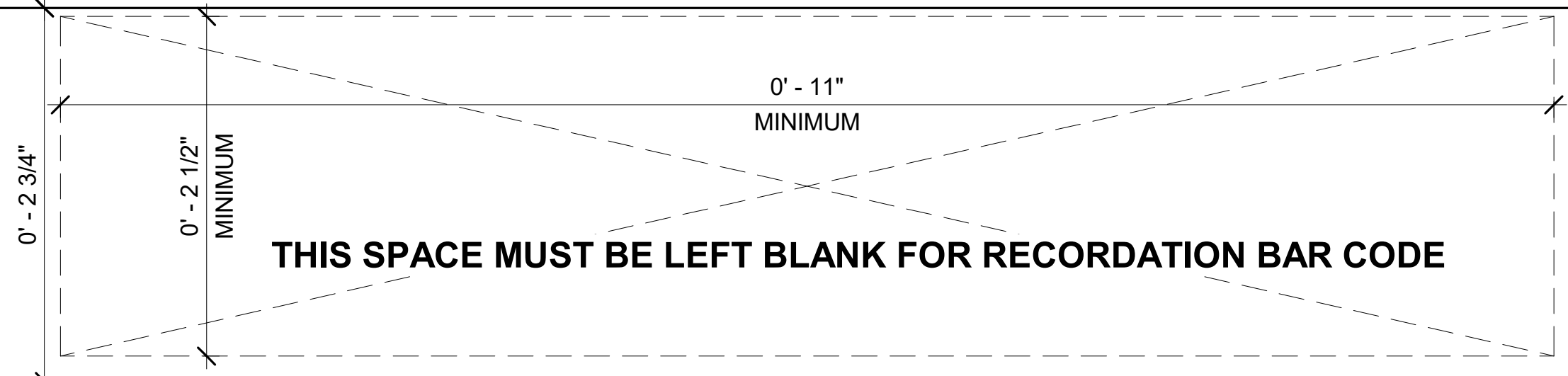


**NOTE: IF ALL OF THIS INFORMATION CANNOT BE PLACED ON THIS SHEET WITH TEXT FONT SIZES THAT ARE AT A MINIMUM OF 5/64"; PLEASE PROVIDE A SECOND SHEET. FRONT COVER MUST HAVE LEGAL DESCRIPTIONS, VICINITY MAP, AND ALL SIGNATURE BLOCKS. SECOND SHEET MAY HAVE INDEX, GENERAL AND SITE SPECIFIC NOTES AND SITE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

# NAME OF DEVELOPMENT PLANNED BUILDING GROUP

LOCATED IN A PART OF THE SOUTH SECTION X, TOWNSHIP X SOUTH  
RANGE XX OF THE XXX MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

STREET ADDRESS

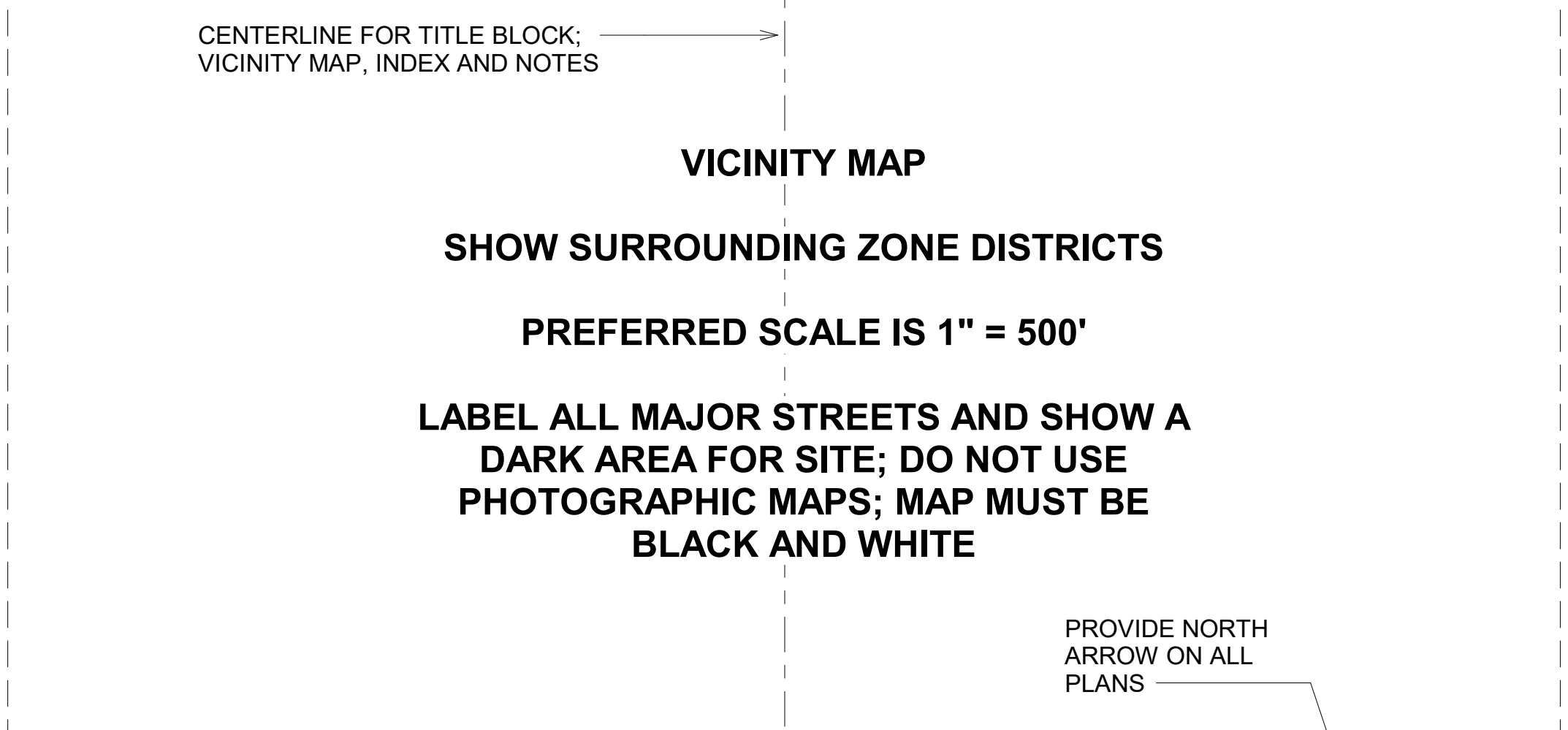


**LEGAL DESCRIPTION:**

LEGAL DESCRIPTION OF ZONE LOT

BASIS OF BEARING

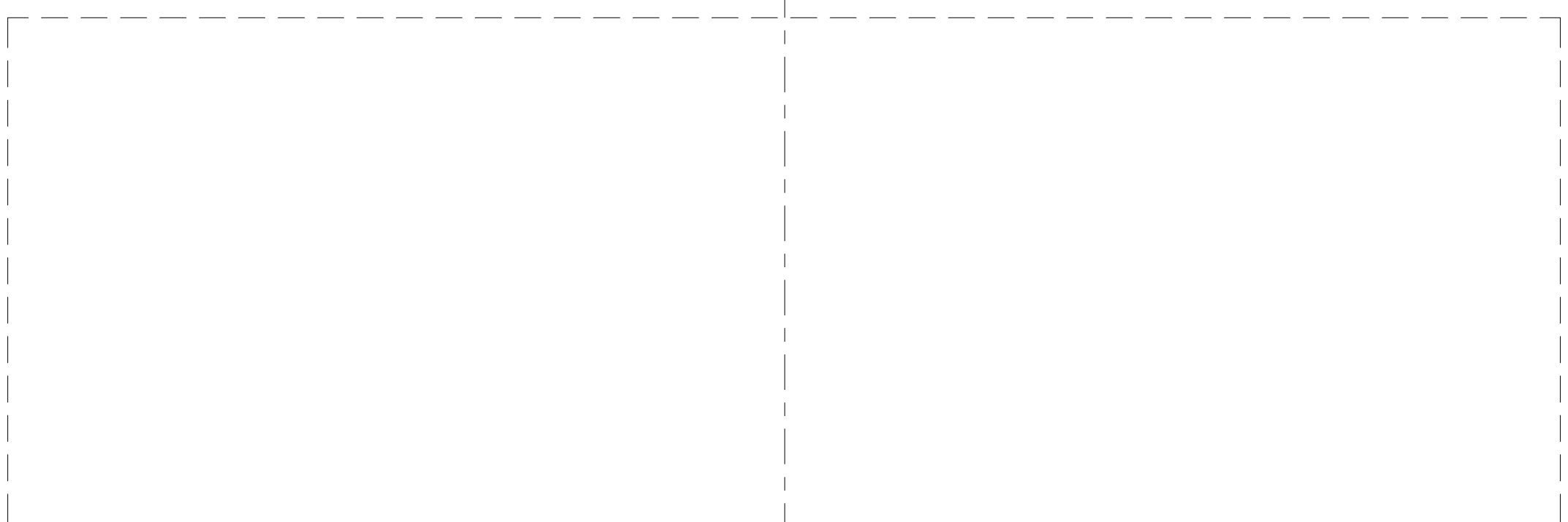
BENCHMARK



**VICINITY MAP**

1" = 500'

**SHEET INDEX**



**GENERAL NOTES**

1. THIS PLANNED BUILDING GROUP WAS REVIEWED UNDER THE FORMER CHAPTER 59 VERSION EFFECTIVE DATE FEBRUARY 11, 1955, AS AMENDED THROUGH MARCH 26, 2010.
2. FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES MAY BE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
3. 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.
4. WHERE PRIVATE ROADWAYS SERVE AS REQUIRED FIRE LANES OR FIRE APPARATUS ACCESS ROADS, "FIRE LANE" SIGNAGE NEEDS TO BE POSTED AS REQUIRED BY DENVER FIRE CODE SECTION 503.3. FIRE LANE DESIGNATIONS AND SIGNAGE LOCATIONS NEEDS TO BE SHOWN ON THE SITE PLAN. PRIVATE ROADWAYS SERVING AS FIRE LANES NEED TO BE CONSTRUCTED IN ACCORDANCE WITH AN APPROVED DOTI ROADWAY SECTION PER DENVER FIRE CODE SECTION 503.2.1.
5. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACES WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
6. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
7. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. ALL OTHER TIMES, THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
8. 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 IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
9. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
10. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND/ OR STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF \_\_\_\_\_ (FILL IN).
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 EXCEEDS 8-UNITS.
12. GREEN BUILDING ORDINANCE COMPLIANCE WILL BE ACHIEVED THROUGH \_\_\_\_\_ (FILL IN).
13. DEVELOPMENT RESULTING FROM THIS PLANNED BUILDING GROUP IS SUBJECT TO THE TRANSPORTATION DEMAND MANAGEMENT (TDM) ORDINANCE NO. 20210342 AND ADOPTED RULES AND REGULATIONS. THE APPROVED TDM PLAN, AND ANY MODIFICATIONS TO THE PLAN, ARE ON FILE WITH THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE, FILE # \_\_\_\_\_

**SITE SPECIFIC NOTES**

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

- VIEW PLANE APPLICABILITY
- ZONE LOT AMENDMENT
- SHARED PARKING AGREEMENT
- ZONING EXCEPTIONS
- OTHER NOTES AS REQUIRED BY THE CITY.

**OWNER'S CERTIFICATION**

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE FORMER CHAPTER 59 OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

COMPANY NAME, INC.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PRINT OWNER NAME

STATE OF COLORADO  
CITY AND COUNTY OF DENVER

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY \_\_\_\_\_ (OWNER NAME)

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ADDRESS

**SURVEYOR'S CERTIFICATION**

I, \_\_\_\_\_ (TYPE IN NAME), A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR (DEVELOPMENT NAME) WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

**SURVEYOR'S  
STAMP**

SURVEYOR NAME, P.L.S.#

**APPROVALS**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE ZONING ADMINISTRATOR

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

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

**CLERK AND RECORDER'S CERTIFICATION**

CLERK AND RECORDERS CERTIFICATE

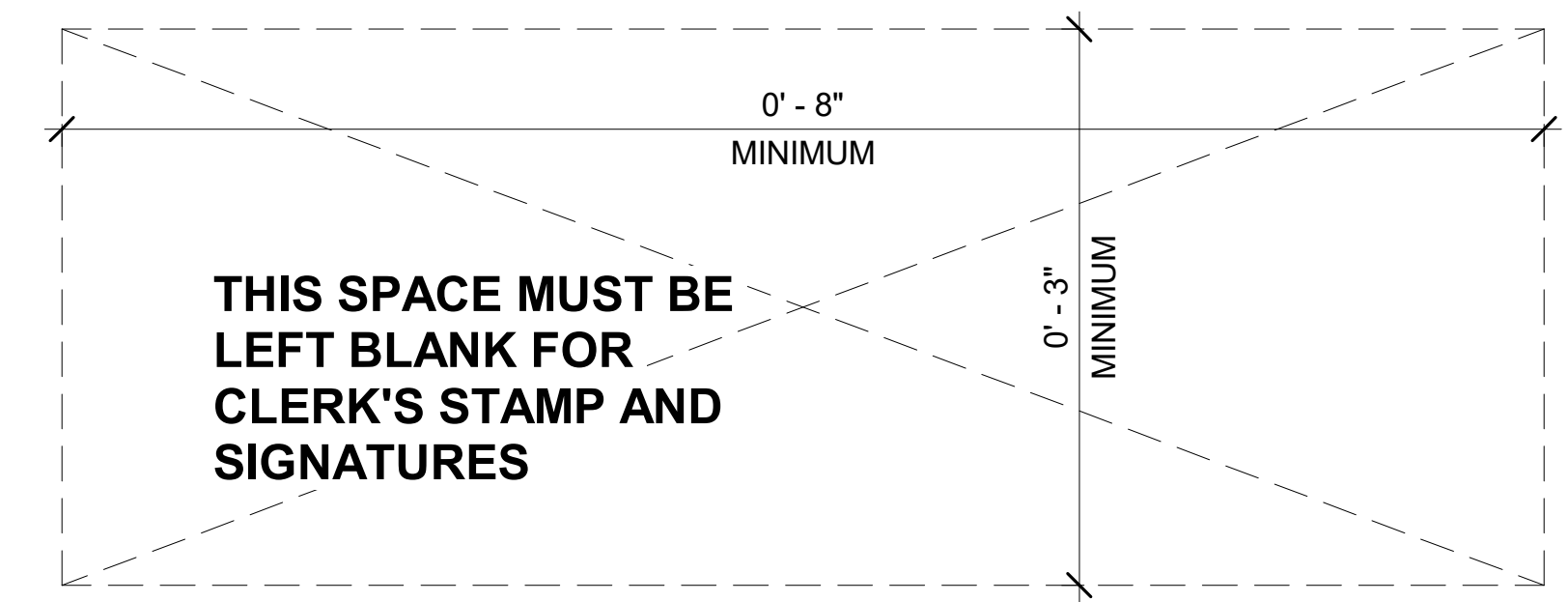
STATE OF COLORADO  
JSS.

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., \_\_\_\_\_, 20\_\_\_\_ AND DULY RECORDED UNDER RECEPTION # \_\_\_\_\_

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

BY: \_\_\_\_\_, DEPUTY



**COVER  
1  
1 OF XX**