



PUD Plan - Cover Page required notes:

1. This PUD Plan or any phase hereof may be revoked by the City Council if a Site Development Plan is not submitted to the City and County of Broomfield within five years from the date of approval of this PUD Plan.
2. The Colorado Oil and Gas Conservation Commission online records do not disclose, as of the date of approval of this <<insert plan type (e.g. **Planned Unit Development, or Site Development Plan**)>>, any plugged or abandoned oil and gas wells, or oil and gas wells in any stage of production located within the boundaries of the <<plan type>> or within 2000 feet of such boundaries, pursuant to BMC Section 16-28-190.
 - a. **Or, if there are oil and gas wells in any stage of production, or plugged or abandoned wells within 2000 feet the note shall state:** “Consistent with Section 16-28-190, notice shall be provided to potential purchasers or lessees as follows: As required by [section 16-28-190](#) of the Broomfield Municipal Code, notice is hereby given that [insert description of lot] is within 2,000 feet of a producing, permitted or proposed oil or gas location or a plugged and abandoned well. For more information contact the City and County of Broomfield or the Colorado Oil and Gas Conservation Commission.”

Final Plat and Minor Plat - Cover Page required notes:

1. This plat consists of [insert: number] lots and [insert: number] tracts.
2. Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.
3. Floodplain: The property is in Zone [insert: zone], determined to be [select: inside/outside] the [insert: percent] annual chance floodplain per FEMA flood insurance rate map number [insert: number] Revised [insert: date]. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood height may be increased by man or natural causes. This flood statement shall not create liability on the part of the surveyor.
4. Basis of bearings
5. Project Benchmark
6. Combined scale factor
7. Colorado Coordinate system....
8. The Colorado Oil and Gas Conservation Commission online records do not disclose, as of the date of approval of this <<insert plan type (e.g. **Planned Unit Development, or Site Development Plan**)>>, any plugged or abandoned oil and gas wells, or oil and gas wells in any stage of production located within the boundaries of the <<plan type>> or within 2000 feet of such boundaries, pursuant to BMC Section 16-28-190.
 - a. **Or, if there are oil and gas wells in any stage of production, or plugged or abandoned wells within 2000 feet the note shall state:** “Consistent with

Section 16-28-190, notice shall be provided to potential purchasers or lessees as follows: As required by [section 16-28-190](#) of the Broomfield Municipal Code, notice is hereby given that [insert description of lot] is within 2,000 feet of a producing, permitted or proposed oil or gas location or a plugged and abandoned well. For more information contact the City and County of Broomfield or the Colorado Oil and Gas Conservation Commission.”

9. All easements are hereby granted on all lots as shown herein.
10. The No-Build Area is for the exclusive use of an Onsite Wastewater Treatment System (OWTS) serving a single lot. Nothing shall be placed or constructed on the soil treatment area that would seal the surface of the soil or cause compaction, such as, but not limited to, concrete (walkways and driveways, etc.), asphalt, pools and corrals. The No-Build Area is graphically shown on the plat. The actual size will be determined by a design engineer and reviewed by Broomfield Public Health as part of the application process. Approval or rejection of the application will be based on the application review and compliance with City and County of Broomfield OWTS regulations. (**required when OWTS is proposed for rural residential lots and Public Health needs to approve the OWTS permit before the final plat approval.*)

SDP/URSP - Cover Page required notes:

1. This site development plan [*or if applicable: urban renewal site plan*] may be revoked by the Broomfield City Council if building permits are not issued to the owner by the City and County of Broomfield within three years from the date of approval of this site development plan [*or urban renewal site plan*] by the City Council.
2. Any element of the construction, location, design, use, or operation of land or buildings not specifically shown on the approved site development plan in graphic or written form shall conform to the requirements of the [**insert: Plan name, if applicable**] and then the Broomfield Municipal Code [**insert most applicable: zone district**] zone district.
3. The Colorado Oil and Gas Conservation Commission online records do not disclose, as of the date of approval of this <<**insert plan type (e.g. Planned Unit Development, or Site Development Plan)**>>, any plugged or abandoned oil and gas wells, or oil and gas wells in any stage of production located within the boundaries of the <<**plan type**>> or within 2000 feet of such boundaries, pursuant to BMC Section 16-28-190.
 - a. **Or, if there are oil and gas wells in any stage of production, or plugged or abandoned wells within 2000 feet the note shall state:** “Consistent with Section 16-28-190, notice shall be provided to potential purchasers or lessees as follows: As required by [section 16-28-190](#) of the Broomfield Municipal Code, notice is hereby given that [insert description of lot] is within 2,000 feet of a producing, permitted or proposed oil or gas location or a plugged and abandoned well. For more information contact the City and County of Broomfield or the Colorado Oil and Gas Conservation Commission.”
4. All necessary easements shall be dedicated by the owner.
5. The property owner is responsible for all on-site maintenance (including internal private drives) and for maintenance of public right-of-way landscaping and public walkways;

including snow removal adjacent to the property. ***(for single family residential projects only to identify homeowner responsibilities - other projects utilize the ownership and maintenance table only)***

6. The amount of space provided for the collection and storage of recyclable materials is at least as large as the amount of space provided for the collection and storage of refuse materials and is designed to accommodate collection and storage containers consistent with the recyclable materials generated.
7. On-site snow storage is accounted for and is located on sheet [insert sheet number(s)] of this plan.

SDP/URSP - Landscape Plan required notes:

1. All landscaping will be irrigated.
2. All public landscaping and irrigation will comply with Broomfield Standards and Specifications.
3. Landscaping shall comply with sight line triangles at intersections, per Broomfield's Standards and Specifications. Refer to the sight line triangles on the plans.
4. Landscape and irrigation work shall be completed prior to the issuance of the final certificate of occupancy for the site, or as specified in a subdivision improvement agreement or improvement agreement. If completion is delayed by weather, the owner or assigns shall provide an itemized list and plan with a cost estimate of all outstanding landscaping along with a financial security, acceptable by Broomfield, to guarantee completion of the outstanding private landscape work to the City and County of Broomfield.
5. Minor adjustments to the landscape material and locations may be proposed for City consideration of approval at the construction document stage to respond to market and field conditions. However, the number and general size of materials shall remain equivalent.
6. Not more than 60% of the landscape area of any single-family or multiple-family residential lot shall be comprised of turf grass.
7. Irrigation systems installed on any single-family or multiple-family residential lot shall be designed to include drip irrigation for trees and shrubs on a separate circuit from the turf irrigation circuits.
8. Irrigation systems installed on any single-family or multiple-family residential lot designed to water grasses shall be fitted with nozzles rated as "water efficient" on all pop-up irrigation heads.

SDP/URSP - Architectural Plan required notes (on all architectural sheets)

1. All rooftop and ground mounted mechanical equipment shall be fully and permanently screened, and all rooftop projections such as pipes and vents shall be painted to match the roof surface color
2. If a roof apparatus is not fully enclosed and is above the height of the parapet or is visible from adjacent roadways or public trails and open land / space, then the

mechanical equipment will be concealed in a painted screen to match the roof color.
roof protrusions of lesser height will be painted to match the roof color.

3. Electrical distribution panels shall be contained within the building, service enclosures or screened from view.
4. Gas meters shall be screened from view and painted to match the building.

SDP/URSP - Possible Additional Notes (consult your planner)

1. Service areas are not permitted to have outside storage, overnight truck parking or storage on-site. Overhead doors and trash enclosure doors are to be kept closed at all times, while not in use.
2. **Typical Notes Related to Airport Influence Area:** *If site is subject to an aviation easement, applicant should anticipate comments from the Airport that may be incorporated into the site plan cover sheet notes such as:*
 - a. Reference to Avigation easement reception number if applicable.
 - b. Reference to evidence of filing FAA form 7450-1 Notice of Proposed Construction or Alteration for Building Height and Construction Cranes.
 - c. Etc.

General Plan requirements:

- Architectural sheets should include a legend for materials and colors. Please use common color references such as beige, dark brown, tan, light blue, etc. so we can understand the intent. You may also include the color spec if desired.
- Photometric plan needs to be legible at an 11"x17" inch size. Include the light cut sheet details. *(photo(s) are preferred but a spec/detail is also acceptable)*
 - Target 0.0 foot candle at the property line.
 - Include the following note on the plans: All fixtures shall be full cut-off and directed down in full cut-off position.