



March 2, 2020

City and County of Denver
Public Works Engineering
Regulatory & Analytics Dept.
201 W. Colfax Ave., Department
507 Denver, Colorado 80202-5329

**RE: Hanover South Broadway
Easement Relinquishment
HKS Project No. 190815
CCD Project No. 2019PM0000513**

Dear Denver Public Works:

This letter serves as a formal request for the relinquishment of an easement located in Clark's Addition to the Rosedale Subdivision, Block 2 and adjacent to lots 1-12 and 36-48.

The proposed Hanover South Broadway (Site) is a multi-family development located in an urbanized area of Denver. The development is composed of approximately 280 apartment units, a parking garage, leasing office, courtyards, and amenities. The Site is one building with a zero-build-to design. The exceptions to this zero-build-to design are the two courtyards which will be raised above the adjacent right-of-way grade to be above the FEMA floodplain base flood elevation.

Currently, the easement in question contains a sanitary sewer main that services the largely industrial blocks to the south of the Site and an overhead telephone line. The sanitary main and easement bisect the block of the Site, running south to north. The block is defined as the area bounded by W. Jewell Avenue, S. Bannock Street, W. Asbury Street, and S. Acoma Street. The Site takes up approximately three quarters of the block, with the southwest quarter being the exception. Our Site is currently a commercial storage area.

In order to efficiently develop this block, the sanitary main will be rerouted, the overhead telephone will be relocated, and the easement subsequently relinquished. The reroute will intercept the sanitary line at approximately the midpoint of the bisecting alley and direct flows west down adjacent and perpendicular public alley. From here, the sanitary main will intersect with S. Bannock Street and be diverted north to W. Jewell Avenue. The main will then tie back into the existing main and continue flowing in its historical alignment to the west. An Overall Utility Plan and the Sanitary Plan and Profile have been attached to this letter. See 2019-PM-0000513 for further details.



For the reasons discussed above, we are requesting the easement in question be relinquished. Please let me know if you have any questions, or require additional information. We appreciate your consideration in this matter.

Sincerely,

HARRIS KOCHER SMITH

John R Stafford, PE
Associate Principal

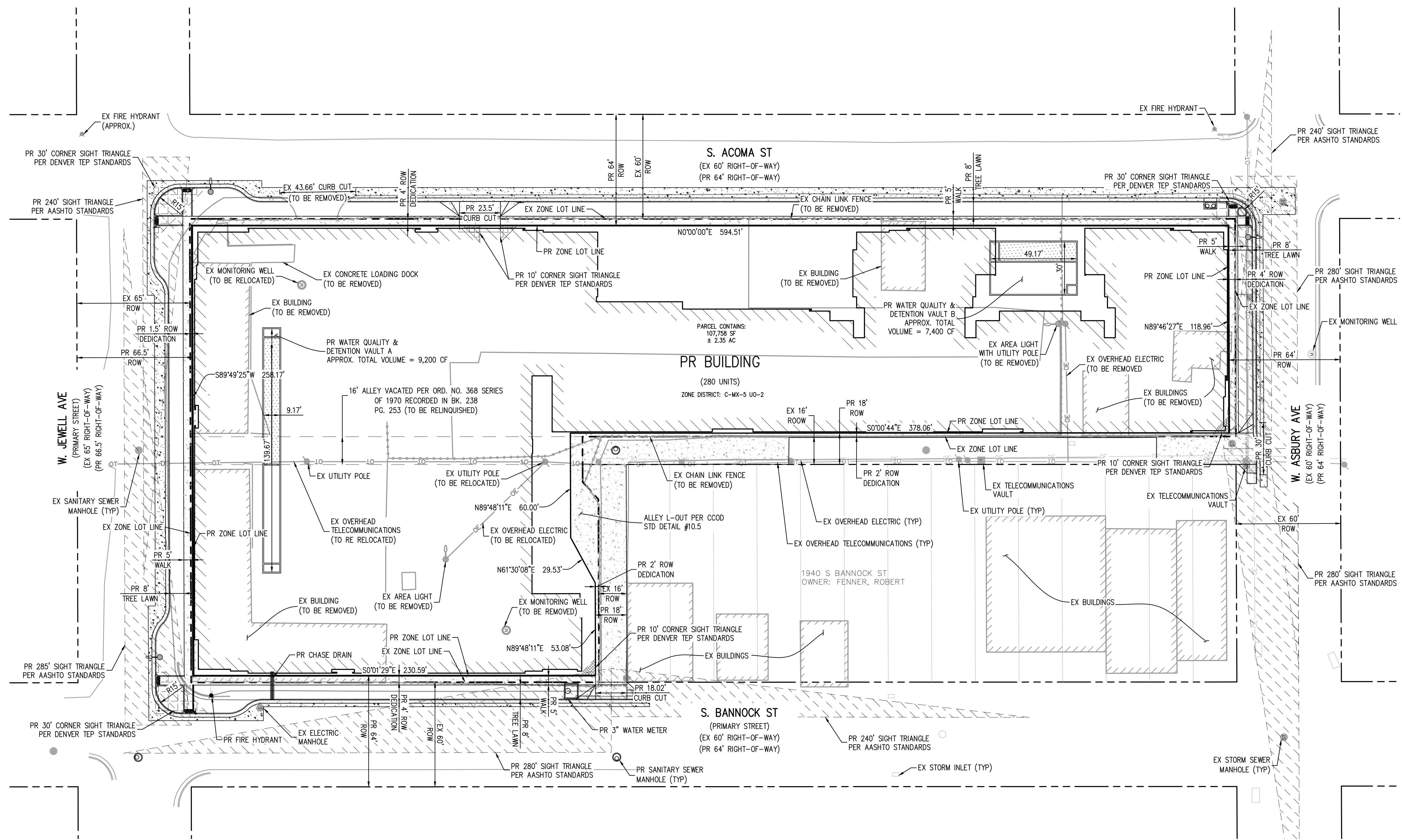
cc: Ryan Hamilton, Hanover Company
1780 S. Post Oak Lane, Houston, TX 77056
Te: 303-947-4804
E: rhamilton@hanoverco.com

HANOVER SOUTH BROADWAY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE
68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

SITE DEVELOPMENT PLAN

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



LEGEND:

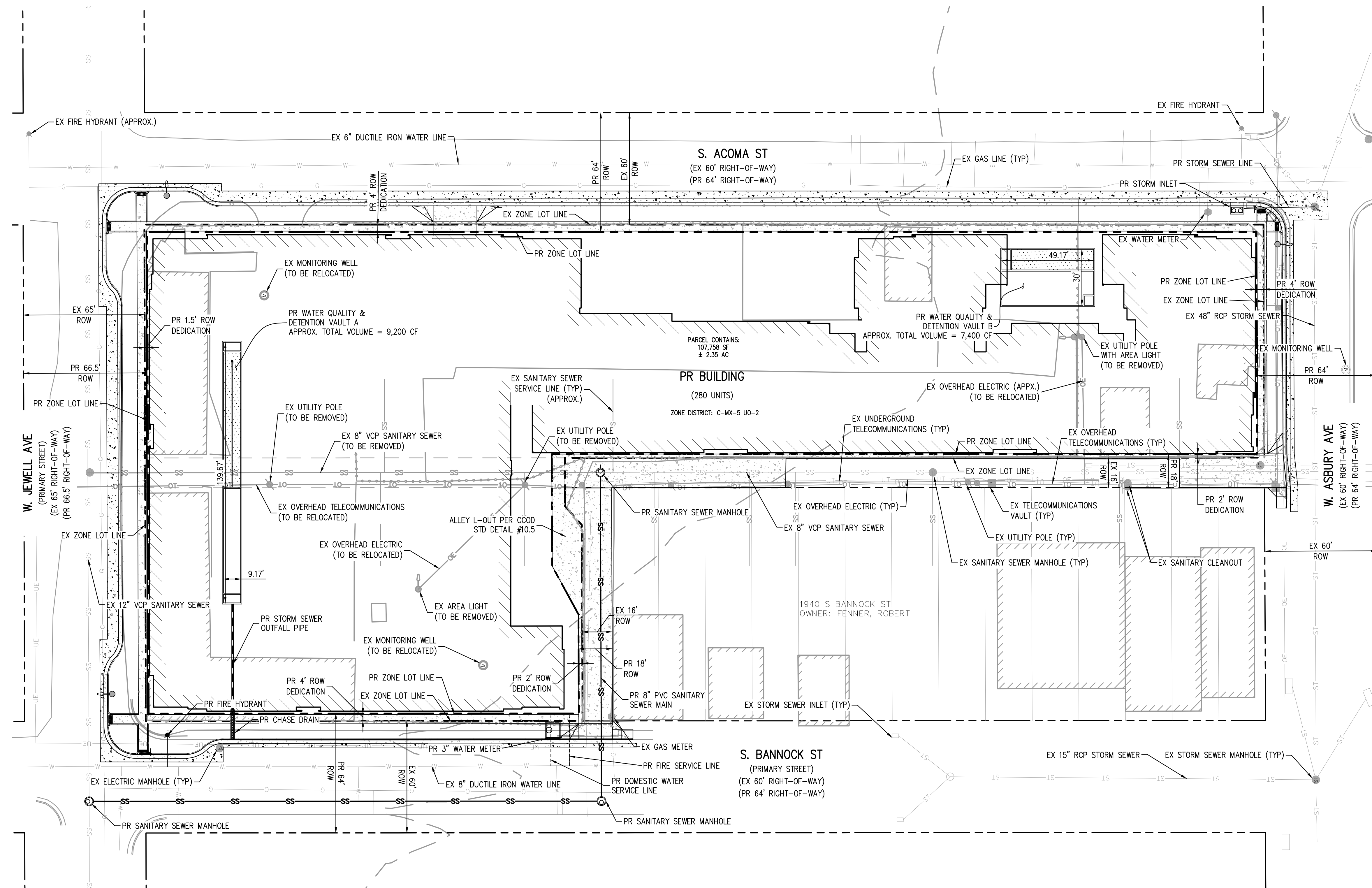
- PROPERTY BOUNDARY/ ZONE LOT LINE ———
- RIGHT-OF-WAY - - - - -
- EXISTING STORM SEWER W/MANHOLE AND INLET —●—
- EXISTING SANITARY SEWER W/MANHOLE —●—
- EXISTING WATER LINE —W—
- EXISTING GAS LINE —G—
- EXISTING OVERHEAD ELECTRIC —OE—
- EXISTING UNDERGROUND ELECTRIC —UE—
- EXISTING UNDERGROUND TELEPHONE —UT—
- EXISTING OVERHEAD TELEPHONE —OT—
- EXISTING FIRE HYDRANT ●
- EXISTING CHAIN LINK FENCE - - - - -
- PROPOSED FIRE HYDRANT ●
- PROPOSED DOMESTIC WATER SERVICE - - - - -
- PROPOSED FIRE SERVICE - - - - -
- PROPOSED SANITARY SERVICE - - - - -
- PROPOSED SANITARY SEWER W/ MANHOLE —●—

Filepath: P:\1008\ENGINEERING\SDP\SDP - SITE PLAN\DWG Layout SITE PLAN
 Plotted: MON 03/11/2020 4:39:07P By: Stephen Kirsch

PROJECT #: 190815

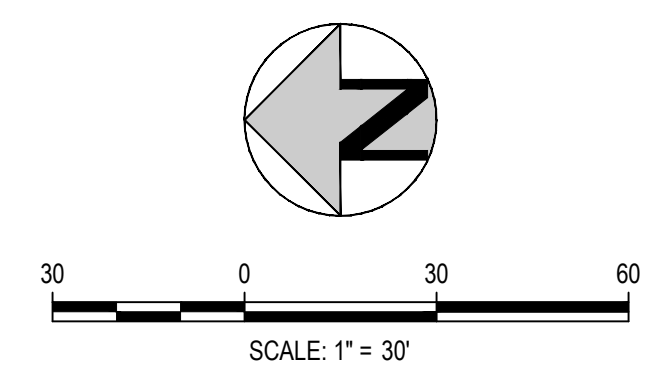
HANOVER SOUTH BROADWAY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE
68 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO
SITE DEVELOPMENT PLAN



LEGEND:

PROPERTY BOUNDARY/ ZONE LOT LINE	
RIGHT-OF-WAY	
EXISTING STORM SEWER W/MANHOLE AND INLET	
EXISTING SANITARY SEWER W/MANHOLE	
EXISTING WATER LINE	
EXISTING GAS LINE	
EXISTING OVERHEAD ELECTRIC	
EXISTING UNDERGROUND ELECTRIC	
EXISTING FIBER OPTIC	
EXISTING UNDERGROUND TELEPHONE	
EXISTING OVERHEAD TELEPHONE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROPOSED DOMESTIC WATER SERVICE	
PROPOSED FIRE SERVICE	
PROPOSED SANITARY SERVICE	
PROPOSED SANITARY SEWER W/ MANHOLE	



REVISION DATE:

ISSUE DATE: ###-202#

UTILITY PLAN
SHEET 5 OF 6

HANOVER SOUTH BROADWAY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH.

 Filepath: P:\1808\ENGINEERING\UTILITIES\SP - UTILITY PLANNING Layout\UTILITY PLAN
 Plotted: MON 03/02/2010 4:39:14P By: Stephen Kozlowski
 PROJECT #: 180815

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION

PARCEL A: (1920 S. BANNOCK STREET, LOTS 1 - 4)
 LOTS 1 TO 4, INCLUSIVE, BLOCK 2, ROSEDALE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ADJACENT THERETO AS VACATED BY ORDINANCE NO. 368, SERIES OF 1970, RECORDED SEPTEMBER 24, 1970 IN BOOK 228 AT PAGE 523, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL B: (1920 S. BANNOCK STREET, LOTS 5 - 8)
 LOTS 5 TO 8, INCLUSIVE, BLOCK 2, ROSEDALE, TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ADJACENT THERETO AS VACATED BY ORDINANCE NO. 368, SERIES OF 1970, RECORDED SEPTEMBER 24, 1970 IN BOOK 228 AT PAGE 523, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL C: (1936 S. BANNOCK STREET, LOTS 9 - 10)
 LOTS 9 AND 10, INCLUSIVE, EXCEPT THAT PORTION OF LOT 10 CONVEYED TO THE CITY AND COUNTY OF DENVER BY DEED RECORDED SEPTEMBER 15, 1970 IN BOOK 224 AT PAGE 524, BLOCK 2, ROSEDALE, TOGETHER WITH THAT PORTION OF WEST HALF OF THE ALLEY ADJACENT TO LOT 9 IN SAID BLOCK 2 AS VACATED BY ORDINANCE NO. 368, SERIES OF 1970, RECORDED SEPTEMBER 24, 1970 IN BOOK 228 AT PAGE 523, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL D: (1997 S. ACOMA STREET, LOTS 25 - 28)
 LOTS 25, 26, 27, AND 28, INCLUSIVE, BLOCK 2, ROSEDALE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL E: (VACANT LAND)
 LOTS 29 TO 38, INCLUSIVE, BLOCK 2, ROSEDALE, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL F: (VACANT LAND)
 LOTS 39, 40, 41, 42, 43, 44, 45, 46, 47, AND 48, INCLUSIVE, BLOCK 2, ROSEDALE, TOGETHER WITH THAT PORTION OF EAST HALF THE ALLEY IN SAID BLOCK ADJOINING LOTS 40 THROUGH 48 AS VACATED BY ORDINANCE NO. 368, SERIES OF 1970, RECORDED SEPTEMBER 24, 1970 IN BOOK 228 AT PAGE 523, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

APN(S): 0527202032000, 0527202033000, 0527202029000, 0527202031000, 0527202027000, 0527202035000, 0527202037000 AND 0527202036000

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE 20' RANGE LINE IN SOUTH ACOMA STREET BETWEEN WEST JEWELL AVENUE AND WEST ASBURY AVENUE, AS MONUMENTED AS SHOWN HEREON, ASSUMED TO BEAR NORTH 00°00'00" EAST.

BENCHMARK

BENCHMARK IS CITY AND COUNTY OF DENVER BENCHMARK NUMBER 42B, A STANDARD CAP AT THE SOUTHEAST CORNER OF BROADWAY AND JEWELL AVENUE AT THE NORTHWEST CORNER OF THE INLET, ELEVATION = 5277.90 NAVD 88.

STORM AND SANITARY STANDARDS NOTES:

- NO WORK IS AUTHORIZED WITHOUT A PRE-CONSTRUCTION MEETING AT WHICH YOU WILL RECEIVE A COPY OF THE CITY AND COUNTY OF DENVER STAMPED AND APPROVED SET OF PLANS. PLEASE CALL 303-446-3722 TO SCHEDULE A PRE-CONSTRUCTION MEETING AFTER YOUR PLANS HAVE BEEN APPROVED.
- PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION'S STANDARD DETAILS AND TECHNICAL SPECIFICATIONS FOR SANITARY STORM SEWERS APPLY TO THIS WORK. PUBLIC WORKS, WASTEWATER MANAGEMENT DIVISION'S STANDARD DETAILS (DRAWINGS), MOST RECENT EDITION, SHALL BE USED AS A MINIMUM. THE TECHNICAL SPECIFICATIONS ARE AVAILABLE FROM DS - SITE ENGINEERING. BOTH SETS MUST BE IN POSSESSION OF THE CONTRACTOR AT THE RE-CONSTRUCTION CONFERENCE AND MUST REMAIN ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- THE STANDARD DETAILS CAN BE VIEWED AT:
<http://www.denvergov.org/wastewatermanagement/WastewaterManagement/EngineeringandPermits/tabid/437959/Default.aspx>
- CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- ONE SET OF THE APPROVED SEWER CONSTRUCTION DRAWINGS MUST BE ON-SITE AT ALL TIMES OF CONSTRUCTION.
- ALL SEWER PIPES SHALL BE INSTALLED WITH CLASS B BEDDING AS A MINIMUM.
- ANY MODIFICATIONS, ADJUSTMENTS, CONSTRUCTION OR RECONSTRUCTION OF PUBLIC WORKS, WASTEWATER DIVISION FACILITIES MUST BE INSPECTED BY A PW CONSTRUCTION ENGINEERING INSPECTOR. PLEASE SCHEDULE AN APPOINTMENT AT 303-446-3722 A MINIMUM OF 48 HOURS IN ADVANCE OF THE WORK TO SCHEDULE AN INSPECTOR.
- PIPE MATERIAL, FITTINGS, TRENCHING, BEDDING, CONNECTIONS, AND SEWER INSTALLATION MUST BE INSPECTED BY A PW CONSTRUCTION ENGINEERING INSPECTOR PRIOR TO ANY TRENCH BACKFILL. PLEASE SCHEDULE AN APPOINTMENT AT 303-446-3722 A MINIMUM OF 48 HOURS IN ADVANCE OF THE WORK TO SCHEDULE AN INSPECTOR. MONITORING OF THE PROJECT BY PW SHALL BE FOR THE PURPOSE OF ASSURING GENERAL COMPLIANCE WITH THE APPROVED PLANS, STANDARDS, DETAILS, AND SPECIFICATIONS AS WELL AS THE RULES & REGULATIONS. STORM AND SANITARY INSPECTIONS SHALL NOT TAKE THE PLACE OF CONSTRUCTION INSPECTION AND MATERIALS TESTING, WHICH IS THE OWNER'S RESPONSIBILITY.
- SANITARY SEWER PIPES SHALL BE PVC AND CONFORM TO: ASTM D3034 SDR 35 FOR SIZES 8 INCHES TO 15 INCHES IN DIAMETER (SOLID WALL), ASTM F789 FOR 18 INCHES (SOLID WALL), ASTM F799 FOR SIZES 18 TO 36 INCHES (SOLID WALL), ASTM F949 FOR SIZES 8 TO 36 INCHES (PVC PROFILE WALL), ASTM F794 FOR SIZES 8 TO 48 INCHES (PROFILE WALL), OR ASTM F1803 FOR SIZES 18 TO 60 INCHES (CLOSED PROFILE GRAVITY PIPE).
- ANY QUESTIONS REGARDING STORM OR SANITARY FACILITIES THAT ARISE DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF PW CONSTRUCTION ENGINEERING AT (303) 446-3722.
- BACKFILL IN PUBLIC RIGHT OF WAY MUST MEET THE REQUIREMENTS OF DENVER PUBLIC WORKS DEPARTMENT. A STREET CUT PERMIT AND INSPECTION OF A BACKFILL AND PAVEMENT REPAIR BY PUBLIC WORKS IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR AND/OR DEVELOPER IS ADVISED TO CONTACT CONSTRUCTION ENGINEERING ROW INSPECTION AT 303-446-3469 OR PWPO AT 303-446-3759 TO OBTAIN INFORMATION REGARDING FEES AND PROCEDURES FOR OBTAINING THE REQUIRED PERMIT(S). CONTRACTOR MUST OBTAIN A STREET CUT PERMIT AND NOTIFY THE DISTRICT INSPECTOR AT (303) 446-3469, 48-HOURS PRIOR TO START OF JOB. COMPACTION TESTING IS REQUIRED.
- THE CONTRACTOR PERFORMING WORK ON ANY PUBLIC OR PRIVATE STORM SEWER FACILITY OR APPURTENANCE MUST BE PROPERLY TRADE LICENSED AS A COMPANY AND HAVE A LICENSED PLUMBER, DRAINLAYER SUPERVISOR OR SEWER CONTRACTOR ON SITE DURING THE WORK.
- ACCESS MUST BE MAINTAINED FOR ALL SEWER MANHOLES DURING CONSTRUCTION. ANY DESIGN CHANGES TO NEW OR EXISTING PUBLIC STORM OR SANITARY SEWER MUST INCLUDE PERMANENT ACCESS TO THE PUBLIC STORM AND SANITARY SEWER MANHOLES AND COULD REQUIRE ROLL-OVER CURB, COMMERCIAL DRIVE, REINFORCED CONCRETE SIDEWALK, RITTER RINGS OR CONCRETE PAD. MINIMUM ACCESS TO EACH MANHOLE IS A 20' WIDE LANE FROM THE NEAREST PUBLIC RIGHT OF WAY, CENTERED AT THE MANHOLE INCLUDING A 10' RADIUS AROUND THE MANHOLE AND 22.0' VERTICAL CLEARANCE.
- THE CONNECTION OF A NEW SANITARY STORM SEWER TO AN EXISTING MANHOLE MAY REQUIRE MANHOLE RECONSTRUCTION AT THE DISCRETION OF THE PW CONSTRUCTION ENGINEERING INSPECTOR OR THE PW CONSTRUCTION ENGINEERING ENGINEER.
- CHANGES IN THE ELEVATION OF AN EXISTING BRICK MANHOLE MAY REQUIRE THE USE OF A PRE-CAST CONCRETE MANHOLE OR MANHOLE RECONSTRUCTION AT THE DISCRETION OF THE PW CONSTRUCTION ENGINEERING INSPECTOR AND/OR PW CONSTRUCTION ENGINEERING ENGINEER.
- CHANGES IN ELEVATION OR MODIFICATION TO EXISTING INLETS MAY REQUIRE RECONSTRUCTION AT THE DISCRETION OF THE PW CONSTRUCTION ENGINEERING INSPECTOR OR ENGINEER.
- THE CONTRACTOR SHALL BE AWARE THAT WHEN DEBRIS IS DROPPED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES, THE CONTRACTOR IS TO IMMEDIATELY REMOVE THIS TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
- THE CONTRACTOR SHALL MAKE SURE THAT ALL MANHOLES AND OTHER STRUCTURES ARE BUILT TO FINISHED GRADE.
- NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN (10) FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.
- "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SUBMITTED TO DEVELOPMENT SERVICES AT COMPLETION OF THE PROJECT. "AS-BUILT" DRAWINGS ARE TO BE REPRODUCIBLE COPIES (OR ORIGINALS) OF THE APPROVED CONSTRUCTION DRAWINGS. ANY FIELD CHANGES ARE TO BE NOTED. THE DRAWINGS WILL STATE "AS-BUILT" IN LARGE BLOCK LETTERS. THE "AS-BUILT" ELECTRONIC SUBMITTAL OR PRINTS ARE TO BE SIGNED, DATED AND STAMPED BY A COLORADO REGISTERED ENGINEER.
- AS-BUILT FIELD NOTES (IF REQUESTED), FROM WHICH THE AS-BUILT DRAWINGS ARE PREPARED, ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY THE COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR. THESE NOTES WILL INCLUDE THE STATIONING OF ANY BUILDING SEWER STUBS INSTALLED.
- UPON COMPLETION OF SITE GRADING AND SEWER CONSTRUCTION, THE OWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING DEVELOPMENT SERVICES WITH A CERTIFICATE OF INSPECTION PREPARED BY THE COLORADO REGISTERED ENGINEER WHO PERFORMED OR SUPERVISED CONSTRUCTION INSPECTION, CERTIFYING THAT:
 - A CONSTRUCTION INSPECTOR WAS ON THE JOB SITE AT ALL TIMES SEWER OR DRAINAGE FACILITY WORK WAS PERFORMED.
 - ALL STORM AND SANITARY SEWER FACILITIES, SITE GRADING, DETENTION POND GRADING AND OUTLET WORKS (IF ANY) WERE CONSTRUCTED IN COMPLIANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS
 - THE AS-BUILT DRAWINGS INCLUDED ACCURATELY DEPICT THE FINAL INSTALLATION OF THE STORM DRAINAGE AND/OR SEWER SYSTEM.

THIS CERTIFICATION SHALL BE REQUIRED FOR ALL STORM AND SANITARY SEWER FACILITIES IN ADDITION TO ANY INSPECTIONS MADE BY THE DIVISION OR THE DEPARTMENT OF PUBLIC WORKS.

DENVER WATER DEPARTMENT NOTE

ALL PERSONS AND ENTITIES INVOLVED IN THIS PROJECT SHALL HAVE THE RESPONSIBILITY TO TAKE WHATEVER STEPS NECESSARY TO PROTECT ALL WATER FACILITIES. IF ANY WATER FACILITY CANNOT BE ADEQUATELY PROTECTED, THEN SAID WATER FACILITIES SHALL BE RELOCATED OR REMOVED IN ACCORDANCE WITH DENVER WATER DEPARTMENT REQUIREMENTS.

HANOVER SOUTH BROADWAY

SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY AND COUNTY OF DENVER, STATE OF COLORADO

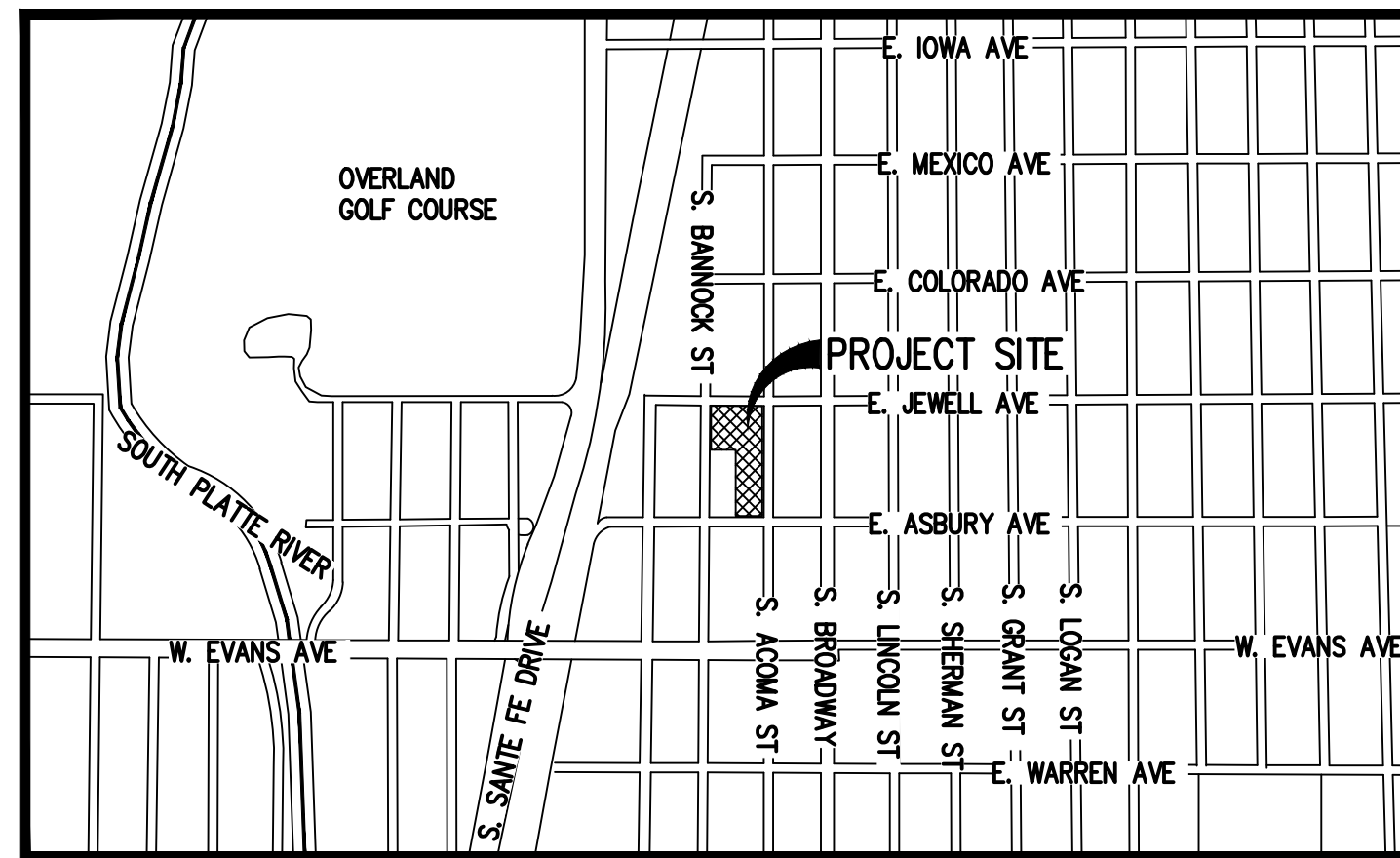
PUBLIC SANITARY SEWER RELOCATION PLANS

LEGEND

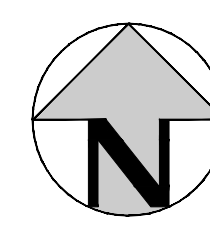
PROPERTY BOUNDARY	---
EXISTING STORM SEWER & MANHOLE	ST (S)
EXISTING WATER MAIN	W
EXISTING SANITARY SEWER & MANHOLE	SS (S)
EXISTING SANITARY SEWER TO BE REMOVED	X
EXISTING GAS LINE	G
EXISTING OVERHEAD ELECTRIC	OE
PROPOSED SANITARY SEWER & MANHOLE	SS (S)
PROPOSED CONTOURS	5175
EXISTING CONTOURS	5175

ABBREVIATIONS

AC	ACRE
APPROX	APPROXIMATE
AVE	AVENUE
BLDG	BUILDING
CF	CUBIC FEET
EL	ELEVATION
ESMT	EASEMENT
EX	EXISTING
FL	FLOW LINE
INV	INVERT
LF	LINEAR FEET
MH	MANHOLE
PL	PROPERTY LINE
PR	PROPOSED
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
ST	STREET
STA	STATION
SVC	SERVICE
TYP	TYPICAL
XING	CROSSING



VICINITY MAP
 SCALE: 1" = 1000'



CITY AND COUNTY OF DENVER
 DEVELOPMENT SERVICES
 SITE ENGINEERING

Checked for General Compliance with applicable Denver Criteria, Rules, Regulations and Standards.

APPROVED (if validly signed)

This approval becomes void if construction is not started within one (1) year of the approval date.

Approved by: _____ Date: _____
 (Note: Signature in Print) Review Engineer: _____

APPROVED AS TO FORM, ENGINEERING CALCULATIONS, DRAWINGS AND DESIGN ADEQUACY ARE ACCEPTED BASED UPON THE PROJECT ENGINEER'S ATTACHED SEAL OF REGISTRATION

THIS APPROVAL IS FOR:
PUBLIC SANITARY SEWER RELOCATION PLANS

811 CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 THREE (3) BUSINESS DAYS IN ADVANCE BEFORE DIGGING, GRADING, OR EXCAVATION FOR MARKING OF MEMBER'S UNDERGROUND UTILITIES.

THESE PLANS HAVE BEEN PREPARED ACCORDING TO THE STANDARDS OF THE CITY & COUNTY OF DENVER

DENVER PROJECT NO. 2019PM0000513
 PROJECT NAME:
HANOVER SOUTH BROADWAY

DESIGNED BY: KPK DATE: 03-11-2020 DATE ISSUED: 03-02-2020 DRAWING NO. _____
 DRAWN BY: JBA DATE: 03-11-2020 SHEET 1 OF 2 SHEETS **1**
 CHECKED BY: JRS DATE: 03-11-2020

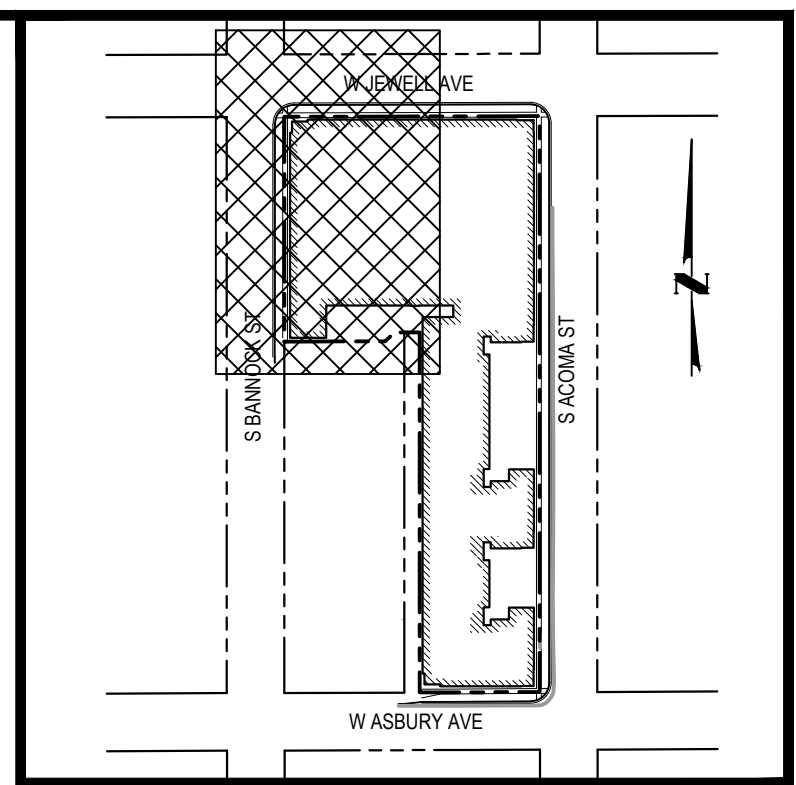
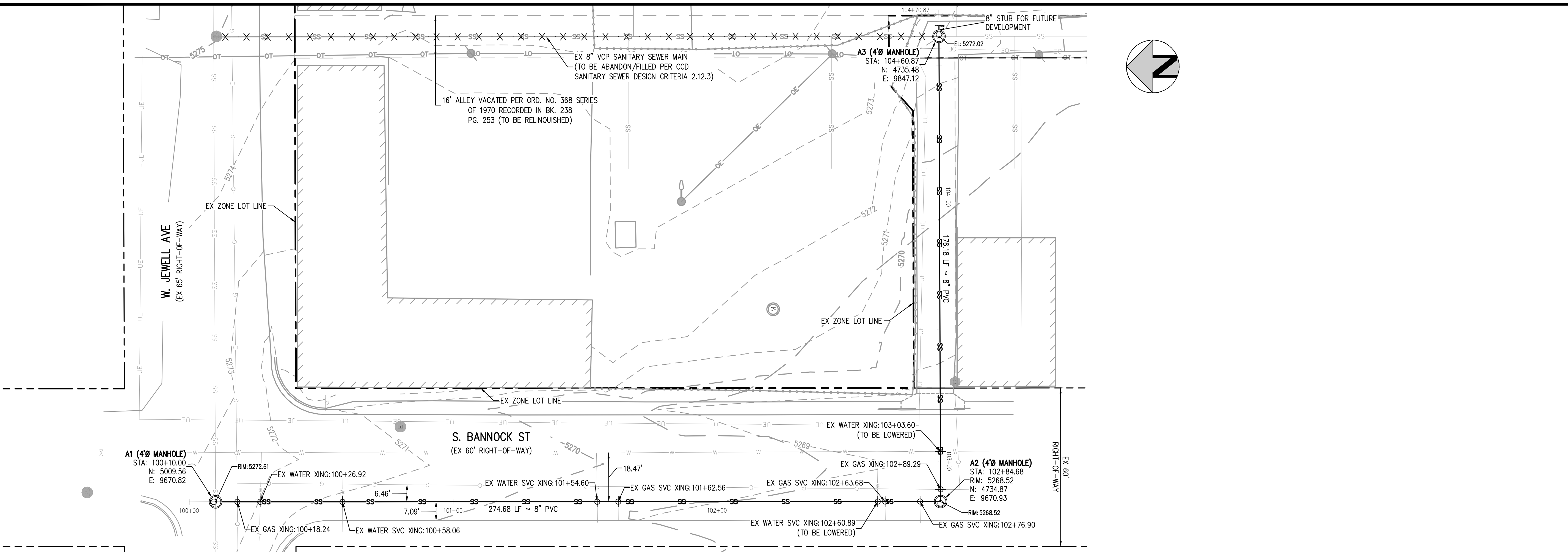
HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

ISSUE DATE: 03-02-2020	PROJECT #: 190815
DATE	REVISION COMMENTS

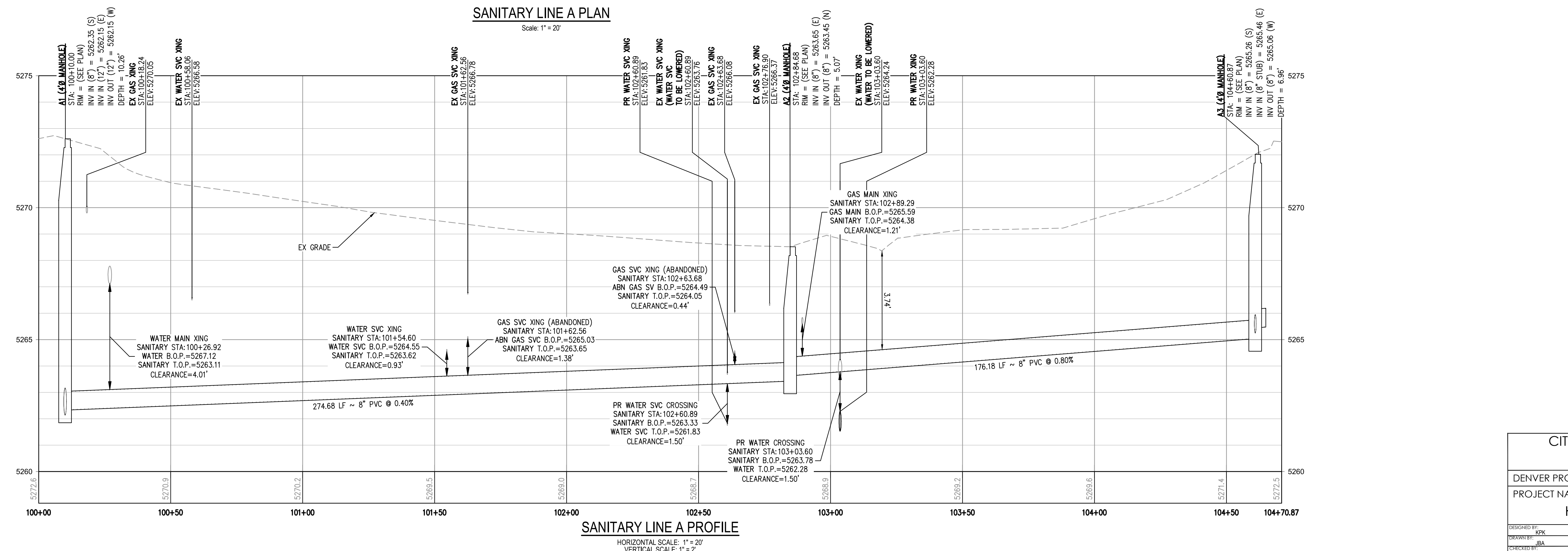
PRELIMINARY
 NOT FOR
 CONSTRUCTION

Filepath: P:\1108\ENGINEERING\UTILITIES\SANITARY-SS - COVER DWG Layout Layout.DWG
 Project: 2019-03-02-2014-11-01-01 By: Stephen Krausek

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1"=200'



FILE PATH: P:\190815\ENGINEERING\UTILITIES\SANITARY\SS STUDY\F&P.DWG LAYOUT.F&P
DESIGNED BY: KPK
CHECKED BY: JRS
PLOTTED: MON 03/02/20 4:41:22 PM BY: STEPHEN KRZAJESKI

CITY AND COUNTY OF DENVER DEVELOPMENT SERVICES SITE ENGINEERING			
DENVER PROJECT NO. 2019PM0000513			
PROJECT NAME: HANOVER SOUTH BROADWAY			
DESIGNED BY: KPK	DATE: 03-11-2020	DATE ISSUED: 03-02-2020	DRAWING NO. 2
CHECKED BY: JRS	DATE: 03-11-2020	SHEET 2 OF 2 SHEETS	

Scale: 1" = 20'

DESIGNED BY: KPK
CHECKED BY: JRS
DRAWN BY: JBA

ISSUE DATE: 03-02-2020	
DATE	REVISION COMMENTS

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

HANOVER COMPANY

HANOVER SOUTH BROADWAY
PLAN & PROFILE

PROJECT #: 190815
SHEET NUMBER
2
2 OF 2

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513	Project Type: ROW Relinquishment
Review ID: 2020-RELINQ-0000010	Review Phase:
Location: West Jewell Ave and South Acoma Street	Review End Date: 05/11/2020

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: David Edwards
 Reviewers Email: davidj.edwards@denvergov.org

Status Date: 05/13/2020
 Status: Approved
 Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
 Reviewing Agency/Company: Asset Management DOF
 Reviewers Name: David Edwards
 Reviewers Phone: 7209130889
 Reviewers Email: davidj.edwards@denvergov.org
 Approval Status: Approved

Comments:
 Approve of Relinquishment of Easement and relocate

Status Date: 05/07/2020
 Status: Approved
 Comments: Approved May 4, 2020

Reviewing Agency: City Forester Review	Review Status: Approved
--	-------------------------

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

Status Date: 05/11/2020
 Status: Approved
 Comments: Approved. No PRW tree conflict.

Reviewing Agency: Comcast Referral	Review Status: Approved - No Response
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Status Date: 05/13/2020
 Status: Approved - No Response
 Comments:

Reviewing Agency: Denver Water Referral	Review Status: Approved
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Status Date: 05/13/2020
 Status: Approved
 Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
 Reviewing Agency/Company: Denver Water
 Reviewers Name: Gina Begly
 Reviewers Phone: 303-628-6219
 Reviewers Email: gina.begly@denverwater.org

Comment Report

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000010 **Review Phase:**
Location: West Jewell Ave and South Acoma Street **Review End Date:** 05/11/2020

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

Approval Status: Approved

Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Ronald Ellis
Reviewers Email: Ron.Ellis@denvergov.org

Status Date: 05/11/2020
Status: Approved
Comments:

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

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

Status Date: 05/13/2020
Status: Comments Compiled
Comments:

Status Date: 04/30/2020
Status: Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review Review Status: Approved

Reviewers Name: Richard Tenorio
Reviewers Email:

Status Date: 05/13/2020
Status: Approved
Comments:

Status Date: 05/08/2020
Status: Approved - No Response
Comments:

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

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

Status Date: 05/13/2020
Status: Approved - No Response
Comments:

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

Status Date: 05/13/2020
Status: Approved - No Response

Comment Report

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000010 **Review Phase:**
Location: West Jewell Ave and South Acoma Street **Review End Date:** 05/11/2020

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

Status Date: 05/13/2020
Status: Approved - No Response
Comments:

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

Status Date: 05/13/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

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

Status Date: 04/30/2020
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Reviewers Name: Michael Holm
Reviewers Email: Michael.Holm@denvergov.org

Status Date: 05/01/2020
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: 05/13/2020
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: 05/13/2020
Status: Approved - No Response
Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Comment Report

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000010 **Review Phase:**
Location: West Jewell Ave and South Acoma Street **Review End Date:** 05/11/2020

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

Status Date: 08/18/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: CenturyLink
Reviewers Name: Kandice Bremer
Reviewers Phone: 4026137933
Reviewers Email: kandice.bremer@centurylink.com
Approval Status: Approved

Comments:

Status Date: 07/09/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: CenturyLink
Reviewers Name: Kandice Bremer
Reviewers Phone: 4026137933
Reviewers Email: kandice.bremer@centurylink.com
Approval Status: Approved

Comments:

Relocation of the street hand hole has begun. Relocation fees paid. Approved.

Status Date: 05/28/2020
Status: Denied
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: Qwest Corporation dba CenturyLink
Reviewers Name: Kandice Bremer
Reviewers Phone: 4026137933
Reviewers Email: kandice.bremer@centurylink.com
Approval Status: Denied

Comments:

Relocation of CenturyLink overhead lines will need to be done prior to vacating this area. The CTL lines are in the area of the requested sewer vacation. Developer has been invoiced for the relocation, once that payment is received, CenturyLink will approve the vacation.

Status Date: 05/13/2020
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 05/13/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com

Comment Report

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000010 **Review Phase:**
Location: West Jewell Ave and South Acoma Street **Review End Date:** 05/11/2020

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

Approval Status: Approved

Comments:

It appears that the overhead electric distribution facilities have been or are in the process of being removed.

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

Status Date: 05/13/2020
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved

Reviewers Name: Tiffany Holcomb
Reviewers Email: Tiffany.Holcomb@denvergov.org

Status Date: 05/13/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: Development Services
Reviewers Name: Tiffany Holcomb
Reviewers Phone: 720-865-3018
Reviewers Email: Tiffany.Holcomb@denvergov.org
Approval Status: Approved

Comments:

An SDP (2019-PM-0000513) is currently in review. This easement relinquishment is needed for the SDP to move forward. Changes to the easement status will need to be shown on the SDP, including the final approval of the relinquishment.

Reviewing Agency: DES Transportation Review Review Status: Approved

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

Status Date: 05/11/2020
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Zhixu Yuan
Reviewers Email: Zhixu.Yuan@denvergov.org

Status Date: 09/01/2020
Status: Approved
Comments: PWPRS Project Number: 2020-RELINQ-0000010 Hanover South Broadway
Reviewing Agency/Company: PWDES
Reviewers Name: Zhixu Yuan
Reviewers Phone: 7208653140
Reviewers Email: zhixu.yuan@denvergov.org

Comment Report

Hanover South Broadway

09/01/2020

Master ID: 2019-PROJMSTR-0000513 **Project Type:** ROW Relinquishment
Review ID: 2020-RELINQ-0000010 **Review Phase:**
Location: West Jewell Ave and South Acoma Street **Review End Date:** 05/11/2020

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

Approval Status: Approved

Comments:

Status Date: 05/11/2020

Status: Denied

Comments: The public sanitary sewer needs to be relocated prior to relinquishment. No service disruption during relocation.

Reviewing Agency: ERA Transportation Review

Review Status: Approved

Reviewers Name: Brent McMurtrie

Reviewers Email: Brent.McMurtrie@denvergov.org

Status Date: 05/12/2020

Status: Approved

Comments:

Reviewing Agency: ERA Wastewater Review

Review Status: Approved

Reviewers Name: Mike Sasarak

Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 05/11/2020

Status: Approved

Comments:

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 05/13/2020

Status: Approved - No Response

Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved - No Response

Status Date: 05/13/2020

Status: Approved - No Response

Comments: