NAME OF DEVELOPMENT
PLANNED BUILDING GROUP
LOCATED IN A PART OF THE SOUTH CITY AND COUNTY OF DENVER, STATE OF COLORADO

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF ZONE LOT

BASIS OF BEARING

BENCHMARK

SITE STATISTICS:

NOT BE REDUCED OR LOCATED OTHER THAN AS SHOWN

SITE STATISTICS TABLE; SPACE NOTED AS RESERVED BY CLERK MAY NOT BE REDUCED OR LOCATED OTHER THAN AS SHOWN

STREET ADDRESS

OWNER’S CERTIFICATION

CLERK AND RECORDER; EXCEPT AS OTHERWISE PROVIDED IN LAW OR REQUIRING CONSENT OF THE PROPERTY OWNER, THIS INSTRUMENT IS NOT TO BE FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER UNTIL APPROVED BY THE ZONING ADMINISTRATOR.

APPROVED

FOR THE ZONING ADMINISTRATOR

DATE

CLERK AND RECORDER

APPROVED

FOR THE ZONING ADMINISTRATOR

DATE

APPROVED

PLANNED BUILDING GROUP SHALL EXPIRE AFTER 18 MONTHS FROM THE DATE OF APPROVAL, IF APPROVED PLANNED BUILDING GROUP PERMITS AND BUILDING PERMITS (AS APPLICABLE) HAVE NOT BEEN OBTAINED AND IF CONSTRUCTION, (AS APPLICABLE) HAS NOT STARTED.

APPROVED FOR THE ZONING ADMINISTRATOR

DATE

PLANNING AND DEVELOPMENT

FOR THE ZONING ADMINISTRATOR

DATE

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GENERAL NOTES


2. PRIVATE VOID AREAS AND ACCESSES THAT ARE PROTECTED FROM PUBLIC ACCESS BY A FENCE, WALL,quia, privacy screen, landscape, vegetation, or other means, are to be specifically identified and measured, as applicable.

3. ALL ACCESS CRUISE ROUTE FOR EMERGENCY SERVICES IS TO BE SHOWN ON THE SITE PLAN.

4. ALL PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES. FIRE LANE DESIGNATION AND SIGNAGE LOCATIONS NEED TO BE SHOWN ON THE SITE PLAN. PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 31ST.

5. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 31ST.

6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM. TREES, SHRUBS AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM WOULD BE TO HAVE A MAINTENANCE PERSONAL INSTALL.

7. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 31ST).

8. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMUNITY OWNED LANDSCAPE OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THE DEVELOPMENT WILL BE THAT OF THE OWNER(S) OR MANAGER.

9. `TRANSPORTATION DEMAND MANAGEMENT’ (TDM) ORDINANCE, AS AMENDED THROUGH.

9. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMUNITY OWNED LANDSCAPE OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THE DEVELOPMENT WILL BE THAT OF THE OWNER(S) OR MANAGER.

10. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND/OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THE DEVELOPMENT WILL BE THAT OF THE OWNER(S) OR MANAGER.

11. TRASH REMOVAL SHALL BE _______________________________(PROVIDE DESCRIPTION FOR TRASH REMOVAL) PER ARTICLE III, SEC 48 OF THE DENVER MUNICIPAL CODE, TRASH RECEPTACLES NEED TO BE PROVIDED BY A PRIVATE TRASH REMOVAL SERVICE IF THE RESIDENTIAL MULTI-UNIT DWELLING UNIT EXCEEDS 50 UNITS AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY SERVICES.

12. FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO VIEW PLANE APPLICABILITY.

13. DEVELOPMENT RESULTING FROM THIS PLANNED BUILDING GROUP IS SUBJECT TO THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE, AS AMENDED THROUGH.

SITE SPECIFIC NOTES

SITE SPECIFIC NOTES WOULD INCLUDE ANY APPLICABLE TO THE PROJECT BUT NOT LIMITED TO:

- ZONING EXCEPTIONS
- SHARED PARKING AGREEMENT
- ZONE LOT AMENDMENT
- VIEW PLANE APPLICABILITY
- SURVEY
- TRASH RECEPTACLES
- VISUAL IMPACT
- COORDINATES
- SUBSURFACE CONDITIONS
- NEARBY WATERFALLS OR STORMWATER DETENTION FACILITIES
- OTHER NOTES AS REQUIRED BY THE CITY

NOTICE: IF ALL OF THIS INFORMATION CANNOT BE PLACED ON THIS SHEET WITH TEXT FONT SIZES THAT ARE AT A MINIMUM OF 5/64"; PLEASE PROVIDE A SECOND SHEET. FRONT COVER MUST HAVE LEGAL DESCRIPTIONS, VICINITY MAP, AND ALL SIGNATURE BLOCKS. SECOND SHEET MAY HAVE INDEX, GENERAL AND SITE SPECIFIC NOTES AND SITE STATISTICS TABLE; SPACE NOTED AS RESERVED BY CLERK MAY NOT BE REDUCED OR LOCATED OTHER THAN AS SHOWN

PREFERRED SCALE IS 1" = 500'