



## **SITE IMPROVEMENT PLAN (SIP) PLAN NOTES**

**The following notes, when required, shall appear on the first page of the SIP plan set, unless otherwise noted. Supplemental plan notes required for your SIP will be indicated in your plan review letter provided by the Planning Division. Note this list is not exhaustive and may not include all notes the City may require for your SIP.**

### **REQUIRED FOR ALL SIP PLAN SETS**

*If you are submitting a streetscape plan or a subdivision landscaping plan, please consult the Planning Division for additional guidance on required plan notes.*

#### **Required, General**

*The following notes are required for all SIPs; these notes shall appear on the cover page of the SIP plan set.*

1. The property described herein is subject to all applicable requirements of the Lone Tree Zoning Code and Design Standards, including but not limited to, property maintenance, lighting, parking, signage, landscaping and outdoor storage, except as may otherwise be addressed in an approved planned development plan, sub-area plan, or other applicable plan or agreement approved by the City.
2. The applicant assumes responsibility to ensure the project is completed in accordance with the approved SIP and any associated materials sample boards and further assumes the risk associated with any changes or omissions made without prior City approval. Modifications to structures or sites may require an amendment to the SIP as determined by the City's Community Development Director, per Sec. 16-27-180. Unauthorized changes or omissions made without prior City approval corrective actions, delay of permits or citations for zoning violations with associated fines and legal measures. Building plans shall conform to the approved SIP.
3. Within site triangles, as shown, limited landscaping shall be allowed with no solid structures permitted as stated in the City of Lone Tree's Landscape Design Guidelines and Standards for Landscaping. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
4. The owner is responsible for the installation of all roadway signage, including "no parking/fire lane" signage, as required by the City Public Works Department and/or

the Fire District. Such signage shall be maintained by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.

5. Site landscaping, site amenities and furnishings, and all site improvements including, but not limited to, sidewalks and parking areas shall be maintained in a state of good repair consistent with the approved SIP and the Lone Tree Municipal Code and Design Guidelines and Standards. Such maintenance shall include the regular maintenance of pet waste stations (when present), to include waste collection and waste bag replacement. Landscape plantings must be alive and all irrigation must be functional. All maintenance obligations shall be completed by the property owner or appropriate association or district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office.
6. The City of Lone Tree requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities, including inlets, pipes, culverts, channels, ditches, hydraulic structures and detention basins located on their land unless modified by the site improvement plan improvements agreement. Should the owner fail to adequately maintain said facilities, the City of Lone Tree shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner or the responsible maintenance authority.

#### Required, Landscaping

*The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Landscape Plan section of the SIP plan set.*

7. All plants installed shall follow the plant schedule, installation instructions and the landscape drawings on the approved landscape plan included in this Site Improvement Plan. Any changes to the approved landscape plan, to include plant substitutions, must be approved by the City in advance of installation.
8. All mulch and/or rock cobble shall be installed and maintained to the depth(s) provided on the approved landscape plan included in this Site Improvement Plan. Organic mulch shall not be placed within six (6) feet of storm inlets.
9. The use of impermeable sheet plastic as a weed barrier is prohibited.

#### Required, Irrigation

*The following notes are required for any SIP that includes landscaping; these notes should appear on the first page of the Irrigation Plan section of the SIP plan set.*

10. Irrigation shall occur between the hours of 8:00 p.m. and 6:00 a.m.
11. Any irrigation equipment mounted to the building shall be painted to match the building.

## **SUPPLEMENTAL SIP NOTES**

### **Supplemental, General**

*These notes shall appear on the cover page of the SIP plan set.*

12. According to the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the City of Lone Tree, Douglas County, Colorado Community Panel Number [insert applicable panel number], dated [insert effective date], the subject property lies within Zone [insert applicable zone], "areas determined to be inside/outside of the [insert percentage]% annual chance flood."
13. Developer is responsible for installing parking signs that:
  - a. Restrict the surface parking lot to accessible, customer and prospective tenant parking, and loading/deliveries; and
  - b. Prohibit residential visitor parking. All tenant, visitor and employee parking must be restricted to the parking structure.
14. All present and future owners and occupants of land hereby subject to a Site Improvement Plan are hereby notified that the property is located within proximity to Centennial Airport and is subject to the terms of that certain Avigation and Hazard Easement recorded at reception number \_\_\_\_\_ on \_\_\_\_\_ in the records of the Douglas County Clerk and Recorder, as may be amended.
15. Proximity to Centennial Airport may have any number of impacts on the property occupants, the property, and the development, improvement, use, enjoyment or occupancy of the property, including without limitation odors, aircraft noise, vibration, fumes, fuel particles, exhaust, and the operation and passage of aircraft above or near the property. Individual sensitivities to the potential Centennial Airport impacts can vary from person to person, and potential airport impacts can vary from location to location within the property and from time to time, records and information concerning Centennial Airport and potential airport impacts are publicly available through various federal, state, and local governmental agencies, including Centennial Airport. All present and future owners and occupants are solely responsible for evaluating and determining whether the airport impacts, if any, are acceptable to them.
16. This property is within a wildfire risk area. Wildfire risk can vary from location to location within the property and from time to time, information concerning wildfire risk is publicly available through various federal, state, and local governmental agencies, including the Colorado State Forest Service. All present and future owners and occupants are solely responsible for evaluating and determining whether the wildfire risks, if any, are acceptable to them.
17. It shall be the responsibility of the owner (or responsible association or district, as may be identified by maintenance agreements) to maintain all playground equipment and park infrastructure on the property in a state of good repair in conformance with all applicable building and safety regulations.
18. Artwork must be maintained per the approved SIP. Any fading, chipping, or damage shall be repaired by the property owner or appropriate association or

district, as may be identified in maintenance agreements recorded with the Douglas County Clerk and Recorder's Office. Any future removal or alteration of artwork, as approved by this SIP may warrant an SIP amendment and subsequent approval by the City of Lone Tree.