



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

[Signature] as Exec Dir., Mile High Ministries *4/15/22*
Owner/Vested Party/Applicant Signature Date





DENVER
THE MILE HIGH CITY

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

APPLICATION

EASEMENT RELINQUISHMENT

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: 4/14/2022

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: Jeffrey Johnsen
Company (if applicable): Mile High Ministries Title: Executive Director
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: ~~Executive Director~~ City Council Ordinance
Clerk & Recorder Recordation Number: 2001203743
Ordinance Number (if applicable): 1017 of series 2001

PORTION OF EASEMENT IF BEING RELINQUISHED:

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





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

Easement granted for protection of the power lines, telephone lines, and cable television lines. In addition a full width hard surface easement is retained for utility purposes. This is according to the ordinance noted in this application.
This application is for a full relinquishment of the easement in its entirety.

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

All known utilities, including power poles and lines were demolished in 2019 and the sewer line was cut and capped at 37th Avenue. There are no known utilities in this easement area.
A new sewer line will be put in place in a new location. Xcel has provided a design to a new transformer for the property and internet/cable service is being solicited with new pedestals to be installed to service the new building.

EXPLANATION OF WHY THE EASEMENT RELINQUISHMENT IS BEING REQUESTED:

Please explain why the easement needs to be relinquished.

The site development plan that is being processed at this time by CPD provides for new locations for the utilities. In addition, some buildings or other structures, such as underground utilities may need to be placed in the location of the existing easement. The developer has signed and recorded a new PNEE to service the new utilities.

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.

Handwritten signature and date: 4/18/22
Owner/Vested Party Signature: GS Exec. Dir. Mile High Ministries DATE



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BY AUTHORITY

ORDINANCE NO. *1017*
SERIES OF 2001

COUNCIL BILL NO. *981* *12*
COMMITTEE OF REFERENCE:

A BILL

Public Works

For an ordinance vacating a certain part of the system of thoroughfares of the municipality, i.e., vacating the alley in Block 2, Cheesman and Moffat's Addition, lying between 37th Avenue, 38th Avenue, York Street and Gaylord Street.

WHEREAS, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain alley in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with reservations as set forth;

**NOW, THEREFORE,
BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

Section 1. That the action of the Manager of Public Works in vacating the following described alley in the City and County of Denver and State of Colorado, to wit:

A 16 FOOT WIDE ALLEY LOCATED IN THE NE1/4 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 ON 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 ON SAID SOUTH LINE, NORTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET;
THENCE ON THE WEST LINE OF THE PLATTED ALLEY RIGHT OF WAY, NORTH 00°04'20" EAST, A DISTANCE OF 367.69 FEET;
THENCE ON THE NORTH LINE OF SAID BLOCK 2, SOUTH 89°50'10" EAST, A DISTANCE OF 16.00 FEET;
THENCE ON THE EAST LINE OF THE PLATTED ALLEY; SOUTH 00°04'20" WEST, A DISTANCE OF 367.64 FEET TO THE POINT OF BEGINNING, CONTAINING 5,883± SQUARE FEET.

2001203743 2001/11/30 15:50:32 1/ 2 ORD
DENVER COUNTY CLERK AND RECORDER .00 .00 JCZ

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be and the same is hereby approved and the described alley is hereby vacated and declared vacated, provided, however, said vacation shall be subject to the following reservations:

Easements shall be retained to protect the power lines, telephone lines, and cable television lines. In addition, a full width, hard surface easement be and is hereby retained for utility purpose, and no trees, structures or retaining walls are allowed over, across, or below the easement limits and access for utility purposes will not be denied or restricted for any reason.

PASSED BY THE COUNCIL November 26 2001

[Signature] - PRESIDENT

APPROVED: [Signature] - MAYOR 11-27- 2001

ATTEST: [Signature] - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

PUBLISHED IN THE DAILY JOURNAL Nov. 23, 2001 Nov. 30, 2001

The Manager of Public Works has made the findings and determinations as set forth in the above and foregoing draft or form of a proposed Bill for an Ordinance, and subject to approval by Ordinance, has vacated and does hereby vacate the described alley, subject to certain reservations, and requests the Council of the City and County of Denver to approve such vacation, subject to certain reservations, by the enactment of an appropriate ordinance. The Manager of Public Works approves said draft or form of a proposed Bill for an Ordinance and recommends the introduction and passage thereof.

PREPARED BY: PATRICK A. WHEELER, ASSISTANT CITY ATTORNEY 11/13/01

REVIEWED BY: [Signature] - CITY ATTORNEY 11/14 2001

SPONSORED BY COUNCIL MEMBER(S) _____



LEGAL DESCRIPTION

ZONE LOT 1

LOTS 1 TO 30, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFITT'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. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE ALONG THE NORTH LINE OF SAID BLOCK 2, SOUTH 89°52'16" EAST A DISTANCE OF 266.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 2; THENCE ALONG THE EAST LINE OF SAID LOTS 16 THROUGH 30, BLOCK 2, SOUTH 00°03'26" WEST A DISTANCE OF 367.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 2; THENCE ALONG THE SOUTH LINE OF BLOCK 2, NORTH 89°59'54" WEST A DISTANCE OF 266.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 2; THENCE ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 15, BLOCK 2, NORTH 00°03'43" EAST A DISTANCE OF 367.99 FEET TO SAID NORTHWEST CORNER LOT 1, BLOCK 2 AND THE POINT OF BEGINNING

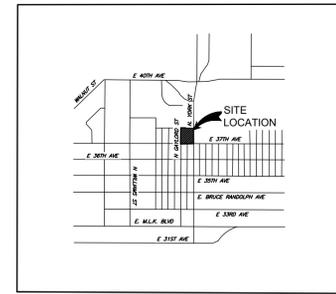
CONTAINING ±97,937 SQ. FT. OR ±2.248 ACRES, MORE OR LESS.

MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

STATISTICAL INFORMATION				
GENERAL ZONE DISTRICTS INFORMATION	SQ. FT.		ACRES	
ZONE LOT SIZE (GROSS PROJECT AREA)	97,937		2.248	
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	REVIEWS PENDING: 2021-DEDICATION-0000154, 2021-DEDICATION-0000170, 2021-DEDICATION-0000178			
ZONE DISTRICT	U-RX-5		U-RX-3	
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY: NORTH YORK STREET, SIDE: EAST 37TH AVE., EAST 38TH AVE., NORTH GAYLORD STREET		PRIMARY: NORTH GAYLORD STREET, SIDE: EAST 37TH AVE., EAST 38TH AVE., NORTH YORK STREET	
PROPOSED USE(S)	DWELLING, MULTI-UNIT		DWELLING, MULTI-UNIT	
NUMBER OF DWELLING UNITS (RESIDENTIAL PROJECTS ONLY)	61		17 (BLDG 01-4 UNITS, BLDG 02-5 UNITS, BLDG 03-4 UNITS, BLDG 04-4 UNITS)	
GROSS FLOOR AREA PER USE (FOR NON RESIDENTIAL AND MIXED-USE PROJECTS)	76,678 FT, DWELLING, MULTI-UNIT		22,944 FT, DWELLING, MULTI-UNIT	
BUILDING FORM USED	SHOPFRONT		TOWN HOUSE	
DESIGN ELEMENTS	ALLOWED	PROVIDED	ALLOWED	PROVIDED
	BUILDING HEIGHT, STORIES (MIN/MAX), (REFER TO SHEETS 9 & 10 OF 20)	5 MAX	5	3 MAX
BUILDING HEIGHT, FEET (MIN/MAX), (REFER TO SHEETS 9 & 10 OF 20)	N/A/70	63.8	N/A/38	28
BUILD-TO	REQUIRED (BLDG 05)	PROVIDED (BLDG 05)	REQUIRED (BLDG 01-04)	PROVIDED (BLDG 01-04)
	PRIMARY STREET TOTAL BUILD-TO (MIN/MAX) (REFER TO SHEETS 11 & 13 OF 20 FOR DETAILS)	70% WITHIN 0' / 15' = 257.18'	94.11% / 345.76'	70% WITHIN 10' / 15' = 257.6'
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)...	N/A	N/A	N/A	N/A
OVERALL BUILDINGS OR STRUCTURE LENGTH (MAX) (REFER TO SHEETS 10 & 12 OF 19 FOR DETAILS)	N/A	345.76'	BLDG 01	85.90'
			BLDG 02	77.73'
			BLDG 03	77.73'
			BLDG 04	37.19'
PARKING	REQUIRED (MIN)	PROVIDED	REQUIRED (MIN)	PROVIDED
	STANDARD SPACES	6	52	17
COMPACT SPACES	N/A	4	N/A	0
ACCESSIBLE	4	4	N/A	0
TOTAL	10	60	17	17
*ALTERNATIVE PARKING REQUIREMENT OF 0.1 SPACES/UNIT PER DZC SEC 10.4.5.2.b				
	REQUIRED (MIN)	PROVIDED	REQUIRED (MIN)	PROVIDED
BICYCLE (ENCLOSED/FIXED)	16	16 (12/4)	8(FIXED)	8(FIXED)
LOADING SPACES			1	
GROUND STORY ACTIVATION (TRANSPARENCY)	REQUIRED, % (MIN)	PROVIDED, %	REQUIRED, % (MIN)	PROVIDED, %
	TOTAL TRANSPARENCY PRIMARY STREET (NORTH YORK STREET) (REFER TO SHEETS 8 & 9 OF 17 FOR DETAILS)	40	42	N/A
TOTAL TRANSPARENCY PRIMARY STREET (NORTH GAYLORD STREET) (REFER TO SHEETS 8 & 9 OF 17 FOR DETAILS)	N/A	N/A	40	46.8
TOTAL TRANSPARENCY SIDE STREET (EAST 37TH AVE) (REFER TO SHEETS 8 & 9 OF 17 FOR DETAILS)	25	44	25	45
TOTAL TRANSPARENCY SIDE STREET (EAST 38TH AVE) (REFER TO SHEETS 8 & 9 OF 17 FOR DETAILS)	25	44.80	25	39.5
GBO COMPLIANCE	EXEMPT PER SECTION 10-301(c)(3) OF GBO RULES AND REGULATIONS		EXEMPT, BUILDINGS ARE BELOW GFA THRESHOLD	
COOL ROOF	PROVIDED		N/A	



VICINITY MAP
SCALE: 1"=1000'

SHEET INDEX

- 1 OF 20 COVER SHEET
- 2 OF 20 SURVEY SHEET
- 3 OF 20 SURVEY SHEET
- 4 OF 20 SITE PLAN
- 5 OF 20 GRADING & UTILITY PLAN
- 6 OF 20 LANDSCAPE PLAN
- 7 OF 20 LANDSCAPE PLAN
- 8 OF 20 LANDSCAPE DETAILS
- 9 OF 20 ARCHITECTURAL BUILDING ELEVATIONS - APARTMENTS
- 10 OF 20 ARCHITECTURAL BUILDING ELEVATIONS - TOWNHOMES
- 11 OF 20 ARCHITECTURAL FLOOR PLANS - APARTMENTS
- 12 OF 20 ARCHITECTURAL FLOOR PLANS - TOWNHOMES
- 13 OF 20 ARCHITECTURAL FLOOR PLANS - TOWNHOMES
- 14 OF 20 ARCHITECTURAL FLOOR PLANS - TOWNHOMES
- 15 OF 20 ROOF PLAN - APARTMENTS
- 16 OF 20 ROOF PLAN - TOWNHOMES
- 17 OF 20 PHOTOMETRIC PLAN
- 18 OF 20 LIGHTING CUT SHEETS
- 19 OF 20 LIGHTING CUT SHEETS
- 20 OF 20 SITE ELECTRICAL PLAN

GENERAL NOTES:

1. THIS SITE DEVELOPMENT PLAN WAS REVIEWED UNDER THE DENVER ZONING CODE EFFECTIVE DATE JUNE 25TH, 2010, RESTATED IN ITS ENTIRETY ON JULY 1, 2021, AS AMENDED THROUGH FEBRUARY 23, 2022.
2. FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
3. 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.
4. ACCESSIBLE PARKING SPACES MUST BE IDENTIFIED BY SIGNS AND ON PAVEMENT SURFACES WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).
5. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
6. 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 DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
7. 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.
8. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
9. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AND STORM WATER DETENTION FACILITY CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF CLARA BROWN COMMONS, LLC OF PARCELS _____, _____, _____.
10. DEVELOPMENT RESULTING FROM THIS SITE DEVELOPMENT PLAN 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, TRAN FILE # 2021-TRAN-0000229.
11. APPROVAL OF THIS SITE DEVELOPMENT PLAN CONSTITUTES A ZONE LOT AMENDMENT TO (COMBINE/SPLIT) (EXISTING NUMBER OF ZONE LOTS) INTO (PROPOSED NUMBER OF ZONE LOTS) AS DETAILED ON THE ZONE LOT AMENDMENT EXHIBIT SHEET. REFERENCE ZLAM NUMBER (_____).

OWNER'S SIGNATURE:

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE 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 MHM CLARA BROWN COMMONS 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: _____ DATE _____
FOR THE ZONING ADMINISTRATOR

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

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 RECEPTION # _____

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

BY _____ DEPUTY

FEE _____

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE N. LINE OF BLOCK 2, CHEESMAN AND MOFFATS 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 "1688": 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



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. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE ALONG THE NORTH LINE OF SAID BLOCK 2, SOUTH 89°52'16" EAST A DISTANCE OF 266.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 2; THENCE ALONG THE EAST LINE OF SAID LOTS 16 THROUGH 30, BLOCK 2, SOUTH 00°03'26" WEST A DISTANCE OF 367.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK 2; THENCE ALONG THE SOUTH LINE OF BLOCK 2, NORTH 89°59'54" WEST A DISTANCE OF 266.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 2; THENCE ALONG THE WEST LINE OF SAID LOTS 1 THROUGH 15, BLOCK 2, NORTH 00°03'43" EAST A DISTANCE OF 367.99 FEET TO SAID NORTHWEST CORNER LOT 1, BLOCK 2 AND THE POINT OF BEGINNING

CONTAINING ±97,937 SQ. FT. OR ±2.248 ACRES, MORE OR LESS.

MHM CLARA BROWN COMMONS

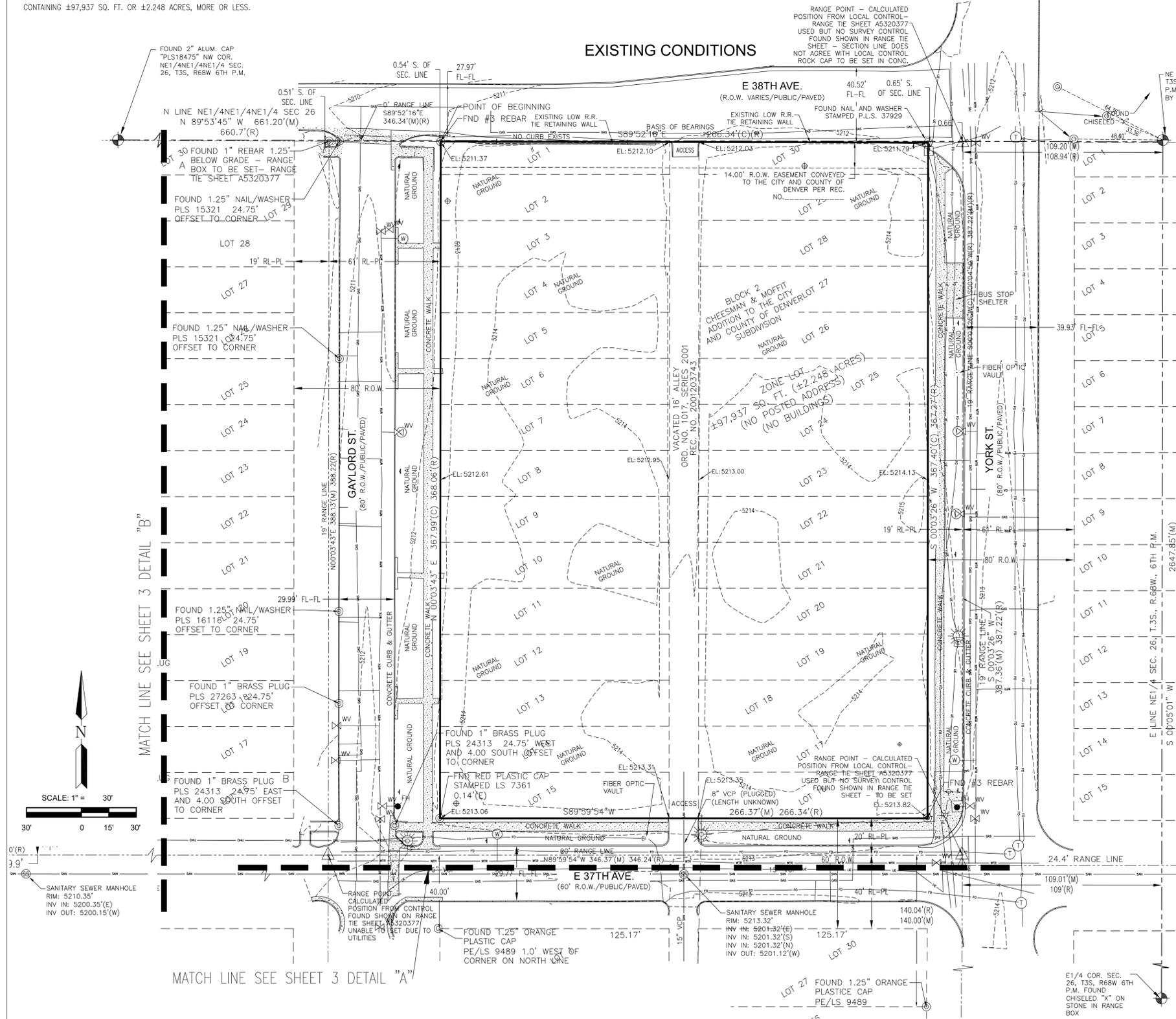
SITE DEVELOPMENT PLAN

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

LEGEND

△	CALCULATED RANGE POINT	⊙	TELEPHONE MANHOLE
●	SET 1.25 YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED P.L.S. 37929	⊙	WATER METER
⊙	FOUND MONUMENT AS NOTED	⊙	WATER VALVE
⊙	R.O.W.	⊙	ELECTRIC BOX
⊙	RL-PL	⊙	SIGN
⊙	FL-FL	⊙	ZONE LOT BOUNDARY
⊙	VCP	⊙	RANGE LINE
⊙	⊙	⊙	LOT LINE
⊙	⊙	⊙	OVERHEAD UTILITY LINE
⊙	⊙	⊙	GAS LINE
⊙	⊙	⊙	WATER LINE
⊙	⊙	⊙	ELECTRIC LINE
⊙	⊙	⊙	FIBER OPTIC LINE
⊙	⊙	⊙	CONCRETE
⊙	⊙	⊙	SPOT ELEVATION(GROUND)

EXISTING CONDITIONS



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°52'16" EAST, A DISTANCE OF 266.37 FEET. SAID LINE MONUMENTED AT THE NORTHWEST CORNER OF SAID BLOCK 2 BY A FOUND #3 REBAR 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 "1688": 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

SURVEYOR'S NOTES

- 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.
- A TITLE COMMITMENT WAS NOT PROVIDED BY THE CLIENT, AND PER C.R.S. 38-51-106 (B) (i); CLIENT DOES NOT WANT RIGHTS-OF-WAY AND EASEMENTS SHOWN BASED ON FURTHER RECORD RESEARCH BY THE LAND SURVEYOR OTHER THAN EASEMENTS AND RIGHTS-OF-WAY WHICH WERE DILIGENTLY DISCOVERED IN THE RECORDS OBTAINED BY THIS SURVEYOR.
- FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES WITHIN ZONE X (MINIMAL FLOOD HAZARD AREA) AS SHOWN ON FEMA F.I.R.M. MAP #800460089G, WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2005.
- FIELD SURVEY COMPLETION DATE: AUGUST 16, 2021.
- 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.
- UNIT OF MEASUREMENT: U.S. SURVEY FOOT.
- 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.
- 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 AUGUST 16, 2021, 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, AUGUST 16, 2021, 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 GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.



CONVERSION - CO. STATE PLANE CENTRAL ZONE

A = RANGE POINT - FOUND 1" REBAR 1.25" BELOW GRADE
LAT: 39°46'09.26968"N
LONG: 104°57'39.76634"W
N: 1,705,526.024
E: 3,151,501.657

B = REFERENCE POINT FOR RANGE POINT - FOUND 1" BRASS PLUG PLS 24313
LAT: 39°46'05.59240"N
LONG: 104°57'39.69672"W
N: 1,705,153.970
E: 3,151,509.300



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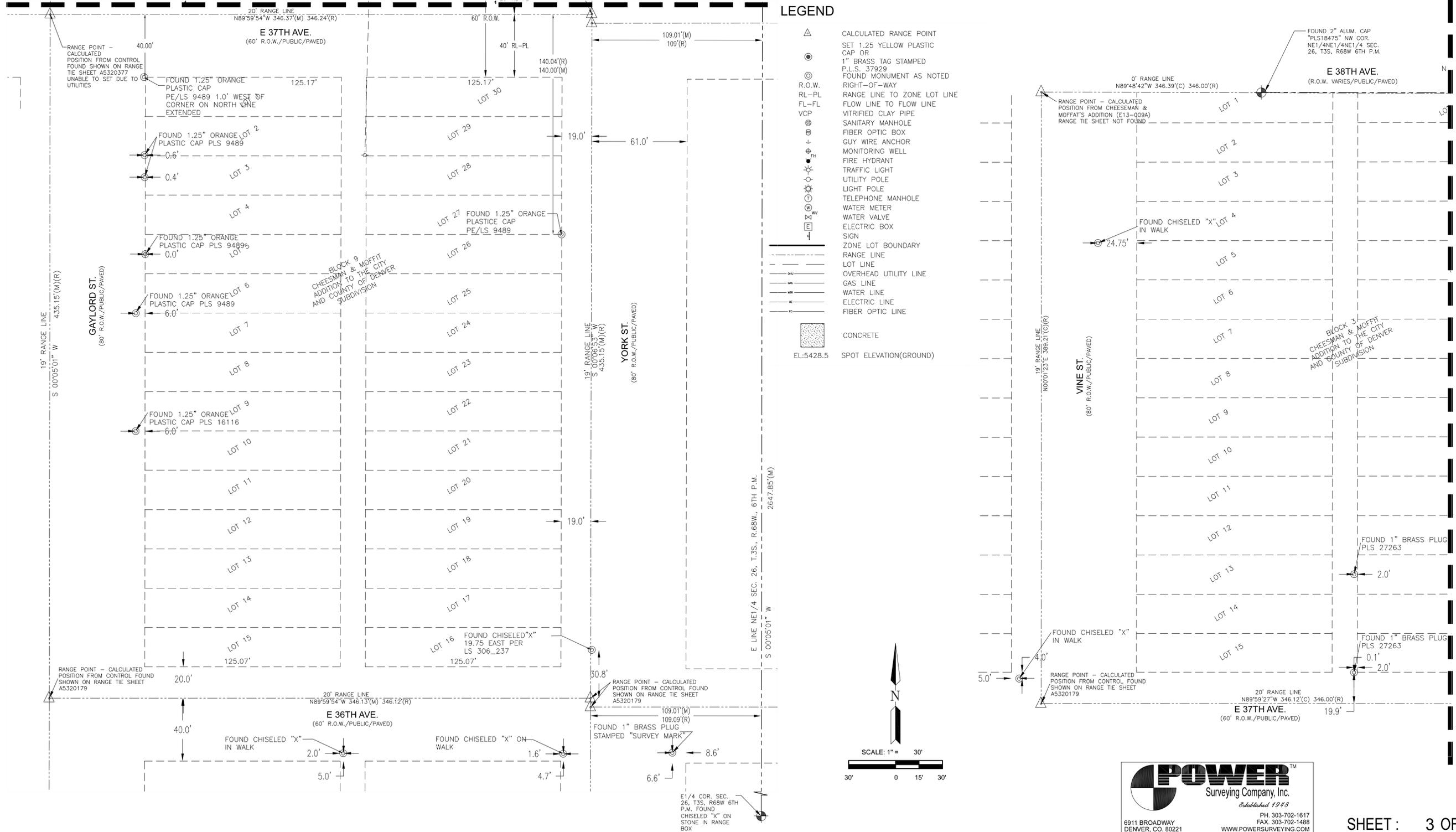
SITE DEVELOPMENT PLAN

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE.; 2206 & 2208 E 38TH AVE.; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

DETAIL "A"
 SCALE 1" = 30'

MATCH LINE SEE SHEET 2 BOTTOM RIGHT

DETAIL "B"
 SCALE 1" = 30'



MATCH LINE SEE SHEET 2 LEFT SIDE

POWER
 Surveying Company, Inc.
 Established 1948
 PH. 303-702-1617
 FAX. 303-702-1488
 WWW.POWERSURVEYING.COM
 6911 BROADWAY
 DENVER, CO. 80221

MHM CLARA BROWN COMMONS

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LEGEND

ZONE LOT LINE	———
CURB & GUTTER	====
PARKING WALL	—○—○—
SIGN	■
DESCRIPTIONS	DRIVE
ASPHALT PAVEMENT	▨
CONCRETE/SIDEWALK	▩

NOTES:

1. GENERALIZED DESIGN AND NOTES FOR ANY MAJOR, CHANGED, OR NEW IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY REQUIRED OF THIS DEVELOPMENT PROJECT IS SHOWN.

2. A TRANSPORTATION ENGINEERING PLAN (TEP) IS A SET OF CONSTRUCTION PLANS TO DOCUMENT IN DETAIL THE PUBLIC RIGHT-OF-WAY IMPROVEMENTS PROPOSED. THIS DOCUMENT IS USED BY CITY AND COUNTY OF DENVER (CCD) INSPECTORS TO ENSURE THAT ALL REQUIRED PUBLIC RIGHT-OF-WAY IMPROVEMENTS ARE CONSTRUCTED PER CCD STANDARDS. REFER TO 201X-TRAN-0000XXX.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE N. LINE OF BLOCK 2, CHEESMAN AND MOFFATS 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.

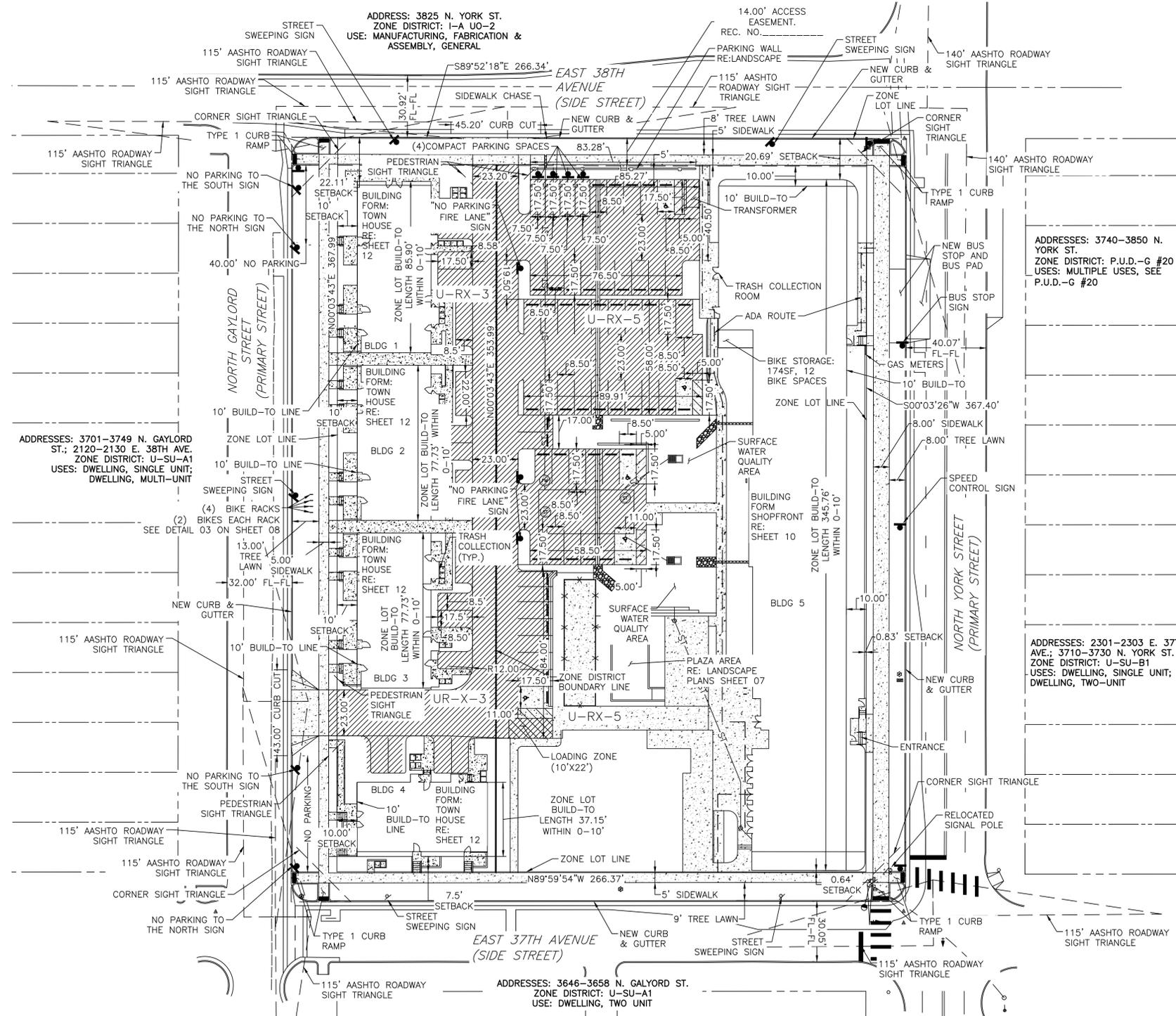
BENCHMARK

CITY AND COUNTY OF DENVER BENCHMARK "1688": 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.

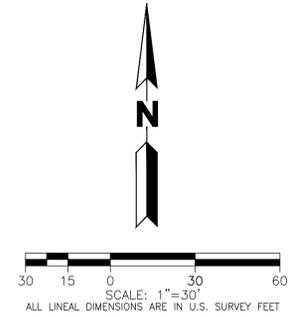
PUBLISHED NAVD 88 ELEVATION = 5216.02 FEET

SIGHT TRIANGLE RESTRICTIONS:

- 10'X10' PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.
- ROADWAY SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- 30'X30' CORNER SIGHT TRIANGLES - CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.



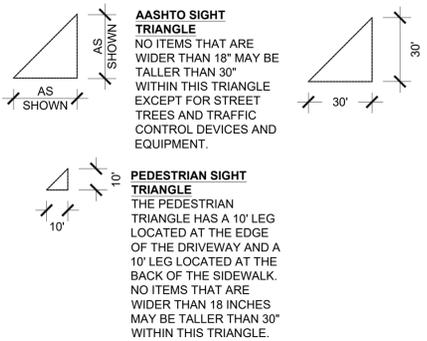
BUILD-TO ANALYSIS	REQUIRED	PROVIDED
PRIMARY STREET - N. YORK STREET TOTAL BUILD-TO 94.11% ZONE LOT STREET FRONTAGE LENGTH 367.40 FT BUILDING LENGTH 345.76 FT ALTERNATIVES PROVIDED: N/A	70.00% 257.18 FEET	94.11% 345.76 FEET
SIDE STREET - E. 37TH AVE. TOTAL BUILD-TO N/A ZONE LOT STREET FRONTAGE LENGTH 266.37 FT BUILDING LENGTH N/A ALTERNATIVES PROVIDE: N/A	N/A N/A	N/A N/A
SIDE STREET - E. 38TH AVE. TOTAL BUILD-TO N/A ZONE LOT STREET FRONTAGE LENGTH 266.37 FT BUILDING LENGTH N/A ALTERNATIVES PROVIDED: N/A	N/A N/A	N/A N/A
PRIMARY STREET - N. GAYLORD STREET TOTAL BUILD-TO 75.68% ZONE LOT STREET FRONTAGE LENGTH 367.99FT BUILDING LENGTH 278.51FT ALTERNATIVES PROVIDED: N/A	70.00% 257.6 FEET	75.81% 278.55 FEET
BUILDING 01		85.90 FEET
BUILDING 02		77.73 FEET
BUILDING 03		77.73 FEET
BUILDING 04		37.19 FEET



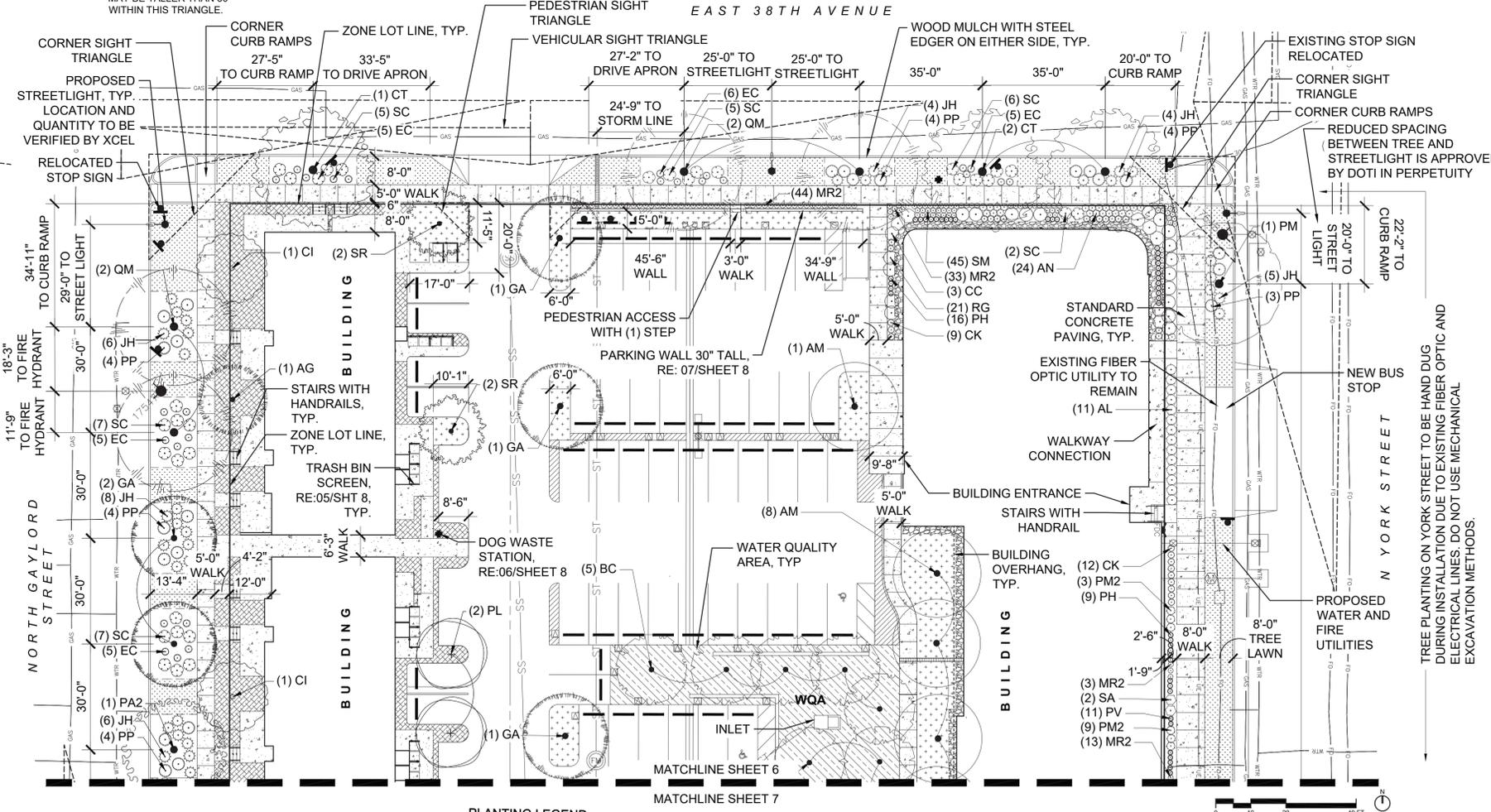
MHM CLARA BROWN COMMONS

SITE DEVELOPMENT PLAN

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NOTES:
1. (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.



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 AND PUBLIC PLACE. 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 THE 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 (2019PM000594) 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/FINES.
 - A TREE REMOVAL PERMIT IS NOT REQUIRED FOR PRIVATE PROPERTY TREE REMOVALS.
- 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 HARDSCAPE. IN TREE LAWNS, FIXTURES SHALL BE PLACED MINIMUM 3 (THREE) FEET RADIALLY 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 (2019PM000594) 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 HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES.
 - SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT REES, 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

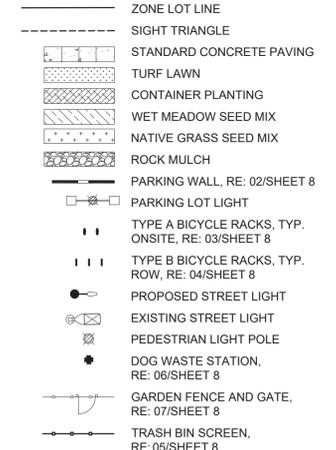
- IRRIGATION SYSTEM SHALL BE COMPLETED AND TESTED PRIOR TO COMMENCING PLANTING OPERATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN IN THE DRAWINGS, 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 WARRANTY 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.

PLANTING LEGEND

TREES	BOTANICAL / COMMON NAME	CONT
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" CAL
CT	CORYLUS COLURNA / TURKISH FILBERT	2" CAL
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	2" CAL
GA	GINKGO BILOBA 'AUTUMN GOLD' TM / AUTUMN GOLD MAIDENHAIR TREE	2" CAL
MR	MALLUS X 'RADIANT' / RADIANT CRABAPPLE	2" CAL
PA2	PHLELODENDRON AMURENSE 'MACHO' TM / MACHO CORKTREE	2" CAL
PM	PLATANUS X ACERIFOLIA 'MORTON CIRCLE' TM / EXCLAMATION! LONDON PLANE TREE	2" CAL
PL	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER CALLERY PEAR	2" CAL
QM	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	2" CAL

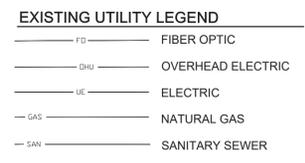
SHRUBS	BOTANICAL / COMMON NAME	SIZE
AN	AMORPHA NANA / FALSE INDIGO	1 GAL
AL	ARONIA MELANOCARPA 'UCONNAM165' TM / LOW SHRUB MOUND BLACK CHOKEBERRY	1 GAL
CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL
CC	CARYOPTERIS X CLANDONENSIS / BLUEBEARD	5 GAL
EC	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTERCREEPER	2 GAL
JH	JUNIPERUS HORIZONTALIS / CREEPING JUNIPER	5 GAL
MR2	MAHONIA REPENS / CREEPING MAHONIA	1 GAL
PV	PANICUM VIRGATUM / SWITCH GRASS	1 GAL
PH	PENNISSETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL
PM2	PINUS MUGO 'MOPS' / MOPS PINE	5 GAL
PP	PRUNUS BESSEYI 'P0115' TM / PAWNEE BUTTES SAND CHERRY	5 GAL
RC	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL
SM	SALVIA X SYLVESTRIS 'MAY NIGHT' / MAY NIGHT SAGE	1 GAL
SA	SYMPHORICARPOS ALBUS / COMMON WHITE SNOWBERRY	1 GAL
SC	SYMPHORICARPOS X CHENALTII 'HANCOCK' / HANCOCK CHENALTI CORALBERRY	5 GAL

LEGEND



STREET TREE DIVERSITY REQUIREMENTS FOR THE (21) TREES WITHIN THE CCD R.O.W.

ABV.	GENUS	SPECIES	QTY.	% GENUS
AH	AESCLULUS	HIPPOCASTANUM 'BAUMANNI'	1	4%
CT	CORYLUS	COLURNA	4	19%
GA	GINKGO	BILOBA 'AUTUMN GOLD'	4	19%
PA2	PHLELODENDRON	AMURENSE 'MACHO'	4	19%
PM	PLATANUS	X ACERIFOLIA 'MORTON CIRCLE'	4	19%
QM	QUERCUS	MUEHLENBERGII	4	19%



MINIMUM LANDSCAPE STANDARDS ANALYSIS

LANDSCAPE AREA IN SETBACKS AND BUILD-TO AREAS	LIVE GROUND COVER REQUIRED IN SETBACKS AND BUILD-TO AREAS (50%)	LIVE GROUND COVER PROVIDED IN SETBACKS AND BUILD-TO AREAS
12,637 SF	6,318 SF	7,312 SF

SITE LANDSCAPING STANDARDS
1. PRIMARY AND SIDE STREET SETBACK OPEN AREAS CONSIST OF 57% LIVE GROUND COVER. 7,312 SF OF 12,637 TOTAL SF IS LIVE GROUND COVER. ASSUMES PLANTS TO BE IRRIGATED TURF GRASS, CONTAINER PLANTS, AND NATIVE SEED. CONTAINER PLANTS PLANTED O.C. AT 75% OF SPECIES MATURE GROWTH.



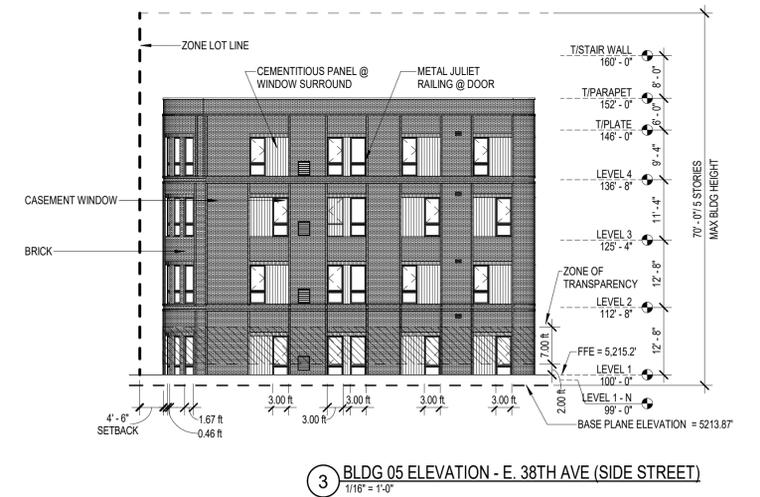
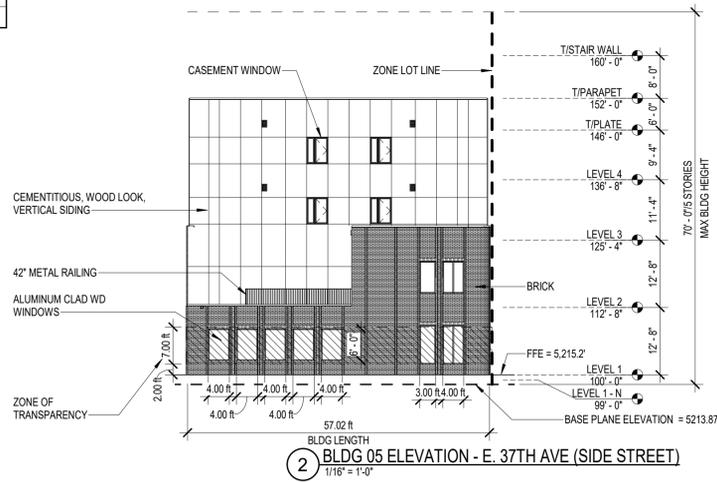
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BLDG 05 - TRANSPARENCY ANALYSIS		
U-RX-5		
SHOPFRONT		
TRANSPARENCY ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - NORTH YORK STREET	40%	42%
STREET FACING BUILDING FACADE LENGTH	138.3 FT	142.83 FT
GLAZING	138.3 FT	144.3 FT
ALTERNATIVES	N/A	N/A
SIDE STREET - EAST 37TH AVE.	25%	44%
STREET FACING BUILDING FACADE LENGTH	14.26 FT	28.67 FT
GLAZING	14.25 FT	28.67 FT
ALTERNATIVES	N/A	N/A
SIDE STREET - EAST 38TH AVE.	25%	44.8%
STREET FACING BUILDING FACADE LENGTH	28 FT	19.21 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 DZC SECTION 5.3.3.4(i) - LINE H, P5.3-25.



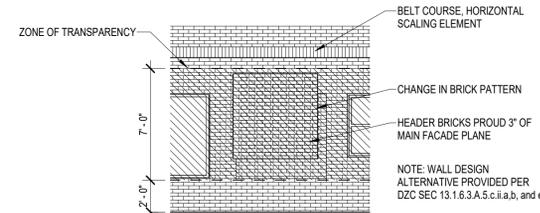
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BLDG 01,02,03,04 - TRANSPARENCY ANALYSIS								
U-RX-3								
TOWN HOUSE								
	BLDG 01		BLDG 02		BLDG 03		BLDG 04	
TRANSPARENCY ANALYSIS	REQUIRED (% & FT)	PROVIDED (% & FT)	REQUIRED (% & FT)	PROVIDED (% & FT)	REQUIRED (% & FT)	PROVIDED (% & FT)	REQUIRED (% & FT)	PROVIDED (% & FT)
PRIMARY STREET - NORTH GAYLORD STREET	40%	45.2%	40%	45%	40%	45%	40%	41%
STREET FACING BUILDING FACADE LENGTH	34.36 FT	38.84 FT	31.1 FT	35 FT	31.1 FT	35 FT	14.9 FT	15.33 FT
GLAZING	N/A	64%/24.8 FT	N/A	64%/22.3 FT	N/A	64%/22.3 FT		70%/10.7 FT
ALTERNATIVES	N/A	36%/14 FT	N/A	36%/12.7 FT	N/A	51%/18.67 FT		30%/4.67 FT
SIDE STREET - EAST 37TH AVE							25%	44.5%
STREET FACING BUILDING FACADE LENGTH							16.4 FT	29.2 FT
GLAZING							8.2 FT	59%/17.2 FT
ALTERNATIVES							N/A	41%/12 FT
SIDE STREET - EAST 38TH AVE	25%	41%						
STREET FACING BUILDING FACADE LENGTH	9.29 FT	15.33 FT						
GLAZING	9.29 FT	70%/10.7 FT						
ALTERNATIVES	N/A	30%/4.66 FT						

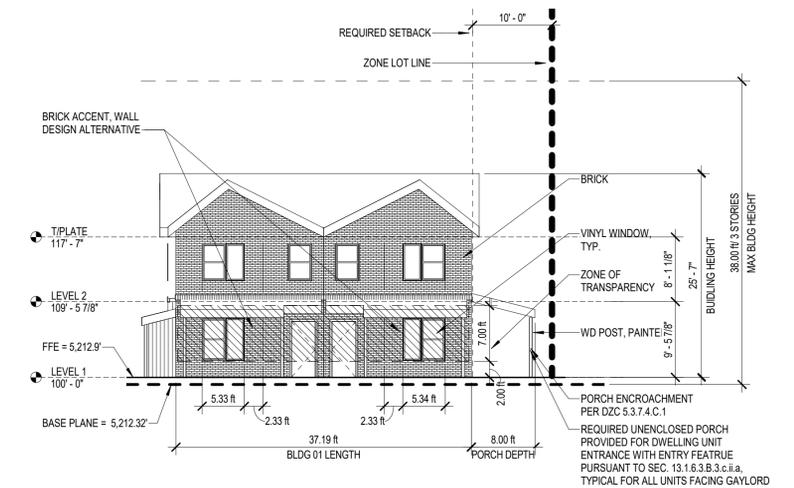
NOTE: GLAZING ALTERNATIVE PROVIDED PER DZC SEC. 5.3.6.2 & SEC. 13.1.6.3.A.5.c



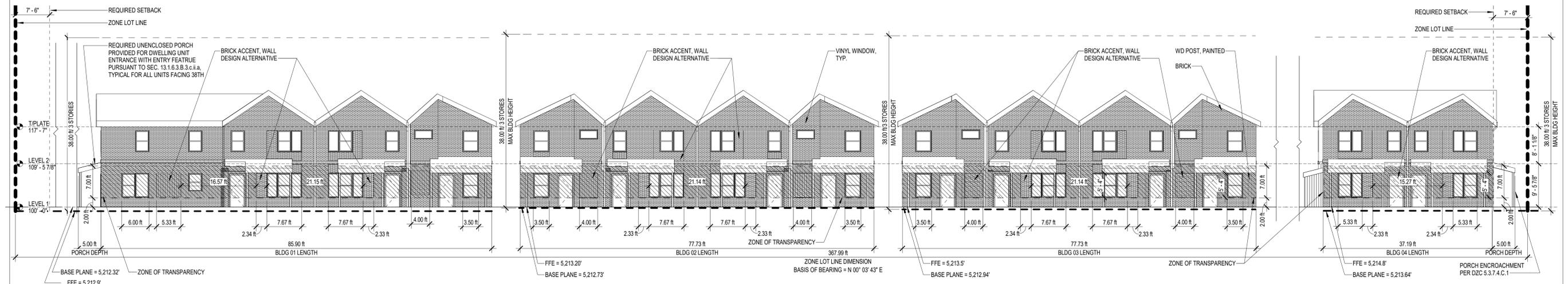
4 WALL DESIGN ALTERNATIVE
3/16" = 1'-0"



3 BLDG 04 ELEVATION - E. 37TH AVE (SIDE STREET)
3/32" = 1'-0"



1 BLDG 01 ELEVATION - E. 38TH AVE (SIDE STREET)
3/32" = 1'-0"



2 BLDG 01, 02, 03, 04 ELEVATION - N. GAYLORD ST (PRIMARY STREET)
3/32" = 1'-0"

MHM CLARA BROWN COMMONS

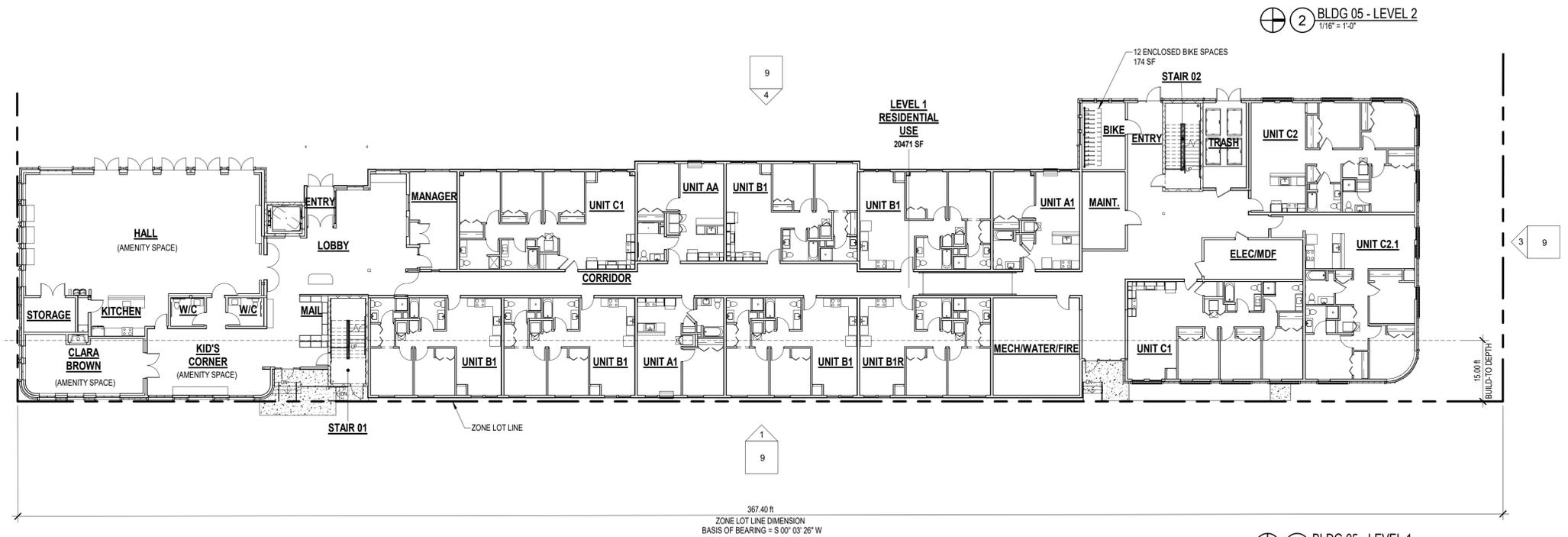
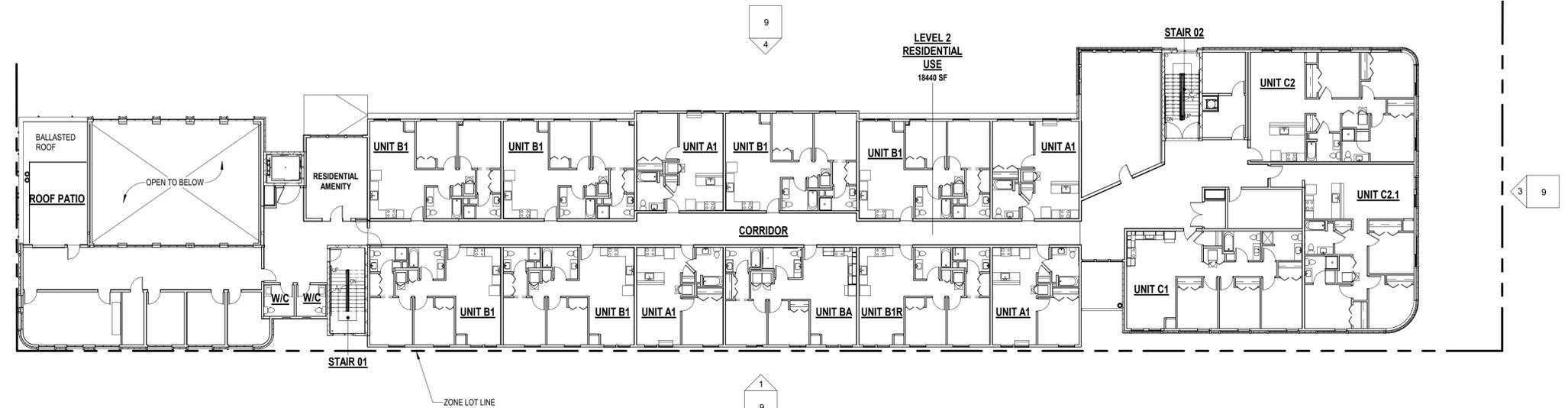
SITE DEVELOPMENT PLAN

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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 MINMAX)	70%	94.11%
ZONE LOT STREET FRONTAGE LENGTH (FEET)	-	367.40 FT
BUILDING LENGTH (THAT MEETS BUILD-TO) (FEET)	257.18 FT	345.76 FT
ALTERNATIVES PROVIDED (LIST ALTERNATIVES HERE)	N/A	N/A
TOTAL ACTIVE USE (OF MIN % OF BUILD-TO RORD)	100%	100%
SIDE STREET - 37TH AVENUE		
TOTAL BUILD-TO (MIN% WITHIN MINMAX)	N/A	N/A
SIDE STREET - 38TH AVENUE		
TOTAL BUILD-TO (MIN% WITHIN MINMAX)	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
ENCLOSED (80%)	12	12
FIXED (20%)	4	4

GROSS FLOOR AREA BLDG 05		
LEVEL	NAME	AREA
LEVEL 1	LEVEL 1 RESIDENTIAL USE	20471 SF
LEVEL 1		20471 SF
LEVEL 2	LEVEL 2 RESIDENTIAL USE	18440 SF
LEVEL 2		18440 SF
LEVEL 3	LEVEL 3 RESIDENTIAL USE	18883 SF
LEVEL 3		18883 SF
LEVEL 4	LEVEL 4 RESIDENTIAL USE	18883 SF
LEVEL 4		18883 SF
TOTAL GFA BLDG 05		76678 SF

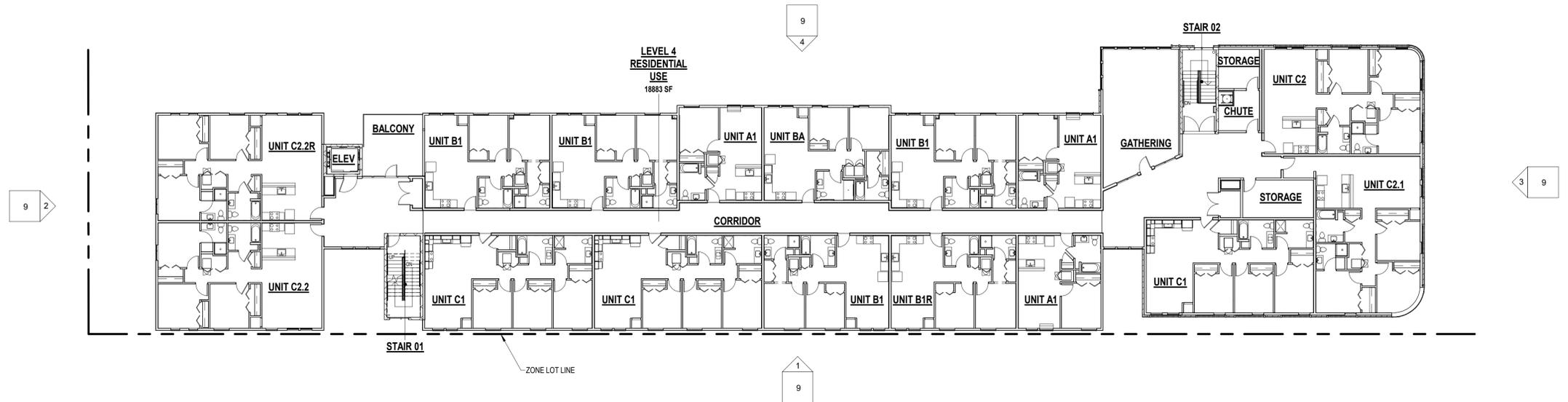


MHM CLARA BROWN COMMONS

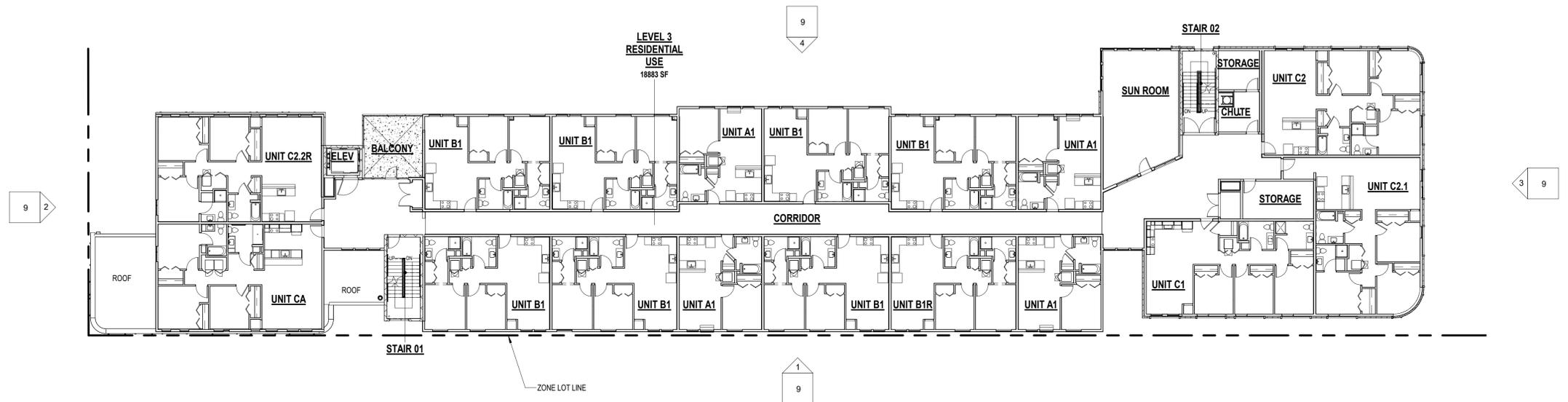
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GROSS FLOOR AREA BLDG 05		
LEVEL	NAME	AREA
LEVEL 1	LEVEL 1 RESIDENTIAL USE	20471 SF
LEVEL 1	LEVEL 1	20471 SF
LEVEL 2	LEVEL 2 RESIDENTIAL USE	18440 SF
LEVEL 2	LEVEL 2	18440 SF
LEVEL 3	LEVEL 3 RESIDENTIAL USE	18883 SF
LEVEL 3	LEVEL 3	18883 SF
LEVEL 4	LEVEL 4 RESIDENTIAL USE	18883 SF
LEVEL 4	LEVEL 4	18883 SF
TOTAL GFA BLDG 05		76678 SF



2 BLDG 05 - LEVEL 4
1/16" = 1'-0"



1 BLDG 05 - LEVEL 3
1/16" = 1'-0"

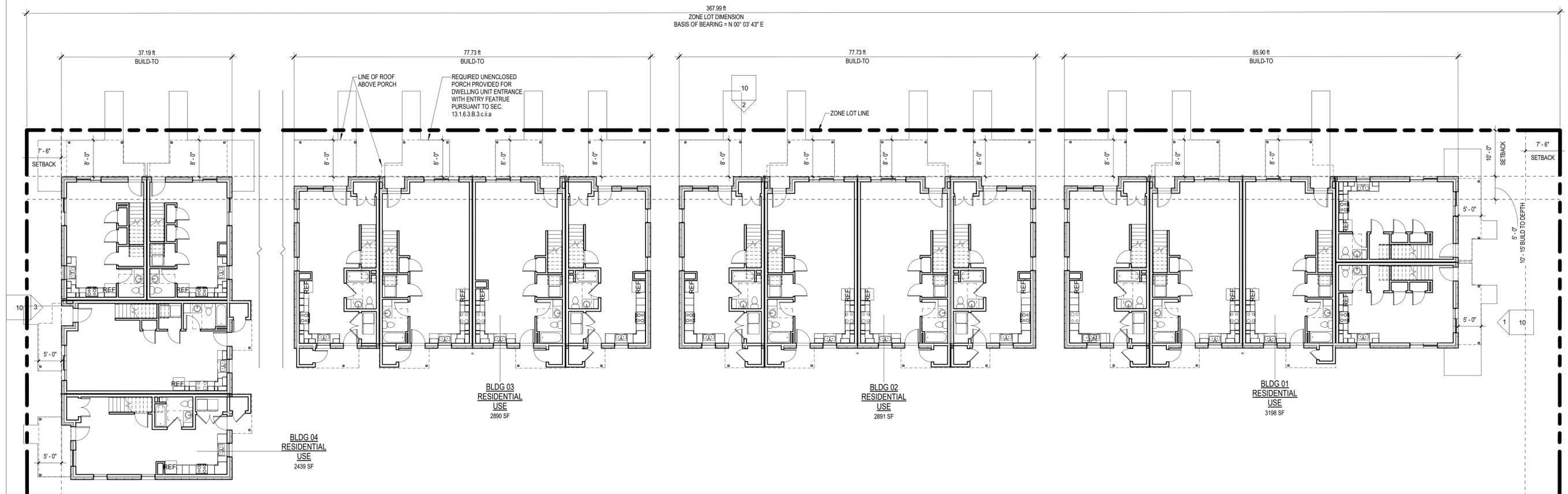
MHM CLARA BROWN COMMONS

SITE DEVELOPMENT PLAN

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GROSS FLOOR AREA BLDG 01-04		
LEVEL	NAME	AREA
LEVEL 1		
LEVEL 1	BLDG 01 RESIDENTIAL USE	3198 SF
LEVEL 1	BLDG 02 RESIDENTIAL USE	2891 SF
LEVEL 1	BLDG 03 RESIDENTIAL USE	2890 SF
LEVEL 1	BLDG 04 RESIDENTIAL USE	2439 SF
LEVEL 1		11417 SF
LEVEL 2		
LEVEL 2	BLDG 01 RESIDENTIAL USE	3230 SF
LEVEL 2	BLDG 02 RESIDENTIAL USE	2921 SF
LEVEL 2	BLDG 03 RESIDENTIAL USE	2921 SF
LEVEL 2	BLDG 04 RESIDENTIAL USE	2455 SF
LEVEL 2		11527 SF
	TOTAL GFA BLDG 01-04	22944 SF

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 MINMAX)	70%	78.67%
ZONE LOT STREET FRONTAGE LENGTH (FEET)	-	354.02
BUILDING LENGTH (THAT MEETS BUILD-TO) (FEET)	247.81 FT	278.55 FT
	BLDG 01	85.9 FT
	BLDG 02	77.73 FT
	BLDG 03	77.73 FT
	BLDG 04	37.19 FT
ALTERNATIVES PROVIDED (LIST ALTERNATIVES HERE)	N/A	N/A
TOTAL ACTIVE USE (OF MIN % OF BUILD-TO RQR'D)	100%	100%
SIDE STREET - 37TH AVENUE		
SETBACKS	7.5'	7.5'
TOTAL BUILD-TO (MIN% WITHIN MINMAX)	N/A	N/A
SIDE STREET - 38TH AVENUE		
SETBACKS	7.5'	7.5'
TOTAL BUILD-TO (MIN% WITHIN MINMAX)	N/A	N/A



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

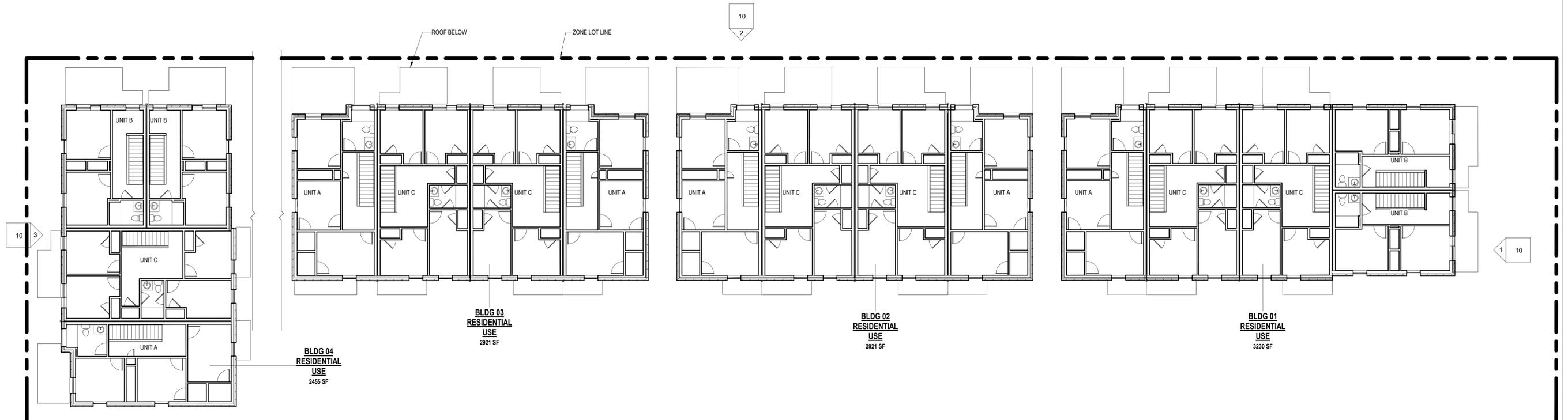
ARCHITECTURAL FLOOR PLANS - TOWN HOMES
SHEET : 13 OF 20

MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

GROSS FLOOR AREA BLDG 01-04		
LEVEL	NAME	AREA
LEVEL 1		
LEVEL 1	BLDG 01 RESIDENTIAL USE	3198 SF
LEVEL 1	BLDG 02 RESIDENTIAL USE	2891 SF
LEVEL 1	BLDG 03 RESIDENTIAL USE	2890 SF
LEVEL 1	BLDG 04 RESIDENTIAL USE	2439 SF
LEVEL 1		11417 SF
LEVEL 2		
LEVEL 2	BLDG 01 RESIDENTIAL USE	3230 SF
LEVEL 2	BLDG 02 RESIDENTIAL USE	2921 SF
LEVEL 2	BLDG 03 RESIDENTIAL USE	2921 SF
LEVEL 2	BLDG 04 RESIDENTIAL USE	2455 SF
LEVEL 2		11527 SF
TOTAL GFA BLDG 01-04		22944 SF

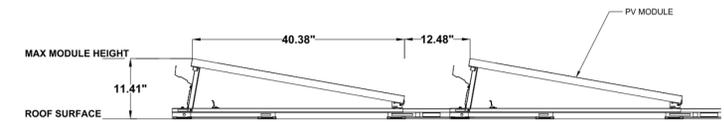


1 BLDG 01,02,03,04 - LEVEL 2
3/32" = 1'-0"

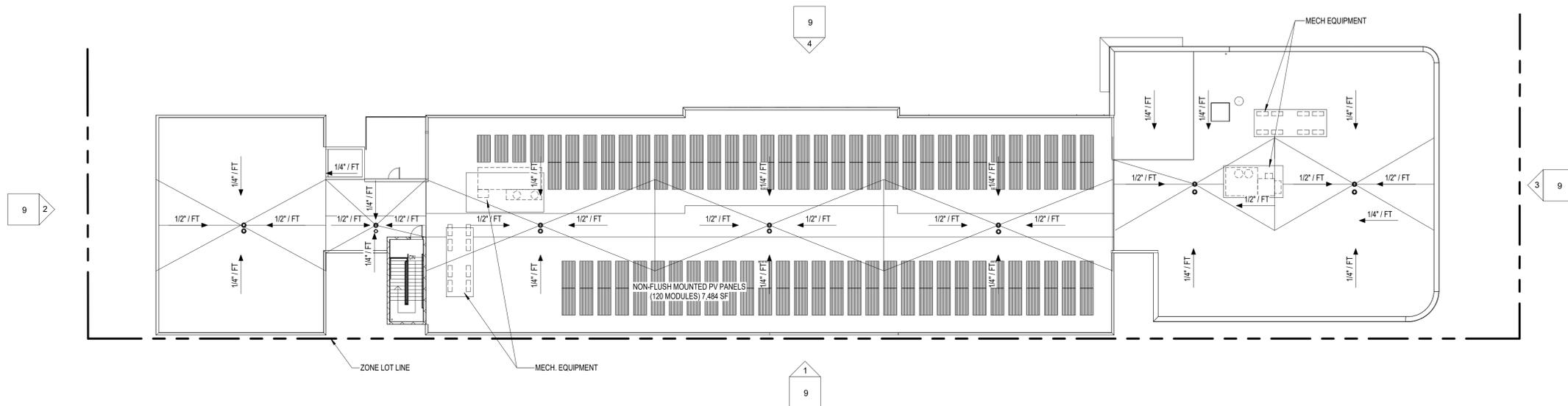
MHM CLARA BROWN COMMONS

SITE DEVELOPMENT PLAN

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2 SOLAR ARRAY RACKING ELEVATION
3/4" = 1'-0"

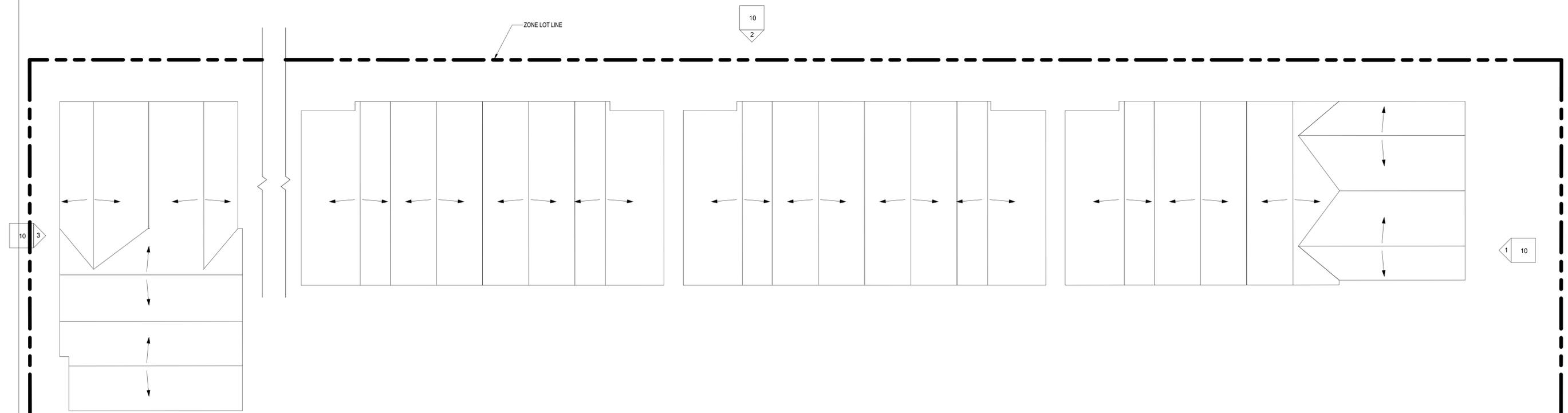


1 BLDG 05 - ROOF PLAN
1/16" = 1'-0"

MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST



1 BLDG.01.02.03.04 - ROOF PLAN
3/32" = 1'-0"

ROOF PLAN - TOWNHOMES
SHEET : 16 OF 20

MHM CLARA BROWN COMMONS

SITE DEVELOPMENT PLAN

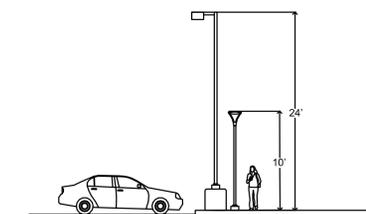
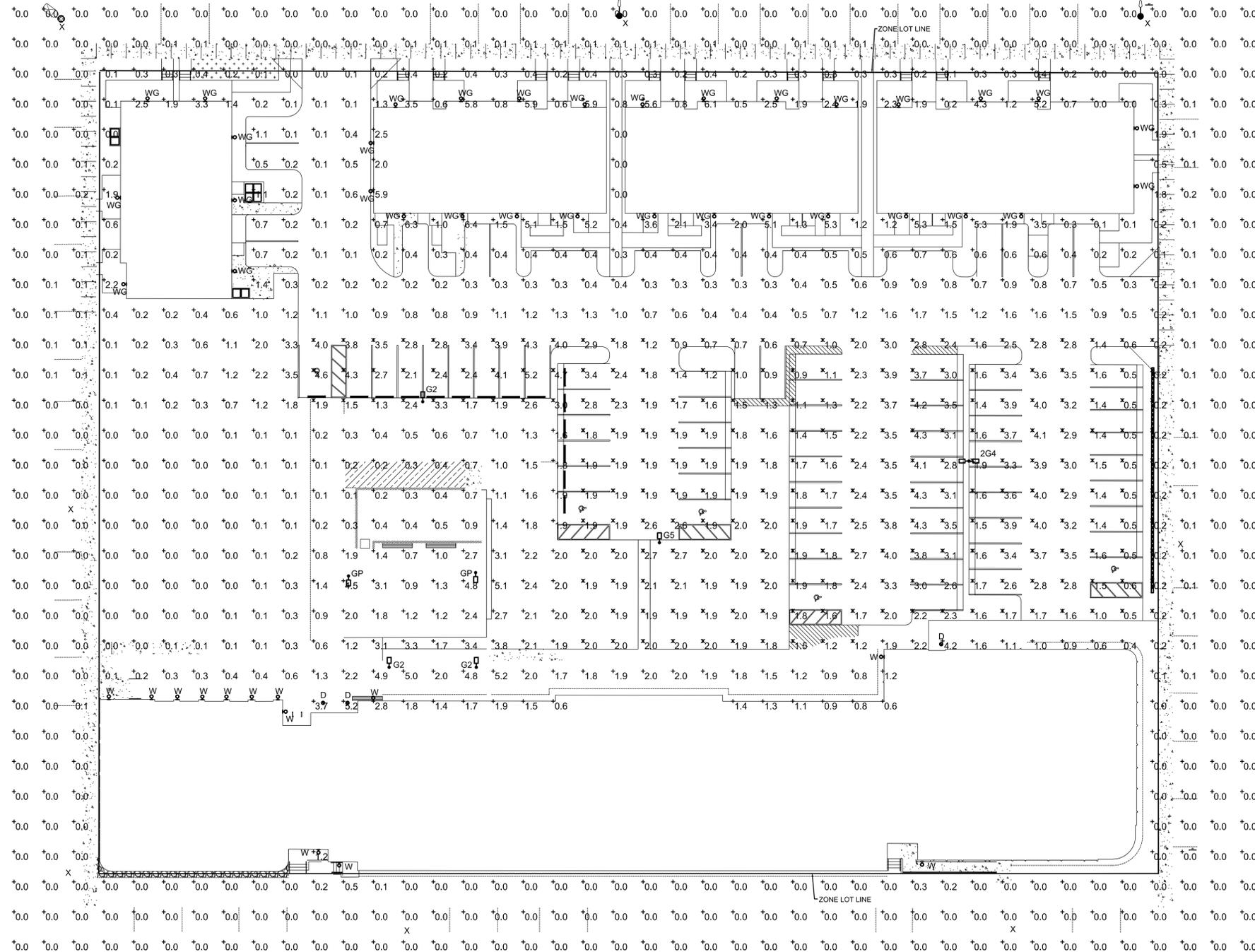
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GENERAL NOTES (THIS SHEET)

- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY AND COUNTY OF DENVER.
- 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.
- ALL CALCULATIONS ARE DONE WITH A LIGHT LOSS FACTOR OF 1.0.
- ALL CALCULATIONS POINTS ARE AT GRADE.
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT CLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARD FOR DISABILITY GLARE.
- ALL PROVIDED EXTERIOR LUMINAIRES SHALL BE FULL CUTOFF TO COMPLY WITH SEC. 10.7.4.2.A.1.
- EXTERIOR LIGHT FIXTURES SHALL BE DIMMED AS REQUIRED TO COMPLY WITH BUILDING DEPARTMENT 8 FOOT CANDLE MAX AND 2 FOOT CANDLE AT THE ZONE LOT LINE REQUIREMENTS.

SITE CALCULATION STATISTICS:				RATIOS:	
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
ZONE LOT LINE	0.5	5.3	0.0	N/A	N/A
MAIN ENTRY	3.1	5.1	0.8	6.4:1	3.9:1
PARKING AREAS	2.3	5.6	0.5	11.2:1	4.6:1

(*) NOTE: THESE VALUES ARE RATIOS, NOT FOOTCANDLES. RATIOS REPRESENT QUANTITATIVE RELATION BETWEEN TWO VALUES AND ARE UNITLESS



NOTE: ALL PARKING LOT LUMINAIRES TO COMPLY WITH SEC. 10.7.4.2.B

2 SITE POLE DETAIL
SCALE: NTS

1 SITE PHOTOMETRIC PLAN
SCALE: 1"=20'-0"

MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

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	24' AREA LIGHT POLE WITH TYPE 2 DISTRIBUTION	BEACON	RAR2-480L-185-3K7-2-120-BLT-BC	LED, 3000K	185	24000	120		X				+24'-0"
G4	24' AREA LIGHT POLE WITH TYPE 4 DISTRIBUTION	BEACON	RAR2-480L-185-3K7-4-120-BLT-BC	LED, 3000K	185	24000	120		X				+24'-0"
2G4	24'-2-HEAD AREA LIGHT POLE WITH TYPE 4 DISTRIBUTION	BEACON	2-RAR2-480L-185-3K7-4-120-BLT-BC	LED, 3000K	185	24000	120		X				+24'-0"
GP	10' DECORATIVE FULL-CUTOFF PEDESTRIAN-SCALE POLE	BEGA	84121	LED, 3000K	23.6	2297	120		X				+10'-0"
W	FULL-CUTOFF SCONCE	BEGA	33513-K3-SLV	LED, 3000K	2.1W	159	120		X		X		+8'-0"
WR	RESIDENTIAL SCONCE	OXYGEN	3-720-XX	LED, 3000K	12.4	529	120		X		X		+7'-0"
X	POLE LUMINAIRE BY XCEL ENERGY, NOT INCLUDED IN PHOTOMETRIC ANALYSIS, SHOWN FOR REFERENCE ONLY	-	-	LED	-	-	120		X				

ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

GENERAL NOTES:
 A. CONTRACTOR TO VERIFY LIGHT FIXTURE CATALOG NUMBER AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING.
 B. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.

TYPE GP

TYPE G2, G4 & 2G4

TYPE G2, G5 & 2G4

LED pole-top luminaires with asymmetrical light distribution

Housing/fitter: Die-cast aluminum construction. The luminaire slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Clear acrylic diffuser held in place by die-cast aluminum frame. Fully gasketed for weather tight operation using a molded silicone gasket.

Electrical: 23.6W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 21.4 lbs.

EPA (Effective projection area): 0.73 sq. ft.

Luminaire Lumens: 2297

Type:
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



LED	A	B
84121	23.6 W	20.5, 22.1

*Recommended for use with 12" to 18" poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20ka protection meeting ANSI/IEEE C82.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in future wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in future wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IESNA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLL Standard Warranty for additional information



DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

RATIO SERIES

AREA/SITE LIGHTER

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG #

Series	Ratio Area	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1	Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
		80L-39 39W - 5,200 Lumens	4K7 4000K, 70 CRI	3 IES TYPE II	L Optic rotation left	120 120V
		80L-50 50W - 6,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
		160L-70 70W - 9,000 Lumens		50W IES TYPE V		240 240V
		160L-100 100W - 12,000 Lumens				277 277V
		160L-115 115W - 15,000 Lumens				347 347V
RAR2	Ratio Area Size 2	320L-110 110W - 15,000 Lumens				480 480V
		320L-140 140W - 18,000 Lumens				
		320L-165 165W - 21,000 Lumens				
		480L-185 185W - 24,000 Lumens				
		480L-210 210W - 27,000 Lumens				
		480L-240 240W - 30,000 Lumens				

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BLT Black Matte Textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	BLS Black Gloss Smooth	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting	CD Continuous dimming
Mounting Round Poles	DBT Dark Bronze Matte Textured	NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting	F Fusing (must specify voltage)
A_ Arm mount for round pole	GTT Graphite Matte Textured	Control Options Other	TB Terminal block
A_U Universal arm mount for round pole	LGS Light Grey Gloss Smooth	SCP-40F Programmable occupancy sensor4	ZPF 2 power feed with 2 drivers3
Mounting Other	PSS Platinum Silver Smooth	7PR 7-Pin twist lock receptacle	
WB Wall bracket	WHT White Matte Textured	7PR-SC 7-Pin receptacle with shorting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	WHS White Gloss Smooth	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle	WGT Wattle Green Textured	7PR-TL 7-Pin PCR with photocontrol	
	Color Option		
	CC Custom Color		

- Notes:
 1. Replace "L" with "R" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.6"-6.5" OD pole
 2. Replace "L" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
 3. Not available with 25, 50, 255, 295 & 340W configurations
 4. At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR1-135-4K-3	18,000	135W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-135-4K-4W	18,000	135W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

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 RARLED-SPEC

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 701 Millennium Blvd • Greenville, SC 29607 | Tel 864.678.1000 | Website www.hubbelloutdoor.com



MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST



ArchThin SMTR SMTS

LED Surface Mount Downlights

Specifications/Features

Luminaire
Slim architectural design with optical diffusion lens providing even illumination.
Edge-lit LED configuration for low glare light pattern.
Die-cast aluminum housing available in 5" or 7" Round and 6" Square; 4" Square available upon request.
Standard finish options include White and Silver. Black finish available upon request, please consult factory.
Mounts to NEC approved 4" round or octagon junction box with minimum depth of 1-1/2".

Lamp/Electrical

5" Round: 11W, 770 Delivered Lumens
7" Round: 14W, 1000 Delivered Lumens
4" Square: 11W, 860 Delivered Lumens (Special order, see below)
6" Square: 14W, 1000 Delivered Lumens
Standard color temperature 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.
Designed and rated for 50,000 hours at 70% lumen maintenance.
Integrated driver with 120VAC input, Triac/ELV dimming, 120-277VAC With 0-10V dimming option available upon request, please consult factory.

Warranty

This complete 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.
Suitable for use in closets when installed in accordance with NFPA 70 NEC Section 410.16(A)(1) 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:

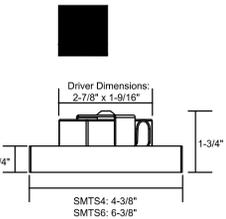
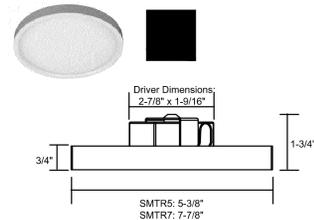
Fixture	Color Temperature	Driver/Dimming	Finish
SMTS5 - 5" Round LED	30K - 3000K, 80CRI	12D1 - 120V Triac	S - Silver/Aluminum
SMTS7 - 7" Round LED	30K - 3000K, 90CRI		W - White
SMTS6 - 6" Square LED	40K - 4000K, 80CRI		

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

Special Order Fixture Options: SMTS4 - 4" Square LED
Special Order Color Temp Options: 27K - 2700K, 80CRI
27K - 2700K, 90CRI
35K - 3500K, 80CRI
35K - 3500K, 90CRI
Special Order Driver/Dimming Options: MVD2 - 120-277V 0-10V Dimming
Special Order Finish Options: B - Black

1-847-559-5500 www.contechlighting.com Please Recycle All specifications subject to change without notice. REV1020

Catalog No. _____
Type _____
Project _____



LED wall luminaire - directed light

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

Materials
Luminaire housing constructed of die-cast marine grade, copper free (5.0.3% copper content) A360.0 aluminum alloy
Matte safety glass
High temperature silicone gasket
Mechanically captive stainless steel fasteners
NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64
Weight: 0.5 lbs

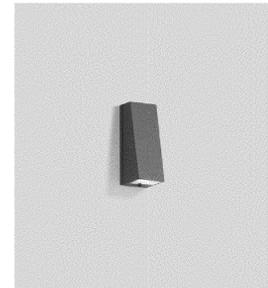
Electrical
Operating voltage 120-277V AC
Minimum start temperature -20° C
LED module wattage 2.1 W
System wattage 4 W
Controllability non-dimmable
Color rendering index Ra > 90
Luminaire lumens 159 lumens (3000K)
Lifetime at Ta = 15° C >500,000 h (L70)
Lifetime at Ta = 50° C 300,000 h (L70)
LED color temperature

4000K - Product number + K4
3500K - Product number + K35
3000K - Product number + K3
2700K - Product number + K27
BEGA can supply you with suitable LED replacement modules for up to 20 years 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:
 Bronze (BRZ) Silver (SLV) CUS:

Type:
BEGA Product:
Project:
Modified:



LED	A	B	C	Required wiring box	
33 513	2.1 W	2.5	5.2	2.3	19 544

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
© copyright BEGA 2018 Updated 03/28/19

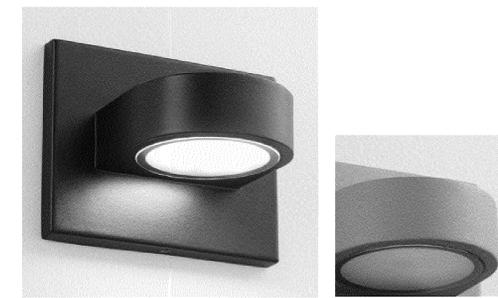
TYPE W

ERIS Outdoor

3-720-xx

oxygen

FIXTURE TYPE _____ LOCATION _____
PROJECT _____ DATE _____



-22 Oiled Bronze -16 Gray

LIGHT SOURCE 1 x 10.1W LED, 3000K, CRI 90

LUMINAIRE POWER 4W at 120V

RATED LIFE 60000 hr RL

OPTIONAL COLOR TEMPERATURES 2700K, 3500K, 4000K

LUMEN OUTPUT Delivered: 529 lm (LM-79)

INPUT VOLTAGE 120V to 277V AC, 50/60Hz

DRIVER OUTPUT 350mA, 14.7W max power

DIMMING TRIAC and ELV dimming at 120V AC; 0-10V dimming, 100% to 1% current output

CONSTRUCTION Cast Aluminum and Glass

DIFFUSER - Frosted Glass

FINISHES Gray (-16), Oiled Bronze (-22)

MOUNTING 4" Octagonal J-Box*, 4" Square J-Box* *Deep J-Box (Required to house driver) (Installer must provide a bead of caulk between fixture housing and mounting surface)

STANDARDS UL Wet listed, Conforms to UL STD 1586, Certified CAN/CSA STD C22.2 No 250.0

Order example for standard fixture: 3-720-22 (x- Voltage - xxx-Sequence # - xx-Finish)

3: 120V to 277V

Order example for optional color temperatures: 3-720-2722

27: 2700K, 35: 3500K, 40: 4000K

201 Railroad Road, Fort Worth, TX 76107 (817) 607-0202

www.oxygenlighting.com

DIMENSIONS
W: 6.00"
H: 4.75"
Ext: 4.38"
M.C: 2.38" From top of fixture

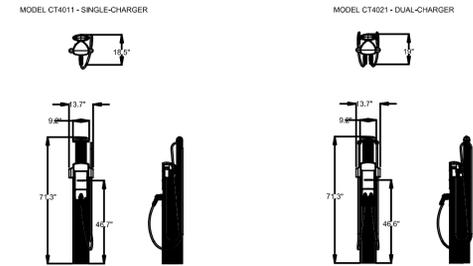
MHM CLARA BROWN COMMONS

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 3701 N YORK STREET, 2205 & 2207 E 37TH AVE; 2206 & 2208 E 38TH AVE; 3706, 3708, 3726, 3728, 3746, 3748, 3756, 3758, 3766, 3768, 3776, 3778 & 3786 N GAYLORD ST

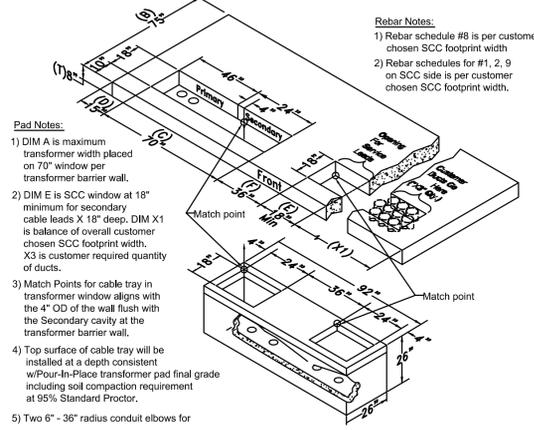
GENERAL NOTES (THIS SHEET)

1. ELECTRIC VEHICLE CHARGING IS INDICATED ON PLANS PER DENVER AMENDMENTS. 'EVC' INDICATES INSTALLED ELECTRIC VEHICLE CHARGING STATION. 'EVR' INDICATES ELECTRIC VEHICLE READY SPACES. 'EV' INDICATES ELECTRIC VEHICLE CAPABLE.

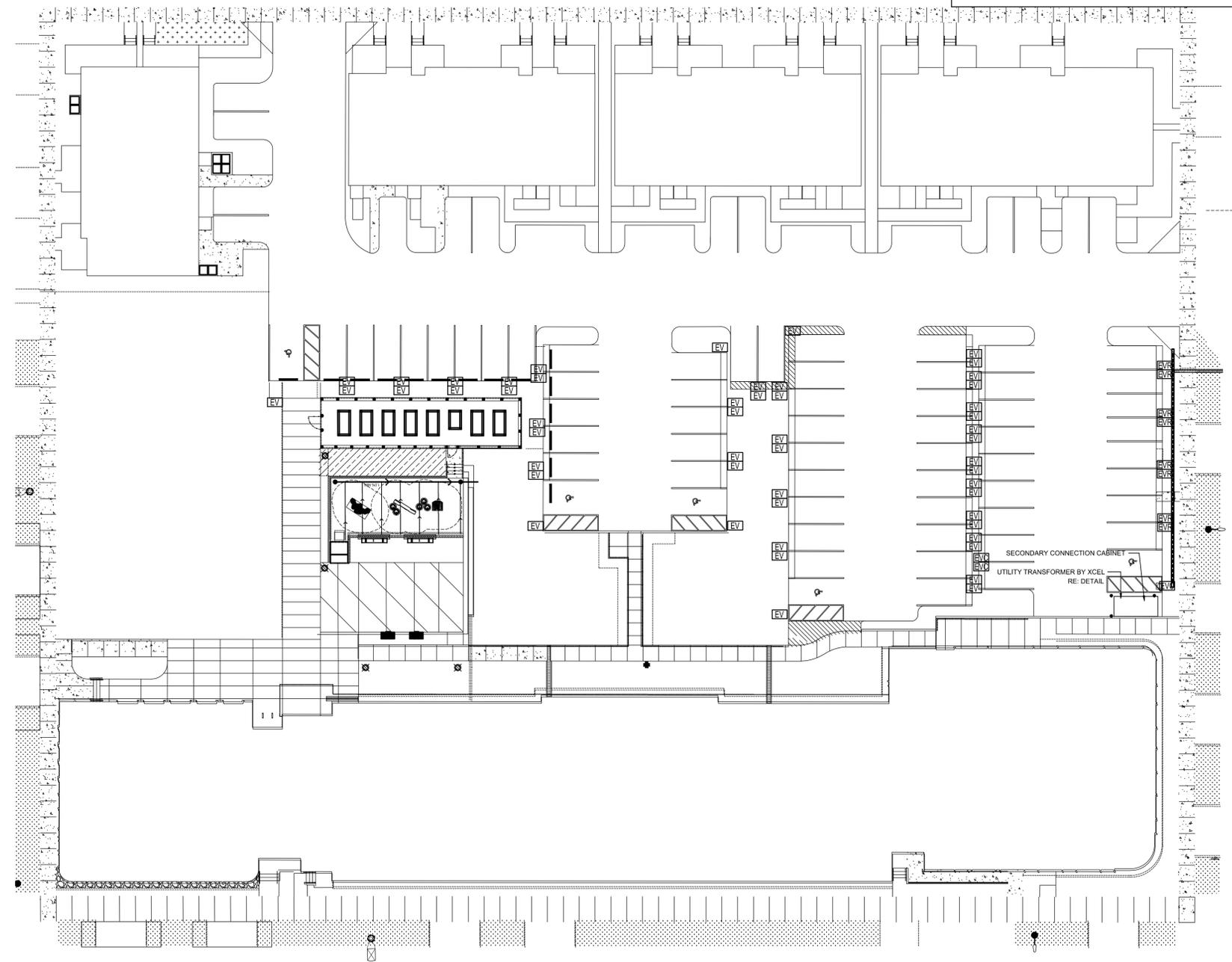


3 ELECTRIC VEHICLE CHARGER DETAIL
SCALE: 1/4"=1'-0"

35 kV 75-1000 kVA See note 1	PAD DIMENSIONS (DIM)				REINFORCED STEEL SCHEDULE								
	AB	C	D	E F 1	X1	6-#4	8-#4	9-#4	10-#4	11-#4	12-#4	14-#4	16-#4
	75"	70"	5"	18" Min 36" 6" SCC depth	Bal of								



2 TRANSFORMER PAD DETAIL
SCALE: NONE



1 SITE ELECTRICAL PLAN
SCALE: 1"=20'-0"

3701 York Street 2nd Relinquishment

05/11/2022

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000010 **Review Phase:**
Location: 3701 N York St **Review End Date:** 05/06/2022

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: Jason Clements
Reviewers Email: Jason.Clements@denvergov.org

Status Date: 05/01/2022
Status: Approved
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 05/06/2022
Status: Approved
Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: comcast
Reviewers Name: Aaron Graham
Reviewers Phone: 7206252058
Reviewers Email: Aaron_Graham2@cable.comcast.com
Approval Status: Approved

Comments:
we are giving up the alley but still want the Row along the streets

Reviewing Agency: Denver Water Referral Review Status: Approved

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd 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:

Comment Report

3701 York Street 2nd Relinquishment

05/11/2022

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000010 **Review Phase:**
Location: 3701 N York St **Review End Date:** 05/06/2022

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

Reviewing Agency: Survey Review Review Status: Not Required

Reviewers Name: Robert Castaneda
Reviewers Email: Robert.Castaneda@denvergov.org
Status Date: 05/10/2022
Status: Not Required
Comments: Review Not Required - relinquishment is entirety of previous description.

Status Date: 05/09/2022
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Jessica Eusebio
Reviewers Email: Jessica.Eusebio@denvergov.org
Status Date: 05/09/2022
Status: Comments Compiled
Comments:

Status Date: 04/22/2022
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email:
Status Date: 05/06/2022
Status: Approved
Comments: Denver Fire Dept. Approved - RT

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

Reviewers Name: Rebecca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org
Status Date: 05/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral Review Status: Approved

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Myles Howard

Comment Report

3701 York Street 2nd Relinquishment

05/11/2022

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000010 **Review Phase:**
Location: 3701 N York St **Review End Date:** 05/06/2022

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

Reviewers Phone: 7207033627
Reviewers Email: MHoward@metrowaterrecovery.com
Approval Status: Approved

Comments:

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

Status Date: 05/09/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org
Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: Parks and Recreation
Reviewers Name: Jennifer Cervera
Reviewers Phone: 720-913-8562
Reviewers Email: Jennifer.Cervera@denvergov.org
Approval Status: Approved

Comments:

Status Date: 05/03/2022
Status: Denied
Comments: No documents provided to show what area is being relinquished

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Porames Saejiw
Reviewers Email: Joe.Saejiw@denvergov.org
Status Date: 04/27/2022
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: 05/09/2022
Status: Approved - No Response
Comments:

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

Comment Report

3701 York Street 2nd Relinquishment

05/11/2022

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000010 **Review Phase:**
Location: 3701 N York St **Review End Date:** 05/06/2022

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

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

Status Date: 05/09/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: CenturyLink
Reviewers Name: Robert Rodgers
Reviewers Phone: 6023157656
Reviewers Email: Robert.rodgers@centurylink.com
Approval Status: Approved

Comments:
This approval is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacate /abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Reviewing Agency: Xcel Referral **Review Status:** Approved

Status Date: 05/09/2022
Status: Approved
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Reviewing Agency: City Councilperson and Aides Referral **Review Status:** Approved - No Response

Status Date: 05/09/2022
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: 05/09/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-RELINQ-0000010 3701 York Street 2nd Relinquishment
Reviewing Agency/Company: Development Services, CPD

Comment Report

3701 York Street 2nd Relinquishment

05/11/2022

Master ID: 2019-PROJMSTR-0000594 **Project Type:** ROW Relinquishment
Review ID: 2022-RELINQ-0000010 **Review Phase:**
Location: 3701 N York St **Review End Date:** 05/06/2022

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

Reviewers Name: Sarah Kaplan
Reviewers Phone: 7208652991
Reviewers Email: sarah.kaplan@denvergov.org
Approval Status: Approved with conditions

Comments:
Project Coordinator does not take exception with proposed Relinquishment. Ensure that Reception # is identified throughout 2019PM0000594 SDP Plan Set ahead of final approval and Mylar recordation.

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Matthew Farnen
Reviewers Email: Matt.Farnen@denvergov.org

Status Date: 04/26/2022
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Kenneth Armfield
Reviewers Email: ken.armfield@denvergov.org

Status Date: 05/02/2022
Status: Approved
Comments:

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

Status Date: 05/09/2022
Status: Approved - No Response
Comments:

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

Status Date: 05/09/2022
Status: Approved - No Response
Comments: