

PLAN B

APPROVED

by City Council 4/5/2021

PRELIMINARY FOR REVIEW PURPOSES ONLY

SOUTH POINT TOWNHOMES

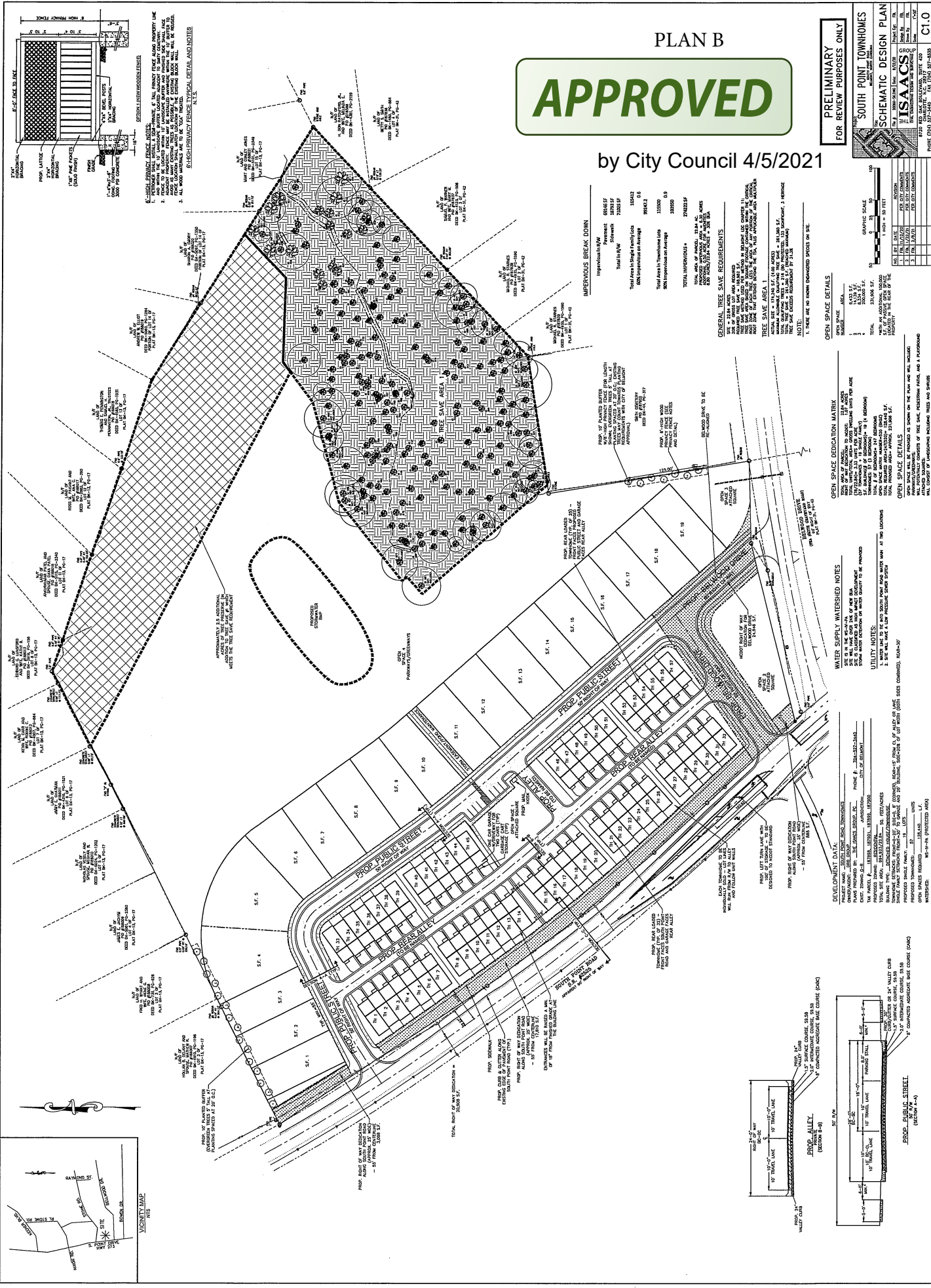
SCHEMATIC DESIGN PLAN

ISAACS

1010 S. 10TH AVE. SUITE 100, DENVER, CO 80202

TEL: (303) 733-1100 FAX: (303) 733-1101

PROJECT NO. 2019-001-001-001



HIGH-PRIVACY FENCE NOTES:

1. FENCE SHALL BE 6' HIGH WITH 1/2" X 1/2" SQUARE MESH AND 1" X 1" SQUARE PICKETS.
2. FENCE SHALL BE SET BACK 1' FROM PROPERTY LINE.
3. FENCE SHALL BE SET BACK 1' FROM DRIVE.
4. FENCE SHALL BE SET BACK 1' FROM SIDEWALK.
5. FENCE SHALL BE SET BACK 1' FROM CURB.

GENERAL FENCE TYPICAL DETAIL AND NOTES:

N.T.S.

IMPERVIOUS BREAK DOWN

Impervious to Rain	21242 SF
Impervious to Snow	21242 SF
Total Area to Single Family Lock	42484 SF
60% Impervious on Average	25490 SF
Total Area to Townhome Units	133000 SF
60% Impervious on Average	79800 SF
TOTAL IMPERVIOUS	105290 SF

GENERAL TREE SAVE REQUIREMENTS:

1. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED.

2. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED UNLESS OTHERWISE NOTED.

3. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED UNLESS OTHERWISE NOTED.

4. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED UNLESS OTHERWISE NOTED.

5. ALL TREES WITH DBH 4" OR GREATER SHALL BE PRESERVED UNLESS OTHERWISE NOTED.

OPEN SPACE DETAILS:

1. OPEN SPACE SHALL BE 10% OF TOTAL AREA.

2. OPEN SPACE SHALL BE 10% OF TOTAL AREA.

3. OPEN SPACE SHALL BE 10% OF TOTAL AREA.

4. OPEN SPACE SHALL BE 10% OF TOTAL AREA.

5. OPEN SPACE SHALL BE 10% OF TOTAL AREA.

OPEN SPACE EDUCATION MATRIX:

Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF

WATER SUPPLY WATERSHED NOTES:

1. WATER SUPPLY WATERSHED SHALL BE 10% OF TOTAL AREA.

2. WATER SUPPLY WATERSHED SHALL BE 10% OF TOTAL AREA.

3. WATER SUPPLY WATERSHED SHALL BE 10% OF TOTAL AREA.

UTILITY NOTES:

1. UTILITIES SHALL BE 10% OF TOTAL AREA.

2. UTILITIES SHALL BE 10% OF TOTAL AREA.

3. UTILITIES SHALL BE 10% OF TOTAL AREA.

DEVELOPMENT DATA:

1. DEVELOPMENT DATA SHALL BE 10% OF TOTAL AREA.

2. DEVELOPMENT DATA SHALL BE 10% OF TOTAL AREA.

3. DEVELOPMENT DATA SHALL BE 10% OF TOTAL AREA.

OTHER SPACES REQUIRED:

1. OTHER SPACES REQUIRED SHALL BE 10% OF TOTAL AREA.

2. OTHER SPACES REQUIRED SHALL BE 10% OF TOTAL AREA.

3. OTHER SPACES REQUIRED SHALL BE 10% OF TOTAL AREA.

OPEN SPACE DETAILS

Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF
Open Space Area	10000 SF

WATER SUPPLY WATERSHED NOTES

Water Supply Watershed Area	10000 SF
Water Supply Watershed Area	10000 SF
Water Supply Watershed Area	10000 SF
Water Supply Watershed Area	10000 SF
Water Supply Watershed Area	10000 SF

UTILITY NOTES

Utility Area	10000 SF
Utility Area	10000 SF
Utility Area	10000 SF
Utility Area	10000 SF
Utility Area	10000 SF

DEVELOPMENT DATA

Development Data Area	10000 SF
Development Data Area	10000 SF
Development Data Area	10000 SF
Development Data Area	10000 SF
Development Data Area	10000 SF

OTHER SPACES REQUIRED

Other Spaces Required Area	10000 SF
Other Spaces Required Area	10000 SF
Other Spaces Required Area	10000 SF
Other Spaces Required Area	10000 SF
Other Spaces Required Area	10000 SF

PROF. PUBLIC STREET

Prop. Public Street	10000 SF
Prop. Public Street	10000 SF
Prop. Public Street	10000 SF
Prop. Public Street	10000 SF
Prop. Public Street	10000 SF

PROF. ALLEY

Prop. Alley	10000 SF
Prop. Alley	10000 SF
Prop. Alley	10000 SF
Prop. Alley	10000 SF
Prop. Alley	10000 SF

PROF. PARKWAY

Prop. Parkway	10000 SF
Prop. Parkway	10000 SF
Prop. Parkway	10000 SF
Prop. Parkway	10000 SF
Prop. Parkway	10000 SF

PROF. DRIVE

Prop. Drive	10000 SF
Prop. Drive	10000 SF
Prop. Drive	10000 SF
Prop. Drive	10000 SF
Prop. Drive	10000 SF

PROF. SIDEWALK

Prop. Sidewalk	10000 SF
Prop. Sidewalk	10000 SF
Prop. Sidewalk	10000 SF
Prop. Sidewalk	10000 SF
Prop. Sidewalk	10000 SF

PROF. CURB

Prop. Curb	10000 SF
Prop. Curb	10000 SF
Prop. Curb	10000 SF
Prop. Curb	10000 SF
Prop. Curb	10000 SF

PROF. LANDSCAPE

Prop. Landscape	10000 SF
Prop. Landscape	10000 SF
Prop. Landscape	10000 SF
Prop. Landscape	10000 SF
Prop. Landscape	10000 SF

PROF. SIGNAGE

Prop. Signage	10000 SF
Prop. Signage	10000 SF
Prop. Signage	10000 SF
Prop. Signage	10000 SF
Prop. Signage	10000 SF

PROF. FENCE

Prop. Fence	10000 SF
Prop. Fence	10000 SF
Prop. Fence	10000 SF
Prop. Fence	10000 SF
Prop. Fence	10000 SF

PROF. TOTAL

Prop. Total	10000 SF
Prop. Total	10000 SF
Prop. Total	10000 SF
Prop. Total	10000 SF
Prop. Total	10000 SF

C1.0

1. THESE ARE IN SHOWN DIMENSIONS UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

4. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

5. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

6. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

7. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

8. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

9. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

10. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.