



DOTI | Right-of-Way Services
Engineering and Regulatory Office
201 W. Colfax Avenue, Dept. 507
Denver, CO 80202
P: 720-865-3003
DOTI.ER@denvergov.org

Easement Relinquishment Submittal Checklist

Any submittal not meeting all minimum checklist criteria herein shall be rejected as incomplete.

Easement Relinquishment submittal documents will include the following:

- Application (Page 2&3 of this document) - Must be signed by owner, or a vested party
- Original holding document of the easement - eg. Ordinance, PNEE, Subdivision plan, etc.:
 - Must include the Clerk and Recorder's Book and Page, and/or Recordation Number.
- A Legal Description and Exhibits are required if you are relinquishing a portion of the easement as held in the original document. The Legal Description and Exhibit of the easement(s) to be relinquished, must be prepared by a Professional Land Surveyor (PLS), licensed in the State of Colorado:
 - PDF format (**must be PLS signed and stamped**) **and**
 - Word format (Does not need to be PLS signed and stamped)
- Site Plan - accurately engineered drawings to include:
 - Numerical and Bar Scale (Scale not to exceed 1:40)
 - North arrow
 - Legend
 - Vicinity map, if necessary
 - Plan set date and revision number (if applicable)
 - Call out the location of the easement proposed to be relinquished and hatch area**
 - Call out the location if new easement will be conveyed** (if applicable)
 - Property lines
 - Right-of-Way width
 - Edge of Pavement and/or Curb and Gutter
 - Sidewalks
 - Trees and landscaping in the ROW
 - Nearby driveways and alleys
 - Street names
 - Aerial imagery is allowed, but does not replace the required Engineered drawings**

FEES:

Must be paid immediately after project is logged in and a project number is provided by your Coordinator along with the project invoice.

Initial Processing Fee = \$1,000.00 (Non-Refundable)

Legal Description Review Fee = \$300.00 (Non-Refundable)

Ordinance Fee = \$300.00 (Non-Refundable)

I hereby attest that all above information has been incorporated into our plan submittal.

Carole Ma Veney
Owner/Vested Party/Applicant Signature

8/9/21
Date

President GYL Foundation as manager of Geylord Community LLC





APPLICATION

EASEMENT RELINQUISHMENT

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Please complete this application to apply for an ordinance to relinquish easements held by the City in the Public Right of Way. Please reference [Rules and Regulations for Easement Relinquishments](#) for more details on the relinquishment process. Please type or print. If necessary attach additional sheets to fully answer any of the following sections. Submit the complete application electronically to: DOTI.ER@denvergov.org.

DATE: 8/9/2021

PROJECT NAME: Clara Brown Commons

IS THIS PROJECT ASSOCIATED WITH A SITE DEVELOPMENT REVIEW? Yes No

If you checked 'Yes' above, provide Project Master, Site Plan and/or Concept Development project numbers:

2019PM0000594, 2019PM0000594, 2019PM0000594

ADDRESS (approx.) OF EASEMENT: 3701 York Street, Denver, CO 80205

APPLICANT:

Name: Ray Stranske, working as representative for:

Company (if applicable): Mile High Ministries Title: _____

Address: 913 Wyandot St, Denver, CO 80204

Telephone number: 720-480-1076 Email address: raystranske@gmail.com

PROPERTY OWNER (where the easement is located): Check if the same as Applicant

Company: Gaylord Community LLC

Owner Contact: Stan Sprinkle

Address: 1520 W Canal Ct Ste 220, Littleton, CO 80120

Telephone Number: (303) 297-2121 Email address: stan@sprinklefinancial.com

ORIGINAL HOLDING DOCUMENT THE EASEMENT IS HELD IN:

Title of document: _____

Clerk & Recorder Recordation Number: 2001204996

Ordinance Number (if applicable): _____

PORTION OF EASEMENT IF BEING RELINQUISHED:

Easement in
it's entirety

A portion of the easement
(as described in the legal description)





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APPLICATION EASEMENT RELINQUISHMENT

QUANTITY OF EASEMENTS TO BE RELINQUISHED: 1

Easement Groupings if submitting with multiple easements:

DESCRIBE THE CURRENT STATE OF THE EASEMENT(S):

In the space below, please describe what the easement was granted for, if it is a partial relinquishment or being relinquished in its entirety and any addition background information

For the City and County of Denver to locate, construct, inspect, operate, and maintain drainage facilities for water and sewage. The easement will be relinquished in its entirety to allow for a new redevelopment on the block. The buildings that were served by the utilities within this easement have been demolished and the sewer line was capped at the street.

A new sewer line will located approximately 20'-30' to the west, as noted in the associated Site Development Plan referenced in this application, where it will serve the buildings to be constructed.

EXISTING UTILITIES:

If there are existing utilities in the easement, please explain how these utilities will be accommodated and whether they will be removed or relocated.

If there are no existing utilities in the easement to the best of your knowledge, please state NO Utilities or N/A

The utilities that were located within the easement have been abandoned and the sewer line was capped in 37th Avenue. A new sewer line is planned on the same block, but at a location further west and the owner will grant an easement to the City and County of Denver in that new location.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The easement needs to be relinquished because buildings, parking lots, and other structures are planned in the easement under a new site development plan that is currently being reviewed by the City of Denver.

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AND THAT THE FOREGOING INFORMATION ON THIS APPLICATION IS TRUE AND COMPLETE.

(Owner/Vested Party Signature)



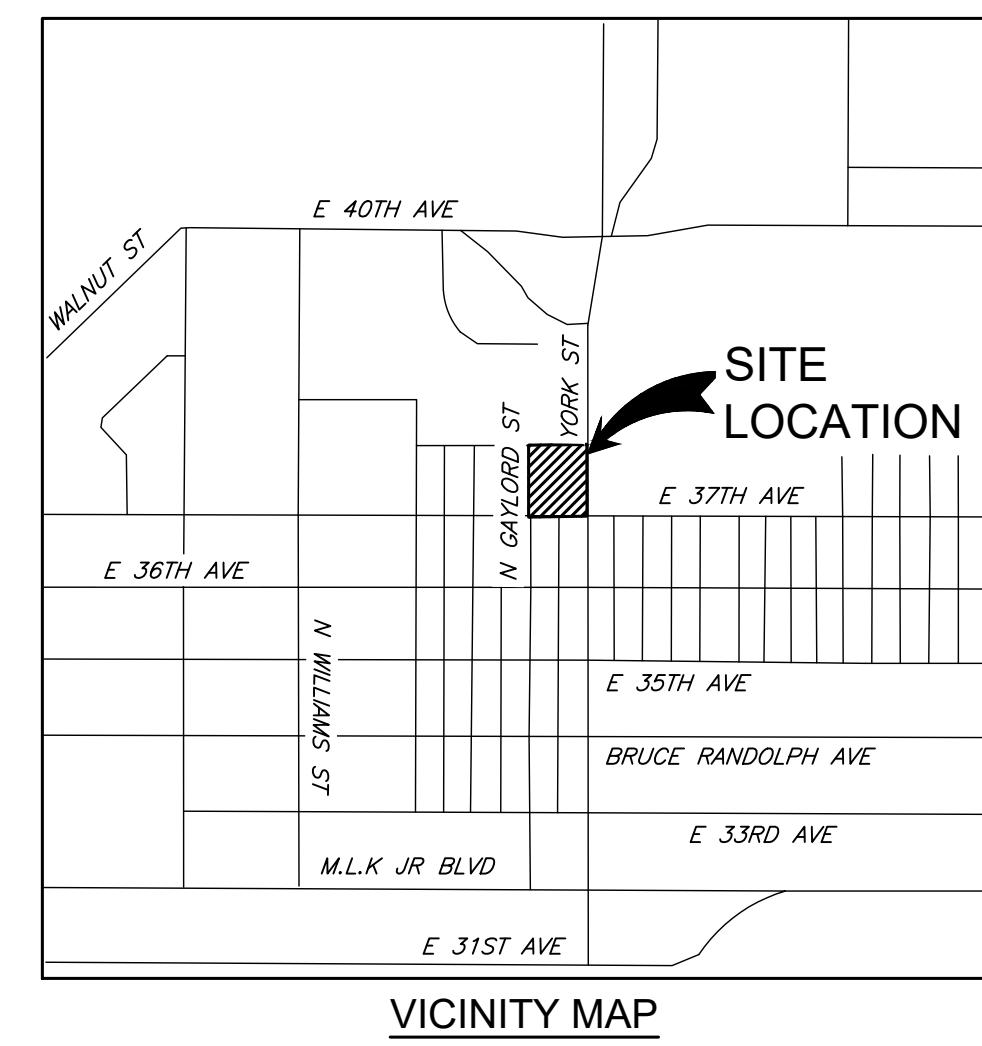
President Tyl Foundation as Manager of Gaylord Community LLC

DATE

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 3700 GAYLORD STREET

STATISTICAL INFORMATION		
ZONE DISTRICT	U-RX-3, U-RX-5	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	107,421	2.46
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY		
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)		
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY: YORK STREET; SIDE: 37TH AVE., 38TH AVE., GAYLORD STREET	
PROPOSED USE(S)	DWELLING, MULTI-UNIT	
NUMBER OF DWELLING UNITS (RESIDENTIAL PROJECTS ONLY)	61	
GROSS FLOOR AREA FOR EACH USE (FOR NON RESIDENTIAL AND MIXED-USE PROJECTS)	76,689 SF, RESIDENTIAL	
BUILDING FORM USED	SHOPFRONT	
DESIGN ELEMENTS	ALLOWED	PROVIDED
BUILDING HEIGHT, STORIES (MIN/MAX)	5 MAX	4
BUILDING HEIGHT, FEET (MIN/MAX)	NA / 70	60
BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX) (REFER TO SHEET 3 OF 6 FOR DETAILS)	70% WITHIN 0'/15'=247.29'	97.87%/345.76'
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX) (REFER TO SHEET 3 OF 6 FOR DETAILS)	N/A	N/A
OVERALL BUILDINGS OR STRUCTURE LENGTH (MAX)	345.76'	
PARKING	REQUIRED (MIN)	PROVIDED
STANDARD SPACES	66	62
COMPACT SPACES	N/A	4
ACCESSIBLE	4	4
TOTAL	70	70
NOTE: (IF THE AMOUNT OF PARKING PROVIDED IS LESS THAN REQUIRED PLEASE PROVIDE REFERENCE TO THE DZC SECTION THAT WERE USED FOR REDUCTION)		
BICYCLE (ENCLOSED/FIXED)	16	16 (12/4)
LOADING SPACES	1	1
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED, % (MIN)	PROVIDED, %
TOTAL TRANSPARENCY PRIMARY STREET (YORK STREET)	40	46
TOTAL TRANSPARENCY SIDE STREET (37TH AVE)	25	44
TOTAL TRANSPARENCY SIDE STREET (38TH AVE)	25	44.80
TOTAL TRANSPARENCY SIDE STREET (GAYLORD STREET)	N/A	N/A



VICINITY MAP

SCALE: 1"=500'

SHEET INDEX

- 1 OF 17 COVER SHEET
- 2 OF 17 SURVEY SHEET
- 3 OF 17 SITE PLAN
- 4 OF 17 GRADING & UTILITY PLAN
- 5 OF 17 LANDSCAPE PLAN
- 6 OF 17 LANDSCAPE PLAN
- 7 OF 17 LANDSCAPE DETAILS
- 8 OF 17 ARCHITECTURAL BUILDING ELEVATIONS - APARTMENTS
- 9 OF 17 ARCHITECTURAL BUILDING ELEVATIONS - TOWNHOMES
- 10 OF 17 ARCHITECTURAL FLOOR PLANS - APARTMENTS
- 11 OF 17 ARCHITECTURAL FLOOR PLANS - APARTMENTS
- 12 OF 17 ARCHITECTURAL FLOOR PLANS - TOWNHOMES
- 13 OF 17 ARCHITECTURAL FLOOR PLANS - TOWNHOMES
- 14 OF 17 ROOF PLAN - APARTMENTS
- 15 OF 17 ROOF PLAN - TOWNHOMES
- 16 OF 17 PHOTOMETRIC PLAN
- 17 OF 17 LIGHTING CUT SHEETS

GENERAL NOTES:

1. THIS PROJECT WAS REVIEWED UNDER THE DENVER ZONING CODE VERSION EFFECTIVE DATE JUNE 25, 2010, RESTATED IN ITS ENTIRETY ON MAY 24, 2018, AS AMENDED THROUGH MARCH 31, 2021.
2. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
3. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
4. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LINE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
5. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
6. APPROVAL FOR 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, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
8. 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.
9. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC 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.
10. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
11. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE HOME OWNERS ASSOCIATION/ PROPERTY OWNER(S) OF PARCEL(S) _____.
12. THE PROPOSED BUILDINGS ARE LESS THAN 25,000 SF AND ARE EXEMPT FROM THE GREEN BUILDING ORDINANCE.

OWNER'S SIGNATURE:

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

GAYLORD COMMUNITY, LLC - (COMPANY)

BY: _____ DATE: _____
(PRINTED NAME, COMPANY)

STATE OF COLORADO
CITY AND COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ A.D. 20_____, BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES, _____

NOTARY PUBLIC, _____

ADDRESS, _____

SURVEYOR'S CERTIFICATION:

I, RICHARD B. GABRIEL, PLS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THE 3700 GAYLORD STREET WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

RICHARD B. GABRIEL, PLS
PLS #37929
FOR AND ON BEHALF OF
POWER SURVEYING COMPANY, INC.

APPROVALS:

APPROVED BY: _____
FOR THE ZONING ADMINISTRATOR DATE

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

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILLED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., 20_____, AND DULY RECORDED

UNDER RECESSION # _____

CLERK AND RECORDER: EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER.

BY _____ DEPUTY
FEE _____

LEGAL DESCRIPTION

LOTS 1 TO 30, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY AND COUNTY OF DENVER, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1017, SERIES 2001, RECORDED NOVEMBER 30, 2001 AT RECESSION NO. 2001203743, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE N LINE OF BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION, RECORDED IN BOOK 9, PAGE 10 CITY AND COUNTY OF DENVER, SAID LINE ASSUMED TO BEAR S.89°50'10"E., DISTANCE OF 266.47 FEET, SAID LINE MONUMENTED AT THE NW CORNER OF SAID BLOCK 2 BY A FOUND #3 REBAR (BENT) AND AT NE CORNER OF SAID BLOCK 2 BY A FOUND NAIL AND 1" BRASS TAG, STAMPED 37929.

BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK "168B": BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF YORK STREET AND EAST 36TH AVENUE IN THE TOP OF CURB @ INLET 5' EAST OF THE NORTH PCR.

PUBLISHED NAVD 88 ELEVATION = 5216.02 FEET

COVER SHEET
SHEET: 1 OF 17

ORIGINAL ZONE LOT LEGAL DESCRIPTION

ZONE LOT 1

LOTS 1 TO 30, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFIT'S ADDITION TO THE CITY AND COUNTY OF DENVER, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO AS VACATED BY ORDINANCE NO. 1017, SERIES 2001, RECORDED NOVEMBER 30, 2001 AT RECEPTION NO. 2001203743 CITY AND COUNTY OF DENVER STATE OF COLORADO

CONTAINING $\pm 97,944$ SQ. FT. OR ± 2.248 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTH LINE OF BLOCK 2, CHEESMAN AND MOFFATS ADDITION, RECORDED IN BOOK 9, PAGE 10 CITY AND COUNTY OF DENVER. SAID LINE ASSUMED TO BEAR SOUTH 89°50'10" EAST, A DISTANCE OF 266.47 FEET. SAID LINE MONUMENTED AT THE NORTHWEST CORNER OF SAID BLOCK 2 BY A FOUND #3 REBAR (BENT) AND AT NORTHEAST CORNER OF SAID BLOCK 2 BY A FOUND NAIL AND 1" BRASS TAG STAMPED 37929.

PROJECT BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK "168B": BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF YORK STREET AND EAST 36TH AVENUE IN THE TOP OF CURB @ IN FT 5' EAST OF THE NORTH PCR.

PUBLISHED NAVD 88 ELEVATION = 5216.02 FEET

LEGEND

△	CALCULATED RANGE POINT
●	SET 1.25 YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929
○	FOUND MONUMENT AS NOTED
R.O.W.	RIGHT-OF-WAY
RL-PL	RANGE LINE TO PROPERTY LINE
FL-FL	FLOW LINE TO FLOW LINE
VCP	VITRIFIED CLAY PIPE
SS	SANITARY MANHOLE
FO	FIBER OPTIC BOX
↓	GUY WIRE ANCHOR
⊕	MONITORING WELL
● ^{FH}	FIRE HYDRANT
●	TRAFFIC LIGHT
○	UTILITY POLE
●	LIGHT POLE
●	TELEPHONE MANHOLE
W	WATER METER
WV	WATER VALVE
E	ELECTRIC BOX
	SIGN
_____	BOUNDARY
_____	RANGE LINE
_____	LOT LINE
OHU _____	OVERHEAD UTILITY LINE
GAS _____	GAS LINE
WTR _____	WATER LINE
UE _____	ELECTRIC LINE
FO _____	FIBER OPTIC LINE
	CONCRETE

SCALE: 1" = 30'

30' 0 15' 30'

SS SAN

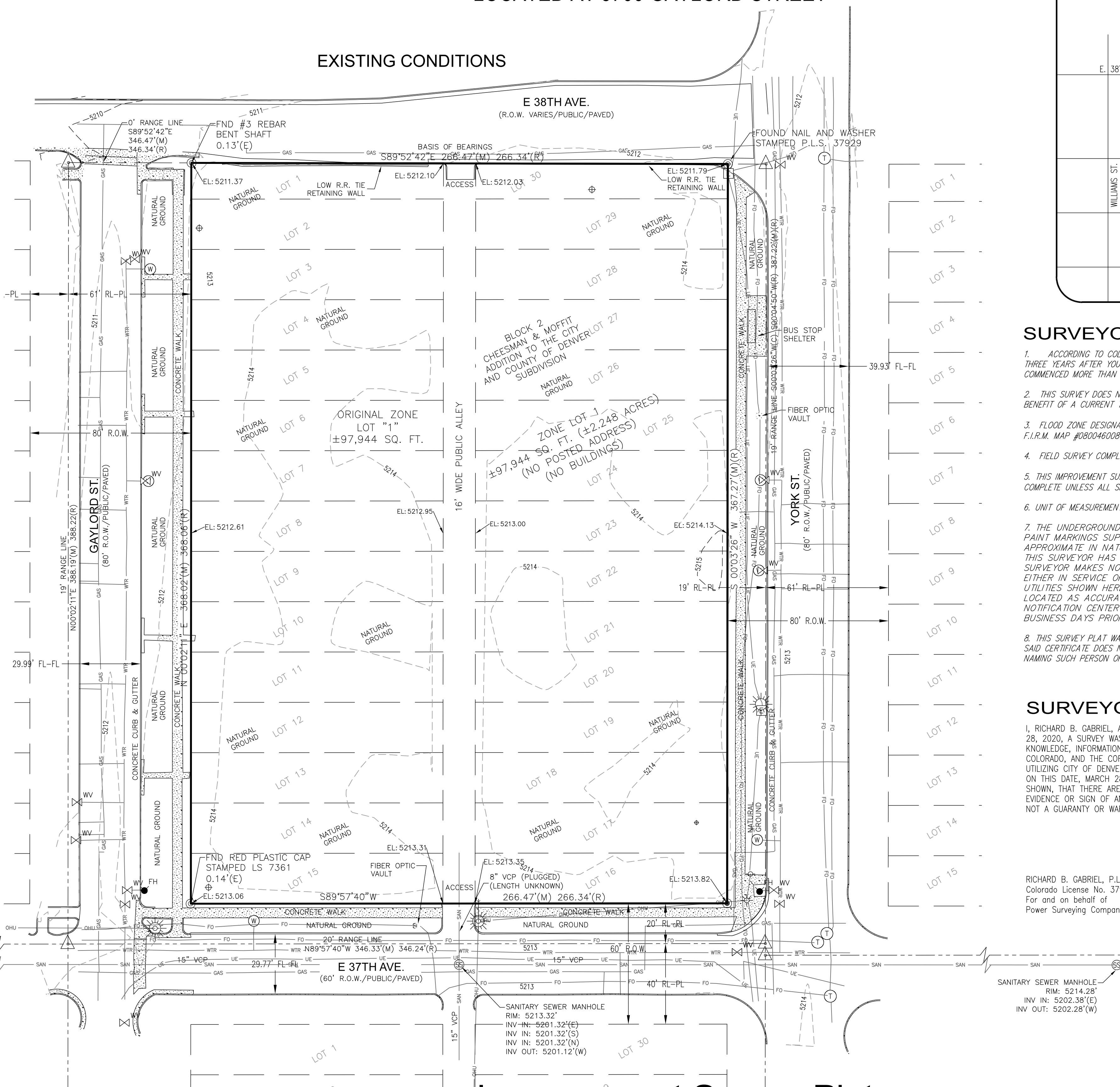
SANITARY S

RIM: 5210.
INV IN: 52

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 3700 GAYLORD STREET

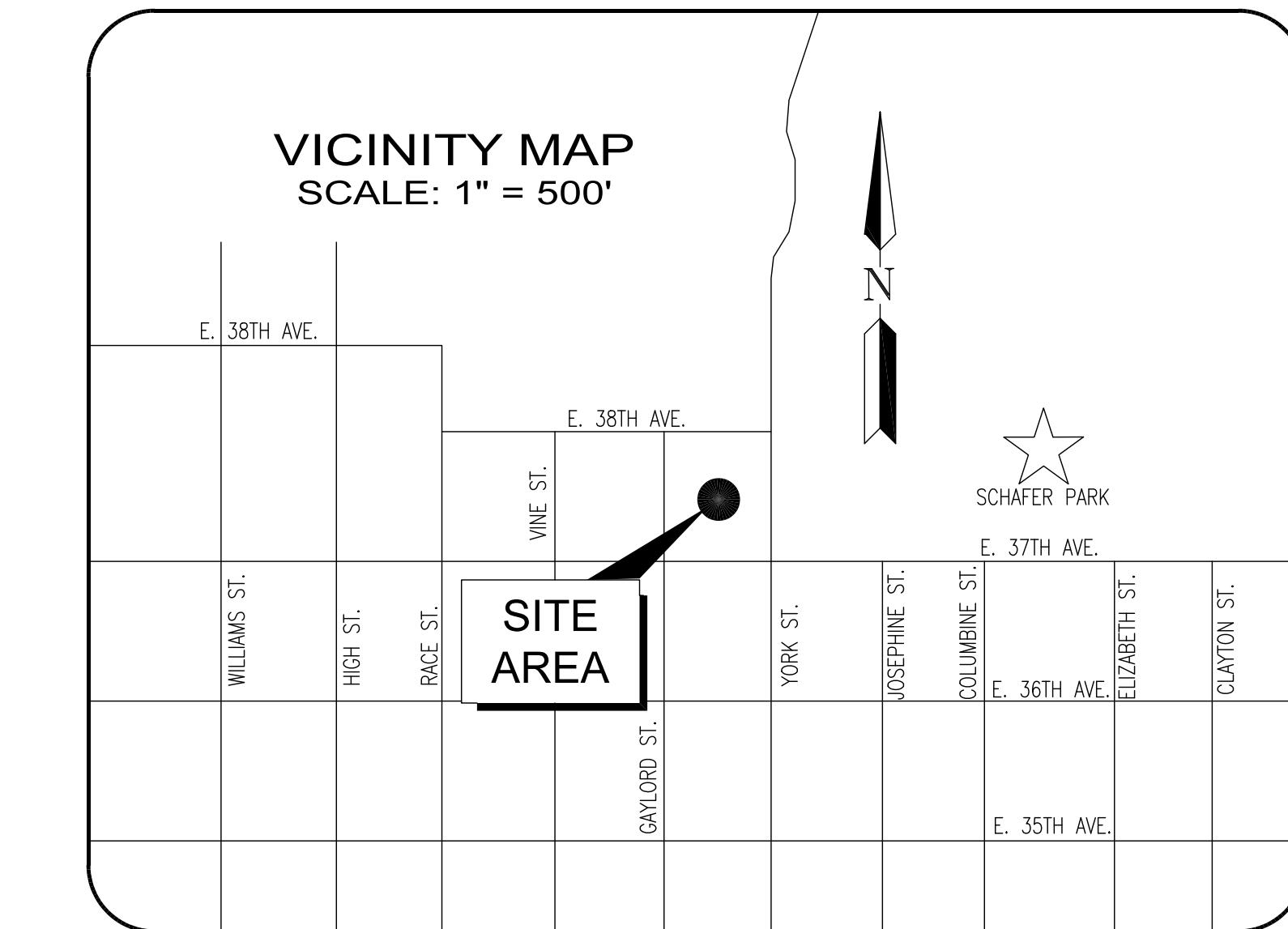
EXISTING CONDITIONS



VICINITY MAP

SCALE: 1" = 500'

SCALE: 1" = 500'



SURVEYOR'S NOTES

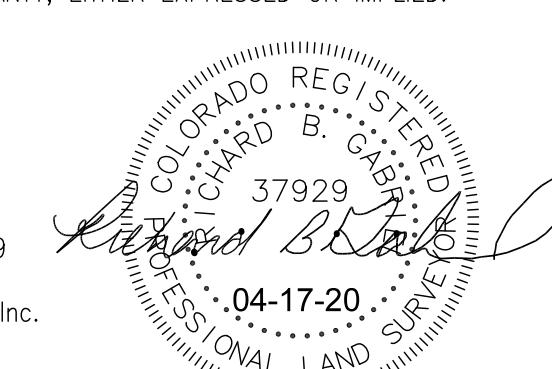
1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES WITHIN ZONE X (MINIMAL FLOOD HAZARD AREA) AS SHOWN ON FEMA F.I.R.M. MAP #0800460089G, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2005.
4. FIELD SURVEY COMPLETION DATE: MARCH 28, 2020.
5. THIS IMPROVEMENT SURVEY PLAT/PARCEL RECONFIGURATION CONSISTS OF TWO (2) SHEETS, AND SHOULD NOT BE CONSIDERED COMPLETE UNLESS ALL SHEETS ARE INCLUDED AS A SET.
6. UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
7. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED FROM SURFACE EVIDENCE, VISIBLE PIN FLAGS AND PAINT MARKINGS SUPPLIED BY UTILO, LLC ON MARCH 24, 2020. SAID UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE IN NATURE. FOR EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES, POT-HOLING IS RECOMMENDED. THIS SURVEYOR HAS NOT PHYSICALLY OR ACTUALLY LOCATED ANY UNDERGROUND UTILITIES SHOWN HEREON. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMprise ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CALL THE UNDERGROUND UTILITY NOTIFICATION CENTER OF COLORADO. DIAL 811 OR 800.922.1987 FOR ALL LOCATE REQUESTS AT LEAST THREE BUSINESS DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
8. THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.

SURVEYORS CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT ON MARCH 28, 2020, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS AT PRACTICE DEFINED BY THE STATE OF COLORADO, AND THE CORNERS WERE SET AS SHOWN, HOLDING FOUND POINTS AND PLAT DISTANCES WHEREVER POSSIBLE AND UTILIZING CITY OF DENVER SURVEY INFORMATION FOR CONTROL. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE PARCEL ON THIS DATE, MARCH 28, 2020, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES EXCEPT AS INDICATED, AS THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS STATEMENT IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Richard B. Gabriel, P.L.S.

SANITARY SEWER MANHOLE
RIM: 5214.28'
INV IN: 5202.38'(E)
INV OUT: 5202.38'(W)



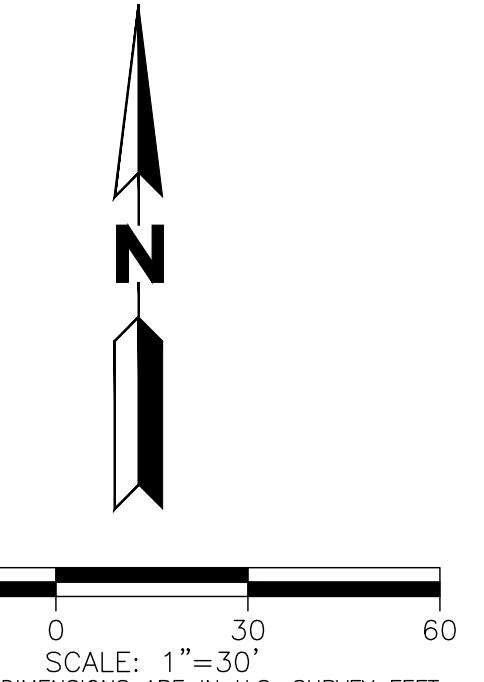
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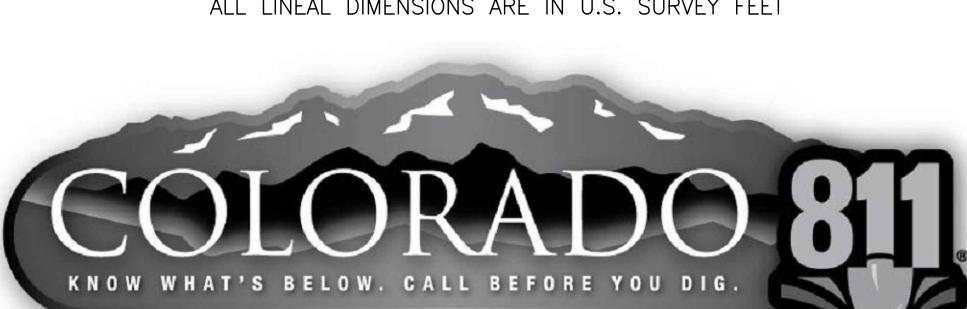
LEGEND

EXISTING	PROPERTY LINE
RIGHT-OF-WAY LINE	CURB & GUTTER
DRIVE	SIGN
ASPHALT PAVEMENT	DRIVE
CONCRETE/SIDEWALK	DESCRIPTIONS

BUILD-TO ANALYSIS	REQUIRED	PROVIDED
PRIMARY STREET - YORK STREET		
PRIMARY STREET ZONE LOT WIDTH	353.27 FEET	
BUILD-TO (%/LF)	70%	97.87%/353.27LF
SIDE STREET - 37TH AVE.		
SIDE STREET ZONE LOT WIDTH	266.34 FEET	
BUILD-TO (%/LF)	N/A	N/A
SIDE STREET - 38TH AVE.		
SIDE STREET ZONE LOT WIDTH	266.47 FEET	
BUILD TO- (%/LF)	N/A	N/A

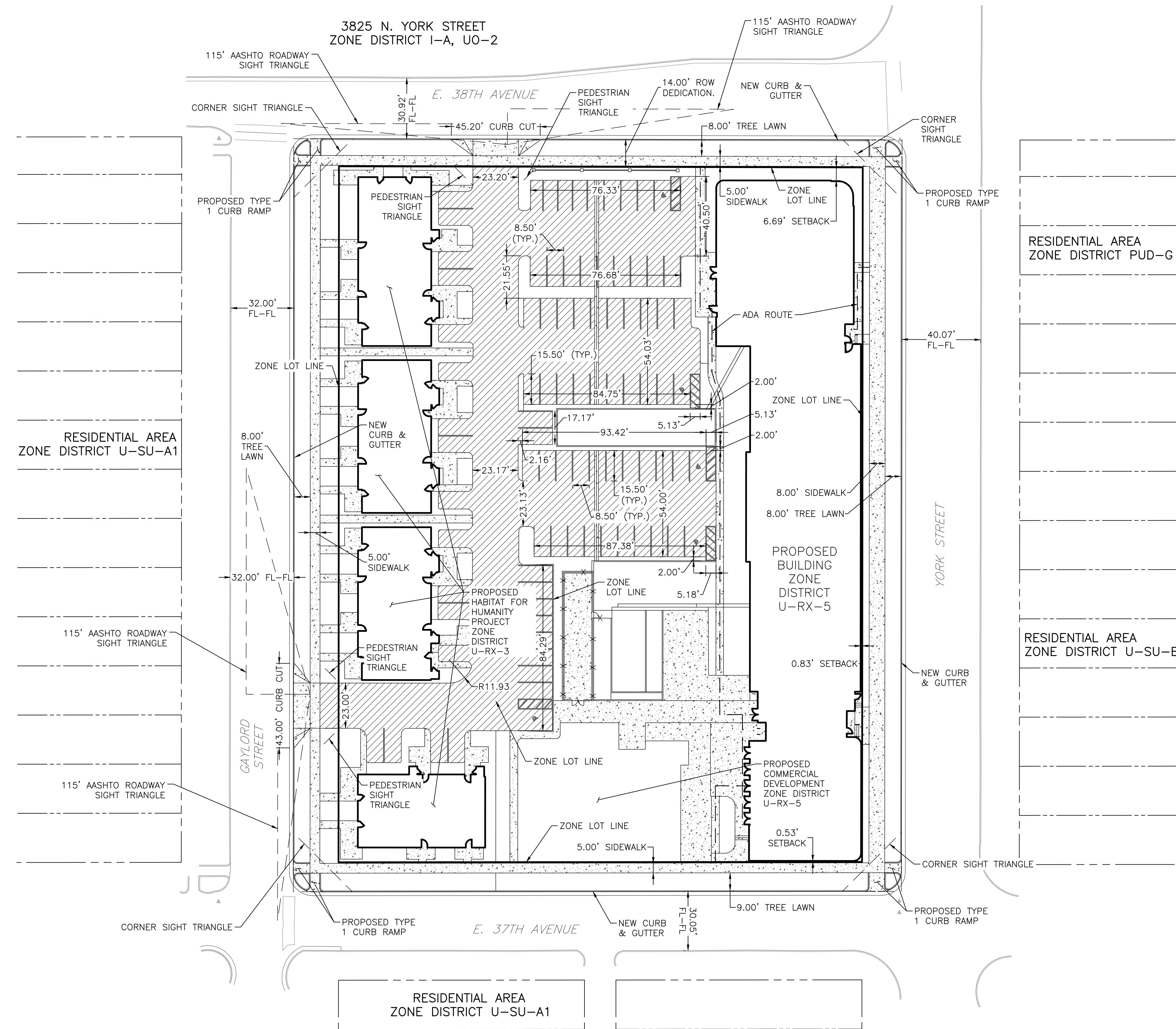


30 15 0 30 60
SCALE: 1"=30'



CALL 811 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

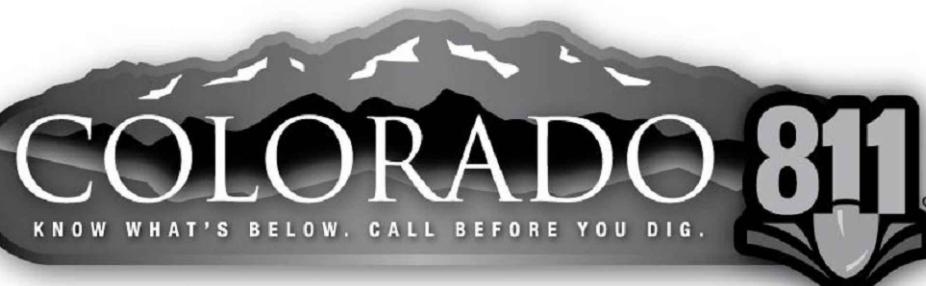


3700 GAYLORD STREET SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 3700 GAYLORD STREET

FIRE FLOW DATA - TOWNHOMES
TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1,500 GPM MINIMUM
@ 20 PSI RESIDUAL PRESSURE.
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT
EACH FIRE HYDRANT SHALL SUPPLY A MINIMUM OF 1500 GPM @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE.
CODE USED FOR ANALYSIS: 2018 IFC W/ 2019 AMENDMENTS
OCCUPANCY GROUPS: N/A
CONSTRUCTION TYPE: N/A (ASSUME V-B)
FIRE FLOW CALCULATION AREA: 1,547 SF (16 UNITS)
EACH UNIT IS SEPARATED BY A 2HR FIREWALL

FIRE FLOW DATA - APARTMENTS
TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 2,500 GPM MINIMUM
@ 20 PSI RESIDUAL PRESSURE.
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 3 FIRE HYDRANT
EACH FIRE HYDRANT SHALL SUPPLY A MINIMUM OF 1500 GPM @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE.
CODE USED FOR ANALYSIS: 2018 IFC W/ 2019 AMENDMENTS
OCCUPANCY GROUPS: R-2/B-A-2/A-3
CONSTRUCTION TYPE: V-A
FIRE FLOW CALCULATION AREA: 76,689 SF. THIS BUILDING IS FULLY SPRINKLERED



CALL 811
2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BASIS OF BEARINGS

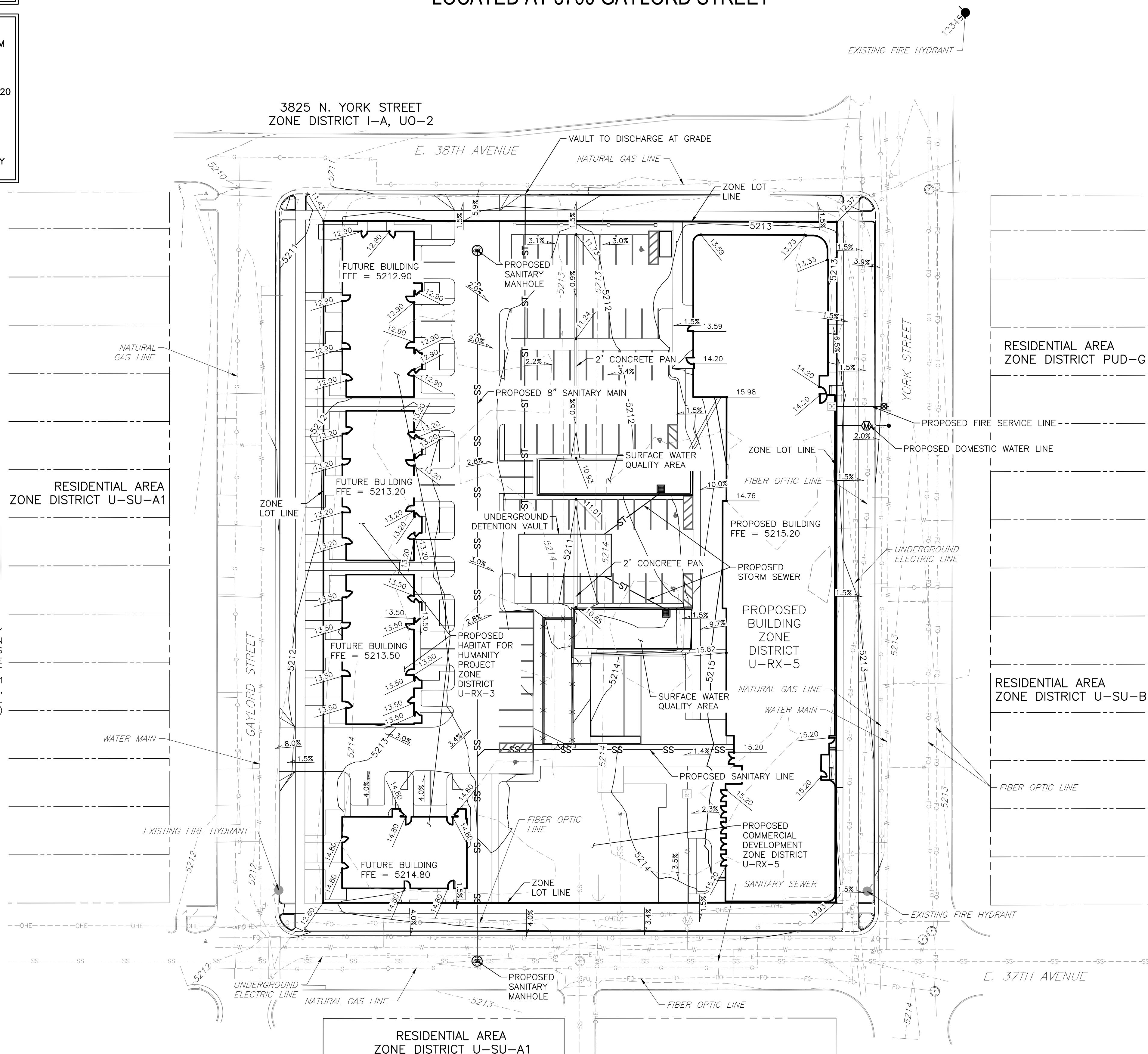
BEARINGS ARE BASED UPON THE N. LINE OF BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION, RECORDED IN BOOK 9, PAGE 10 CITY AND COUNTY OF DENVER, SAID LINE ASSUMED TO BEAR S.89°50'10"E, DISTANCE OF 266.47 FEET, SAID LINE MONUMENTED AT THE NW CORNER OF SAID BLOCK 2 BY A FOUND #3 REBAR (BENT) AND AT NE CORNER OF SAID BLOCK 2 BY A FOUND NAIL AND 1" BRASS TAG, STAMPED 37929.

BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK "168B": BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF YORK STREET AND EAST 36TH AVENUE IN THE TOP OF CURB @ INLET 5' EAST OF THE NORTH PCR.

PUBLISHED NAVD 88 ELEVATION = 5216.02 FEET

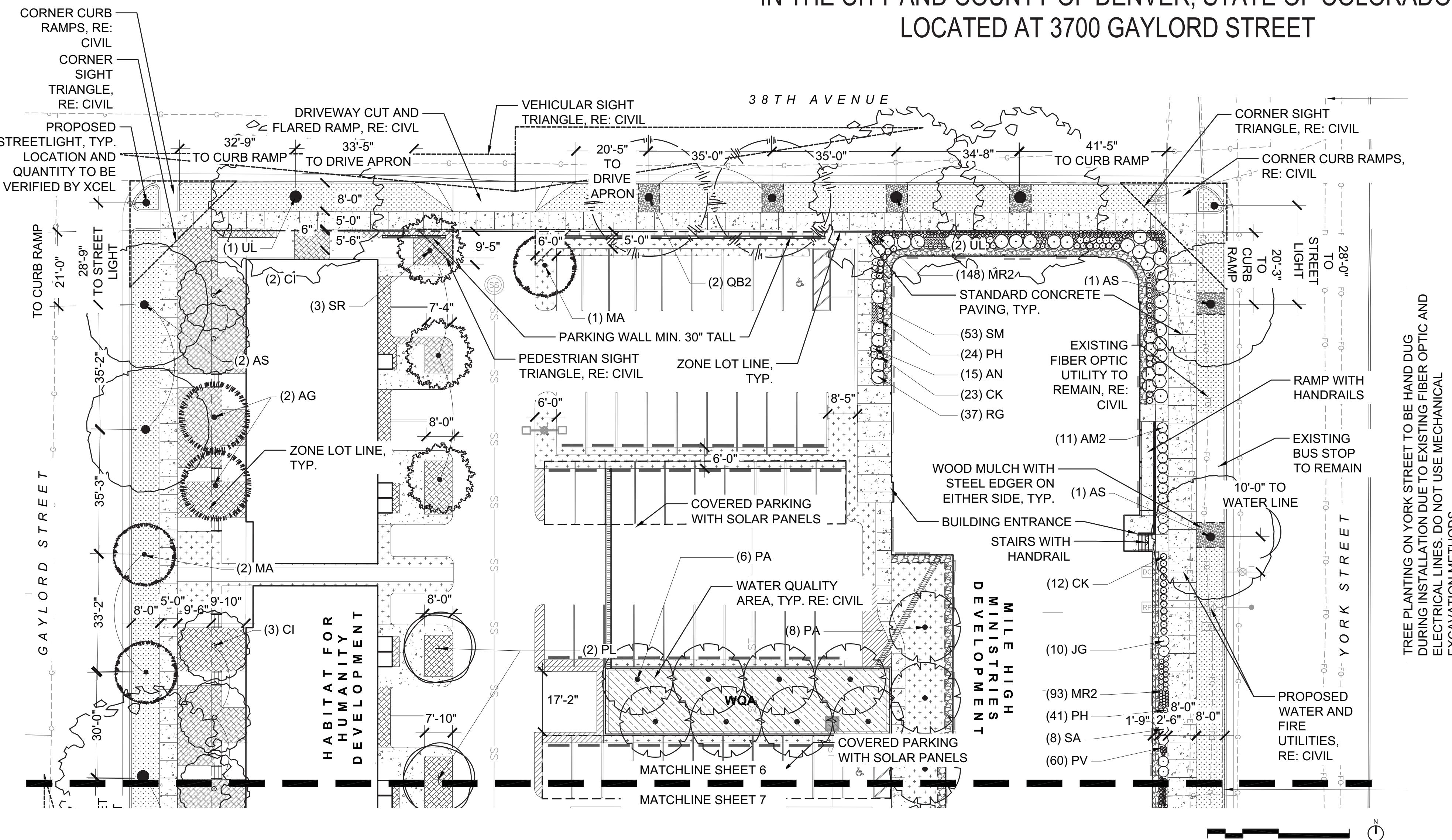
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM



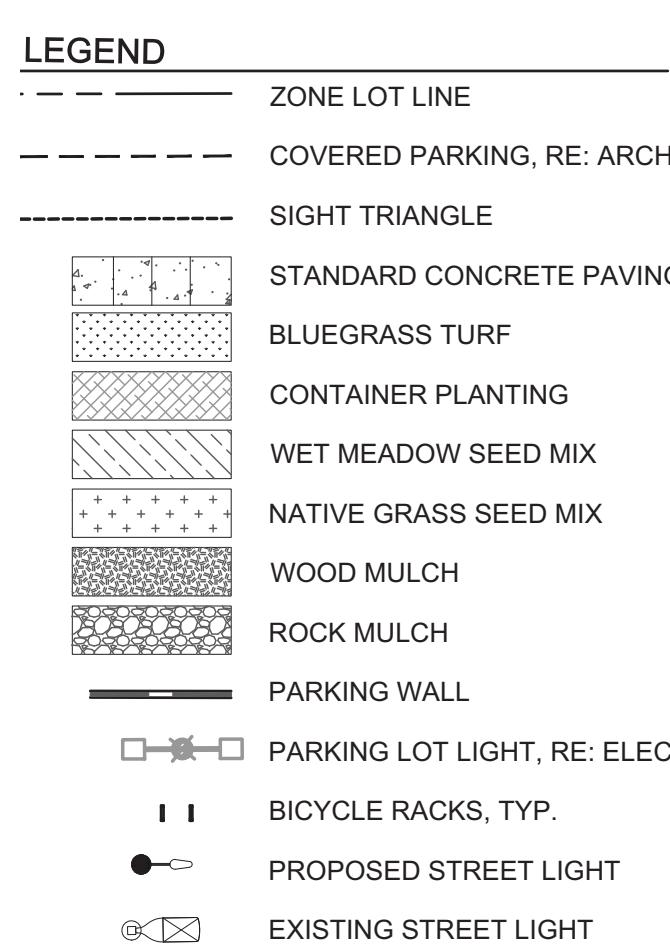
GRADING & UTILITY PLAN
SHEET: 4 OF 17

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 3700 GAYLORD STREET



INTERIOR SURFACE PARKING LOT LANDSCAPE ANALYSIS CHART		
SURFACE PARKING LOTS WITH:	LANDSCAPE AREA	PLANTINGS REQUIRED
21-100 PARKING SPACES	REQUIRED: 5% SHOWN: 53%	REQUIRED: 50% LIVE PLANT MATERIAL PROVIDED: 70% LIVE PLANT MATERIAL



EXISTING UTILITY LEGEND			
—FD—	FIBER OPTIC	—OHE—	OVERHEAD ELECTRIC
—E—	ELECTRIC	—G—	NATURAL GAS
—SS—	SANITARY SEWER		

STREET TREE DIVERSITY REQUIREMENTS FOR THE (9) TREES WITHIN THE CCD R.O.W.				
PERMITTED UP TO 50% GENUS				
ABV.	GENUS	SPECIES	QTY.	% GENUS
AS	ACER	SACCHARUM	8	33%
MA	MAACKIA	AMURENSIS	6	25%
QB2	QUERCUS	BICOLOR	4	17%
UL	ULMUS	JAPONICA	6	25%

PLANTING LEGEND

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
AS	8	ACER SACCHARUM / SUGAR MAPLE	2" CAL
AG	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'/AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL
CI	7	CRATAEGUS CRUS-GALLI INERMIS/THORNLESS COCKSPUR HAWTHORN	2" CAL
GS	6	GLEBITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2" CAL
MA	8	MAACKIA AMURENSIS / AMUR MAACKIA	2" CAL
MR	3	MALUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
PA	18	POPULUS X ACUMINATA / LANCELEAF POPLAR	2" CAL
PL	5	PYRUS CALLERYANA CHANTICLEER/CHANTICLEER CALLERY PEAR	2" CAL
QB2	4	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL
SR	5	SYRINGA RETICULATA/ JAPANESE TREE LILAC	2" CAL
UL	6	ULMUS JAPONICA X WILSONIANA 'MORTON' TM / ACCOLADE ELM	2" CAL

NOTES:

I. (WE) THE UNDERSIGNED SHALL COMPLETE AND MAINTAIN THE LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN AND SHALL COMPLY WITH THE GENERAL DESIGN STANDARDS, ARTICLE 10, DIVISION 10.5 OF THE DENVER ZONING CODE.

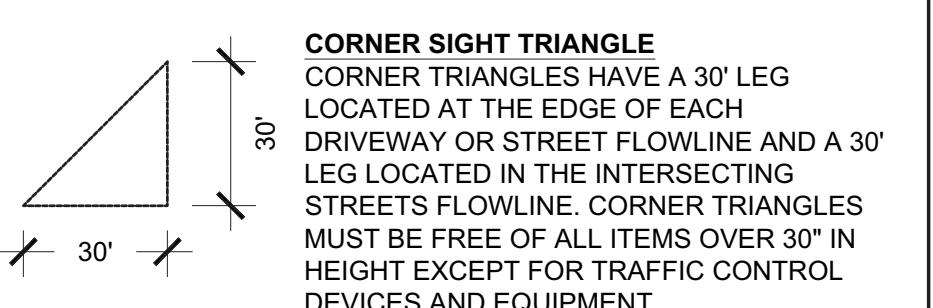
PRINT NAME / DATE

OFFICE OF THE CITY FORESTER (OCF) STANDARD GENERAL PLAN NOTES:

- EXISTING TREES REQUIRED TO BE PRESERVED IN ROW AND/OR PUBLIC SPACE SHALL BE PROTECTED PER OCF STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION/BUILDING PERMIT, APPROVED BY THE OCF, AND SHALL REMAIN AS APPROVED THROUGHOUT CONSTRUCTION. NO ACCESS, CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OCF.
- PER CITY CODE, ALL TREE REMOVALS IN CITY/COUNTY OF DENVER MUST BE PERFORMED BY THE PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY OCF, INCLUDING TREES IN ROW, PUBLIC PLACE AND PRIVATE PROPERTY. FOR A CURRENT LIST OF LICENSED TREE CONTRACTORS VISIT WWW.DENVERGOV.ORG/FORESTRY.
 - OCF-APPROVED TREE REMOVALS IN ROW OR PUBLIC PLACE:
 - TREE REMOVAL PERMIT ISSUED BY OCF IS REQUIRED PRIOR TO REMOVAL. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS OR PLAN APPROVALS AND MUST BE OBTAINED SEPARATELY FROM THE OCF. CONTACT THE OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE PROJECT NUMBER (2019PM0000594) AND PROJECT ADDRESS.
 - EXISTING ROW OR PUBLIC PLACE TREES APPROVED FOR REMOVAL BY THE OCF MUST BE PROTECTED IN PLACE UNTIL REMOVED BY AN OCF LICENSED TREE CONTRACTOR. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING TREES WITHOUT A PERMIT, WILL RESULT IN A NOTICE OF VIOLATION AND/OR CITATIONS.
 - ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETSCAPE DESIGN MANUAL WITH THE EXCEPTION OF TREE PLANTING, THIS SHALL BE IN ACCORDANCE WITH CURRENT OCF RULES AND REGULATIONS.
 - ALL ELECTRIC FIXTURES AND UTILITIES, INCLUDING BUT NOT LIMITED TO OUTLETS AND LIGHTS, SHALL BE LOCATED AT OUTSIDE PERIMETER OF TREE PLANTING AREAS WITHIN HARDCAPE. IN TREE LAWNS, FIXTURES SHALL BE PLACED MINIMUM 3 (THREE) FEET RADIALY FROM BASE OF TRUNK.
 - AN OCF-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN ROW OR PUBLIC PLACE. CONTACT OCF (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING WORK. INCLUDE PROJECT NUMBER (2019PM0000235) AND PROJECT ADDRESS WHEN REQUESTING PERMIT. TREE PLANTING PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM THE OCF PRIOR TO INSTALLATION.
 - ONCE TREES HAVE BEEN PLANTED, EMAIL (FORESTRY@DENVERGOV.ORG) FOR FINAL TREE PLANTING INSPECTION APPROVAL. WE WILL VERIFY CORRECT TREE SPECIES HAVE BEEN INSTALLED. TREES HAVE BEEN PLANTED AT PROPER DEPTH, AND ALL BURLAP, WIRE, AND ROPE HAS BEEN REMOVED FROM TREE ROOT BALLS. TREES PLANTED TOO DEEPLY MUST BE CORRECTED PER FORESTRY DIRECTION.
 - ROW TREE SPECIES THAT DEVIATE FROM APPROVED SDP MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
 - PROPOSED TREE PLANTING IN THE RIGHT-OF-WAY (ROW) OR PUBLIC SPACE SHALL BE PRE-APPROVED BY THE OFFICE OF THE CITY FORESTER (OCF) AND SHALL BE A MINIMUM OF:
 - 30' FROM OUTSIDE EDGE OF INTERSECTING CURBS FOR SIGHT TRIANGLE
 - 20' FROM STOP SIGNS
 - 25' FROM STREET LIGHTS
 - 20' FROM PEDESTRIAN CURB RAMPS
 - 10' FROM EDGE OF VEHICULAR DRIVE APRON AND HYDRANTS
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - REQUIRED SOIL REMEDIATION WHEN REMOVING HARDCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES.
 - SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDCAPE TO PLANT TREES, INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK
 - DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
 - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS.
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
 - CONTACT THE OCF A MINIMUM OF FIVE (5) BUSINESS DAYS BEFORE COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

- IRRIGATION SYSTEM SHALL BE COMPLETED AND TESTED PRIOR TO COMMENCING PLANTING OPERATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN IN THE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRESELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- CONTRACTOR SHALL RECEIVE APPROVAL OF GRADING FROM OWNER'S REPRESENTATIVE PRIOR TO COMMENCING SOIL PREP, PLANTING & SEEDING OPERATION.
- REFER TO ARCHITECT'S AND STRUCTURAL ENGINEER'S DRAWINGS FOR PLANTING SETBACK REQUIREMENTS WHERE LANDSCAPE OCCURS ADJACENT TO BUILDING. ALL WATERPROOFING SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF LANDSCAPE WORK.
- ALL SOD AND NATIVE SEED AREAS SHALL RECEIVE SOIL PREP ACCORDING TO SPECS. ASSUME FULL COVERAGE OF ALL PLANTING AREAS PRIOR TO PLANTING.
- ALL PLANTING AREAS TO RECEIVE 3" MIN. DEPTH SHREDDED CEDAR MULCH.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH HEAD TO HEAD COVERAGE.
- UPON COMPLETION, NO IRRIGATION TUBING SHALL BE VISIBLE WITHIN LANDSCAPE AREAS, PLANTERS OR POTS.
- LANDSCAPE CONSTRUCTION TO BE CONCURRENT WITH ALL BUILDINGS.
- PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.
- ALL TREES TO BE PLANTED IN PUBLIC RIGHT OF WAY SHALL BE PLANTED PER DENVER FORESTRY SPECIFICATIONS.
- SITE SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE INDIVIDUAL SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.



PEDESTRIAN SIGHT TRIANGLE
THE PEDESTRIAN TRIANGLE HAS A 10' LEG LOCATED AT THE EDGE OF THE DRIVEWAY AND A 10' LEG LOCATED AT THE BACK OF THE SIDEWALK. NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.

LANDSCAPE PLAN SHEET: 5 OF 17

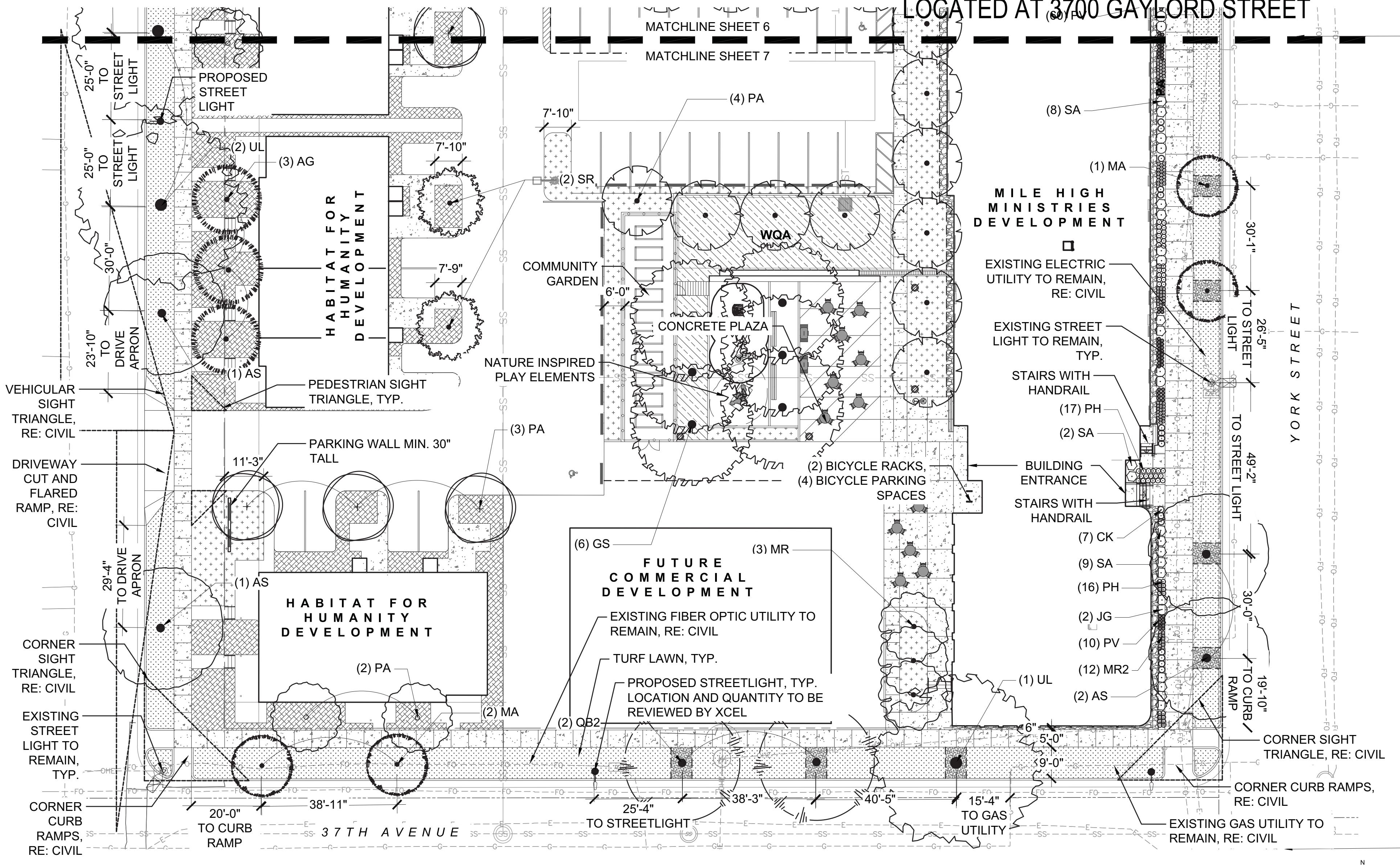
3700 GAYLORD STREET SITE DEVELOPMENT PLAN

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PRINT NAME / DATE



INTERIOR SURFACE PARKING LOT LANDSCAPE ANALYSIS CHART

SURFACE PARKING LOTS WITH:	LANDSCAPE AREA	PLANTINGS REQUIRED
21-100 PARKING SPACES	REQUIRED: 5% SHOWN: 53%	REQUIRED: 50% LIVE PLANT MATERIAL PROVIDED: 70% LIVE PLANT MATERIAL

LEGEND

— — — ZONE LOT LINE
— — — COVERED PARKING, RE: ARCH
— — — SIGHT TRIANGLE
— — — STANDARD CONCRETE PAVING
— — — BLUEGRASS TURF
— — — CONTAINER PLANTING
— — — WET MEADOW SEED MIX
— — — NATIVE GRASS SEED MIX
— — — WOOD MULCH
— — — ROCK MULCH
— — — PARKING WALL
□ — □ PARKING LOT LIGHT, RE: ELEC
— — — BICYCLE RACKS, TYP.
— — — PROPOSED STREET LIGHT
— — — EXISTING STREET LIGHT

EXISTING UTILITY LEGEND

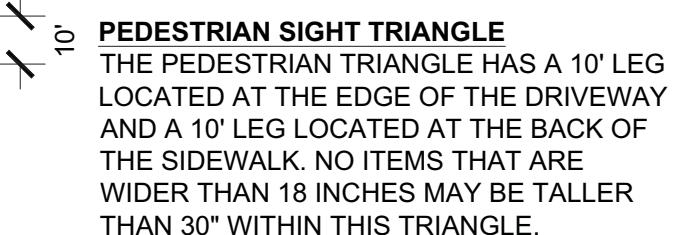
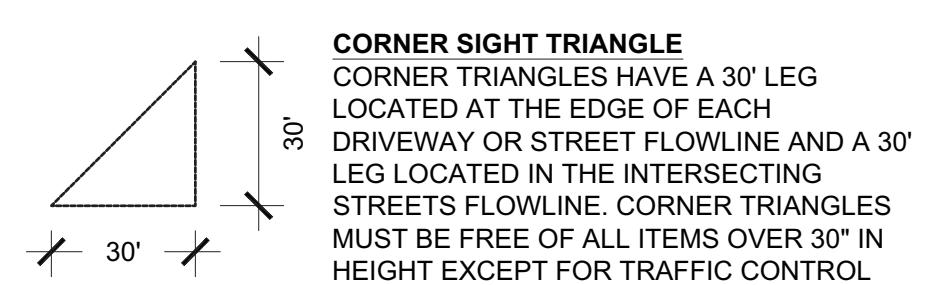
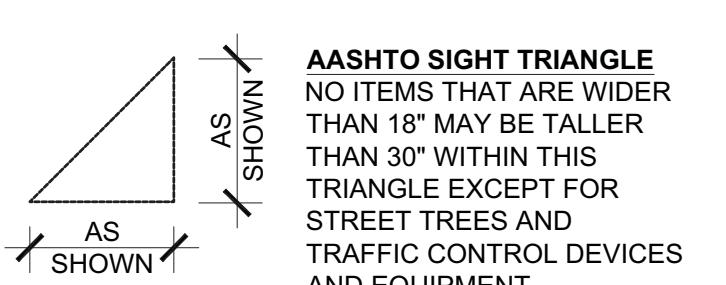
— — — FD	— — — FIBER OPTIC
— — — OHE	— — — OVERHEAD ELECTRIC
— — — E	— — — ELECTRIC
— — — G	— — — NATURAL GAS
— — — SS	— — — SANITARY SEWER

STREET TREE DIVERSITY REQUIREMENTS FOR THE (9) TREES WITHIN THE CCD R.O.W.

PERMITTED UP TO 50% GENUS			
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LANDSCAPE PLAN
SHEET: 6 OF 17

OFFICE OF THE CITY FORESTER (OCF) STANDARD GENERAL PLAN NOTES:

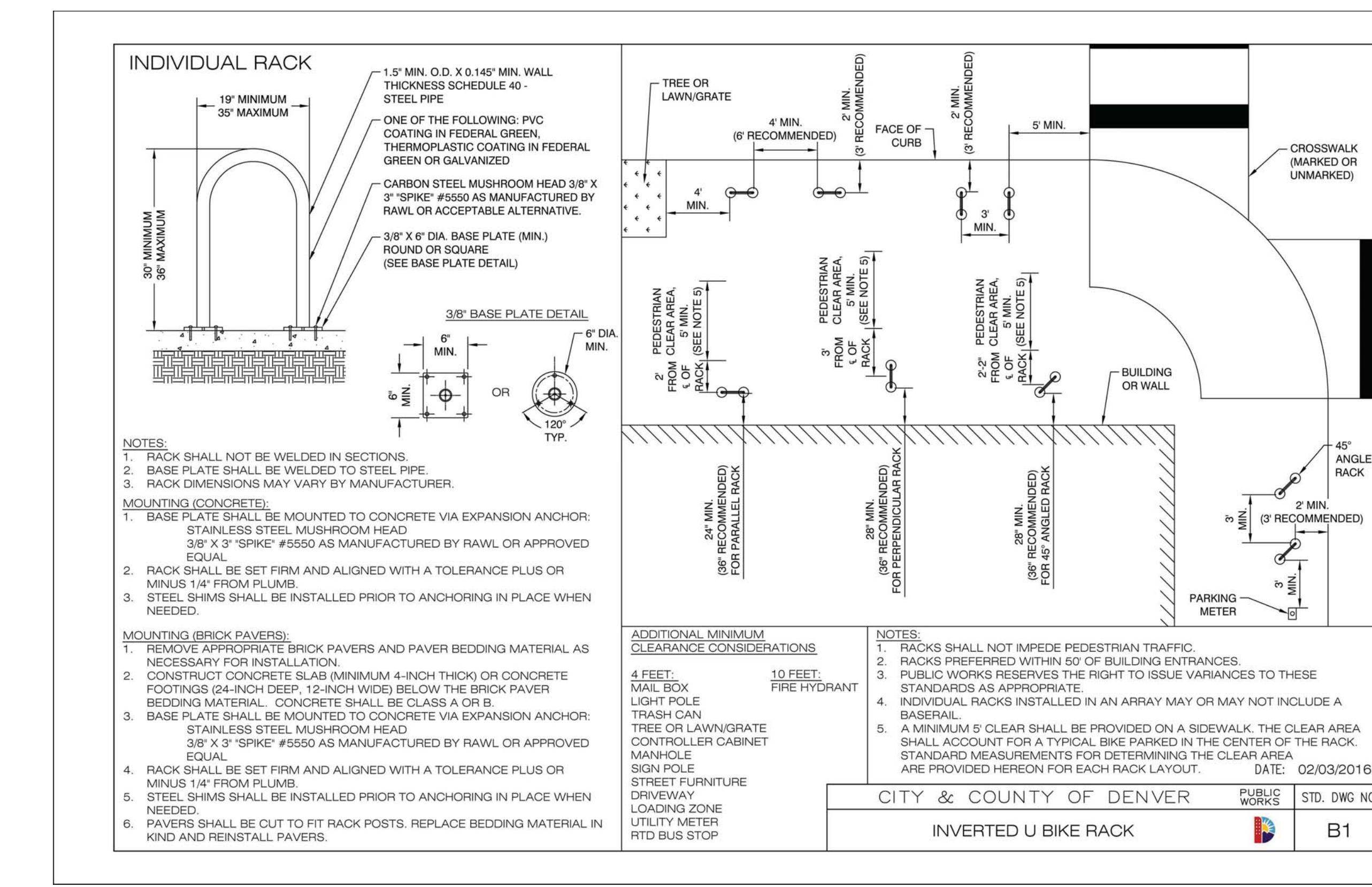
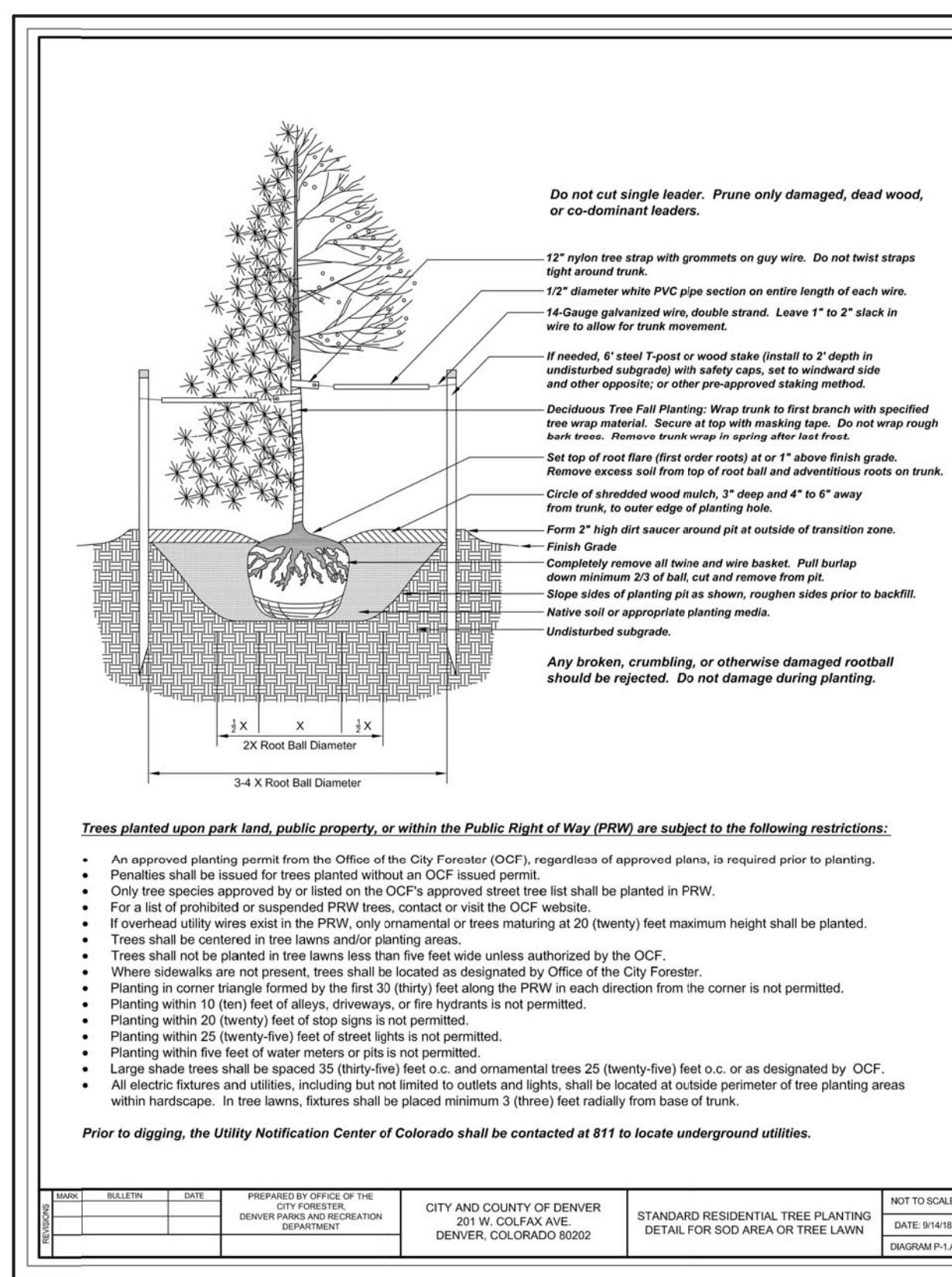
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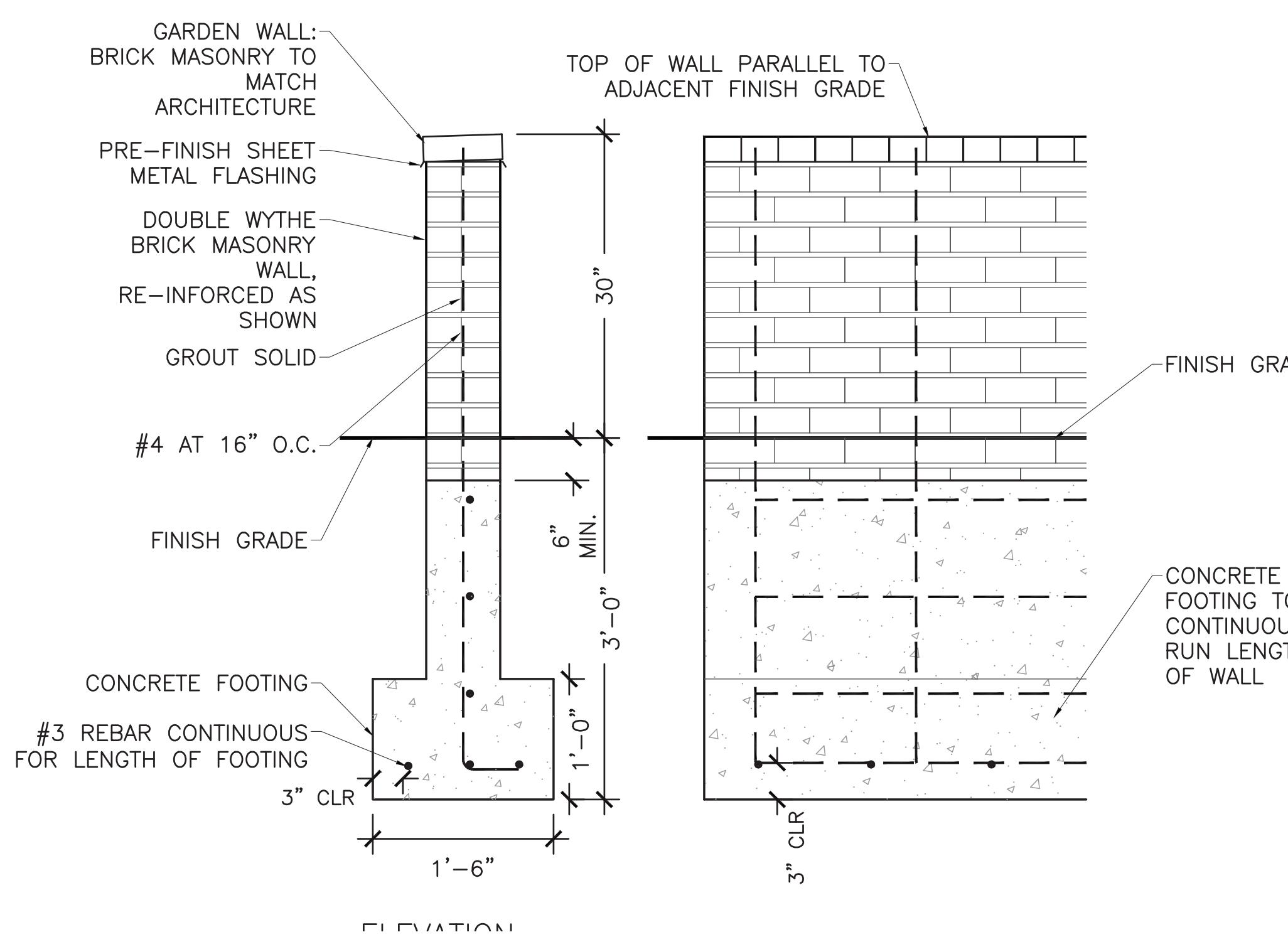
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LOCATED AT 3700 GAYLORD STREET



01 DECIDUOUS TREE PLANTING
NTS

02 BICYCLE RACK
NTS



LANDSCAPE DETAILS
SHEET: 7 OF 17

wenk
ASSOCIATES
LANDSCAPE
ARCHITECTURE
& PLANNING

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

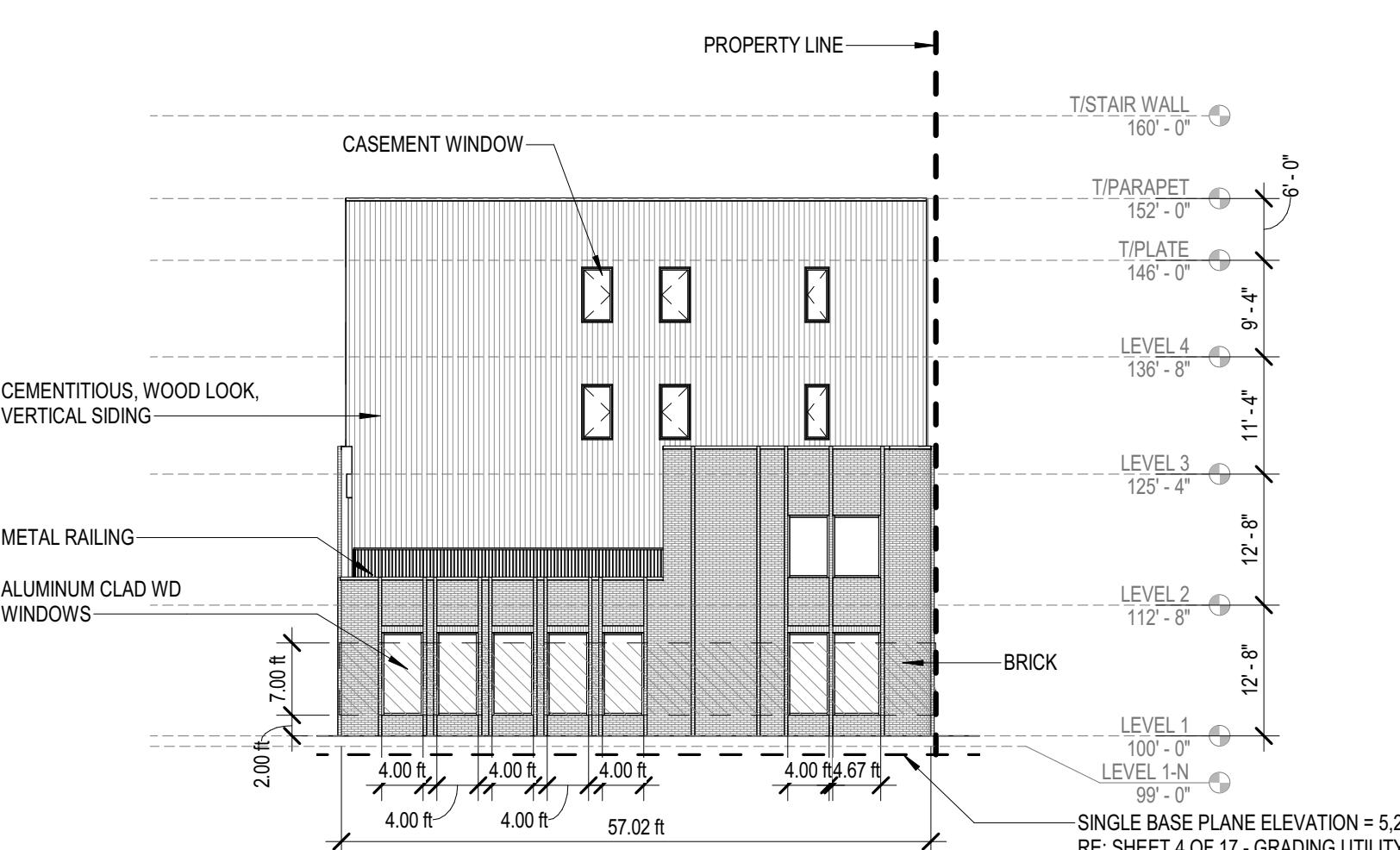
A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 3700 GAYLORD STREET

BLDG 05 - TRANSPARENCY ANALYSIS		
U-RX-5, SHOPFRONT		
TRANSPARENCY ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - YORK STREET	40%	42%
	-	-
STREET FACING BUILDING FAÇADE LENGTH	257.1	345.77 FT
GLAZING	138.3	144.3
ALTERNATIVES	N/A	N/A
SIDE STREET - 37TH AVE.	25%	44%
	-	-
STREET FACING BUILDING FAÇADE LENGTH	N/A	57.02 FT
GLAZING	14.25 FT	25 FT
ALTERNATIVES	N/A	N/A
SIDE STREET - 38TH AVE.	25%	44.8%
	-	-
STREET FACING BUILDING FAÇADE LENGTH	N/A	70.02 FT
GLAZING	17.5 FT	19.21 FT
ALTERNATIVES	N/A	N/A

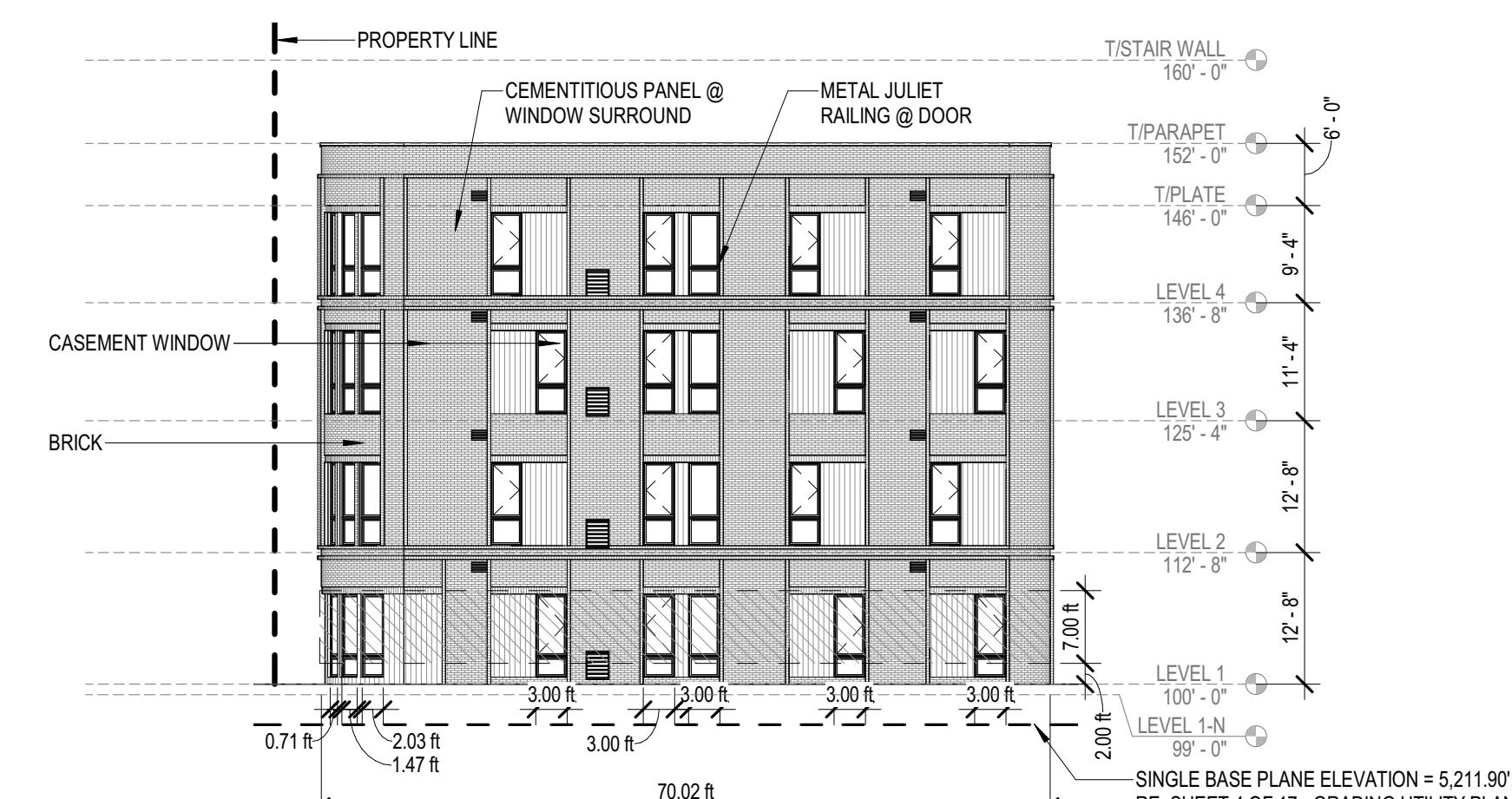
40% REQUIRED TRANSPARENCY BASED ON RESIDENTIAL PRIMARY BUILDING USE. ALL OTHER SPACES ARE ACCESSORY TO RESIDENTIAL SPACE. PER LINE H, P5.3-25.



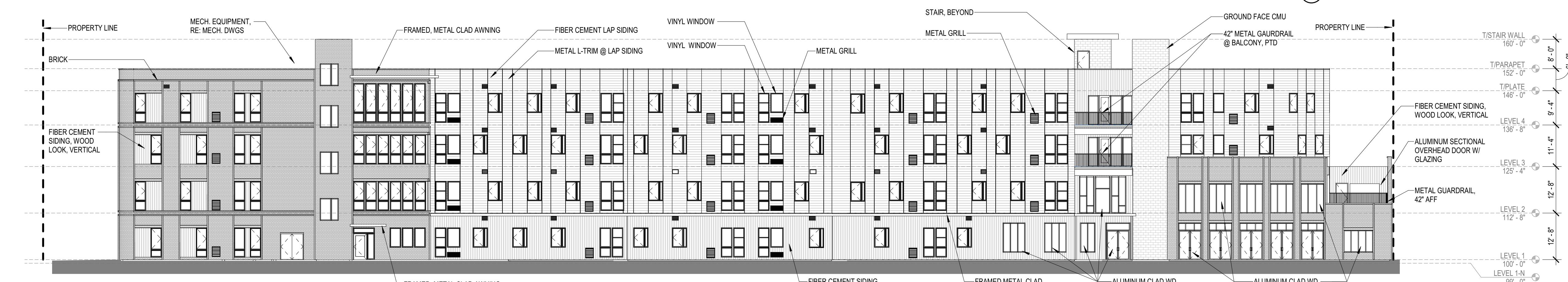
1 BLDG 05 ELEVATION - YORK ST
1/16" = 1'-0"



2 BLDG 05 ELEVATION - 37TH AVE
1/16" = 1'-0"



3 BLDG 05 ELEVATION - 38TH AVE



4 BLDG 05 ELEVATION - INTERIOR SIDE
1/4" = 1'-0"

ARCHITECTURAL BUILDING ELEVATIONS - APARTMENTS

SHEET · 8 OF 17

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 26,
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BLDG 01,02,03,04 - TRANSPARENCY ANALYSIS		
U-RX-3, TOWN HOUSE		
TRANSPARENCY ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - GAYLORD STREET	40%	42%
STREET FACING BUILDING FAÇADE LENGTH		
GLAZING		
ALTERNATIVES	N/A	13.16.3a.5.C
SIDE STREET - 37TH AVE.	25%	28.9%
STREET FACING BUILDING FAÇADE LENGTH	N/A	65.69FT
GLAZING	16.4FT	19.0FT
ALTERNATIVES	N/A	13.16.3a.5.C
SIDE STREET - 38TH AVE.	25%	26.9%
STREET FACING BUILDING FAÇADE LENGTH	N/A	37.14FT
GLAZING	9.29FT	16.0FT
ALTERNATIVES	N/A	



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BLDG 05 - BUILD-TO ANALYSIS		
U-RX-5, SHOPFRONT		
BUILD-TO ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - YORK STREET		
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	70%	97.87%
ZONE LOT STREET FRONTAGE LENGTH (FEET)	-	353.27 FT
BUILDING LENGTH (THAT MEETS BUILD-TO) (FEET)	247.29 FT	345.76 FT
ALTERNATIVES PROVIDED (LIST ALTERNATIVES HERE)	N/A	N/A
TOTAL ACTIVE USE (OF MIN% OF BUILD-TO REQ'D)	100%	100%
SIDE STREET - 37TH AVENUE		
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	N/A	N/A
SIDE STREET - 38TH AVENUE		
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	N/A	N/A

BLDG 05 - VEHICLE & BIKE PARKING		
U-RX-5		
VEHICLE (1 / UNIT)	REQUIRED	PROVIDED
STANDARD	66	62
COMPACT	0	4
ACCESSIBLE	4	4
BIKE (1 / 4 UNITS)	REQUIRED	PROVIDED
ENCLODED (80%)	12	12
FIXED (20%)	4	4

GROSS FLOOR AREA (under ZONING)		
LEVEL	NAME	AREA
LEVEL 1	LEVEL 1 RESIDENTIAL	15215 SF
LEVEL 1	AMENITY SPACE	5262 SF
LEVEL 1		20477 SF
LEVEL 2	LEVEL 2 RESIDENTIAL	15684 SF
LEVEL 2	RESIDENTIAL AMENITY	2761 SF
LEVEL 2		18445 SF
LEVEL 3	LEVEL 3 RESIDENTIAL	18207 SF
LEVEL 3	RESIDENTIAL AMENITY	676 SF
LEVEL 3		18883 SF
LEVEL 4	LEVEL 4 RESIDENTIAL	18207 SF
LEVEL 4	RESIDENTIAL AMENITY	676 SF
LEVEL 4		18883 SF
TOTAL GFA		76689 SF



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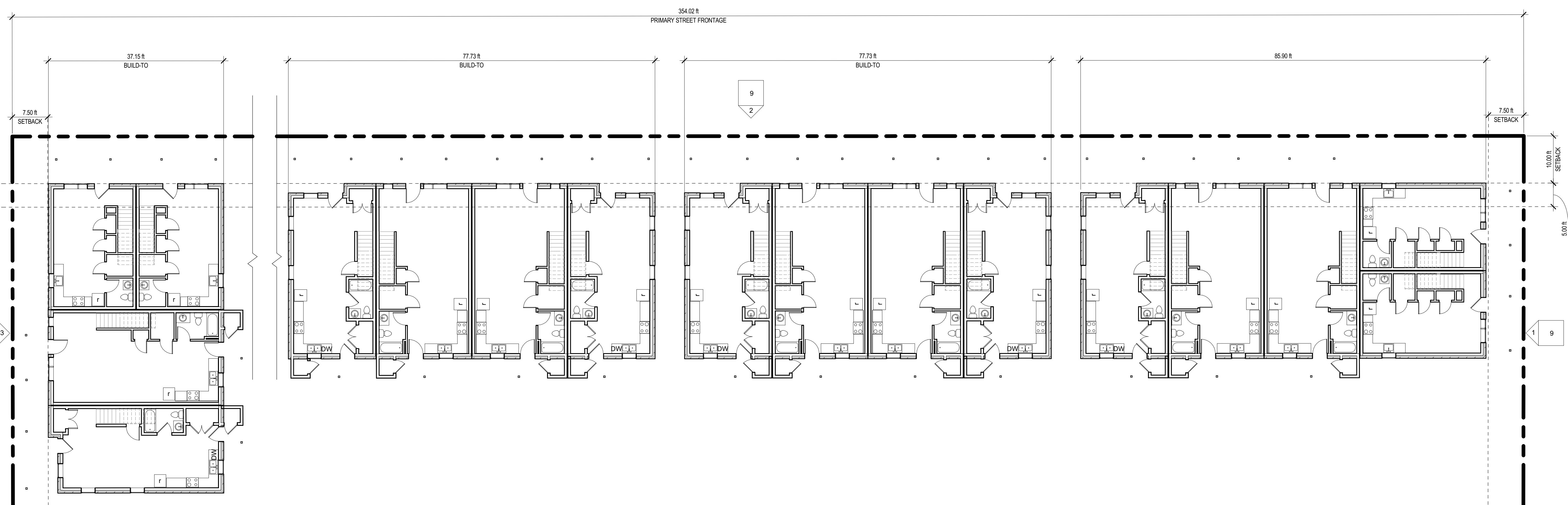


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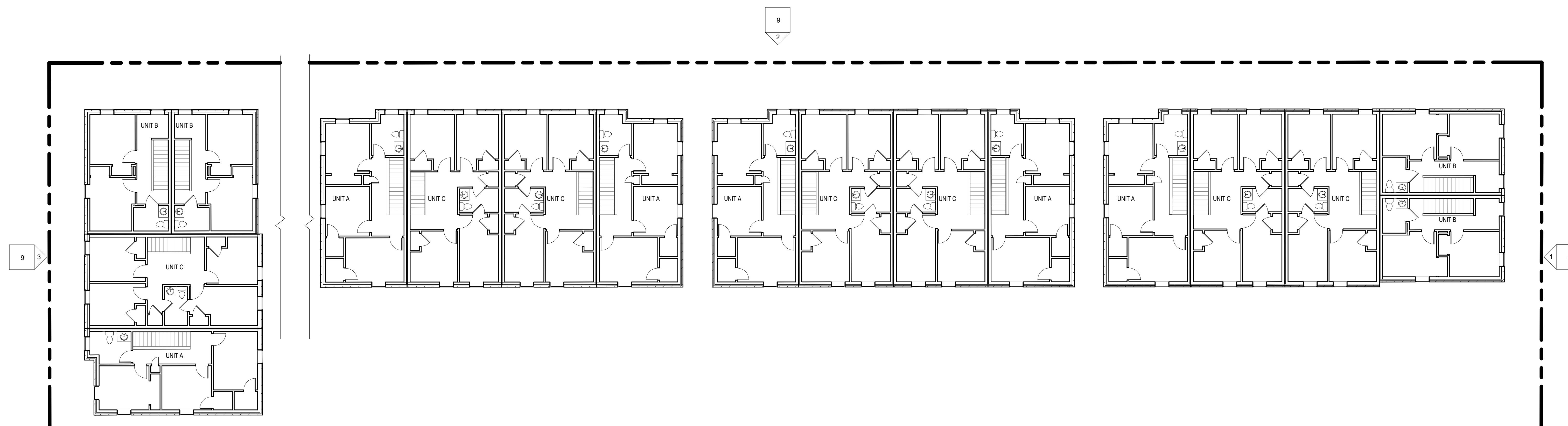
BLDG 01,02,03,04 - VEHICLE & BIKE PARKING		
U-RX-3		
VEHICLE (1 / UNIT)	REQUIRED	PROVIDED
STANDARD	17	17
COMPACT	0	0
ACCESSIBLE	0	0
BIKE (1 / 4 UNITS)	REQUIRED	PROVIDED
ENCLOSED (80%)	5	17
FIXED (20%)	0	0

BLDG 01,02,03,04 - BUILD-TO ANALYSIS		
U-RX-3, TOWN HOUSE		
BUILD-TO ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - GAYLORD STREET		
SETBACKS	10'	10'
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	70%	78.67%
ZONE LOT STREET FRONTAGE LENGTH (FEET)	-	354.02
BUILDING LENGTH (THAT MEETS BUILD-TO) (FEET)	247.81 FT	278.51 FT
ALTERNATIVES PROVIDED (LIST ALTERNATIVES HERE)	N/A	N/A
TOTAL ACTIVE USE (OF MIN % OF BUILD-TO REQD)	100%	100%
SIDE STREET - 37TH AVENUE		
SETBACKS	7.5'	7.5'
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	N/A	N/A
SIDE STREET - 38TH AVENUE		
SETBACKS	7.5'	7.5'
TOTAL BUILD-TO (MIN% WITHIN MIN/MAX)	N/A	N/A



3700 GAYLORD STREET SITE DEVELOPMENT PLAN

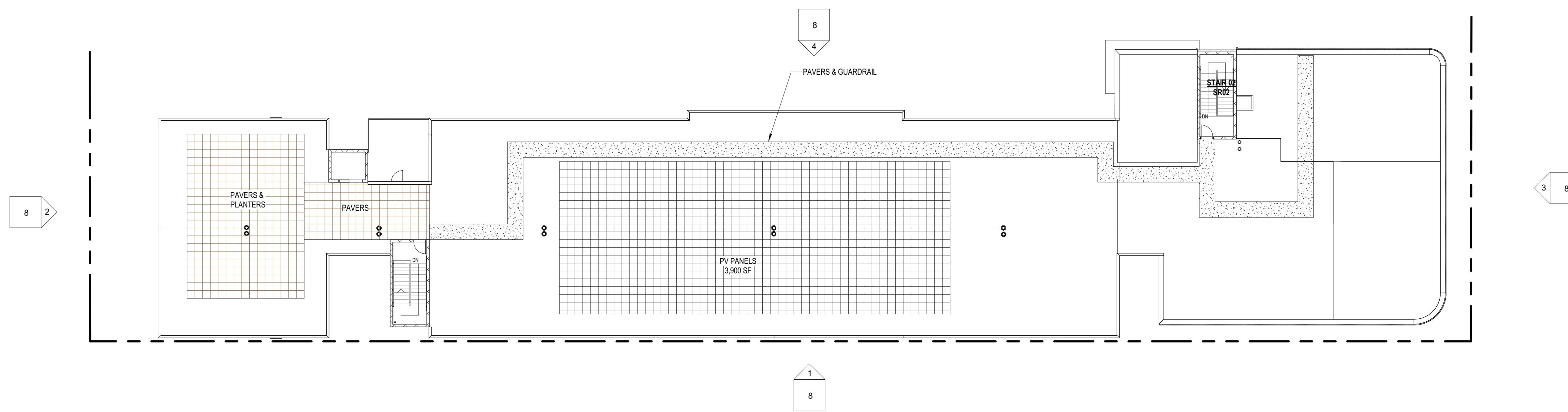
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1 BLDG 01,02,03,04 - LEVEL 2
3/32" = 1'-0"

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

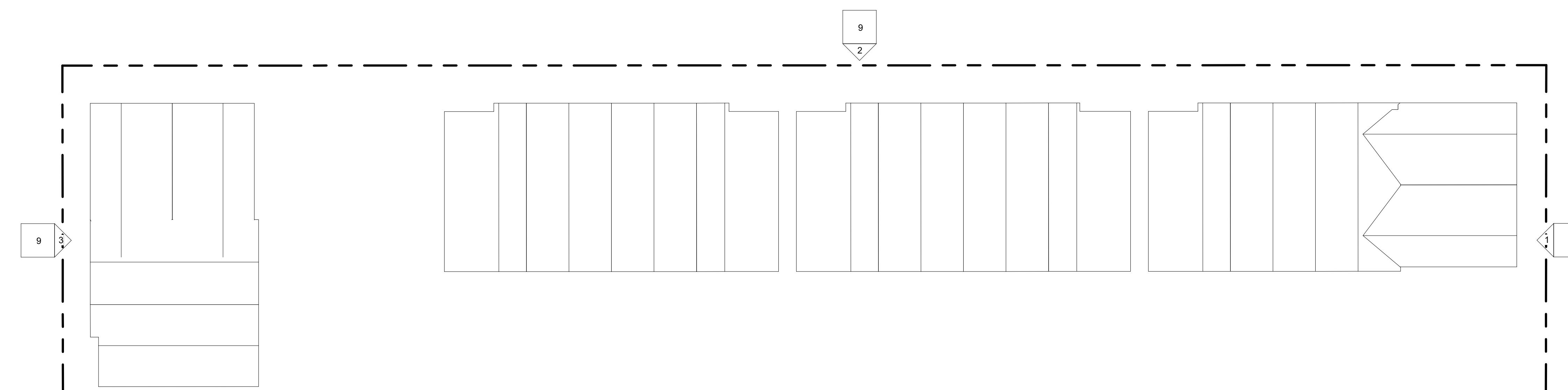
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1 BLDG 05 - ROOF PLAN
1/16" = 1'-0"

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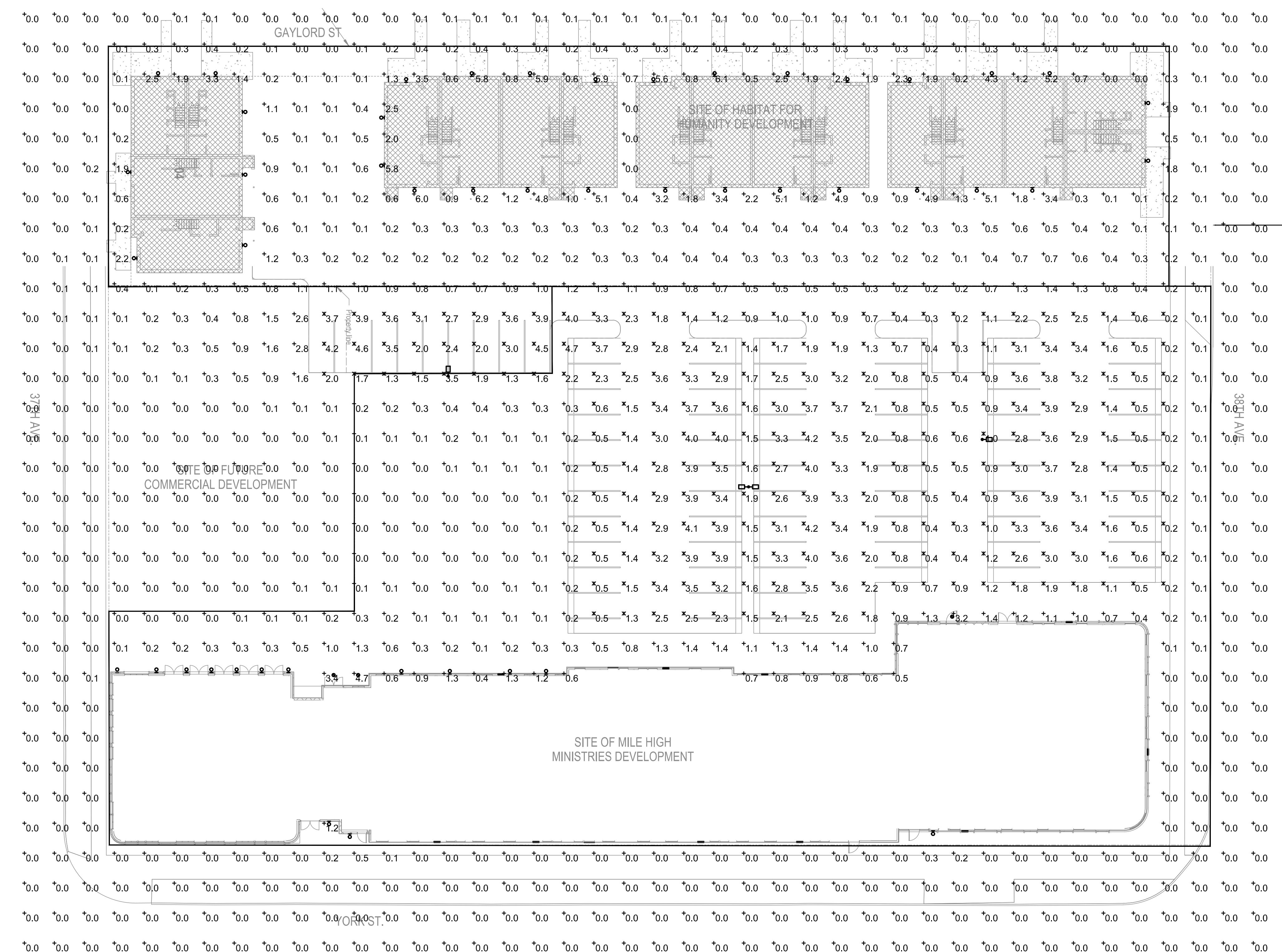


1 BLDG 01,02,03,04 - ROOF PLAN
1/16" = 1'-0"

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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN

GENERAL NOTES (THIS SHEET)	
1.	NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF DENVER.
2.	PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE CITY MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND THE REGULATIONS OF THE CITY.
3.	ALL CALCULATIONS ARE DONE WITH A LIGHT LOSS FACTOR OF 1.0.
4.	ALL CALCULATIONS POINTS ARE AT GRADE.
5.	ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
6.	ALL LUMINAIRES TO BE FULL CUTOFF.



1

SITE PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

PHOTOMETRIC PLAN
SHEET: 16 OF 17

3700 GAYLORD STREET SITE DEVELOPMENT PLAN

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TYPE W

TYPE D

CONTECH
LIGHTING a LEVITON
Company

ArchiThin SMTR SMTS LED Surface Mount Downlights

Specifications/Features

Luminaire
Slim architectural design with optical diffusion lens providing even light distribution.
Edge-lit LED configuration for low glare light pattern.
Die-cast aluminum housing available in 5" Round and 6" Square;
4" Square also available.
Standard finish options include White and Silver. Black finish available upon request; please consult factory.
Mounting options include 4" round or octagon junction box with minimum depth of 1 1/2".
Mounting options include 4" round or octagon junction box with minimum depth of 1 1/2".

Lamp/Electrical

5" Round: 11W, 770 Delivered Lumens
7" Square: 11W, 960 Delivered Lumens (Special order, see below)
4" Square: 14W, 1000 Delivered Lumens
6" Square: 14W, 1000 Delivered Lumens
4" Round: 11W, 800 Delivered Lumens (Special order, see below)
6" Round: 14W, 900 Delivered Lumens (Special order, see below)
Standard finish options include 3000K (80 and 90 CRI) and 4000K 80 CRI, 2700K 80 and 90 CRI and 3500K (80 and 90 CRI) Options are available upon request; please consult factory.
Die-cast aluminum housing available for easy maintenance.
Integrated driver with 120VAC input, Triac/ELV dimming, 120.277VAC With 0.10V dimming option available upon request, please consult factory.

Warranty
The limited fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Listing
cETLus listed. Suitable for wet locations (covered ceiling).
Energy Star Listed.
Surface mount in closer than 12 inches installed in accordance with NFPA® 70, NEC® Section 410.16(A1) and 410.2 requiring the luminaire to be listed with a completely enclosed lamp/light source and all spacing requirements to be met.

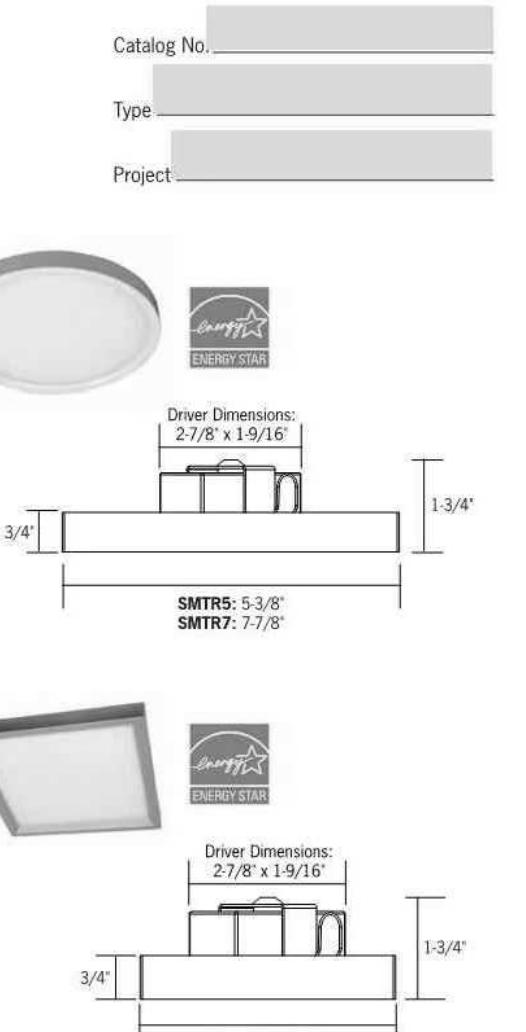
Ordering Information

Example Order: **SMTR530K12D1-S**
Fixture Color Temperature Driver/Dimming Finish
SMTR5 - 5" Round LED 3000K, 800CRI 12D1 - 120V Trac S - Silver/Aluminum
SMTR6 - 6" Square LED 40K, 4000K, 800CRI W - White

Special Order options below available upon request; require up to 14 week lead time

Special Order Fixture Options: **SMTR4 - 4" Square LED**
27K - 2700K, 800CRI
27K - 2700K, 900CRI
35K - 3500K, 800CRI
35K - 3500K, 900CRI
Special Order Driver/Dimming Options: **MD2 - 120-277VAC 0-10V Dimming**
Special Order Finish Options: **B - Black**

1847-559-5500 www.contechlighting.com Please recycle All specifications subject to change without notice. REV1020



LED wall luminaire - directed light

BEGA

Application
An individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With higher mounting heights it can be used as a wall luminaire next to doors or for lighting office areas.

Materials
Luminaire body constructed of die-cast machine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy.
Matte surface glass.
High quality silicone aluminized gasket.
Mechanically captive stainless steel fasteners.

NRTL Listed to North American Standards, suitable for wet locations
RoHS Compliant
Weight: 0.56kg

Electrical
Operating voltage: 120-277VAC
Minimum start temperature: -20°C
LED module wattage: 2.1W
Supply voltage: 120-277VAC
Controllability: non-dimmable
Color rendering index: Ra95
Luminous lumens: 179 lumens (3000K)
Lifetime at Ta = 15°C: >50,000 h (L70)
Lifetime at Ta = 25°C: 300,000 h (L70)

LED color temperature
□ 4000K - Product number + K4
□ 3500K - Product number + K5
□ 3000K - Product number + K3
□ 2700K - Product number + K2

LED replacement
With each purchase of a BEGA luminaire, a LED replacement module for up to 24 weeks after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: □ Black (BLK) □ White (WHT) □ RAL: □ Silver (SLV) □ CUS:

Type:
BEGA Product:
Project:
Modified:

Product
BEGA Way Capitola, CA 95013 (805)684-0533 info@bega-us.com
Updated 03/28/19

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SITE LUMINAIRE SCHEDULE												
TYPE	DESCRIPTION	MANUFACTURER	CATALOG SERIES NUMBER	LAMPS (QTY) TYPE	INPUT VA	LUMENS	VOLT	MOUNTING				NOTES
								R	S	P	W	
D	5" SURFACE-MOUNT LED DOWNLIGHT	CONTECH	SMTR5-30K-12D1-S	LED, 3000K	11	770	120		X			
G2	30' AREA LIGHT POLE WITH TYPE 2 DISTRIBUTION	BEACON	RAR2-480L-185-3K7-2-120-BLT-BC	LED, 3000K	185	24000	120		X			
G4	30' AREA LIGHT POLE WITH TYPE 4 DISTRIBUTION											

61-098

14

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Fred V. Himschoot, 599 Soda Creek Road, Highway 140, Idaho Springs, of the County of Clear Creek, State of Colorado, and Kimberly McBride, Trustee for the York Street Land Trust, P.O. Box 270032, Louisville, CO 80027, each of whom owns one half of the property subject to this easement, and each of whom are the fee owners of the remaining portion of the property subject to this easement hereinafter sometimes referred to collectively as "Grantor", for and in consideration of One Dollar (\$1.00), receipt of which is acknowledged, and the prospective benefits to be derived by reason of the presence of drainage facilities for water and sewage owned and maintained by the City and County of Denver located on or below lands owned by Grantor, as defined below, and other good and valuable considerations in hand paid, do hereby grant, convey and release to the CITY AND COUNTY OF DENVER, a municipal corporation of the State of Colorado, its successors and assigns, sometimes hereinafter referred to as the "City" or "Grantee", a non-exclusive and perpetual easement and right-of-way for drainage facilities for water and sewage across lands owned by Grantor, and situated in the City and County of Denver, State of Colorado "Easement".

Grantor hereby grants to Grantee the perpetual right to enter, re-enter and use the hereinafter described easement to locate, construct, inspect, operate, maintain, repair, remove, replace, relocate and reconstruct drainage facilities for water and sewage, including underground and surface facilities and appurtenances thereto, into, within, over, upon, across, through and under the parcel of land for which the easement and right-of-way is hereby granted, and said parcel of land is more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED AND INCORPORATED
BY REFERENCE ("Easement Property").

The Grantor hereby warrants that Grantor has full right and lawful authority to make the grant herein contained and that Grantor has or will have fee simple title to the land over which said easement is granted. The interest granted to the City herein shall specifically include any after acquired rights of Grantor in the subject property, to the extent of the specified easement rights herein stated.

If ingress to and egress from the parcel of land for which an easement is hereby granted from and to a public road or highway is not available, the Grantor grants to Grantee the right of ingress to and egress from said parcel over and across the land owned by Grantor by means of roads and lanes thereon, if such exist, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor; provided that such right of ingress and egress shall not extend to any portion of said land which is isolated from the strip by any public road or highway now crossing or hereafter crossing said land; and provided further, that if any portion of said land is or shall be subdivided and dedicated roads or highways on such portion shall extend to the strip, the right of ingress and egress on that portion shall be confined to such dedicated roads and highways.

Grantee agrees that after Grantee's repair, maintenance, operation or improvement of any of the drainage facilities for water and sewage located within the Easement granted hereunder, Grantee shall restore, at its sole cost and expense, the surface of the Easement Property (and if applicable Grantor's immediately adjacent property) to the grade and condition it was in immediately prior to said construction, repair, and improvement which obligation shall include, the patching and resurfacing of any parking surface on a portion of the Easement Property and immediately surrounding parking surfaces to the extent the need for such patching and/or resurfacing is attributable to the construction or subsequent maintenance, repair, replacement or removal of the drainage facilities for water and sewage.

Grantor grants to Grantee the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on the strip and to trim and to cut down and clear away any trees on either side of the Easement Property which now or hereafter in the opinion of Grantee may be a hazard to the said facilities, or appurtenances thereto, or may interfere with the exercise of Grantee's rights hereunder; provided, however, that all trees which Grantee is hereby authorized to cut and remove, if

APPROVED FOR REC
ASSET MGMT.

Stormwater
Sanitary
Sewer
300

AN ATTORNEY'S OFFICE
CITY ATTORNEY'S OFFICE

valuable for timber or wood, shall continue to be the property of Grantor, but all tops, lops, brush and refuse wood shall be burned or removed by Grantee.

Grantor RESERVES for itself the right of ownership, use and occupancy of the Easement Property insofar as said ownership, use and occupancy do not interfere with the installation, construction, maintenance, repair, inspection and operation of said facilities installed or permitted to be installed by the City and County of Denver, and PROVIDING FURTHER that the Grantor shall not erect or place any building, tree or other obstruction on the above-described easement and right-of-way and the City shall not be liable for their removal if they are so placed, EXCEPT to the extent otherwise provided herein.

The Easement granted hereby is personal to the Grantee and shall not be assigned or transferred by the Grantee voluntarily, by operation of law, by merger or other corporate proceedings, or otherwise, in whole or in part, without the prior written consent of the Grantor. No written Grantor of any of the provisions shall deem consent by Grantor a waiver hereof, except to the extent of such consent.

This Easement contains all of the terms agreed upon by the parties with respect to the subject matter hereof. Any amendment or modification to this Easement shall be reduced to writing and executed by the parties hereto.

This Easement shall be governed by and construed in accordance with the laws of the State of Colorado.

This Grant shall extend to and be binding upon the successors and assigns of the respective parties hereto. The terms, covenants, agreements and conditions in this Grant shall be construed as covenants running with the land.

Signed and delivered this 17th day of August 2001.

Grantor

Fred V. Himschoot

Kimberly McBride
Kimberly McBride, Trustee
York Street Land Trust

STATE OF COLORADO)
)
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 17th day of August, 2001, by Fred V. Himschoot and by Kimberly McBride, Trustee for the York Street Land Trust.

In Witness Whereof.

My Commission Expires

9/24/04

(SEAL)

Leslie H. Fry
Notary Public



NE1/4, S26, T3S, R68W, 6TH. P.M.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ALSO BEING A PART OF BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 2, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 2, NORTH 90°00'00" WEST, A DISTANCE OF 125.12 FEET TO THE POINT OF BEGINNING.

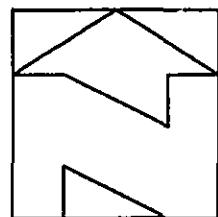
THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET;
THENCE ALONG THE WEST LINE OF THE PLATTED ALLEY RIGHT OF WAY, NORTH 00°04'20" EAST, A DISTANCE OF 367.69 FEET;
THENCE ALONG THE NORTH LINE OF SAID BLOCK 2, SOUTH 89°50'10" EAST, A DISTANCE OF 16.00 FEET;
THENCE ALONG THE EAST LINE OF THE PLATTED ALLEY; SOUTH 00°04'20" WEST, A DISTANCE OF 367.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,882.63± SQUARE FEET.

BASIS OF BEARING IS THE SOUTH LINE OF BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER ASSUMED TO BEAR NORTH 90°00'00" WEST, AS MONUMENTED BY 4' DENVER RANGE LINE CROSSES.

			EXHIBIT A			
			PREPARED BY	GILLANS INC. 8471 TURNPIKE DR. SUITE 200 WESTMINSTER, CO 80031 303-426-1731		
REVISED	HAR	8/27	PROJECT BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION ALLEY VAC.			
APPROVED						
CHECKED			LOCATION (UTM-50) NE1/4, S26, T3S, R68W, (68-3-26.1)			
DRAWN	HAR	7/10				
SURVEYED			JOB NO.	101004	PROJECT NO.	2001-234
ACTION	BY	DATE	FILE NO.	1317.02-SE	RECEIVED	1 of 2

NE1/4, S26, T3S, R68W, 6TH. P.M.



SCALE: 1' = 60'

60 0 20 40 60

38TH AVENUE

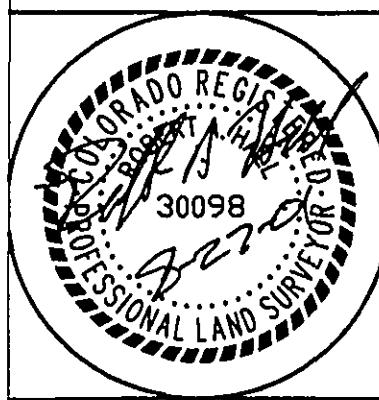
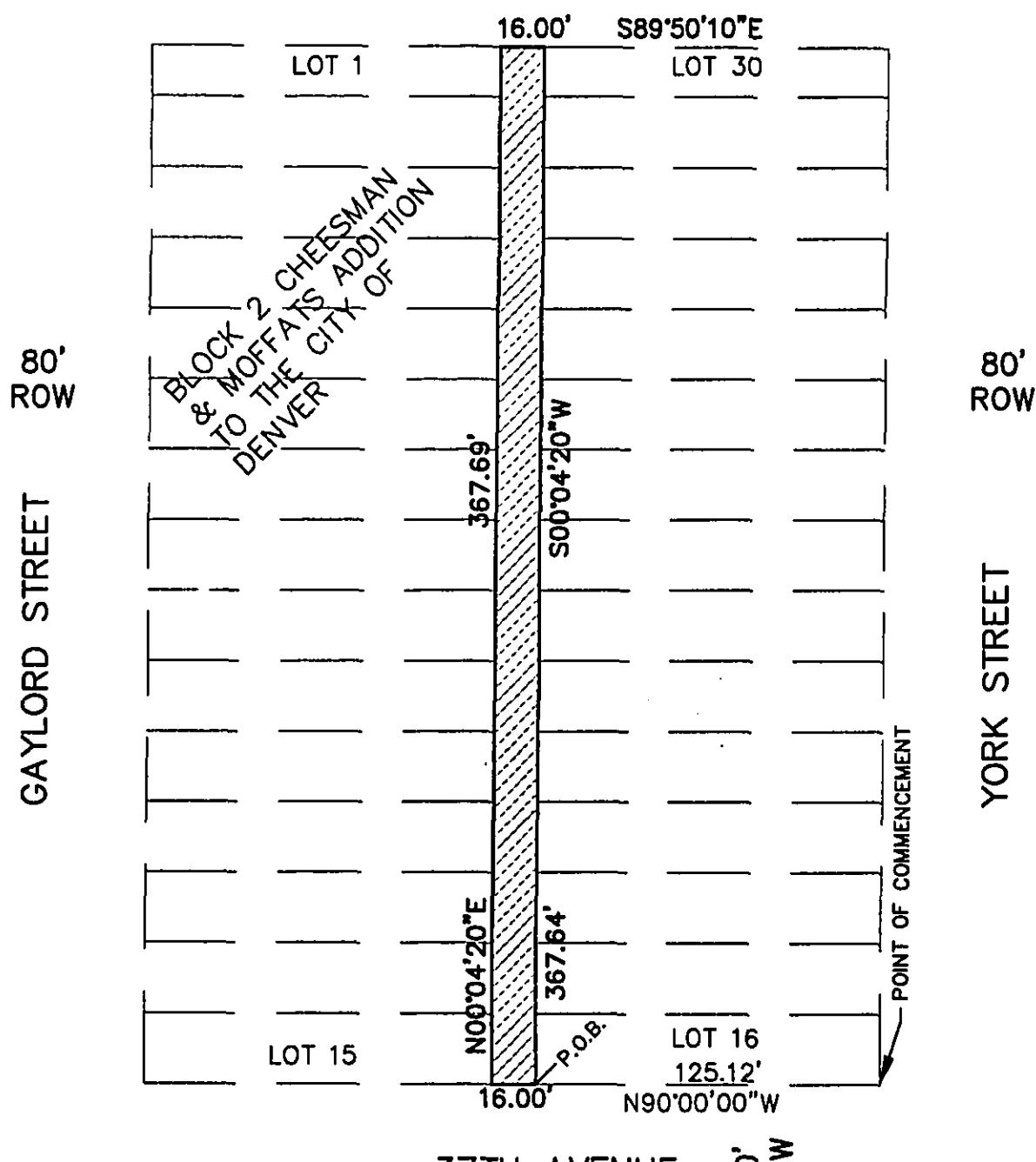


EXHIBIT A

PREPARED BY
GILLANS INC.
8471 TURNPIKE DR. SUITE 200
WESTMINSTER, CO 80031
303-426-1731

PROJECT
BLOCK 2, CHEESEMAN AND
MOFFAT'S ADDITION ALLEY VAC.

LOCATION (UTM-30) NE1/4, S26, T3S, R68W, (68-3-26.1)

ACTION	BY	DATE	JOB NO.	PROJECT NO.	FILE NO.	sheet
			101004	2001-234	1317.02-SE	2 of 2



Comment Report

Department of Public Works
Engineering, Regulatory, & Analytics
201 W. Colfax Ave., Dept. 507
Denver, Colorado 80202-5304
(720) 865-3003
denver.pwera@denvergov.org

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Clara Brown Commons Relinquishment

10/26/2021

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000025 **Review Phase:**
Location: 3701 York St **Review End Date:** 10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 10/04/2021
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 10/08/2021
Status: Approved
Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 10/11/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 10/11/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment
Reviewing Agency/Company: Denver Water
Reviewers Name: Gina Begly
Reviewers Phone: 303-628-6219
Reviewers Email: gina.begly@denverwater.org
Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved w/Conditions

Reviewers Name: Robert Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org

Status Date: 10/26/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment

Comment Report

Page 2 of 6

Clara Brown Commons Relinquishment

10/26/2021

Master ID:	2019-PROJMSTR-0000594	Project Type:	ROW Relinquishment
Review ID:	2021-RELINQ-0000025	Review Phase:	
Location:	3701 York St	Review End Date:	10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency/Company: DOTI ROWS Survey

Reviewers Name: Scott Castaneda

Reviewers Phone: 720-879-1937

Reviewers Email: robert.castaneda@denvergov.org

Approval Status: Approved with conditions

Comments:

Review not needed of exhibit, per an email by Martin Plate:

For the ordinance when an entire easement is being relinquished, the CAO does not use a legal description. Here is an example of language from an ordinance where an entire easement was relinquished:

That the action of the Executive Director of the Department of Transportation and Infrastructure in relinquishing the easement reserved in Ordinance No. 20170153, Series of 2017, recorded with the Denver Clerk & Recorder at Reception No. 2017032202, be and the same is hereby approved and that the easement in the above-referenced recorded ordinance is hereby relinquished.

That language is followed by the ordinance signature page. We do the ordinances without a legal description because the City is giving up everything it received, so no legal description is necessary.

Status Date: 10/11/2021

Status: Denied

Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment

Reviewing Agency/Company: DOTI ROWS Survey

Reviewers Name: Scott Castaneda

Reviewers Phone: 720-879-1937

Reviewers Email: robert.castaneda@denvergov.org

Approval Status: Denied

Comments:

Project Name: 2021-RELINQ-0000025

Project Description: 2019PM0000594 MHM Clara Brown Commons

Reviewed By: Scott Castaneda Robert.castaneda@denvergov.org

1. Submitted exhibit is in the form of a PNEE, which is a different document. For a relinquishment, the intent should be to relinquish the existing easement. Please reference the existing easement by reception number, and then using language like further described as, recite the legal description of the original easement.

Status Date: 10/08/2021

Status: Denied

Comments: Project Name: 2021-RELINQ-0000025

Project Description: 2019PM0000594 MHM Clara Brown Commons

Reviewed By: Scott Castaneda Robert.castaneda@denvergov.org

1. Submitted exhibit is in the form of a PNEE, which is a different document. For a relinquishment, the intent should be to relinquish the existing easement. Please reference the existing easement by reception number, and then using language like further described as, recite the legal description of the original easement.

Reviewing Agency: Case Manager Review/Finalize

Review Status: Confirmation of Payment

Comment Report

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Clara Brown Commons Relinquishment

10/26/2021

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000025 **Review Phase:**
Location: 3701 York St **Review End Date:** 10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org

Status Date: 10/11/2021
Status: Confirmation of Payment
Comments:

Status Date: 10/11/2021
Status: Comments Compiled
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email: Richard.Tenorio@denvergov.org

Status Date: 10/11/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment
Reviewing Agency/Company: Denver Fire Dept. / Fire Prevention Division
Reviewers Name: Rich Tenorio
Reviewers Phone: 720.633.3222
Reviewers Email: richard.tenorio@denvergov.org
Approval Status: Approved

Comments:
Denver Fire Dept. Approved - RT

Status Date: 10/08/2021
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Landmark Review Review Status: Approved - No Response

Reviewers Name: Becca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org

Status Date: 10/11/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved - No Response

Status Date: 10/11/2021
Status: Approved - No Response
Comments:

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 10/11/2021
Status: Approved - No Response

2021-RELINQ-0000025

Comment Report

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Clara Brown Commons Relinquishment

10/26/2021

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000025 **Review Phase:**
Location: 3701 York St **Review End Date:** 10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

Reviewing Agency: Office of Emergency Management Referral	Review Status: Approved - No Response
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Status Date: 10/11/2021
Status: Approved - No Response

Comments:

Reviewing Agency: Parks and Recreation Review	Review Status: Approved
---	-------------------------

Reviewers Name: Greg Neitzke
Reviewers Email: Greg.Neitzke@denvergov.org

Status Date: 09/22/2021
Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review	Review Status: Approved
---	-------------------------

Reviewers Name: Matthew Schwindt
Reviewers Email: Matthew.Schwindt@denvergov.org

Status Date: 10/08/2021
Status: Approved

Comments:

Reviewing Agency: Policy and Planning Review	Review Status: Approved - No Response
--	---------------------------------------

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 10/11/2021
Status: Approved - No Response

Comments:

Reviewing Agency: TES Sign and Stripe Review	Review Status: Approved - No Response
--	---------------------------------------

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org

Status Date: 10/11/2021
Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral	Review Status: Approved
--	-------------------------

Status Date: 10/11/2021
Status: Approved

Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment
Reviewing Agency/Company: CenturyLink
Reviewers Name: LISA A GALLEGOS-THOMPSON

Comment Report

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Clara Brown Commons Relinquishment

10/26/2021

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2021-RELINQ-0000025 **Review Phase:**
Location: 3701 York St **Review End Date:** 10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Phone: 4064430583
Reviewers Email: lagallegos@yahoo.com
Approval Status: Approved

Comments:

Attachment: Vacate City of Denver Jessica Eusebio.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral	Review Status: Approved
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Status Date: 10/11/2021
Status: Approved
Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Reviewing Agency: City Councilperson and Aides Referral	Review Status: Approved - No Response
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Status Date: 10/11/2021
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review	Review Status: Approved w/Conditions
---	--------------------------------------

Reviewers Name: Sarah Kaplan
Reviewers Email: Sarah.Kaplan@denvergov.org

Status Date: 10/11/2021
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment
Reviewing Agency/Company: Development Services, CPD
Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:

2019PM0000594 SDP is currently in review and not yet approved. Easement RELINQ is approved by Project Coordinator but this approval does not constitute SDP Plan Set approval. Please identify RELINQ where required with SDP Plan Set.

Reviewing Agency: DES Transportation Review	Review Status: Approved
---	-------------------------

Reviewers Name: Matt Farmen
Reviewers Email: Matt.Farmen@denvergov.org

Comment Report

Page 6 of 6

Clara Brown Commons Relinquishment

10/26/2021

Master ID: 2019-PROJMSTR-0000594	Project Type: ROW Relinquishment
Review ID: 2021-RELINQ-0000025	Review Phase:
Location: 3701 York St	Review End Date: 10/08/2021

Any denials listed below must be rectified in writing to this office before project approval is granted.

Status Date: 10/01/2021

Status: Approved

Comments:

Reviewing Agency: DES Wastewater Review

Review Status: Approved

Reviewers Name: Kelsey Kijowski

Reviewers Email: Kelsey.Kijowski@denvergov.org

Status Date: 09/24/2021

Status: Approved

Comments:

Reviewing Agency: RTD Referral

Review Status: Approved

Status Date: 10/11/2021

Status: Approved

Comments: PWPRS Project Number: 2021-RELINQ-0000025 - Clara Brown Commons Relinquishment

Reviewing Agency/Company: RTD

Reviewers Name: Clayton Scott Woodruff

Reviewers Phone: 3032992943

Reviewers Email: clayton.woodruff@rtd-denver.com

Approval Status: Approved

Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved - No Response

Status Date: 10/11/2021

Status: Approved - No Response

Comments: