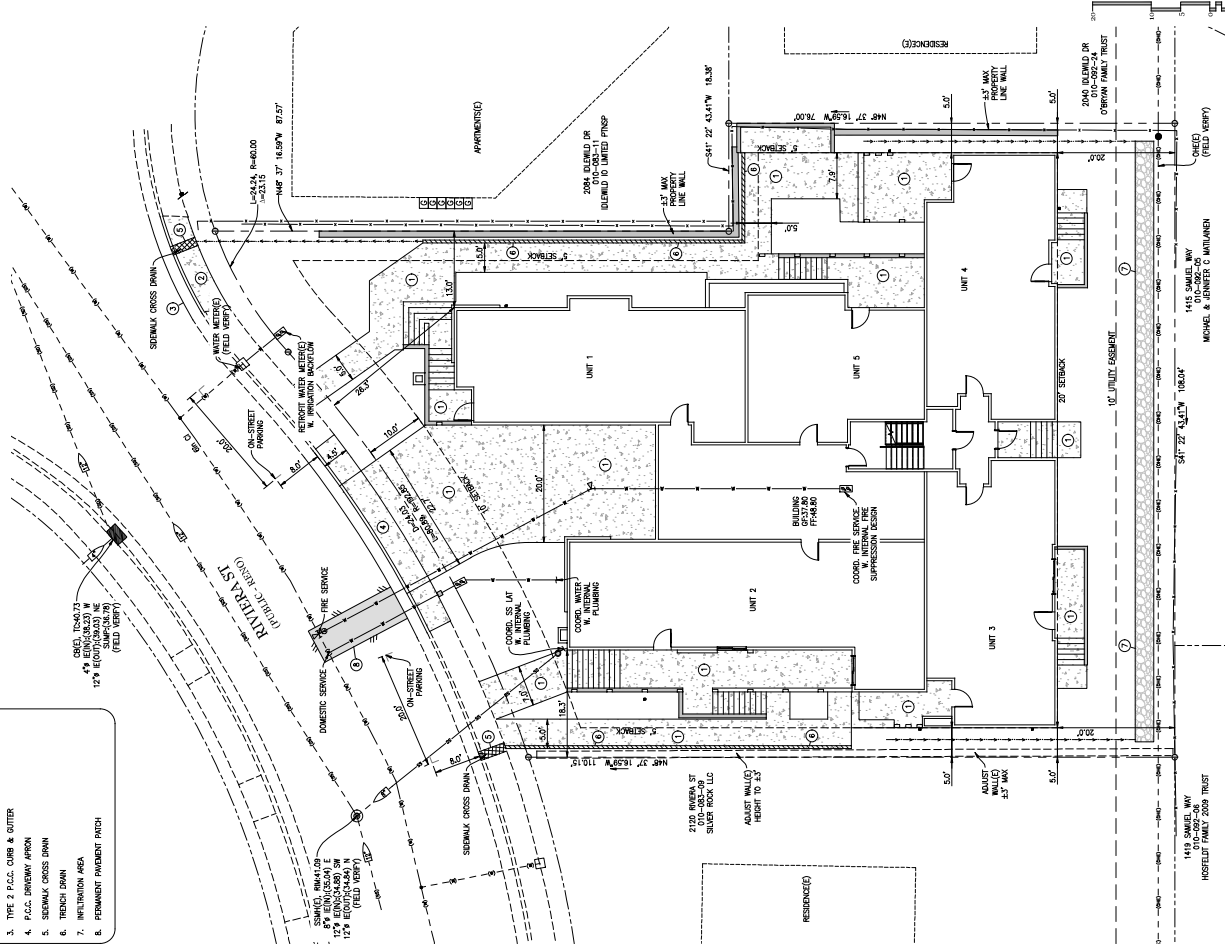
SITE ANALYSIS	
AREA	13,634 S.F.
ZONING	MF-14
SETBACKS (F/R/S)	10/20/5 (FT)
MAX DENSITY	1 DU/3,000 S.F.
BUILDING FOOTPRINT	5,956 S.F. 43.7%
PAVED/IMPERVIOUS	4,528 S.F. 33.2%
LANDSCAPED	3,150 S.F. 23.1%

## SITE ANALYSIS

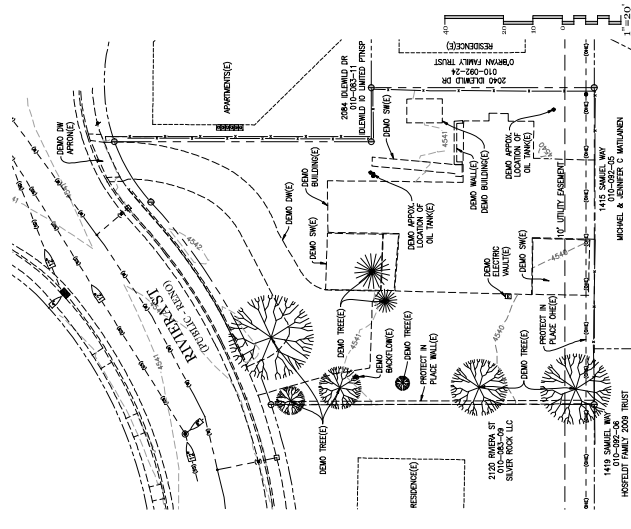
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|--------------------|-----------------|
| AREA               | 13,634 S.F.     |
| ZONING             | MF-14           |
| SETBACKS (F/R/S)   | 10/20/5 (FT)    |
| MAX DENSITY        | 1 DU/3,000 S.F. |
| BUILDING FOOTPRINT | 5,956 S.F.      |
| PAVED/IMPERVIOUS   | 4,528 S.F.      |
| LANDSCAPED         | 3,150 S.F.      |
|                    | 43.7%           |
|                    | 33.2%           |
|                    | 23.1%           |

○ SITE PLAN KEYNOTE LEGEND ○

1. P.C.C. PAVEMENT SECTION
2. P.C.C. SIDEWALK
3. TYPE 2 P.C.C. CURB & GUTTER
4. P.C.C. DRIVEWAY APRON
5. SIDEWALK CROSS DRAIN
6. TRENCH DRAIN
7. INFILTRATION AREA
8. PERMANENT PAVEMENT PATCH



**SITE & UTILITY PLAN**  
SCALE: 1"=20'



EXISTING CONDITIONS & DEMOLITION PLAN  
SCALE: 1"=20'