



Concept Submittal Checklist

1. Development Services Project Application
2. Review fee – none
3. Conceptual Site Plan of the proposed development illustrating the following:
 - a. Current zoning
 - b. Zone Lot Lines (property boundary lines) with dimensions. Provide a land survey (if available)
 - c. Adjacent streets and alleys identifying the primary street. Provide right-of-way width (if available)
 - d. Location of existing and proposed vehicular access points, parking, and drives
 - e. Existing and proposed building footprints
 - f. Building setbacks
 - g. “Build-to” line identifying “building form” chosen from the Denver Zoning Code and how the proposed building meets “build-to” requirements. Indicate orientation of a building front entry with the relationship to the primary street (applies only for projects reviewed under the new code – Denver Zoning Code)*
 - h. Preliminary building elevations showing how the proposed building design meets Design Guidelines requirements (for projects within Design Review Districts)*
 - i. Existing and proposed Detention/Water quality facility (if applicable) *
 - j. 100-year Detention Volume and Water Quality Calculations *
NOTE: Calculations for on-site detention/water quality are typically required for developments that are 0.5 acres or larger and where no regional detention/water quality facility serves the site. Information regarding detention and water-quality calculations for Concept Plan may be obtained from the Development Services Project Engineer
 - k. Sanitary Sewer Peak Flow Calculations *
NOTE: Calculations typically required for developments with greater than 30 residential units or greater than 60,000 ft² industrial or commercial. Information regarding sanitary peak flow calculations for Concept Plan may be obtained from the Development Services Project Engineer
 - l. Finished floor elevations (FFE) and/or the minimum lowest opening elevation (MLOE) for existing and proposed building(s) in NAVD88 Datum. FFE and/or MLOE must be 2 feet above adjacent street flowline or 1 foot above 100 year water surface unless additional studies are provided proving a lesser height above flow line will be adequate to protect the building(s) from flows that result from a 100 year precipitation event.*
 - m. Existing and proposed fire hydrant and water main locations*
 - n. Existing easements*

* This item is not required for the initial Concept submittal. Should you decide to move forward with your proposal, you will be required to submit the required information for review and acceptance before the project is approved for a formal submittal.