

# ELEMENT 47

## (PREVIOUSLY CALLED PINNACLE STATION)

### A PLANNED UNIT DEVELOPMENT

A PORTION OF RIVER FRONT IN THE TOWN OF HIGHLANDS BEING A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN CITY & COUNTY OF DENVER, STATE OF COLORADO  
**AT THE INTERSECTION OF BRYANT ST. AND FRONT VIEW CRESCENT**

**LEGAL DESCRIPTION**

SEE SHEET 2

**STATISTICAL INFORMATION**

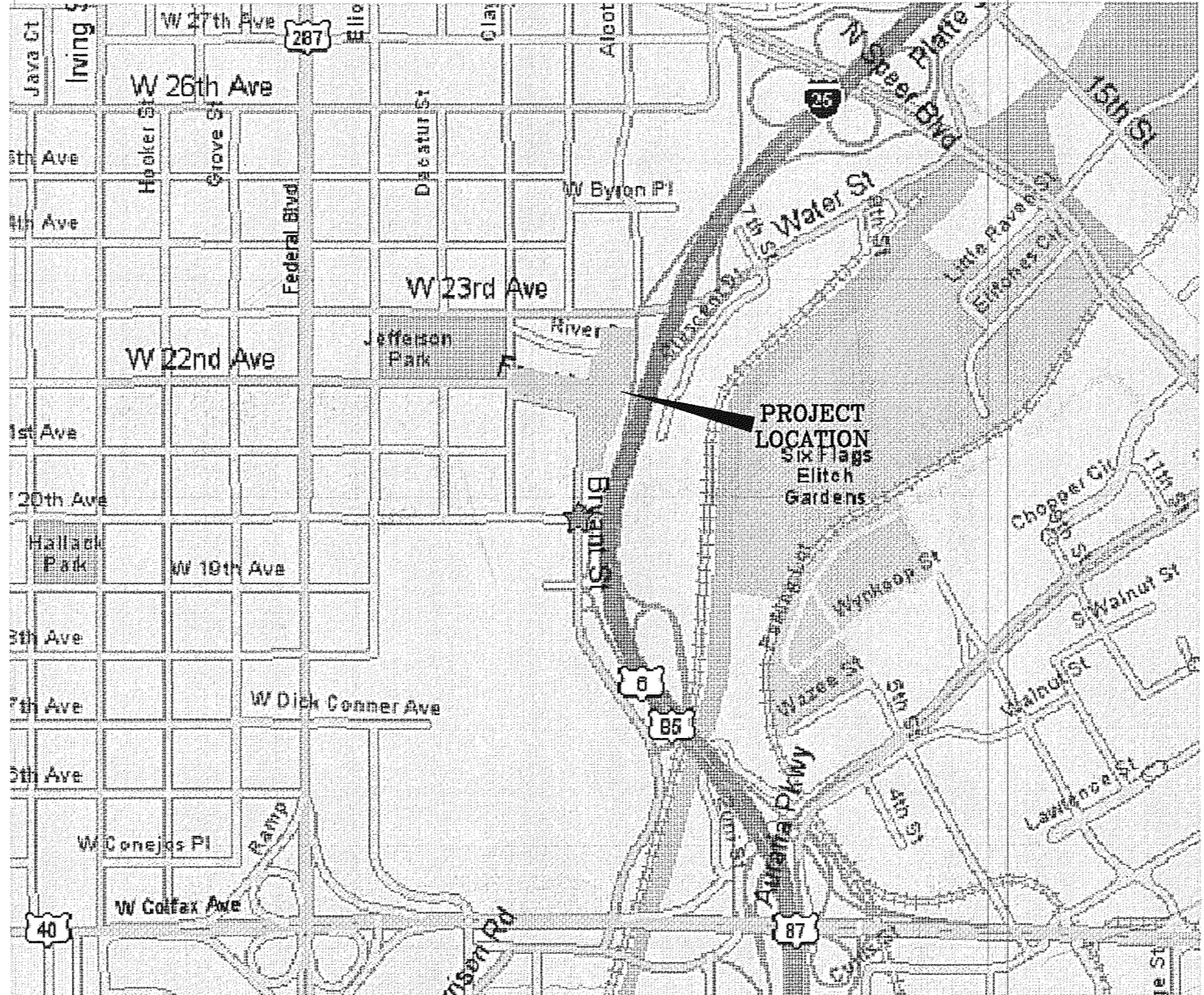
GROSS PROJECT AREA:	6.464 ACRES (281,587 SQUARE FEET)
AREA TO BE DEEDED FOR ADDITIONAL RIGHT OF WAY:	0.040 ACRES (1,766 SQUARE FEET)
NET PROJECT AREA:	6.424 ACRES (279,821 SQUARE FEET)
NUMBER OF DWELLING UNITS:	265 UNITS
NET PROJECT DENSITY:	41.28 UNITS/ACRE
GROSS FLOOR AREA:	285,294 SQUARE FEET
FLOOR AREA RATIO (FAR):	
RESIDENTIAL	1.02
RESIDENTIAL + GARAGE	1.40
HEIGHT OF STRUCTURES (AS DEFINED BY IBC): (FROM FINISHED GRADES SHOWN ON SHEETS 6-8.)	
BLDG #1	46'-8" (3 STORIES, 1 GARAGE)
BLDG #2	44'-10" (3 STORIES, 1 GARAGE)
BLDG #3	51'-0" (3 STORIES, 2 GARAGE)
BLDG #4	55'-11" (3 STORIES, 1 GARAGE)
GROUND COVERAGE BY:	
STRUCTURES	2.365 ACRES (36.6%)
PARKING/DRIVES	1.460 ACRES (22.6%)
SIDEWALKS/FLATWORK	0.543 ACRES (8.4%)
LANDSCAPING	2.096 ACRES (32.4%)
NUMBER OF PARKING SPACES REQUIRED:	335 SPACES
163 SINGLE BEDROOM UNITS	163 SPACES
102 TWO BEDROOM UNITS (x1.5)	153 SPACES
EMPLOYEE REQUIREMENT	5 SPACES
HANDICAP REQUIREMENT	14 SPACES
NUMBER OF PARKING SPACES PROVIDED:	
GARAGE - STANDARD (9' X 18')	287 SPACES
GARAGE - STANDARD (8'6" X 18')	6 SPACES
SITE - COMPACT (8' X 16' W/ 2' OVERHANG)	138 SPACES
GARAGE - HANDICAP (13' X 17'6" MIN)	8 SPACES
GARAGE - HANDICAP VAN (16' X 17'6" MIN)	4 SPACES
SITE - HANDICAP (13' X 16' W/ 2' OVERHANG)	1 SPACE
SITE - HANDICAP VAN (16' X 16' W/ 2' OVERHANG)	1 SPACE
TOTAL	445 SPACES
OFF STREET LOADING:	
REQUIRED	2 SPACES
PROVIDED	2 SPACES
BICYCLE PARKING SPACES: (5% OF PARKING)	
REQUIRED	23 SPACES
PROVIDED (IN GARAGES)	24 SPACES

**GENERAL NOTES**

- 1) SITE IS CURRENTLY ZONED PRV.
- 2) FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- 3) ANGLES NOT SHOWN ARE EITHER 90° OR A SUPPLEMENT OF THE ANGLE INDICATED.
- 4) PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- 5) THIS PLAN IS SUBJECT TO A LANDSCAPE PLAN AS PART OF AND APPROVED IN THIS DOCUMENT.
- 6) PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- 7) APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- 8) ALL INDIVIDUAL SITES SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITH IN FORTY-FIVE DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- 9) AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- 10) ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- 11) BICYCLE PARKING RACKS SHALL CONFORM TO CITY STANDARDS.
- 12) ALL PRIVATE ROADWAYS/DRIVES WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- 13) THE RESPONSIBILITY FOR THE MAINTENANCE OF ALL COMMONLY OWNED LAND AND FACILITIES WILL REST WITH THE OWNER.

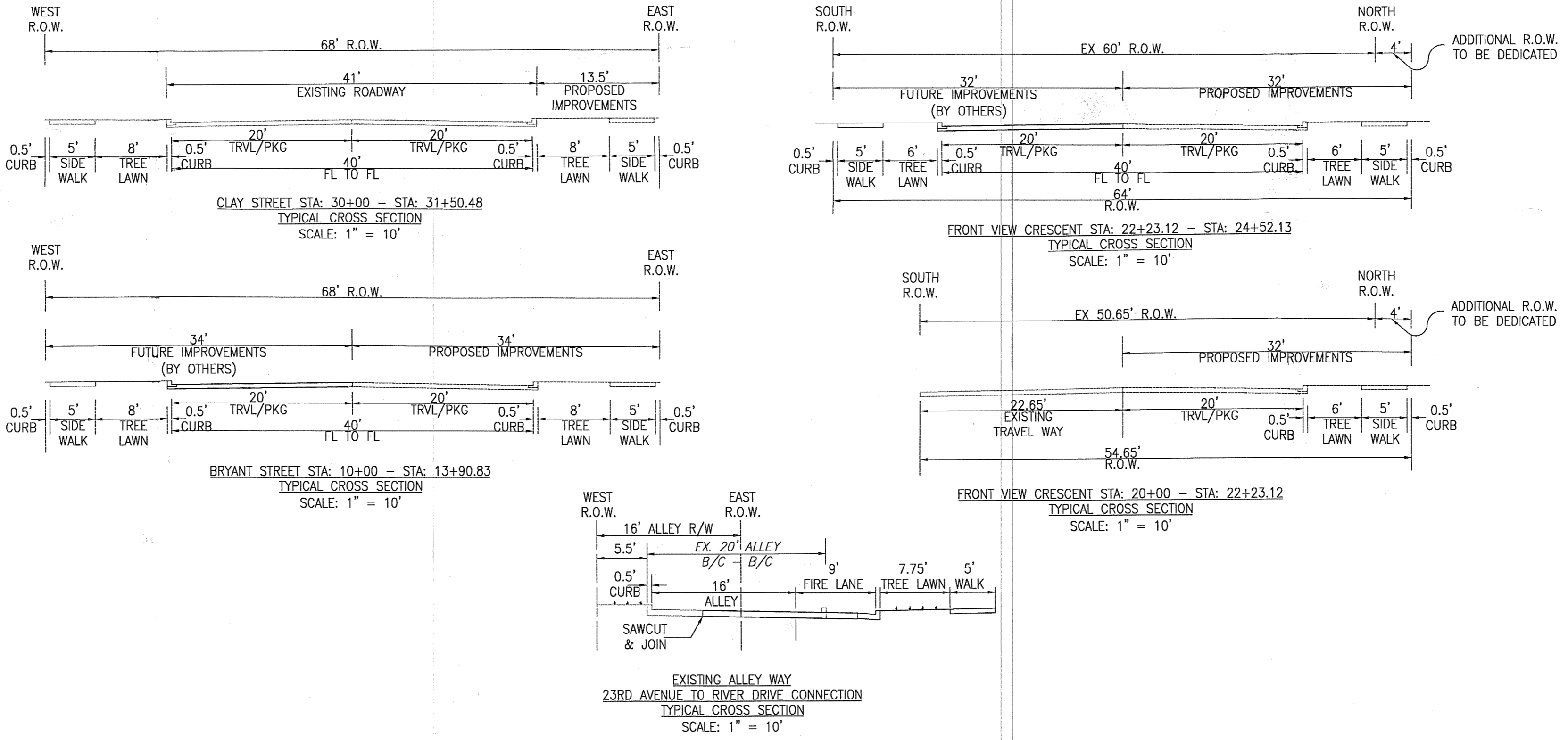
**GENERAL NOTE TO THE PINNACLE STATION SITE PLAN**

PURSUANT TO SECTION 59-518(E) OF THE CITY OF DENVER MUNICIPAL CODE, THE PROPERTY OWNER REQUESTED THE FOLLOWING MINOR DEVIATIONS FROM THE PUD DISTRICT PLAN: (I) REDUCE THE MULTIPLE UNIT DWELLING MINIMUM SQUARE FOOTAGE REQUIREMENT OF 375,000 SQUARE FEET TO APPROXIMATELY 285,000 SQUARE FEET. (II) REMOVE THE RSSA FROM BUILDINGS 5, AND (III) COMBINE BUILDINGS 2 AND 3 INTO ONE BUILDING. THESE MINOR DEVIATIONS WERE NECESSARY TO PROVIDE GREATER ACCESS FOR LIFE AND SAFETY OPERATIONS AT THE DEVELOPMENT AND TO REDUCE THE COMPLEXITY OF ENGINEERING AND CONSTRUCTION CONTROLS NECESSARY TO CONSTRUCT THE PROJECT. THE ZONING ADMINISTRATOR, DIRECTOR OF PLANNING, AND MANGER OF PUBLIC WORKS JOINTLY AUTHORIZED THESE MINOR DEVIATIONS FROM THE DISTRICT PLAN AND DOCUMENTS IN ACCORDANCE WITH SECTION 59-518(E).



**VICINITY MAP**  
SCALE: 1" = 1000'

**TYPICAL CROSS SECTIONS**



**OWNER'S SIGNATURE**

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN CHAPTER 59, ARTICLE IV, DIVISION 22, SECTIONS 59-51 THROUGH 59-520 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER.

THE SPANOS CORPORATION  
 BY \_\_\_\_\_  
 ALEXANDROS ECONOMOU, DIVISION MANAGER      DATE \_\_\_\_\_

STATE OF COLORADO  
 CITY AND COUNTY OF DENVER  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 200\_\_ BY ALEXANDROS ECONOMOU AS DIVISION MANAGER OF THE SPANOS CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 ADDRESS \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, ROGER NELSON, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE PINNACLE STATION AT DIAMOND HILL WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

ROGER NELSON, PLS      DATE \_\_\_\_\_

**APPROVALS**

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 ZONING ADMINISTRATOR

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR

**CLERK AND RECORDER'S CERTIFICATION**

STATE OF COLORADO )  
 ) ss.  
 CITY AND COUNTY OF DENVER )

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK AM/PM, AND DULY RECORDED IN PLANNED DEVELOPMENT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, RECEPTION # \_\_\_\_\_.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY \_\_\_\_\_  
 DEPUTY CLERK AND RECORDER

FEE \_\_\_\_\_

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