

SITE PLAN

1900 16th Street, Denver, CO

Lot 1, Block 3, The Commons Subdivision Filing No.1,

Located in the Northwest Quarter of the Northeast Quarter of of Section 33,

Township 3 South, Range 68 West of the 6th Principal Meridian,

City and County Denver, State of Colorado

GENERAL NOTES

- Nature and purpose of this survey: This survey is not a land survey plat, improvement survey plat, or improvement location certificate. The purpose of this survey was to locate improvements and topography only within the limits specified by client. Client provided no title reports and/or title company research. If any easements exist within the surveyed area, their existence is unknown to surveyor and they are not shown.

Benchmark: City and County of Denver, Benchmark no. 485
City and County of Denver coordinate system. A found City and County of Denver 2" brass cap on top of concrete base of transformer tower north of 15th St and east of South Platte River. NAVD88 Elevation= 5,190.69'
- The linear units of measure used in this survey are U.S. survey feet. The United States survey foot is defined as exactly 1200 / 3937 meters.
- This topographic survey drawing does not represent a monumented land survey and is only intended to depict site control as it existed on the date surveyed
- Horizontal coordinates for this survey are based on the City and County of Denver (CCD) local projection coordinate system.
- Date of field survey: 09/24/2025.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class two (2) misdemeanor pursuant to state statute 18-4-508, C.R.S.

UTILITY LOCATION NOTES

- This survey was prepared with the benefit of electronic underground utility technology. This technology relies on connection for a tracer signal. The detection of the signal can be limited by a number of factors and these influence the accuracy of a marked location. This method of location is approximate. When an accurate location is needed, a utility pothole will need to be performed.
- The underground utility location was performed by HCL Engineering and Surveying, LLC., 5975 S Quebec St, Suite 200, Centennial, CO 80111. Phone: 303-773-1605.
- The utility information shown on this drawing was derived from visible features on or above the ground, marks placed by underground utility locates, and publicly available utility maps.
- The location of underground features cannot be accurately, completely and reliably determined without excavation. Where additional or more detailed information is required, the client is advised that excavation may be necessary. No excavations were made during the progress of this exhibit to locate buried utilities and structures. All underground utilities must be field located by the appropriate agency or utility company prior to any excavation, pursuant to C.R.S. Sec 9-1.5-103.

LEGEND

Right-of-Way	Electric Manhole
Range Line	Electric Pedestal
Major Contour	Electric Vault
Minor Contour	Light Pole
Buried Electrical Line	Electric Transformer
Buried Gas Line	Storm Manhole
Buried Fiber Optic Line	Water Manhole
Buried Water Line	Fire Department Connection
Buried Storm Line	Water Valve
Concrete	Telephone Manhole
Building	End Of Information
ADA Ramp	Landscape Planter Box
Concrete Pavers	Deciduous Tree (Trunk Diameter/Drip Line Radius)
	Monument Found
	See Survey Project Control Table
	Range Point Found
	See Survey Project Control Table

SURVEYOR'S CERTIFICATION

I, Jon Spirk, a registered Professional Land Surveyor in the state of Colorado, have affixed my stamp and signature representing that the surveying services addressed hereon have been performed by me or under my responsible charge, and are based upon the professional surveyor's knowledge, information, belief and is in accordance with applicable standards of practice.



Jon Spirk, P.L.S.
Colorado Reg. No. 38351 for and on behalf of
HCL Engineering and Surveying, LLC

The word "Certification" and/or "Certify" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

Survey Project Control Table			
Point #	Northing	Easting	Description
2009	399,269.23	570,554.84	FOUND 2INCH ALUM CAP IN CONC STAMPED "CCD RANGE POINT PLS 38198"
2014	398,929.61	570,215.74	FOUND NO8 REBAR IN RANGE POINT BOX

Revision #	Description	Date	Author
1			
2			
3			
4			
5			



HCL ENGINEERING & SURVEYING, L.L.C.
5975 S. QUEBEC ST, SUITE 200
CENTENNIAL, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

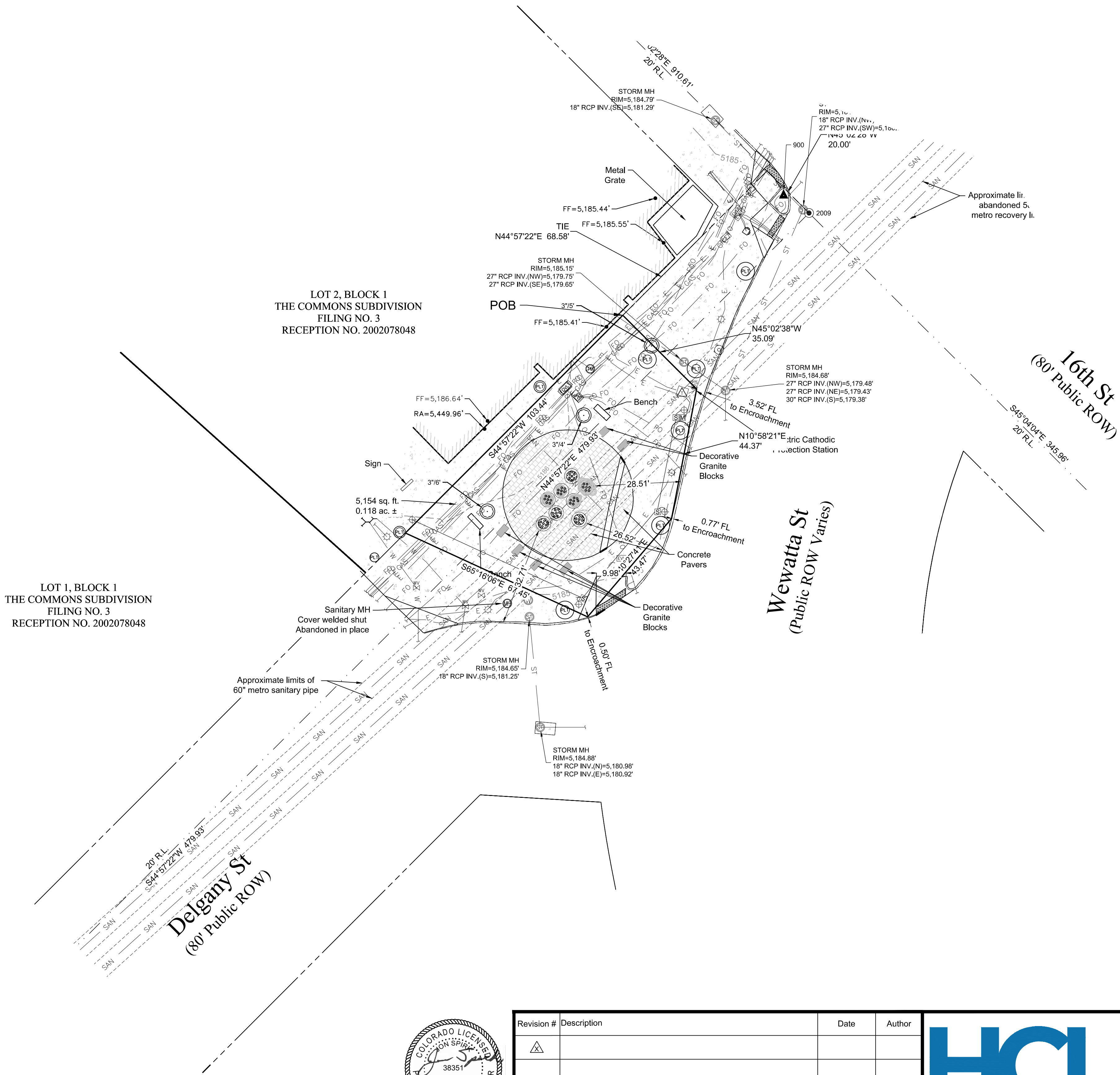
1900 16th Street
Encroachment
Site Plan

Job Number	250200	Drawn By:	JRH
Date:	04-08-2026	Checked By:	JNS
Sheet Number:	1	of	1

SITE PLAN

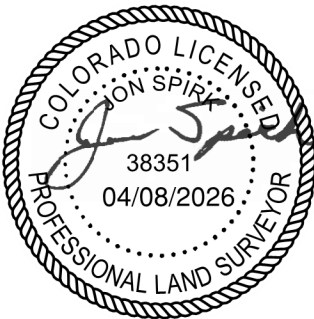
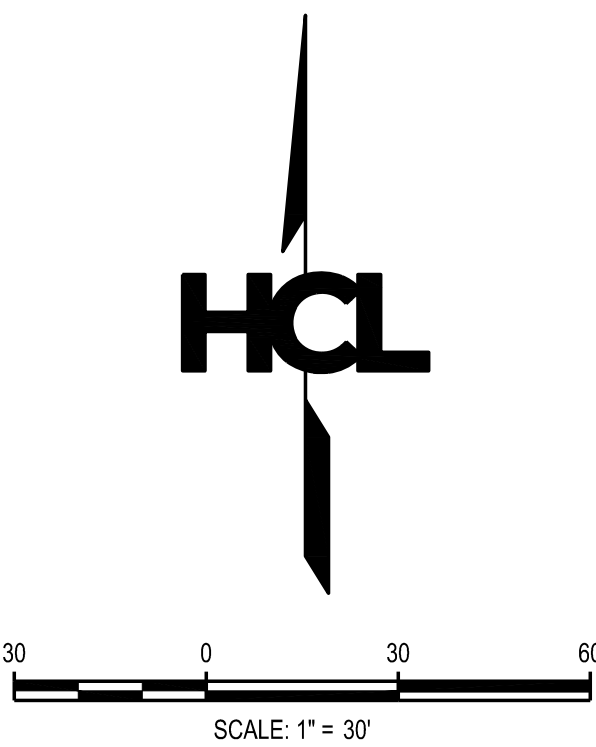
2025-ENCROACHMENT-0000162-001

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GENERAL NOTES

1. Artwork installation does not change or diminish the existing pedestrian access



Revision #	Description	Date	Author
1			
2			
3			
4			
5			



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