

SUBMITTAL CHECKLIST

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

Any Submittal not meeting all minimum checklist criteria herein will be rejected as incomplete.

Encroachments shall be in accordance with:

- [Rules and Regulations Governing Encroachments & Encumbrances in the Public Right-of-Way](#)
- [Transportation Standards and Details for the Engineering Division](#)

Application

- Signed by adjacent property owner** as owner of Encroachment or authorized Special District representative

Evidence of Adjacent Property Ownership & Property Legal Description

Required for all Encroachment Permit Applications

- Current Title*Work/Warranty Deed confirming ownership and legal description for adjacent property
- Property Legal Description in Word format

Legal Description sealed and signed by a Professional Land Surveyor licensed in Colorado

Required for Tier II Underground Encroachments and all Tier III Encroachments, can be submitted after 1st review

- Encroachment Area Legal Description and Exhibit(s) in PDF format stamped and signed by PLS
- Encroachment Area Legal Description in Word format

Site Plans sealed and signed by a Professional Engineer licensed in Colorado

GENERAL

- Vicinity map
- North arrows and numerical and bar scales (Scale not to exceed 1" = 40')
- Legend
- PE stamp area
- Plan set date and revision number (if applicable)

PLAN VIEW

Show, label and dimension existing and proposed final site conditions, including but not limited to the following (aerial imagery is allowed; however, it does not replace requirement for accurately scaled engineering drawings):

- Property lines, right-of-way width
- Edge of pavement, curb and gutter, sidewalks, nearby driveways and alleys
- Street lights, pedestrian lights, signal poles, utility poles
- Surface utility features (e.g. cabinets, handholes, manholes, inlets, vaults, valves, fire hydrants)
- Regulatory Floodplain boundaries (FEMA) *N.A.*
- Underground and overhead utilities (e.g. water, sewer, power, communications, gas, irrigation)
- Trees and landscaping in the ROW
- Street names and adjacent property address(es)
- Regional Transportation District (RTD) bus stop with any amenities *N.A.*
- Location and size of Encroachment – Show and dimension limits of both above and below ground elements

City and County of Denver – Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202

www.denvergov.org/dotj

Phone: 720-865-3003

- Construction Materials
- Projection from building
- Distance from Encroachment to the nearest flowline
- Distance from Encroachment to any other Streetscape feature/obstruction in the vicinity
- Distance from property line to back of curb
- Electrical service alignment, electrical connection location, and voltage/amps
- No proposed Encroachments located in the intersection clear zone per Transportation Std. Dwg. 7.9

ELEVATION OR CROSS-SECTION VIEWS

- Location and size of Encroachment – Show and dimension limits of both above and below ground elements
- Existing and final grade
- Existing utilities and their size and depth
- Vertical height/clearance of the Encroachment from finish grade

DETAIL SHEET(S)

- Manufacturer’s and/or construction detail(s)
- Referenced City detail(s) by drawing number on the appropriate plan and elevation view(s)
- Office of the Forester’s (OCF) tree protection detail and notes
- Special, non-standard, or modified City details

STRUCTURAL PLANS Not Applicable

- Structural plans
- Manufacturers certification

ADDITIONAL REQUIRED MATERIAL(S) Not Applicable

- Approval from applicable reviewing authorities (e.g. design review district, floodplain, Arts & Venues)
- For properties sharing the Encroachment, appropriate legal documentation for review by the City

COMMENT RESOLUTION SHEET(S) IF APPLICABLE Not Applicable for 1st Submittal

- Reviewer’s and Agency Name
- Review comments (reviewer comments must be verbatim)
- Formal written response to each comment

Fees:

Fees must be paid immediately after ER provides a project number and invoice for your application.

| Fees (Non-Refundable): | Tier I Encroachment: | Tier II Encroachment: | Tier III Encroachment: |
|--------------------------|----------------------|-----------------------|------------------------|
| Initial Processing | No Fee | \$1,500.00 | \$1,500.00 |
| Legal Description Review | N/A | \$300.00 | \$300.00 |
| Resolution Review | N/A | N/A | \$300.00 |
| Annual Permit | No Fee | \$200.00 | \$200.00 |

Attestation:

I hereby attest that the above information is incorporated into the Encroachment Application and plan submittal:

SIGNATURE:  DATE: 11/28/22
 PRINT NAME: OWEN BEARD EMAIL: obeard@solidarch.com
 COMPANY: OSGLOLA Shop Townhomes C.L.C

APPLICATION

FOR ENCROACHMENTS & ENCUMBRANCES IN THE PUBLIC RIGHT-OF-WAY

An Encroachment Permit is required prior to placing privately-owned improvements ("Encroachment" or "Encumbrance") in the public Right-of-Way (ROW). Only Encroachment Permit Applications in accordance with [Rules and Regulations](#) and [Permit Entrance Requirements](#) for Encroachments in the Public Right-of-Way will be considered by the Department of Transportation & Infrastructure (DOTI). **It is the City's sole discretion whether to grant an Encroachment Permit based on any facts the City feels are relevant. Approval is not guaranteed.**

To apply, complete this application and submit together with required application materials in accordance with the [Permit Entrance Requirements](#) to DOTI.ER@denvergov.org. Please type or print clearly. If necessary, attach additional sheets to fully answer any of the following sections. Incomplete applications packages will not be accepted. Questions on this application or the process can be sent to DOTI.ER@denvergov.org.

ENCROACHMENT OWNER/ADJACENT PROPERTY OWNER:

The adjacent property owner will be the Encroachment Owner and Permittee and is the responsible party for the Encroachment in accordance with the Rules and Regulations, including all fees and annual billing.

Company Name: Osceola Stop Townhomes I.I.c
Contact Name: Owen Beard
Property Address: 1300 osceola
Billing Address: 190 West Archer Place
Telephone Number: 303-995-5581 Email Address: obeard@solidarch.com

OWNER REPRESENTATIVE: Check if the same as Adjacent Property Owner

Company Name: Solid Architectural design
Contact Name: Owen Beard
Address: 190 West archer place
Telephone Number: 303-995-5581 Email Address: obeard@solidarch.com

ENCROACHMENT INFORMATION:

Project Name: Osceola Stop townhomes
Adjacent Property Address: 1300 Osceola street
Coordinates (Lat/Long): 39.737,-105.038
Encroachment Area, in SF: 17 s.f

City and County of Denver – Department of Transportation & Infrastructure
Right-of-Way Services | Engineering & Regulatory
201 West Colfax Ave. Dept. 507 | Denver, CO 80202
www.denvergov.org/doti
Phone: 720-865-3003

Is this project associated with a LAND DEVELOPMENT REVIEW?

Yes No If 'Yes', provide Project Master, Site Plan and/or Concept Development Project Numbers:

2019-PM-0000181

Location Description: (e.g. Located on the South side of 23rd Ave, twenty (20) feet from face of curb, and ten (10) feet west of pavement on Private Drive.)

located on north side of 13th ave at he intersection of 13th and Osceola street 14' from back of curb and 1'1" from back of sidewalk

Description of Encroachment:

Describe the proposed encroachment, including the type, dimensions, and quantity of objects. If the space below is not enough space to describe the encroachment, attach the description as a sheet. Additionally, provide required application materials in accordance with the Permit Entrance Requirements. It is not acceptable to use "please see attached plans" or other vague descriptors.

The encroachment will be a railing that is 75% open and 42" tall off the top of an existing tier 1 retaining wall. It will be 16 ft long and will be removable. It will set 11 1/2" into righth of way on the west end and 10 1/2" on east end.

Justification for Private Improvements in the Public ROW:

Private improvements should be located on private property. Only in cases where there are physical constraints that preclude the placement of private improvements on private property that an encroachment may be considered within the right-of-way. Make your case as to why this is a good use of the public right-of-way. It is not acceptable to use "you want/need it" or other vague descriptors.

This will provide safety for the inhabitants of the townhouse at 1300 Osceola as they walk along the existing retaining wall to the required entrance that opens to 13th avenue. The existing retaining wall was kept to maintain the historic drainage flow of the property to the alley to the east.

FOR ER INTERNAL USE ONLY:

Tier Determination: _____ Project Number: _____ Initials: _____

ATTESTATION:

By submitting this permit application and signing below, I understand and agree to the following:

1. That I am the property owner adjacent to the Encroachment Area, or the authorized representative of a Special District, that is responsible for the placement, maintenance, repair, replacement, removal, site restoration, ownership, or is otherwise responsible for the Encroachment in accordance with the Rules & Regulations for Encroachments and Encumbrances in the Public Right-of-Way.
2. That it is the City's sole discretion to classify the Tier of an Encroachment and whether to grant an Encroachment Permit based on any facts the City feels are relevant. The issuance of an Encroachment Permit confers no rights to the Right-of-Way, the Encroachment Permit is revocable and DOTI can order the removal of the Encroachment and restoration of the Encroachment Area for any reason the City feels relevant.
3. Permittee agrees to defend, indemnify, reimburse and hold harmless the City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to an Encroachment Permit and the Encroachment ("Claims"). This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of Permittee or its subcontractors either passive or active, irrespective of fault, including City's negligence whether active or passive.
4. Permittee's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. Permittee's duty to defend and indemnify City shall arise even if City is the only party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.
5. Permittee will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
6. Insurance coverage requirements specified in an Encroachment Permit shall in no way lessen or limit the liability of Permittee under the terms of this indemnification obligation. Permittee shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
7. This defense and indemnification obligation shall survive the expiration or termination of any issued Encroachment Permit.
8. Permittee is fully responsible for all costs to install, maintain, repair, replace, remove, and restore the Encroachment Area, including annual City Encroachment Permit Fees. A lien will be placed on the Permittee's property for failure to remove a revoked or abandoned Encroachment for cost incurred by CCD to remove the Encroachment and restore the Encroachment Area on behalf of the Permittee.
9. Indemnity and Insurance for Tier I and Tier II Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier I or Tier II Encroachment, the Owner of such Tier I or Tier II Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier I or Tier II Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$2,000,000 policy aggregate. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.
10. Indemnity and Insurance for Tier III Encroachments: Pursuant to and not superseding any General Terms and Conditions, as a condition for placement of a Tier III Encroachment, the Owner of such Tier III Encroachment shall hold CCD harmless from all loss or damage to persons or property on account of injury arising from the construction, repair, or maintenance of the Tier III Encroachment. Obtain and Maintain a Commercial General Liability insurance policy with limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate, and \$5,000,000 policy aggregate. A combination of primary and excess coverage may be used to meet the aggregate limit. The City and County of Denver, its Elected and Appointed Officials, Employees and Volunteers shall be included as Additional Insured.

ADJACENT PROPERTY

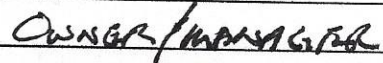
OWNER SIGNATURE: 

DATE: 1/5/22

PRINT NAME:

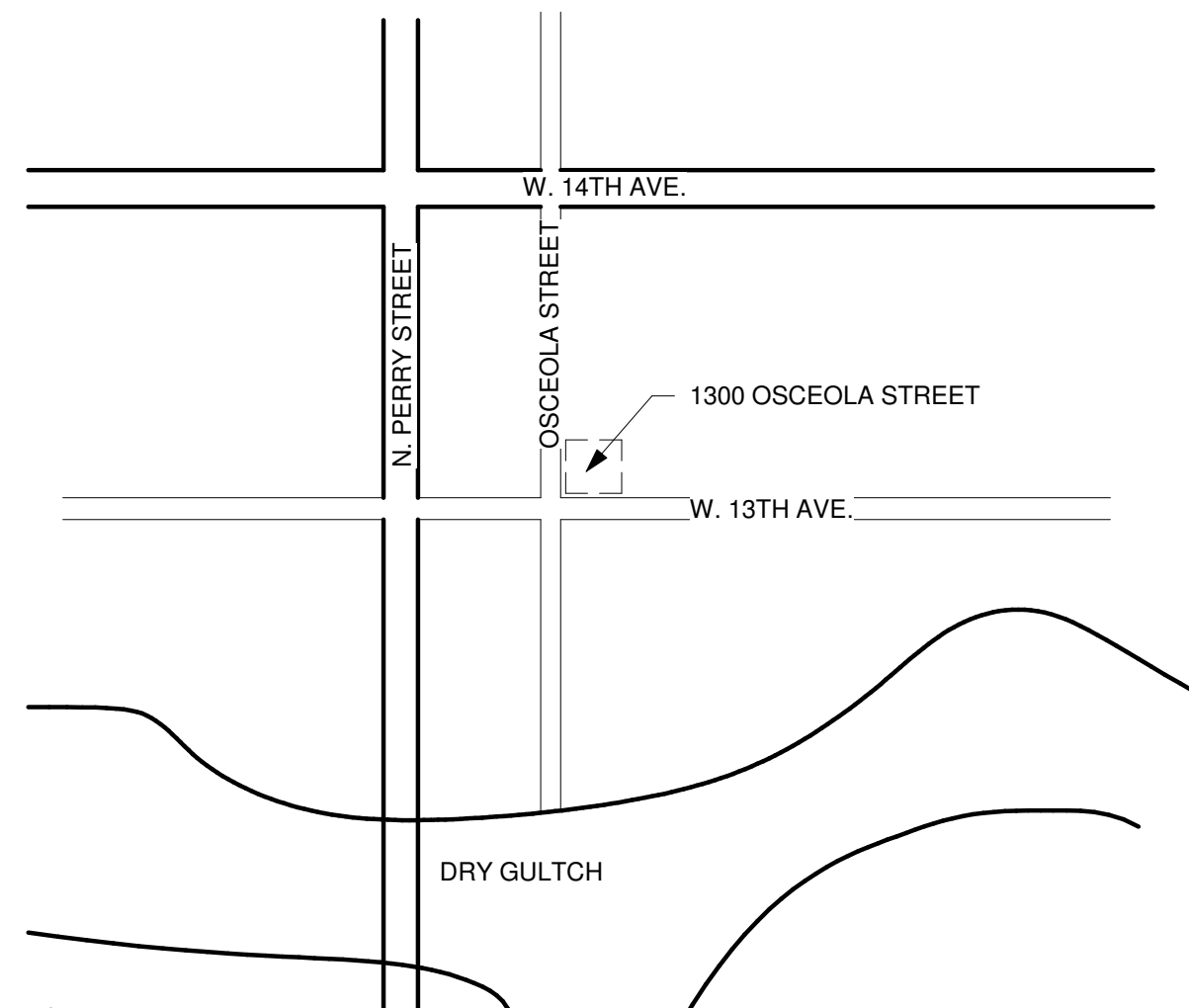
Owen Beard

TITLE:



COMPANY:

Osceola Stop townhomes. L.L.C.

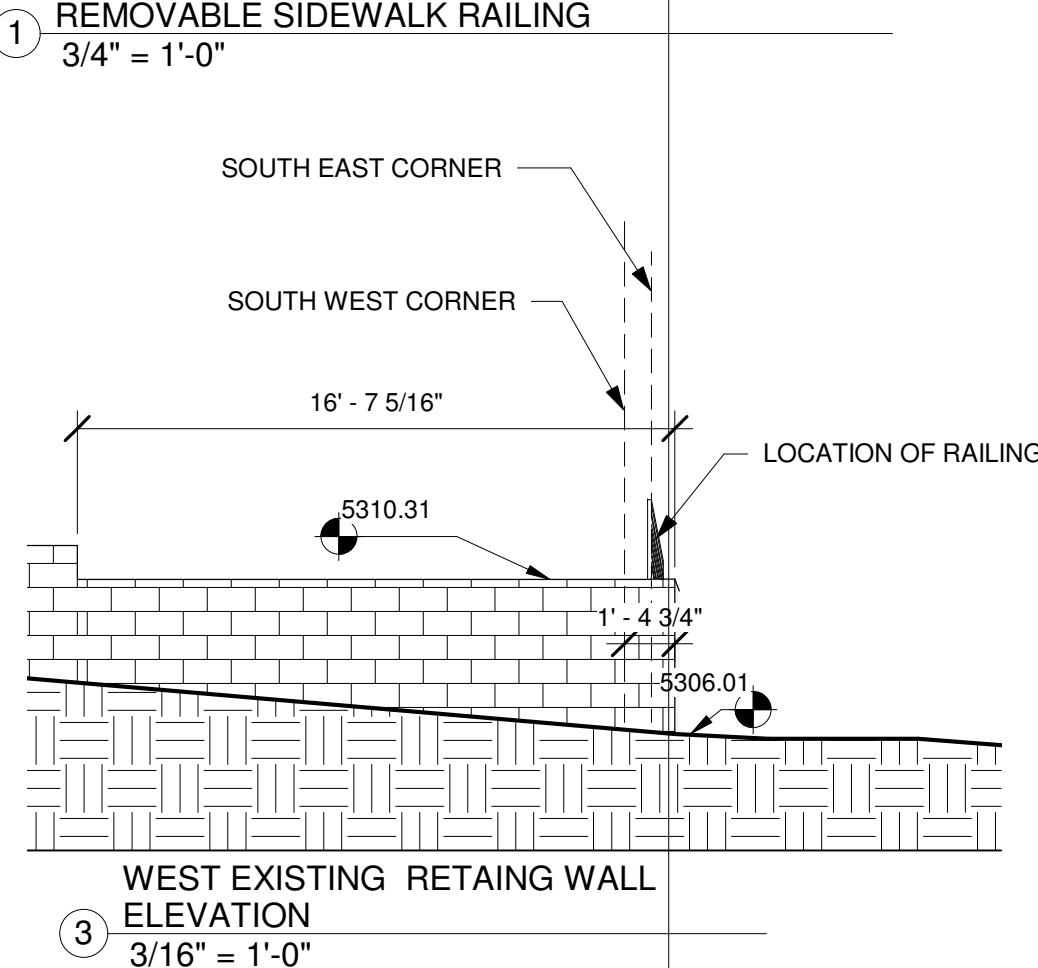
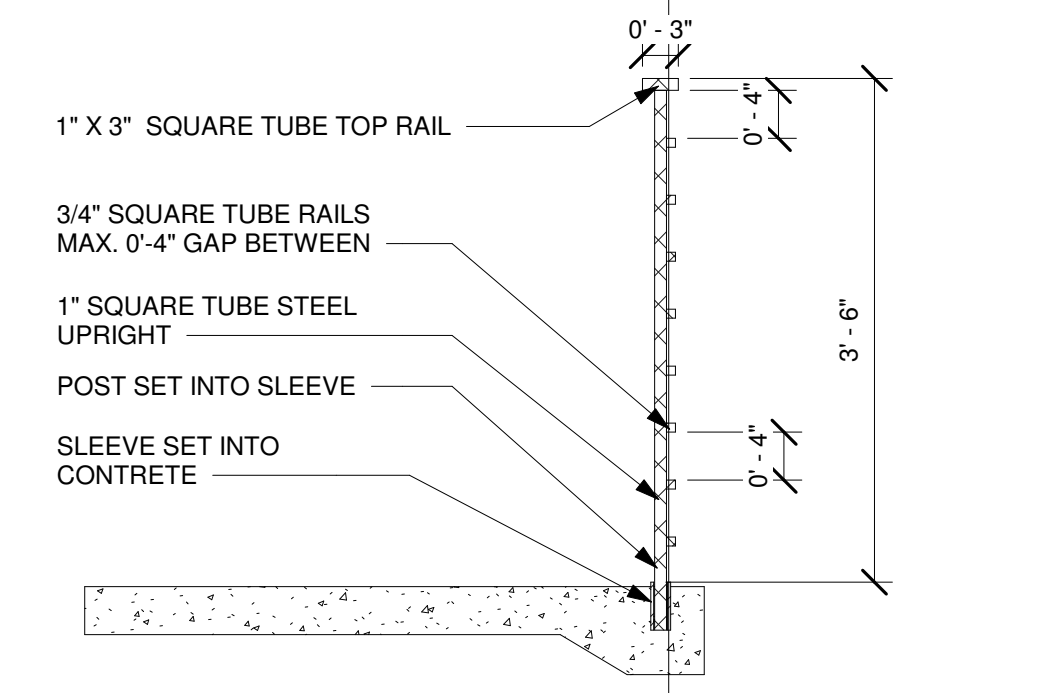
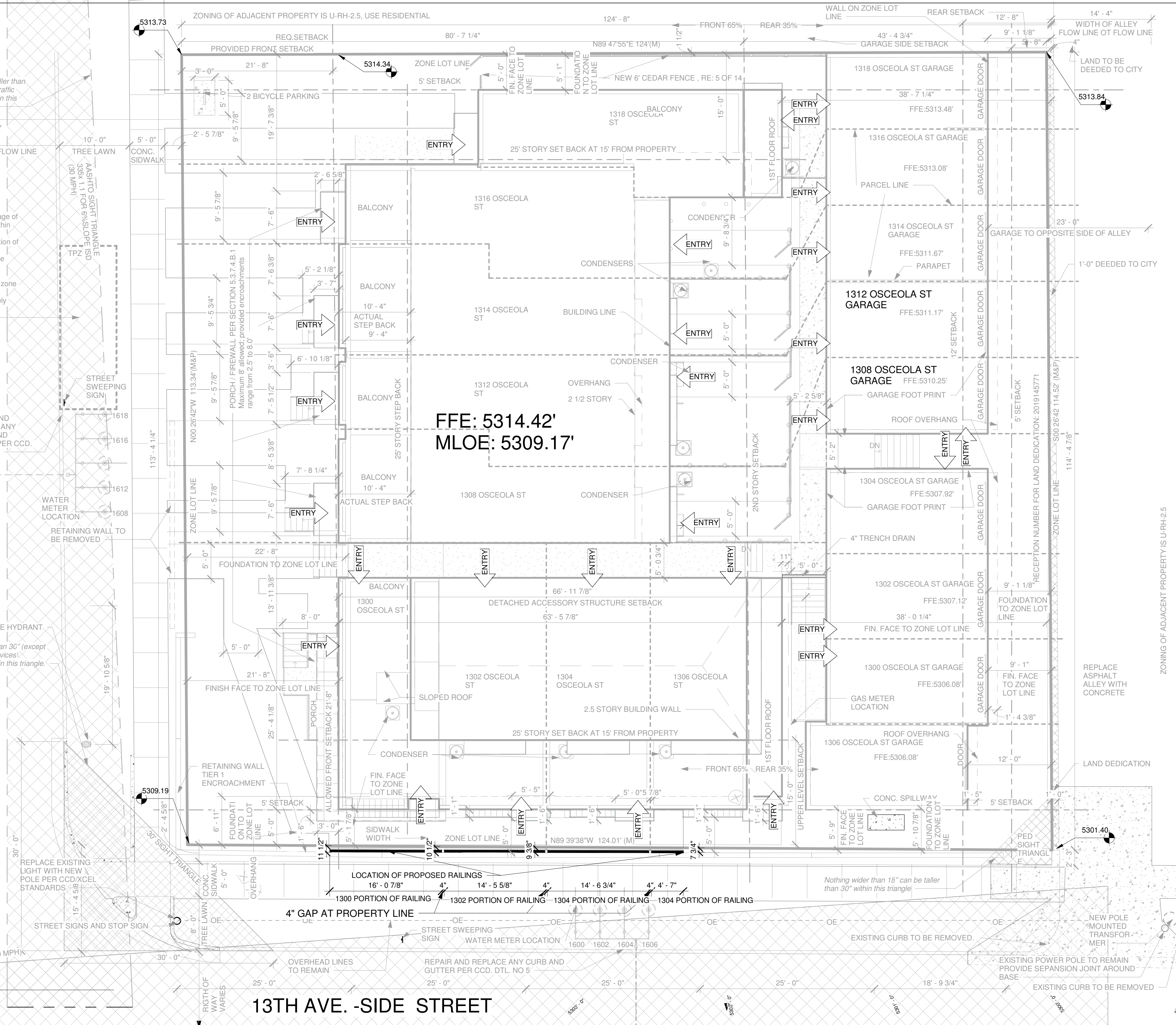
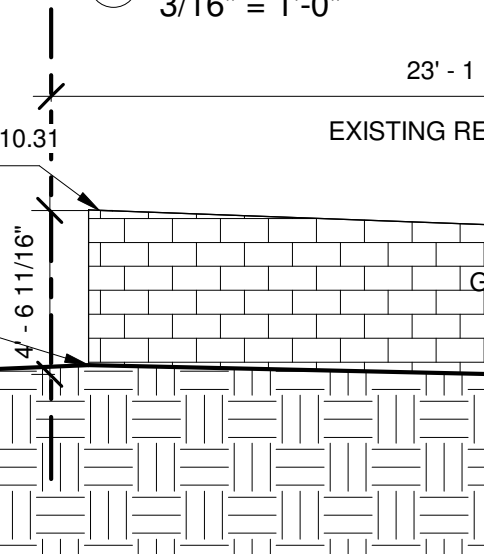
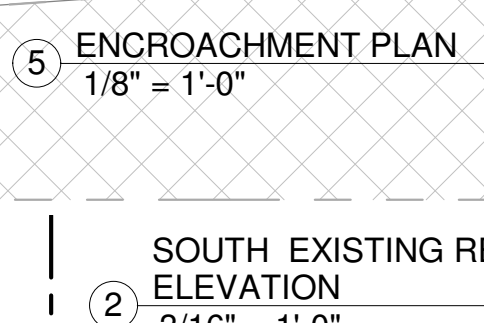
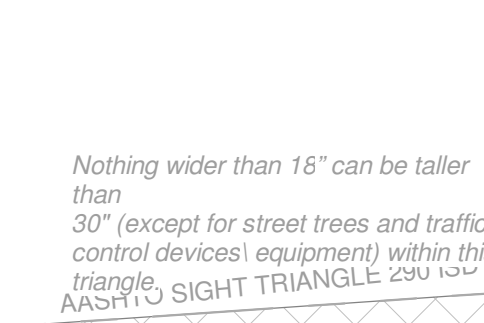
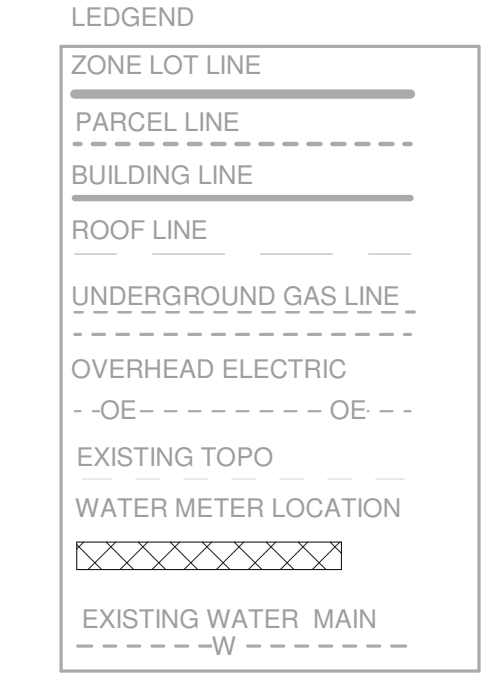


LOCATION
SCALE 1" = 400'-0"

LEGAL DESCRIPTION
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

- No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (i.e. driplines of trees).
- All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

OSCEOLA STREET-PRIMARY STREET



OWNER:
OSCEOLA STOP TOWNHOMES
190 WEST ARCHER PLACE
DENVER CO 80223.

ARCHITECT
SOLID architectural design
190 west archer place
DENVER, CO 80223
PHONE: 303-995-5581
E-MAIL:
obear@solidarch.com

STRUCTURAL ENGINEER
Ken Hickey
14405 Weld County Rd.
Fort Lupton, co 80621
303-857-6490

CIVIL ENGINEERING:
Ken Hickey
14405 Weld County Rd.
Fort Lupton, co 80621
303-857-6490

CONTRACTOR:
SOLID architectural design
190 west archer place
DENVER, CO 80223
PHONE: 303-995-5581
E-MAIL:
obear@solidarch.com
MEP ENGINEERING
TO BE DONE AS DESIGN
BUILD

solid design and construction
3358 larimer street
denver colorado 80205
p: 303.825.2313 f: 303.825.2318
solidarch.com

Osceola Stop Townhomes
1300, 1302, 1304, 1306, 1308, 1312, 1314, 1316, 1318 OSCEOLA ST DENVER CO 80204

| Description | Date |
|-----------------------|----------|
| CONST. SET PERMIT AND | 10/12/20 |
| CONST. SET | 1/22/21 |

TIER 1 ENCROACHMENT

| | |
|---------------|--------------|
| Date | 10/7/21 |
| Drawn By | Author |
| Checked By | Checker |
| TIER 1 | |
| Scale | As indicated |

EXHIBIT "A" LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE RIGHT OF WAY DEDICATION IN ORDINANCE NUMBER 171, SERIES OF 1927, AND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RANGE POINT IN THE INTERSECTION OF WEST 13TH AVENUE AND NORTH OSCEOLA STREET, BEING A FOUND STONE IN A RANGE BOX, FROM WHENCE A RANGE POINT IN THE INTERSECTION OF WEST 14TH AVENUE AND NORTH OSCEOLA STREET, BEING A FOUND STONE IN A RANGE BOX, BEARS NORTH 00°26'42" WEST A DISTANCE OF 705.26 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO:

THENCE NORTH 64°42'57" EAST A DISTANCE OF 72.06 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°00'54" WEST A DISTANCE OF 0.35 FEET;
 THENCE SOUTH 89°50'21" EAST A DISTANCE OF 50.76 FEET;
 THENCE SOUTH 00°00'54" EAST A DISTANCE OF 0.35 FEET;
 THENCE NORTH 89°50'21" WEST A DISTANCE OF 50.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.7 SQUARE FEET, 0.0004 ACRES OF LAND, MORE OR LESS.


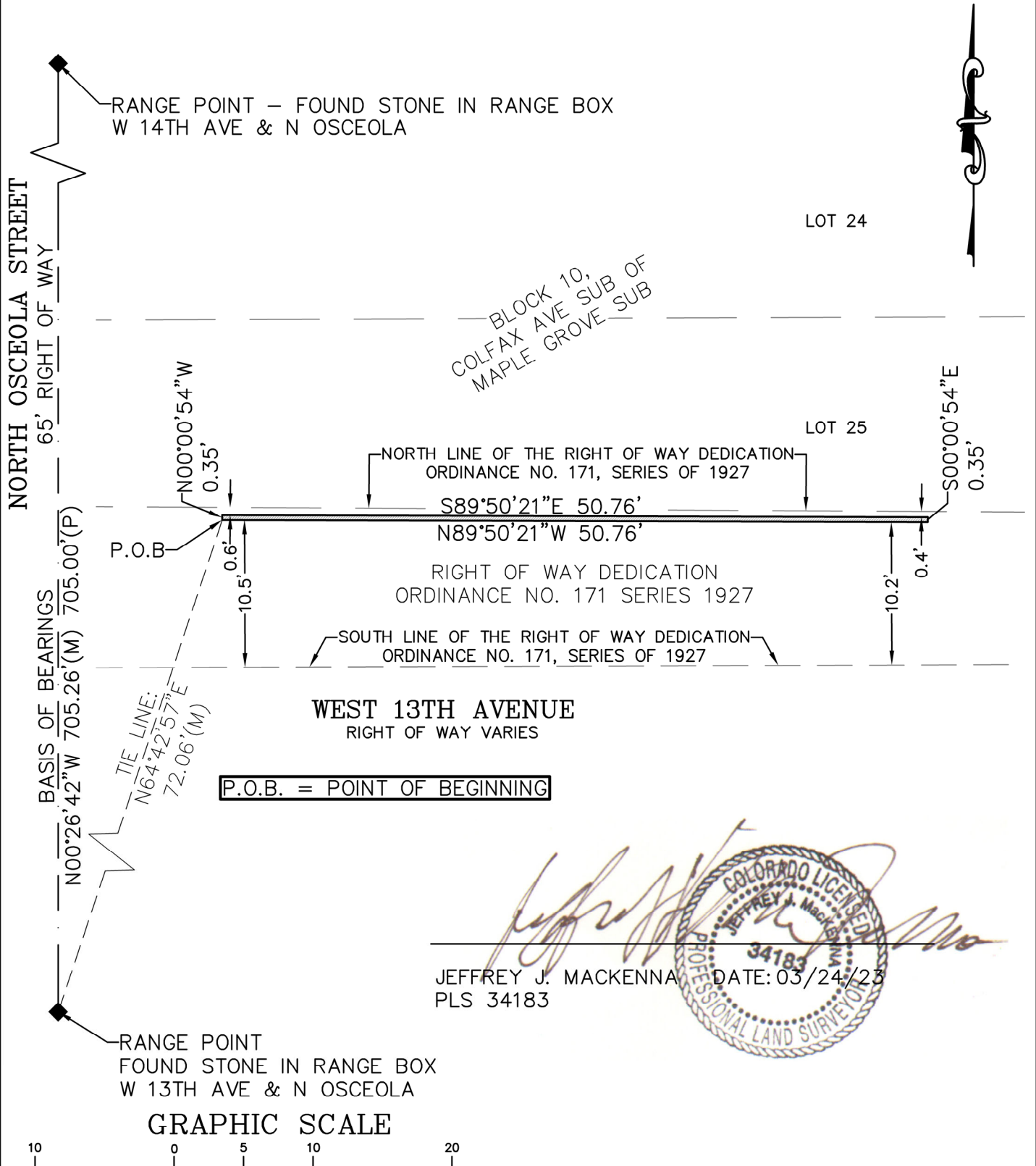



 PREPARED BY: JEFFREY J. MACKENNA P.L.S. 34183 DATE: 03/24/2023
 FOR FALCON SURVEYING, INC.
 9940 WEST 25TH AVENUE
 LAKEWOOD COLORADO, 80215
 (303)202-1560
 JOB NO. 190213

EXHIBIT "A"

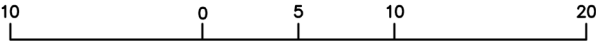
SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO



P.O.B. = POINT OF BEGINNING


 JEFFREY J. MACKENNA DATE: 03/24/23
 PLS 34183


GRAPHIC SCALE



(IN US SURVEY FEET)
1 inch = 10 ft.

THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204

ZONE LOT DESCRIPTION

LOTS 21 TO 25 EXCEPT A PORTION OF LOT 25 DESCRIBED IN ORDINANCE 171 SERIES 1927, AND THE EAST ONE FOOT OF LOTS 21 TO 25, BLOCK 10, COLFAX AVE SUB OF MAPLE GROVE SUB, CITY & COUNTY DENVER, STATE OF COLORADO

EXCEPT THE ONE FOOT STRIP OF LAND DEEDED TO THE CITY OF DENVER RECEPTION NUMBER: 2019145771

LOCATION: 1300 AND 1316 OSCEOLA ST DENVER CO 80204

TOTAL AREA OF PARCEL IS 14,126 SQUARE FEET, OR 0.324 ACRES MORE OR LESS.

BASIS OF BEARING

BASIS OF BEARINGS: THE GPS DERIVED 20' RANGE LINE IN 13TH AVE AS EVIDENCED BY A FOUND ALLOY CAP IN THE INTERSECTION OF 13TH AVE AND NEWTON ST FROM WHENCE A FOUND STONE IN THE INTERSECTION OF 13TH AVE AND OSCEOLA ST BEARS SOUTH 89°47'55" WEST A DISTANCE OF 328.99 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

BENCH MARK

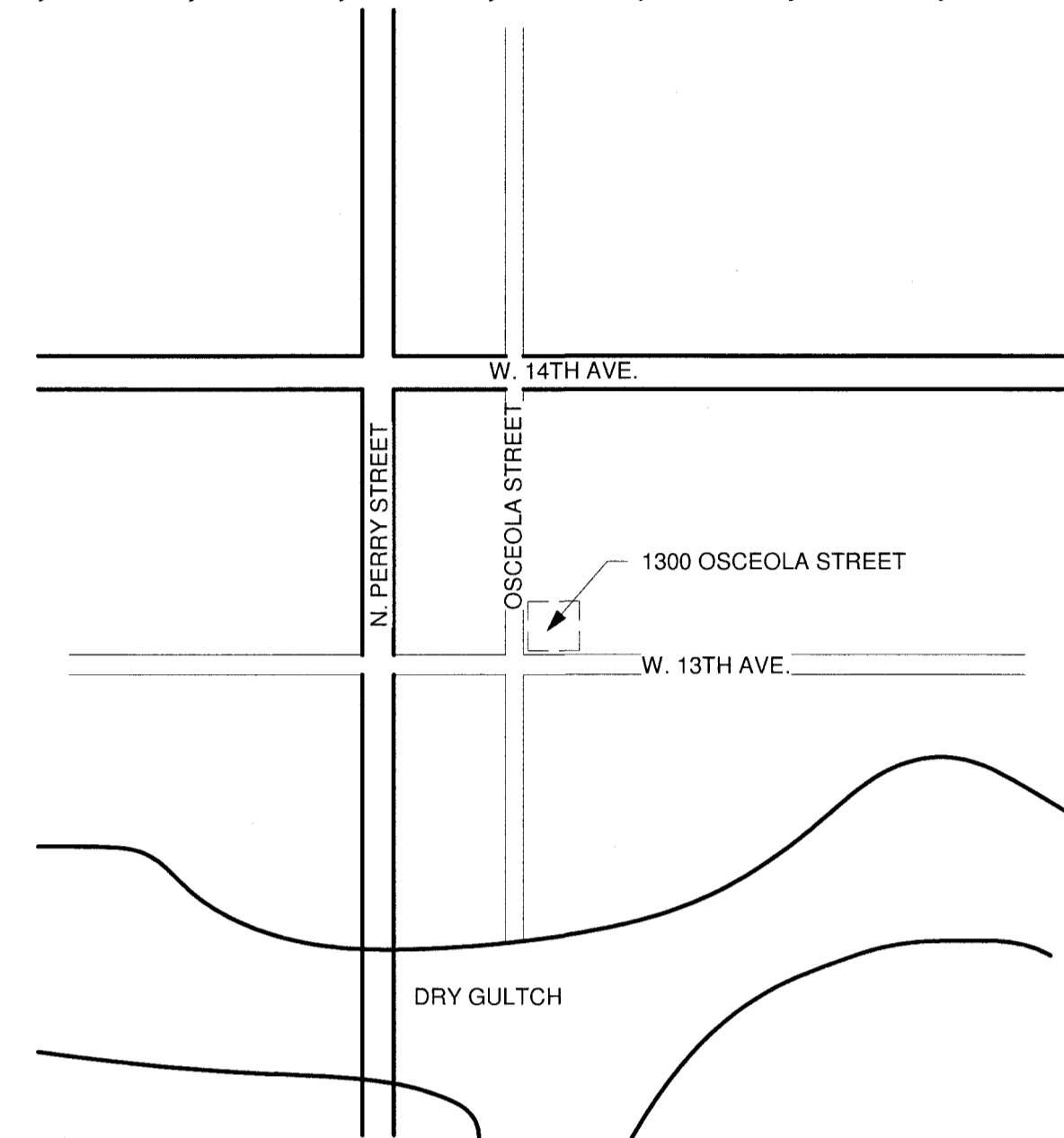
BENCHMARK: FOUND CITY AND COUNTY OF DENVER BRASS CAP STAMPED "471A" LOCATED AT THE INTERSECTION OF 13TH AVE AND TENNYSON ST, SOUTHEAST CORNER, TOP OF CURB, AT SOUTHERLY POINT OF CURVATURE.
NAVD 88 ELEVATION= 5331.98

STATISTICAL INFORMATION

| ZONE DISTRICT | U-RH-2.5 | |
|---|---|------------------------|
| GENERAL ZONE LOT INFORMATION | Sq. FT. | ACRES |
| GROSS PROJECT AREA | 14,241 SF | 0.326 AC |
| LAND DEEDED FOR RIGHT-OF-WAY | 114.52 SF | 0.0026 AC |
| NET PROJECT AREA | 14,126 SF | .326 AC |
| PRIMARY AND SIDE STREET DESIGNATION | OSCEOLA STREET/ 13TH AVE. | |
| PROPOSED USE | DWELLING, MULTI UNIT | |
| BUILDING USE | PRIMARY: DWELLING, MULTI-UNIT, ACCESSORY: DETACHED GARAGE | |
| NUMBER OF DWELLING UNITS | 9 | |
| GROSS FLOOR AREA FOR EACH USE | RES: 13,365 S.F. GARAGE: 2397 S.F. | |
| BUILDING FORM USED | ROW HOUSE, DETACHED GARAGE- ACCESSORY STRUCTURE | |
| DESIGN ELEMENTS | REQUIRED/ALL. | PROVIDED |
| BUILDING STORIES FRONT 65% 2.5 REAR 35% 1 | 2.5/1 | 2.5/1 |
| BUILDING HEIGHT FRONT 65% 35' REAR 35% 19' RE: 7' OF 13 AND 8 OF 13 | 35'-0"/19 | 31'-3"/12'-4 3/8" |
| SETBACKS | REQUIRED | PROVIDED |
| PRIMARY STREET SETBACK | 21'-8" | 21'-8" |
| SIDESTREET SETBACK | 5'-0" | 5'-1 7/8" |
| SIDE INTERIOR SETBACK | 5'-0" | 5'-0" |
| REAR SETBACK | 12' | 37'-11 1/4" |
| PARKING | REQUIRED | PROVIDED |
| STANDARD SPACES 1/ unit | 9 | 9 |
| COMPACT SPACES | N.A. | N.A. |
| ACCESSIBLE SPACES | N.A. | N.A. |
| TOTAL | 9 | 9 |
| BYCYCLE FIXED 1/4units 80/20 | 2 FIXED 0 ENCL. | 2 FIXED 0 ENCL. |
| GROUND STORY ACTIVATION | REQUIRED | PROVIDED |
| TOTAL TRANSPARENCY PRIMARY ST. | STREET FACING ENTRANCE | STREET FACING ENTRANCE |
| UPPER STORY SETBACK FOR LOW-SLOPE ROOF ABOVE 25: SIDE INTERIOR AND SIDE STREET (MIN.) | 15'-0" | 15'-0" |
| UPPER STORY SETBACK FOR LOW-SLOPE ROOF ABOVE 25: PRIMARY STREET (MIN.) | 10'-0" | 10'-0" |

TABLE A. DETACHED ACCESSORY STRUCTURE

| BUILDING FORM USED | DETACHED GARAGE | |
|--------------------------------------|-----------------|------------------|
| DESIGN ELEMENTS | REQUIRED/ALL. | PROVIDED |
| BUILDING STORIES | 1 | 1 |
| BUILDING HEIGHT 17'-0" | 17'-0" | 10'-8" |
| 45 DEG. BULK PLANE AT SIDE SETBACK | 10'-0" | 10'-0" |
| SETBACKS | REQUIRED | PROVIDED |
| PRIMARY STREET FACING FACADE SETBACK | 10'-0" | 66'-11 7/8" |
| SIDESTREET SETBACK | 5'-0" | 5'-9" |
| SIDE INTERIOR SETBACK | 0'-0" | 0'-1 1/2" |
| REAR SETBACK | 5'-0" | 8'-5" |
| MAX BUILDING FOOTPRINT 864 S.F./UNIT | 7776 S.F. | 2397 S.F. |
| OVER ALL STRUCTURE LENGTH | N.A. | 108'-6 3/8" L.F. |



LOCATION
SCALE 1" = 400'-0"

| Sheet List | |
|--------------------------------|------------------------|
| Sheet Number | Sheet Name |
| SITE DEVELOPMENT PLAN 1 OF 15 | TITLE PAGE |
| SITE DEVELOPMENT PLAN 2 OF 15 | SURVEY |
| SITE DEVELOPMENT PLAN 3 OF 15 | SITE PLAN |
| SITE DEVELOPMENT PLAN 4 OF 15 | LANDSCAPE PLAN |
| SITE DEVELOPMENT PLAN 5 OF 15 | GRADING PLAN |
| SITE DEVELOPMENT PLAN 6 OF 15 | UTILITY PLAN |
| SITE DEVELOPMENT PLAN 7 OF 15 | ELEVATIONS |
| SITE DEVELOPMENT PLAN 8 OF 15 | ELEVATIONS |
| SITE DEVELOPMENT PLAN 9 OF 15 | ELEVATIONS |
| SITE DEVELOPMENT PLAN 10 OF 15 | ELEVATIONS |
| SITE DEVELOPMENT PLAN 11 OF 15 | 1ST FLOOR PLAN |
| SITE DEVELOPMENT PLAN 12 OF 15 | 2ND, 3RD FLOOR PLAN |
| SITE DEVELOPMENT PLAN 13 OF 15 | ROOF PLAN AND AREAS |
| SITE DEVELOPMENT PLAN 14 OF 15 | SITE LIGHTING DIAGRAM |
| SITE DEVELOPMENT PLAN 15 OF 15 | BALCONY LEVEL LIGHTING |

- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT INDICATED OTHERWISE ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE DESCRIBED.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES FOR THE PROVISION OF EMERGENCY SERVICES.
- PRIVATE ROADWAYS AND DRIVES SHALL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- THE SITE SHALL BE LANDSCAPED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE GROWING SEASON.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES AND SHRUBS PLANTED IN SOD/GRASS AREAS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
- BICYCLE PARKING RACKS WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS.
- THIS PROJECT COMBINES 2 EXISTING ZONE LOTS
- TRASH COLLECTON WILL BE THROUGH CITY TRASH CANS THAT WILL BE STORED IN THE GARAGES.
- The Green Building Ordinance requirements are not applicable to this project as the total amount of GFA is less than 25,000 sq. ft.
- The SDP was approved under the Denver Zoning Code with an Effective Date of June 25, 2010, Reinstated in its Entirety on May 24, 2018, as Amended Through March 30, 2021.

OWNER'S SIGNATURE

I (WE), the undersigned, shall comply with all regulations contained in Denver Zoning Code. The following signatures constitute all owners and holders of deeds of trust for land and structures included in this plan:

OSCEOLA STOP TOWNHOMES L.L.C.

By Owen Beard-Owner/Manager

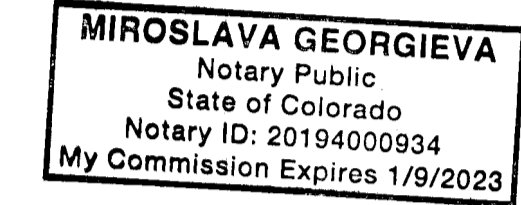
State of Colorado JSS
City and County of Denver

The foregoing instrument was acknowledged before me this 9th day of June AD

20 21 by MIROSLAVA GEORGIEVA

Witness my hand and official seal
My commission expires: 1/9/2023

Notary Public Jeffery J. Mackenna
Address 3410 E. 1st Ave, Denver, CO 80206



SURVEYOR'S CERTIFICATION

I, JEFFERY J. MACKENNA, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the Osceola Stop Townhomes was made under my supervision and the accompanying plan accurately and properly shows said survey.

JEFFERY J. MACKENNA
RPLS 34183

APPROVALS

APPROVED BY Jeffery J. Mackenna
FOR THE ZONING ADMINISTRATOR

APPROVED BY J. Gunn
FOR THE MANAGER OF COMMUNITY AND PLANNING AND DEVELOPMENT

6-4-21
6-16-2021
DATE

6.16.21
DATE

CLERK AND RECORDER'S CERTIFICATION

State of Colorado JSS
City and County of Denver

I hereby certify that this instrument was filed for record in my office at

8:19 o'clock A.m., June 23, 2021/Reception # 202119349

Clerk and Recorder: Ex-Officio Clerk of the City and County of Denver

By [Signature] Deputy

Fee \$153.00



SHEETS: TITLE PAGE

SITE DEVELOPMENT PLAN
1 OF 15

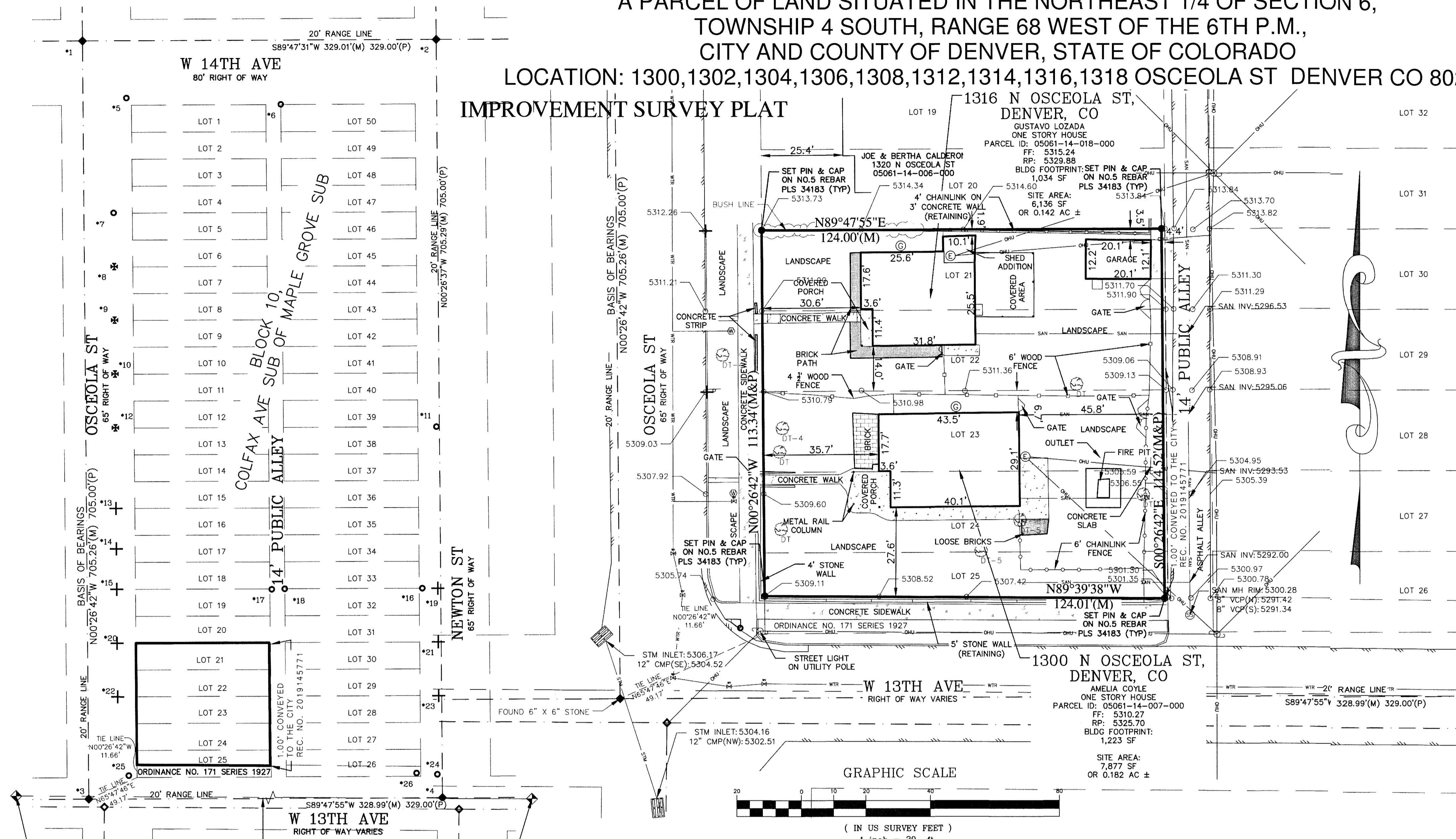
OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204

IMPROVEMENT SURVEY PLAT



LEGAL DESCRIPTION

LOTS 21 TO 25 EXCEPT A PORTION OF LOT 25 DESCRIBED IN ORDINANCE 171 SERIES 1927, AND EXCEPT THE EAST 1.00 FEET AS PER RECEPTION NUMBER 2019145771, BLOCK 10, COLFAX AVE SUB OF MAPLE GROVE SUB, CITY & COUNTY DENVER, STATE OF COLORADO

CLIENT INFORMATION

THIS SURVEY WAS PREPARED FOR OWEN BEARD (SOLID ARCHITECTURAL DESIGN) ON MARCH 15, 2019.

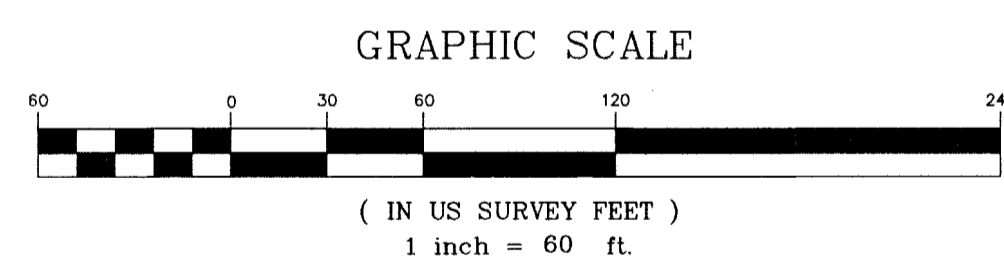
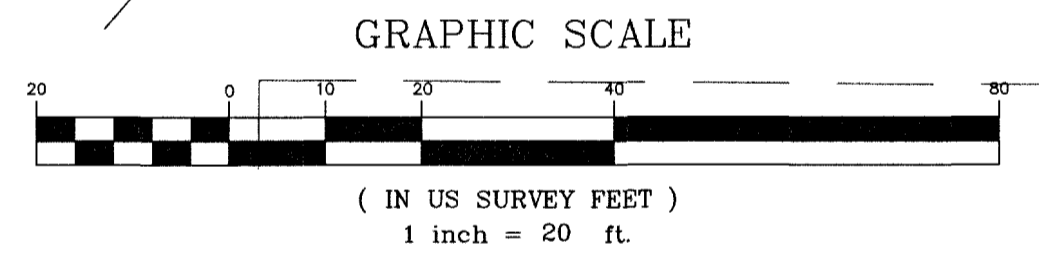
NOTES

- FALCON SURVEYING, INC. RECOMMENDS THE PROPERTY OWNER OBTAIN A TITLE COMMITMENT TO MORE THOROUGHLY RESEARCH EASEMENTS.
- TOTAL AREA OF PARCEL IS 14,127 SQUARE FEET, OR 0.324 ACRES MORE OR LESS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: 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 CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-105(3)(A))
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- DIRECT ACCESS TO PROPERTY FROM OSCEOLA STREET, 13TH AVE, AND PUBLIC ALLEY (PUBLIC RIGHTS OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSSMEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ALL DISTANCES IN U.S. SURVEY FEET.
- BENCHMARK: FOUND CITY AND COUNTY OF DENVER BRASS CAP STAMPED "471A" LOCATED AT THE INTERSECTION OF 13TH AVE AND TENNYSON ST, SOUTHEAST CORNER, TOP OF CURB AT SOUTHERLY POINT OF CURVATURE. NAVD 88 ELEVATION= 5331.98
- BASIS OF BEARINGS: THE GPS DERIVED 20' RANGE LINE IN OSCEOLA STREET AS EVIDENCED BY A FOUND 6" X 6" STONE IN THE INTERSECTION OF 13TH AVE AND OSCEOLA ST FROM WHENCE A FOUND 6" X 6" STONE IN THE INTERSECTION OF 14TH AVE AND OSCEOLA ST BEARS NORTH 00°26'42" WEST A DISTANCE OF 705.26 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE BUT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Jeffrey J. Mackenna
JEFFREY J. MACKENNA
PLS 34183



BOUNDARY CONTROL CALCULATION TABLE

| MONUMENT DESCRIPTION NUMBER | DESCRIPTION OF FOUND MONUMENT | LOCATION OF MONUMENT | RATING | ERROR OF POSITION RELATIVE TO PROPERTY LINE |
|-----------------------------|-------------------------------|--|--------|---|
| 01 | RANGE POINT - STONE | INT OF 14TH AVE & OSCEOLA ST | 100% | SOUTH 0.00 X WEST 0.00 |
| 02 | RANGE POINT - STONE | INT OF 14TH AVE & NEWTON ST | 100% | SOUTH 0.00 X WEST 0.00 |
| 03 | RANGE POINT - STONE | INT OF 13TH AVE & OSCEOLA ST | 100% | SOUTH 0.00 X WEST 0.00 |
| 04 | RANGE POINT - ALLOY CAP | INT OF 13TH AVE & NEWTON ST | 100% | SOUTH 0.00 X WEST 0.00 |
| 05 | CROWS FOOT | NW COR LOT 1, BLOCK 10, MAPLE GROVE SUB | 0% | NORTH 6.69 X WEST 4.71 |
| 06 | ALLOY CAP | NW COR LOT 50, BLOCK 10, MAPLE GROVE SUB | 75% | NORTH 0.23 X WEST 0.08 |
| 07 | CHISELED CROSS | SW COR LOT 4, BLOCK 10, MAPLE GROVE SUB | 85% | NORTH 0.17 X WEST 17.35 |
| 08 | MALTESE CROSS | NW COR LOT 7, BLOCK 10, MAPLE GROVE SUB | 85% | NORTH 0.17 X WEST 17.27 |
| 09 | MALTESE CROSS | SW COR LOT 8, BLOCK 10, MAPLE GROVE SUB | 85% | NORTH 0.13 X WEST 17.29 |
| 10 | MALTESE CROSS | SW COR LOT 10, BLOCK 10, MAPLE GROVE SUB | 90% | NORTH 0.11 X WEST 17.34 |
| 11 | CHISELED CROSS | NE COR LOT 38, BLOCK 10, MAPLE GROVE SUB | 80% | NORTH 0.22 X EAST 17.25 |
| 12 | MALTESE CROSS | NW COR LOT 13, BLOCK 10, MAPLE GROVE SUB | 80% | NORTH 0.22 X WEST 17.34 |
| 13 | CUT CROSS | NW COR LOT 16, BLOCK 10, MAPLE GROVE SUB | 100% | NORTH 0.02 X WEST 17.42 |
| 14 | CHISELED CROSS | SW COR 1334 N OSCEOLA ST | 90% | NORTH 0.08 X WEST 17.41 |
| 15 | CHISELED CROSS | NW COR LOT 19, BLOCK 10, MAPLE GROVE SUB | 95% | SOUTH 0.04 X WEST 17.28 |
| 16 | NAIL & TAG "ILLEGIBLE" | NE COR LOT 32, BLOCK 10, MAPLE GROVE SUB | 95% | NORTH 0.06 X EAST 2.88 |
| 17 | #4 REBAR | NE COR LOT 19, BLOCK 10, MAPLE GROVE SUB | 0% | SOUTH 0.35 X EAST 1.80 |
| 18 | YELLOW PIN & CAP "37929" | NW COR LOT 32, BLOCK 10, MAPLE GROVE SUB | 95% | SOUTH 0.06 X WEST 0.06 |
| 19 | CHISELED CROSS | NE COR LOT 32, BLOCK 10, MAPLE GROVE SUB | 95% | NORTH 0.04 X EAST 17.24 |
| 20 | CHISELED CROSS | NW COR LOT 21, BLOCK 10, MAPLE GROVE SUB | 85% | SOUTH 0.13 X WEST 17.37 |
| 21 | CHISELED CROSS | NE COR LOT 30, BLOCK 10, MAPLE GROVE SUB | 95% | NORTH 0.05 X EAST 17.37 |
| 22 | CHISELED CROSS | SW COR LOT 22, BLOCK 10, MAPLE GROVE SUB | 85% | SOUTH 0.14 X WEST 17.33 |
| 23 | CHISELED CROSS | SE COR LOT 29, BLOCK 10, MAPLE GROVE SUB | 100% | SOUTH 0.01 X EAST 17.20 |
| 24 | BRASS PLUG | SE COR LOT 26, BLOCK 10, MAPLE GROVE SUB | 0% | NORTH 1.85 X EAST 15.45 |
| 25 | BRASS PLUG | SW COR LOT 25, BLOCK 10, MAPLE GROVE SUB | 0% | NORTH 1.80 X WEST 7.65 |
| 26 | NAIL & TAG "ILLEGIBLE" | SE COR LOT 26, BLOCK 10, MAPLE GROVE SUB | 0% | NORTH 3.01 X WEST 3.86 |

NOTE: BOUNDARY CONTROL CALCULATION RATING IS BASED ON PROFESSIONAL SURVEYORS OPINION. RATING REFLECTS THE PERCENTAGE OF CONFIDENCE MONUMENT HAS IN RELATION TO THE BOUNDARY.

INDEXING STATEMENT

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____, M.,
IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY RIGHT-OF-WAY
SURVEYS AT PAGE(S) _____
RECEPTION NUMBER _____

SHEETS: SURVEY

SITE DEVELOPMENT PLAN 2 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
 CITY AND COUNTY OF DENVER, STATE OF COLORADO
 LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204

SITE PLAN NOTES

- a. Generalized design and notes for any major, changed, or new improvements to the Public Right-of-Way proposed of this development project is shown.
- b. 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 2019PM0000181/2019-TRAN-0000153
- c. Per Section 49-551.1 of the Denver Municipal Code, the property owner or lessee of any real property is responsible for the continuing care, maintenance, repair, and replacement of all improvements installed in the public ROW between the property line and the curb line adjoining their property.

LIGHTING

- a. 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 glare problems and shall not exceed National I.E.S. lighting standards for disability glare.

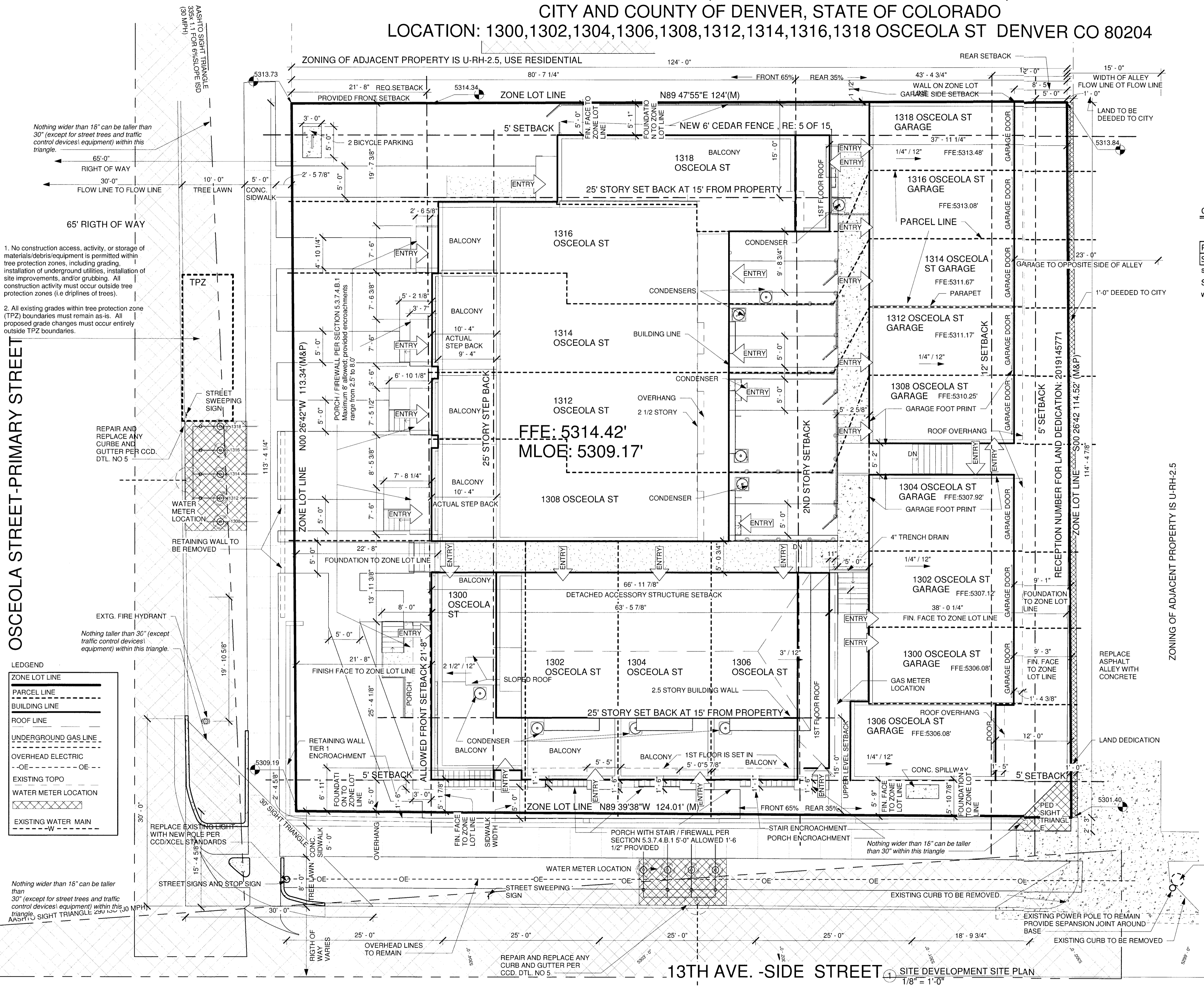
OPEN VS FLATWORK IN PRIMARY AND SIDE SETBACK

| | TOTAL | FLAT-WORK allowed/provided | PERCENTAGE FLATWORK allowed/provided |
|---------------------|-------|-------------------------------|---|
| PRIMARY SETBACK | 2248 | 1124/999 s.f | 50%/44% |
| SIDE STREET SETBACK | 620 | 310/307 s.f | 50%/49% |

section 13.1.5.8.5

Side interior and side street setbacks extend the full length of the side zone lot lines, overlapping with both the primary street and rear setbacks.

TREE PROTECTION :
 SEE GRADING PLAN, SHEET 5 OF 14 FOR
 TREE PROTECTION NOTES

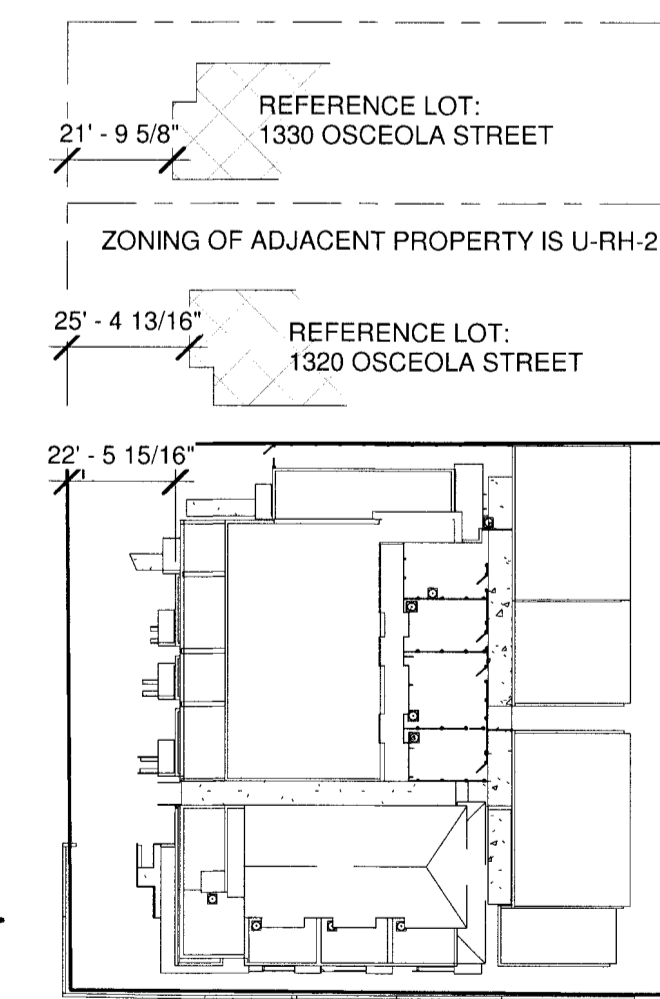


1. No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (i.e. driplines of trees).
2. All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

OSCEOLA STREET-PRIMARY STREET

LEGEND

- ZONE LOT LINE
- PARCEL LINE
- BUILDING LINE
- ROOF LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- EXISTING TOPO
- WATER METER LOCATION
- EXISTING WATER MAIN



2 REFERENCE ZONE LOT INSET 1" = 40'-0"

SHEETS: SITE PLAN
 SITE DEVELOPMENT PLAN
 3 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATION: 1300, 1302, 1304, 1306, 1308, 1312, 1314, 1316, 1318 OSCEOLA ST DENVER CO 80204

IRRIGATION CERTIFICATION

I (We), the undersigned, shall provide irrigation systems that are adequate to maintain healthy landscaping vegetation. The following signatures constitute all owners for land and structures included in this plan:

OSCEOLA STOP TOWNHOMES L.L.C.

[Signature]
Owen Beard-Owner

TREE PROTECTION:
SEE GRADING PLAN, SHEET 5 OF 15 FOR TREE PROTECTION NOTES

1. No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (i.e. dripelines of trees).

2. All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

OSCEOLA STREET-PRIMARY STREET

OSCEOLA STREET-PRIMARY STREET

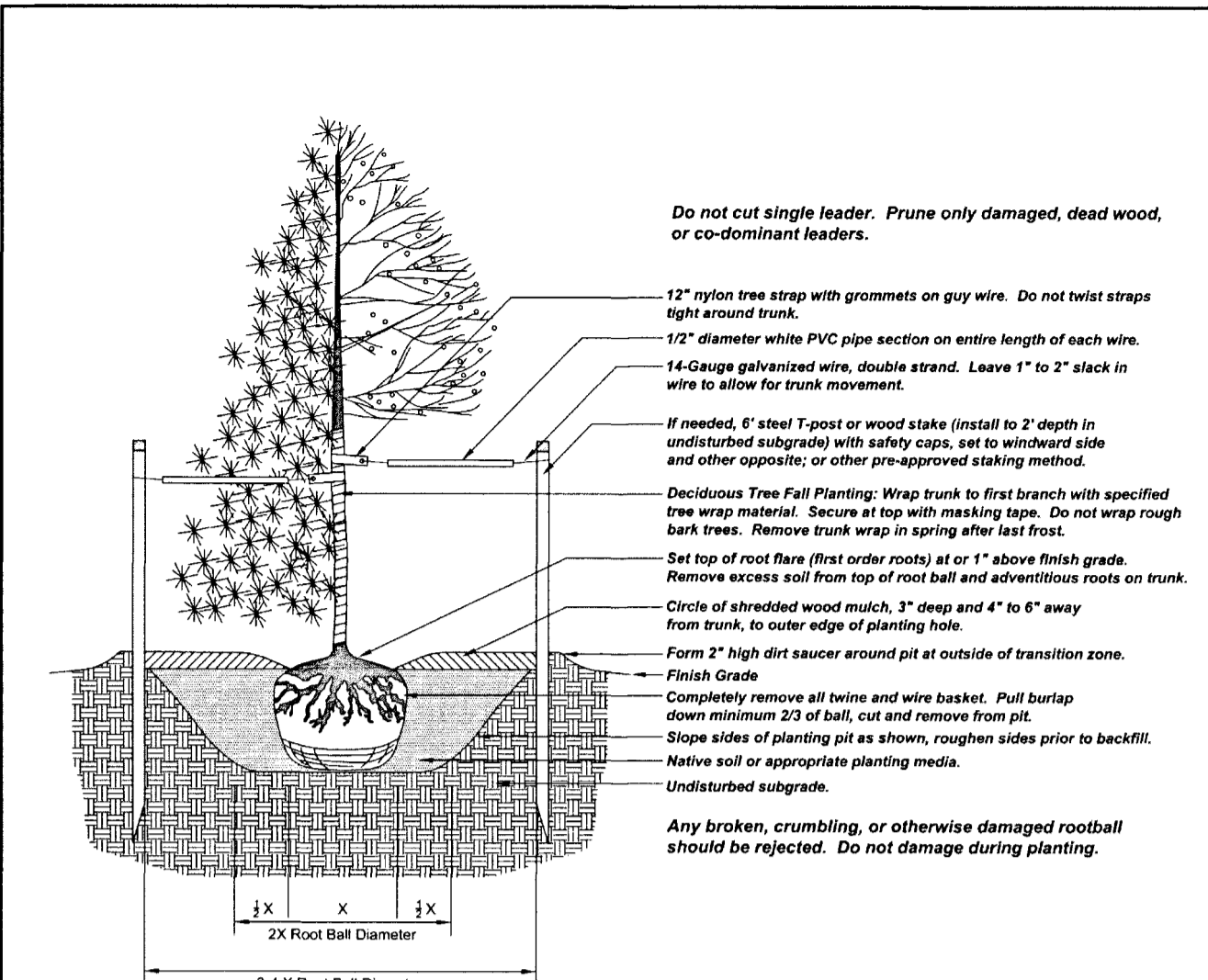
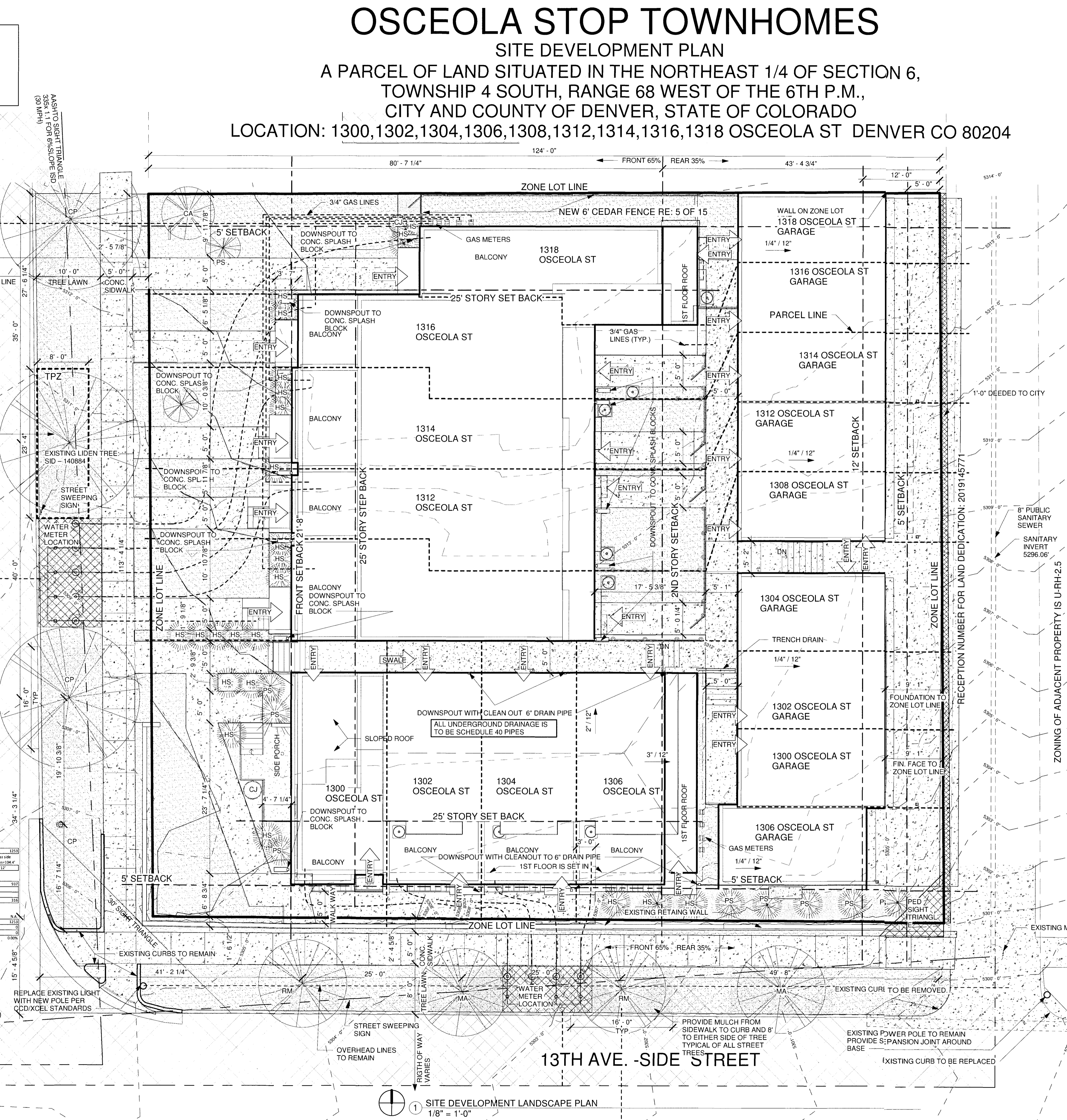
LEGEND

- ZONE LOT LINE
- PARCEL LINE
- BUILDING LINE
- ROOF LINE
- UNDERGROUND GAS LINE
- OVERHEAD ELECTRIC
- EXISTING TOPO
- WATER METER LOCATION
- EXISTING WATER MAIN

- CONCRETE SIDEWALK
- MULCH
- 4" RIVER ROCK
- GRASS

| TOTAL AREA IN SF | FRONT | SIDE STREET | SIDE INTERIOR | REAR |
|-------------------------|-------|-------------|---------------|------|
| 2248 | 420 | 420 | 520 | 1333 |
| Front lot size | 420 | 420 | 520 | 1333 |
| REAR LOT SIZE | 1333 | 420 | 420 | 420 |
| COMPARISON USED IN CASE | 1333 | 420 | 420 | 420 |

| EXCLUDED AREAS | FRONT | SIDE STREET | SIDE INTERIOR | REAR |
|--|---------|-------------|---------------|-------|
| RED WALKWAY/DRIVEWAY | 240 | 340 | 440 | 530 |
| ENTRANCES AND PORCHES | 250 | 300 | 350 | 400 |
| ALLOWED ENCROACHMENTS | 1200 | 1200 | 1200 | 1200 |
| BUILDING | 999 | 997 | 172 | 172 |
| ALLOWED NON-LIVE MATERIAL (DUNKAN) | 624.5 | 116.5 | 224 | N/A |
| EXCLUDED AREAS | 999 | 307 | 172 | 172 |
| REMAINING OPEN AREA | 1333 | 313 | 448 | 1233 |
| NET MAXIMUM PERCENTAGE | 124.9 | 113 | 148 | 148 |
| PERCENT LIVE MATERIAL (REM. OPEN AREA) | 100.00% | 100.00% | 100% | 0.00% |



Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- An approved planting permit from the Office of the City Forester (OCF), regardless of approved plans, is required prior to planting.
- Penalties shall be issued for trees planted without an OCF issued permit.
- Only tree species approved by or listed on the OCF's approved street tree list shall be planted in PRW.
- For a list of prohibited or suspended PRW trees, contact or visit the OCF website.
- Overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
- Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.
- Where sidewalks are not present, trees shall be located as designated by Office of the City Forester.
- Planting in corner triangle formed by the first 30 (thirty) feet along the PRW in each direction from the corner is not permitted.
- Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
- Planting within 25 (twenty-five) feet of stop signs is not permitted.
- Planting within 25 (twenty-five) feet of street lights is not permitted.
- Planting within five feet of water meters or pits is not permitted.
- Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by OCF.
- 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.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

| MK. | NO. | BOTANICAL NAME | COMMON NAME | SIZE |
|-----|-----|-----------------------------|-----------------------------|------------|
| CP | 2 | CATALPA SPECIOSA | NORTHERN CATAUPE | 2" CALIPER |
| MA | 2 | Maackia amurensis | Maackia | 2" CALIPER |
| OB | 1 | Aesculus glabra | OHIO BUCKEYE | 2" CALIPER |
| RM | 2 | Acer tataricum | RUGGED CHARM TATARIAN MAPLE | 2" CALIPER |
| AS | 1 | AMELANCHIER LAEVIS | ALLENCHEY SERVICEBERRY | 2" CALIPER |
| HS | 21 | Helictotrichon sempervirens | BLUE OAT GRASS | 1 GAL |
| PS | 8 | Cortaderia selloana | PAMPAS GRASS | 5 GAL |
| PG | 2 | PYRUSUSSERIENSIS | PRAIRIE GEM PEAR | 2" CALIPER |
| CJ | 2 | Juniperus chinensis | CHINESE JUNIPER | 2" CALIPER |
| CA | 2 | MALUS CV | CRABAPPLE | 2" CALIPER |

PLANTING SCHEDULE
12" = 1'-0"

Office of the City Forester (OCF) Standard General Plan Notes:

- Existing trees required to be preserved in ROW and/or public place shall be protected per OCF standards and practices. Tree protection shall be installed prior to issue of demolition/building permit, approved by the OCF, and shall remain as approved throughout construction. No access, construction activities or storage of construction materials/debris/equipment shall take place within tree protection zones without prior written authorization from the OCF.
- Per City Code, all tree removals in City/County of Denver must be performed by the property owner or a tree contractor licensed by OCF, including trees in ROW, public place and private property. For a current list of licensed tree contractors, visit www.denvergov.org/Forestry.
 - OCF approved tree removals in ROW or public place:
 - A 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 2019PM000181 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 (2019PM000181) 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. Species that deviate from approved SDP must also be approved by Office of the City Forester.

- Proposed tree planting in the Right-of-Way (ROW) or public place 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 trees; including but not limited to concrete, asphalt, pavers, brick
 - Deep soil analysis to 24" depth required from credited, local soil analysis laboratory with experience in local urban soils.
 - Analysis must determine soil texture and type, pH balance, soil salinity, organic matter (OM) percentage, and plant available nutrients
- Soil Remediation required based on soil analysis.
- Contact the OCF a minimum of five (5) business days before commencement of demolition and/or construction activity.

13TH AVE. -SIDE STREET

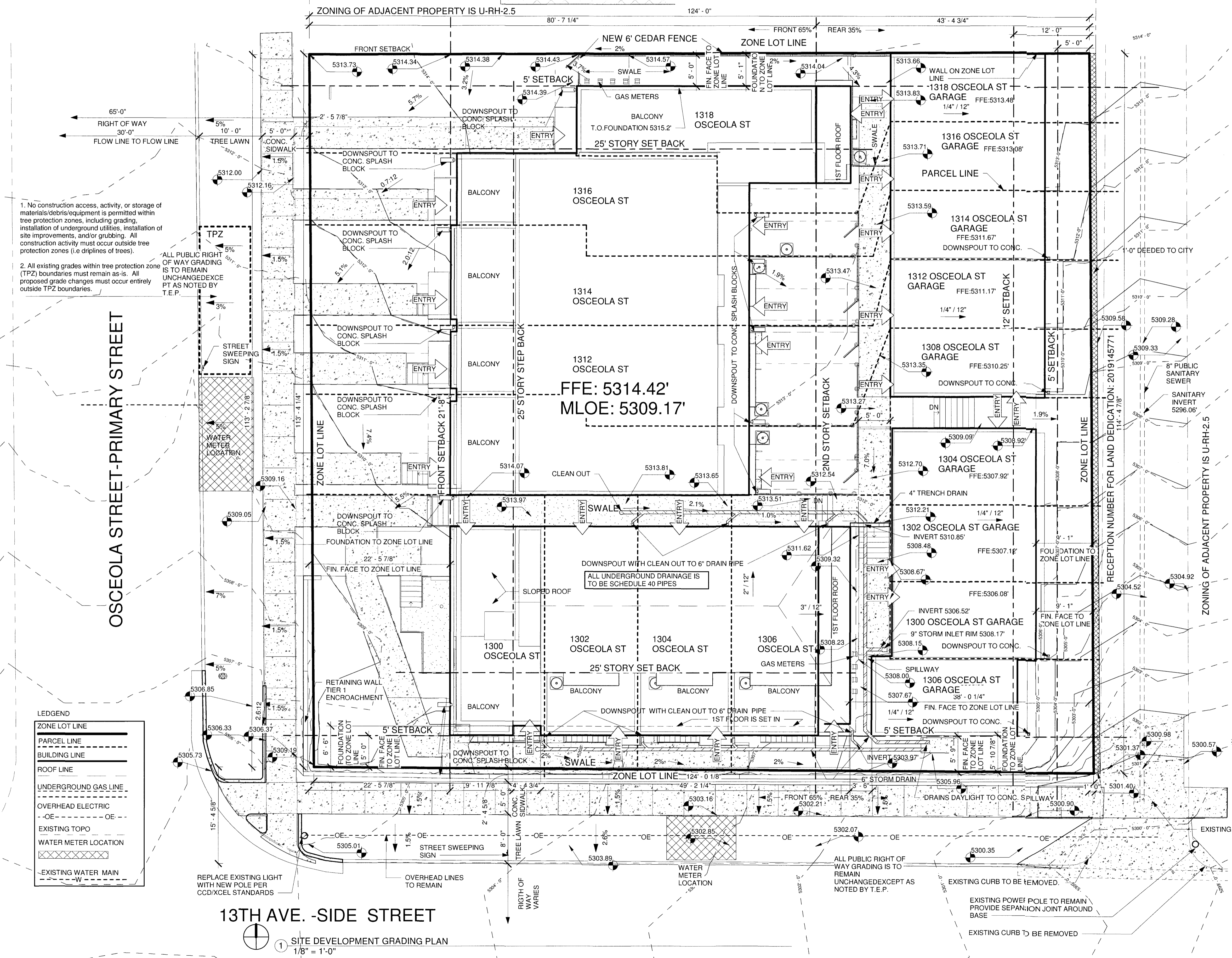
1 SITE DEVELOPMENT LANDSCAPE PLAN
1/8" = 1'-0"

SHEETS: LANDSCAPE PLAN
SITE DEVELOPMENT PLAN
4 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



- No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (i.e. driplines of trees).
- All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

LEGEND

| | |
|---------|----------------------|
| --- | ZONE LOT LINE |
| - - - - | PARCEL LINE |
| --- | BUILDING LINE |
| --- | ROOF LINE |
| --- | UNDERGROUND GAS LINE |
| --- | OVERHEAD ELECTRIC |
| --- | EXISTING TOPO |
| --- | WATER METER LOCATION |
| --- | EXISTING WATER MAIN |

Area 1: Tree Protection Zone
The Tree Protection Zone (TPZ) shall be equal to dripline or eighteen inches (18") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line), whichever is greater.
A. Min 6" in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link fence panels or rolls are acceptable.
1. When chain link rolls are installed, it shall be fastened to heavy duty steel posts at minimum five (5) attachment points with 12-gauge wire, including points at top and bottom.
2. Steel posts shall be driven 24" to 36" below grade and spaced at max. five to ten feet (5' - 10') o.c. Intervals. Fencing must be kept taut at all times.
3. "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of City Forester; maintain in the location and condition in which approved.
4. TPZ, including signage, shall be maintained in the location and condition in which approved.

Area 2: Lower Canopy Protection
Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

Area 3: Critical Root Zone and/or Structural Root Zone Protection
Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.
The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height.
The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height.

Notes

- OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.
- After TPZ is approved:
 - TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
 - Entrances/access to the TPZ is not permitted without prior written approval from the OCF.
 - No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF.
- While TPZ fencing is in place, trees shall be deep-root watered at an interval of once per week when temperatures are at or above 40-degrees F. Trees shall be watered at the rate of twenty (20) gallons per inch caliper. OCF may ask for documented proof of watering.
- Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.

TREE PROTECTION NOTES:

- Existing trees to be preserved in public right of way (ROW) or public place shall be protected per OCF standards and practices. Tree protection shall be:
 - Installed prior to commencement of demolition and/or construction activities
 - Inspected and approved by OCF staff
 - Remain in place and as approved until Certificate of Occupancy or Substantial Completion and Final Acceptance is issued Tree protection requirements:
 - Tree Protection Zone (TPZ) shall be installed at the dripline, furthest extent of tree canopy, or is equal to eighteen inches radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line), whichever is greater
 - Install six foot (6') chain link fencing prior to commencement of project construction activities
 - OCF staff shall inspect and approve boundaries of tree protection zone(s) prior to commencement of demolition or construction activities
 - Once TPZ is in place, the following are not permitted within TPZ without prior written approval from OCF:
 - Entrance and/or access
 - Moving, resizing, removing, or altering in any manner
 - Storage of materials/debris/equipment
 - Construction activities including but not limited to: rototilling, trenching, grading, installation of underground utilities and/or site improvements, landscaping, irrigation work
- Irrigation line work shall be completed by directional bore
- "Tree Protection Zone" signs shall remain in place as posted by OCF and shall be maintained in the condition in which they were installed
- Tree Pruning for clearance issues must have prior authorization by OCF staff.
- Existing ROW or public place trees approved for removal by OCF must be protected in place until removed by an OCF-licensed tree contractor;
 - An OCF tree removal permit is required
 - Tree removal permits are not included with building permits and/or plan approval and must be obtained separately from the OCF
 - Failure to protect trees until removal or removing without a OCF-issued permit will result in notice of violation and/or may include citations/fines.
- Clear visibility into TPZ must be maintained. All construction banners, screens, barriers, and/or signs (except OCF-posted TPZ signs) must be semi-transparent and not impede inspection of TPZ by OCF staff.
- For projects with a duration of 5 days or longer:
 - Protected trees shall be deep-root watered at a minimum interval of once per week when temperatures are at or above 40-degrees F
 - Trees shall be watered at the rate of 20 gallons per inch caliper
 - Insect and disease treatments shall be applied when necessary or as ordered by OCF
 - OCF may ask for documented proof of watering and/or treatment

TABLE

| NO. | REVISION | DATE | PREPARED BY | CHECKED BY | APPROVED BY |
|-----|----------|------|-------------|------------|-------------|
| 1 | | | | | |

CITY AND COUNTY OF DENVER
201 W. OLIVE AVE.
DENVER, COLORADO 80202

TREE PROTECTION ZONE
STANDARD DETAIL

NOT TO SCALE
DATE: 8-14-2018
DRAWN: P.T.L.

TREE PROTECTION NOTES:

- Existing trees to be preserved in public right of way (ROW) or public place shall be protected per OCF standards and practices. Tree protection shall be:
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 - Inspected and approved by OCF staff
 - Remain in place and as approved until Certificate of Occupancy or Substantial Completion and Final Acceptance is issued Tree protection requirements:
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 - OCF staff shall inspect and approve boundaries of tree protection zone(s) prior to commencement of demolition or construction activities
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 - Entrance and/or access
 - Moving, resizing, removing, or altering in any manner
 - Storage of materials/debris/equipment
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 - Insect and disease treatments shall be applied when necessary or as ordered by OCF
 - OCF may ask for documented proof of watering and/or treatment

FRONT VIEW
1:2" space

REAR VIEW
1:4"

SHEETS: GRADING PLAN
SITE DEVELOPMENT PLAN
5 OF 15

OSCEOLA STOP TOWNHOMES. PROJ.:2019PM000181

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204

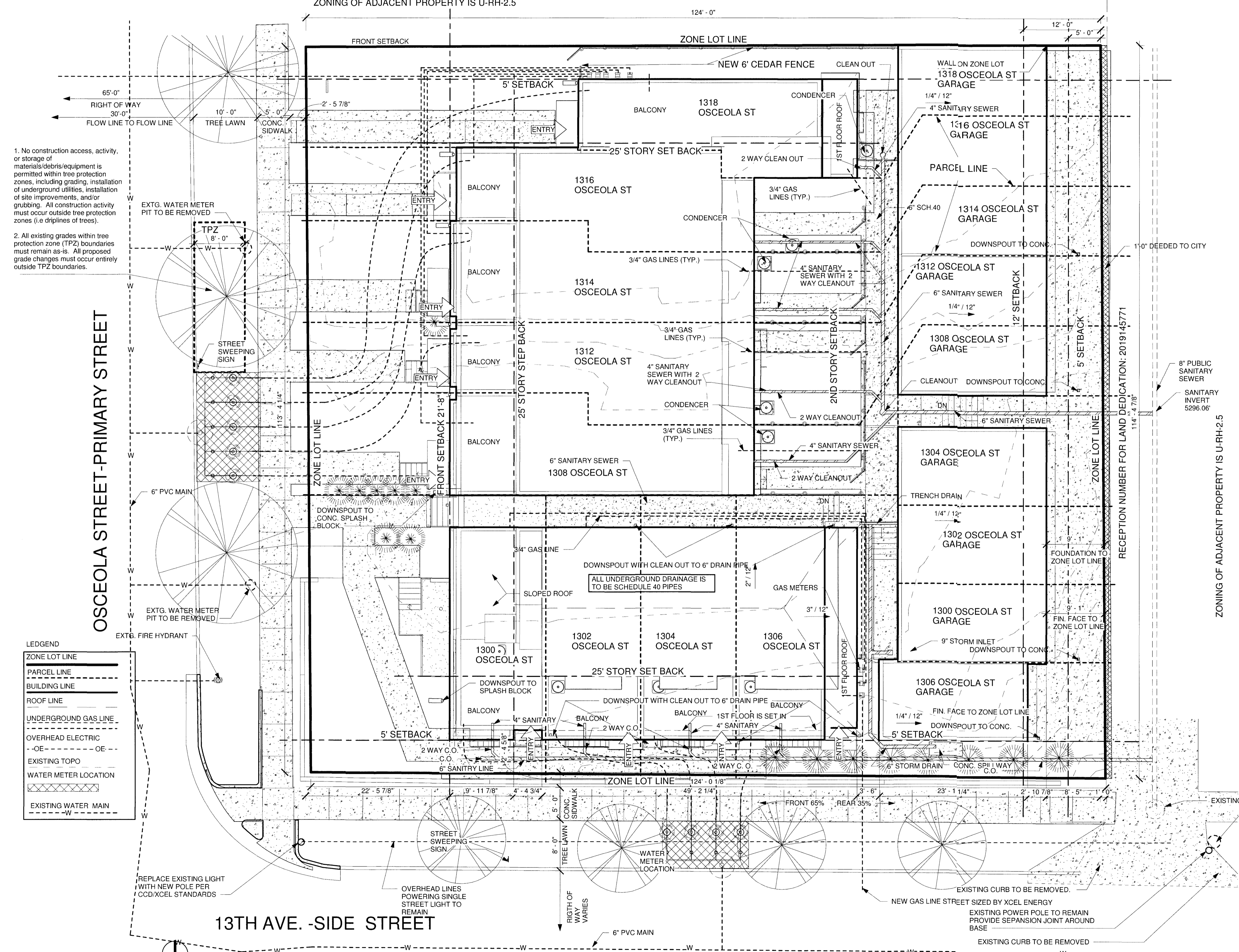
ZONING OF ADJACENT PROPERTY IS U-RH-2.5

TREE PROTECTION:
SEE GRADING PLAN, SHEET 5 OF 14 FOR
TREE PROTECTION NOTES

TOTAL FIRE FLOW REQUIRED FOR
THIS SITE IS 1500 GPM MINIMUM @
20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM
A MINIMUM OF 2 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT
MUST SUPPLY 1500 GPM MINIMUM @
20 PSI RESIDUAL PRESSURE
CODE USED FOR ANALYSIS: 2015 IFC
WITH 2016 AMENDMENTS
OCCUPANCY GROUP(S): IRC
TOWNHOUSE
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 1660
S.F.
THIS BUILDING IS NOT FULLY
SPRINKLERED

1. No construction access, activity, or storage of materials/debris/equipment is permitted within tree protection zones, including grading, installation of underground utilities, installation of site improvements, and/or grubbing. All construction activity must occur outside tree protection zones (i.e driplines of trees).
2. All existing grades within tree protection zone (TPZ) boundaries must remain as-is. All proposed grade changes must occur entirely outside TPZ boundaries.

- Standard Notes:
1. Each fire hydrant must supply 1500 GPM minimum at 20 psi residual pressure.
 2. Water plans for this project must be submitted to DW for review approval separate of the DRC process.
 3. An approved DW backflow preventer is required for firelines, commercial, multi-family dwellings and irrigation.
 4. Meter locations must be approved by DW.
 5. Developer is responsible for all necessary system modifications needed to meet the required fire flows.
 6. All existing taps on the site that are not used must be cut-off at the main and inspected by DW. This will be done at the developer's cost.
 7. System Development valve for replacement taps will be given according to current Operating Rules.
 8. If a water easement is required on a site, this easement will be granted to DW by separate document.
 9. Landscaping depicted in future water easements must comply with restrictions contained within the standard water easement agreement.
 10. Each independent structure must have its own separate tap, service line & meter.
 11. Sub-metering is required on individual multi-family units as mandated by City Ordinance.
 12. Soil amendment is required on all new water services. Certificate of Occupancy will not be issued without a soil inspection by DW.
 13. Pre-submittal review is required prior to the formal water plan submittal to DW.



LEGEND

| | |
|---------|----------------------|
| --- | ZONE LOT LINE |
| - - - - | PARCEL LINE |
| --- | BUILDING LINE |
| --- | ROOF LINE |
| --- | UNDERGROUND GAS LINE |
| - - - - | OVERHEAD ELECTRIC |
| - - - - | EXISTING TOPO |
| ○ | WATER METER LOCATION |
| ⊗ | EXISTING WATER MAIN |

1 SITE DEVELOPMENT UTILITY PLAN
1/8" = 1'-0"

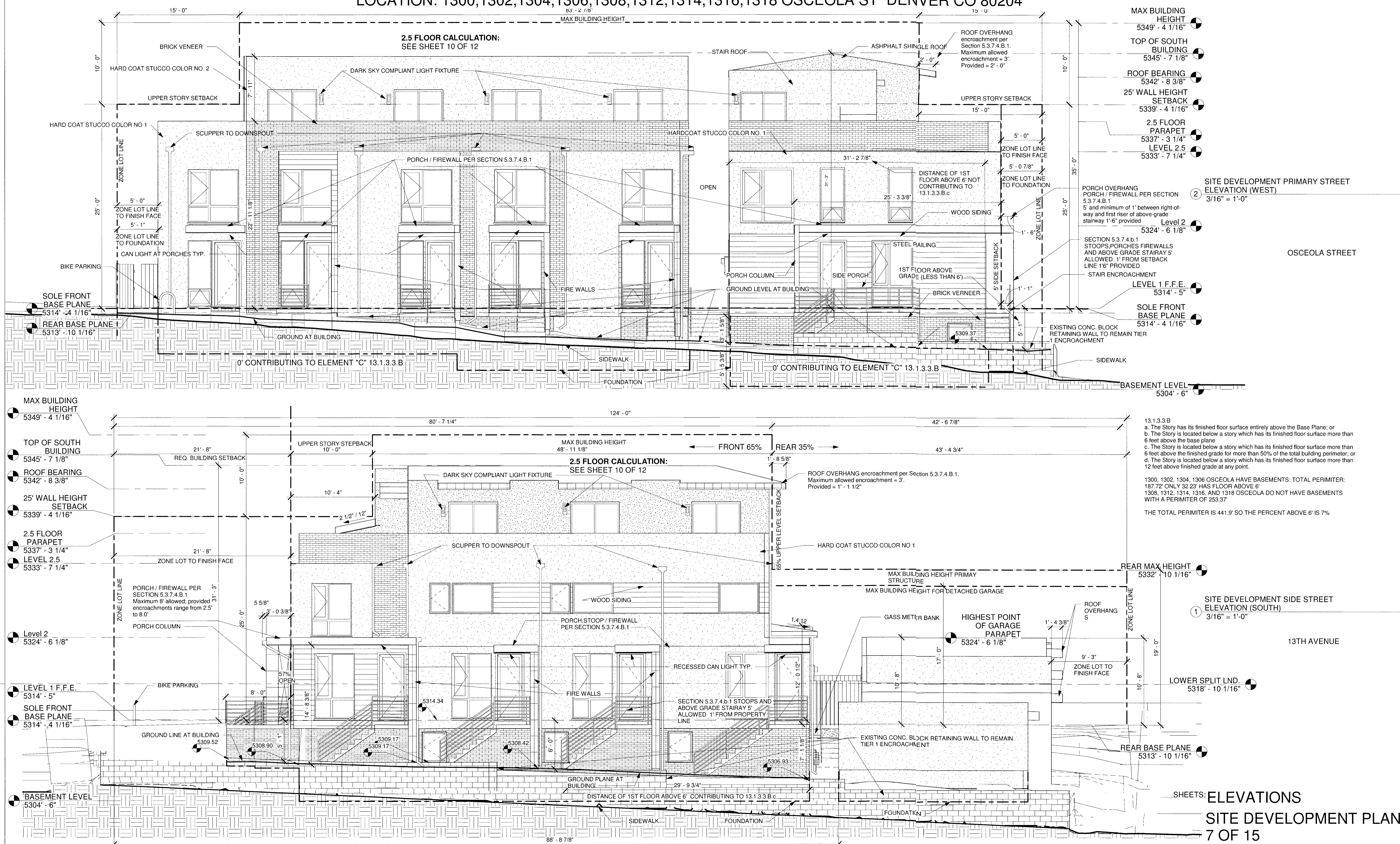
SHEETS: UTILITY PLAN
SITE DEVELOPMENT PLAN
6 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



- MAX BUILDING HEIGHT 5349' - 4 1/16"
- TOP OF SOUTH BUILDING 5345' - 7 1/8"
- ROOF BEARING 5342' - 8 3/8"
- 25' WALL HEIGHT SETBACK 5339' - 4 1/16"
- 2.5 FLOOR PARAPET 5337' - 3 1/4"
- LEVEL 2.5 5333' - 7 1/4"

- SITE DEVELOPMENT PRIMARY STREET ELEVATION (WEST) 3/16" = 1'-0"
- Level 2 5324' - 6 1/8"
- SECTION 5.3.7.4.b.1 STOOPS PORCHES FIREWALLS AND ABOVE GRADE STAIRWAY 5' ALLOWED 1' FROM SETBACK LINE 1/8" PROVIDED
- STAIR ENCROACHMENT
- LEVEL 1 F.F.E. 5314' - 5"
- SOLE FRONT BASE PLANE 5314' - 4 1/16"
- EXISTING CONC. BLOCK RETAINING WALL TO REMAIN TIER 1 ENCROACHMENT

13.1.3.3.B
 a. The Story has its finished floor surface entirely above the Base Plane; or
 b. The Story is located below a story which has its finished floor surface more than 6 feet above the base plane
 c. The Story is located below a story which has its finished floor surface more than 6 feet above the finished grade for more than 50% of the total building perimeter; or
 d. The Story is located below a story which has its finished floor surface more than 12 feet above finished grade at any point.

1300, 1302, 1304, 1306 OSCEOLA HAVE BASEMENTS: TOTAL PERIMETER: 187.72' ONLY 32.23' HAS FLOOR ABOVE 6'
 1308, 1312, 1314, 1316, AND 1318 OSCEOLA DO NOT HAVE BASEMENTS WITH A PERIMETER OF 253.37'

THE TOTAL PERIMETER IS 441.9' SO THE PERCENT ABOVE 6' IS 7%

- REAR MAX HEIGHT 5332' - 10 1/16"
- SITE DEVELOPMENT SIDE STREET ELEVATION (SOUTH) 3/16" = 1'-0"
- LOWER SPLIT LND. 5318' - 10 1/16"
- REAR BASE PLANE 5313' - 10 1/16"

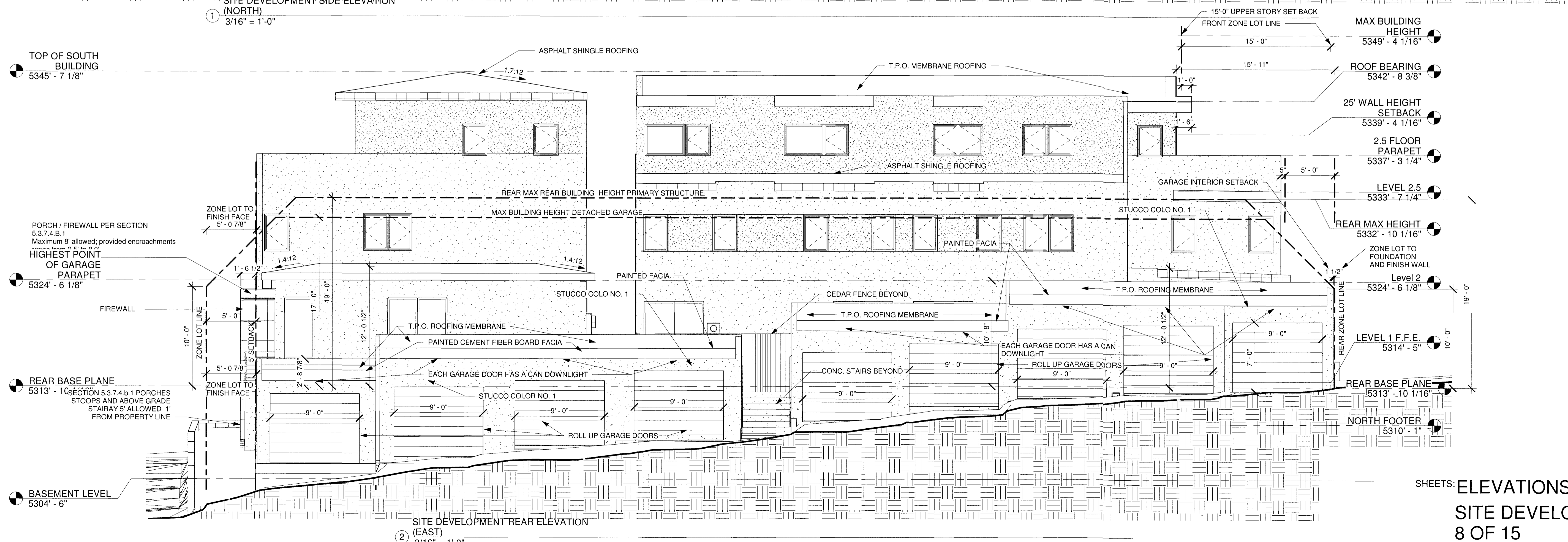
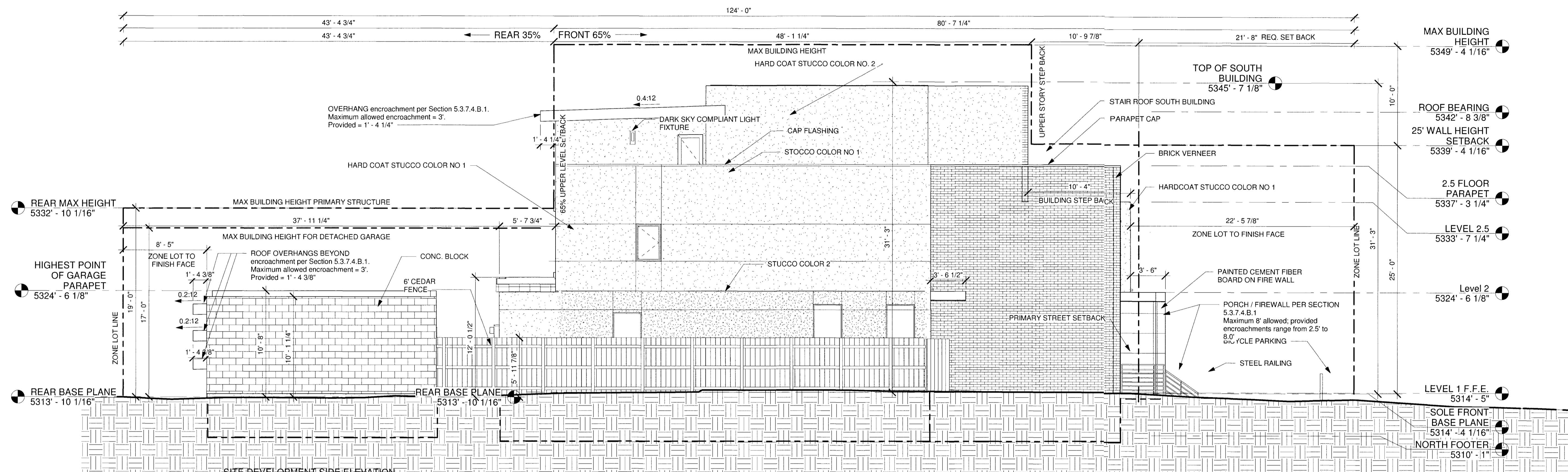
SHEETS: ELEVATIONS
 SITE DEVELOPMENT PLAN
 7 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



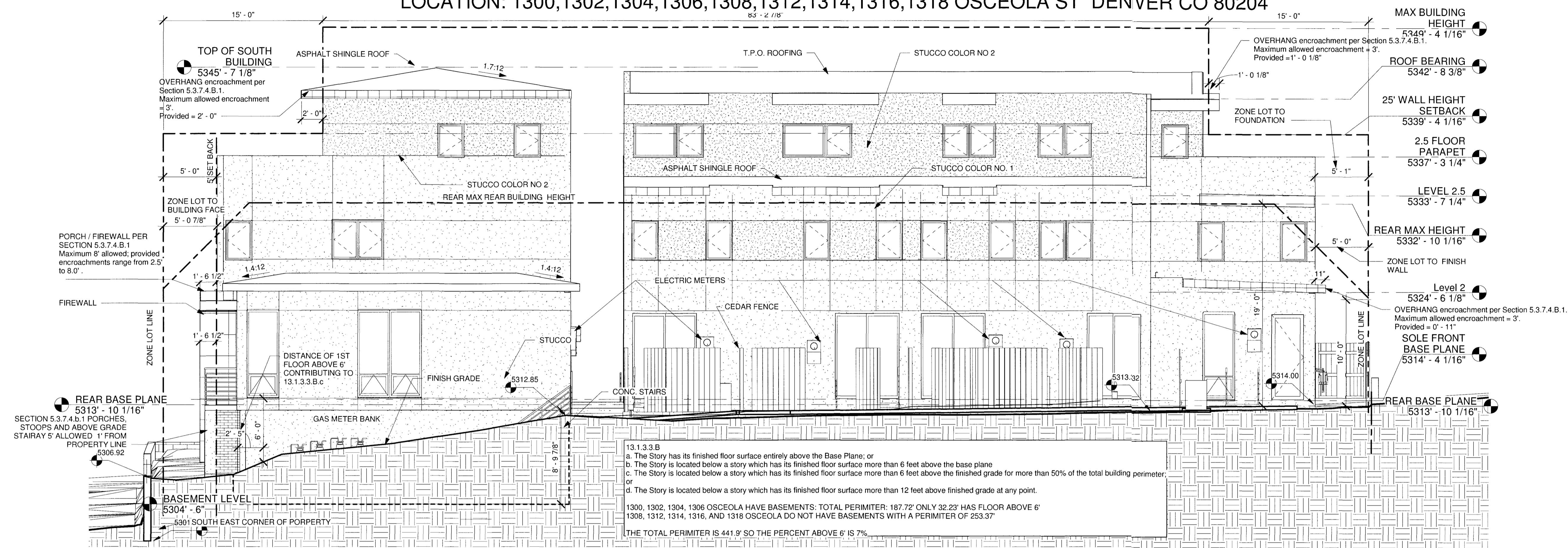
SHEETS: ELEVATIONS
 SITE DEVELOPMENT PLAN
 8 OF 15

OSCEOLA STOP TOWNHOMES

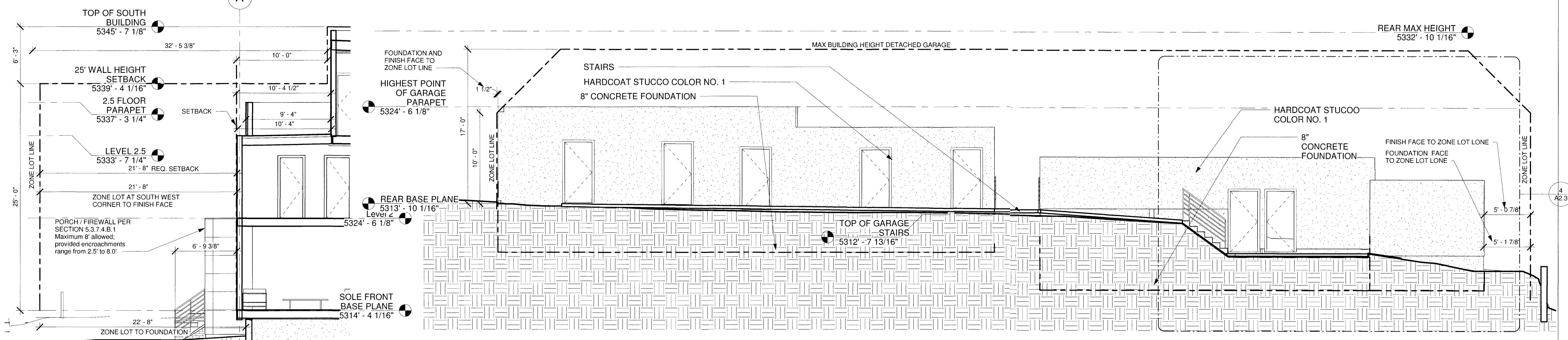
SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



1 SITE DEVELOPMENT REAR ELEVATION (EAST) NO GARAGE
3/16" = 1'-0"



2 SETBACK SECTION
3/16" = 1'-0"

3 WEST GARAGE ELEVATION
3/16" = 1'-0"

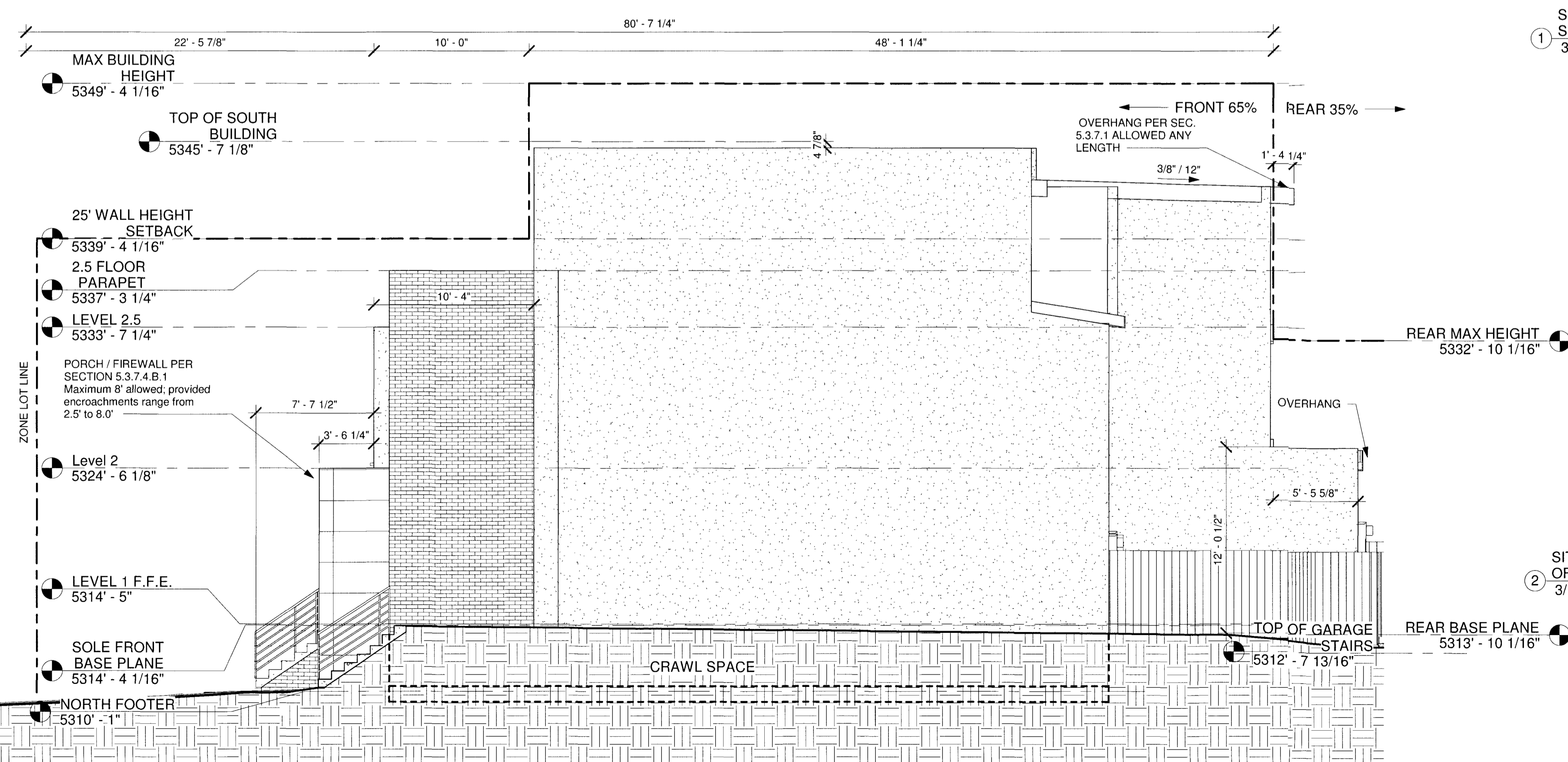
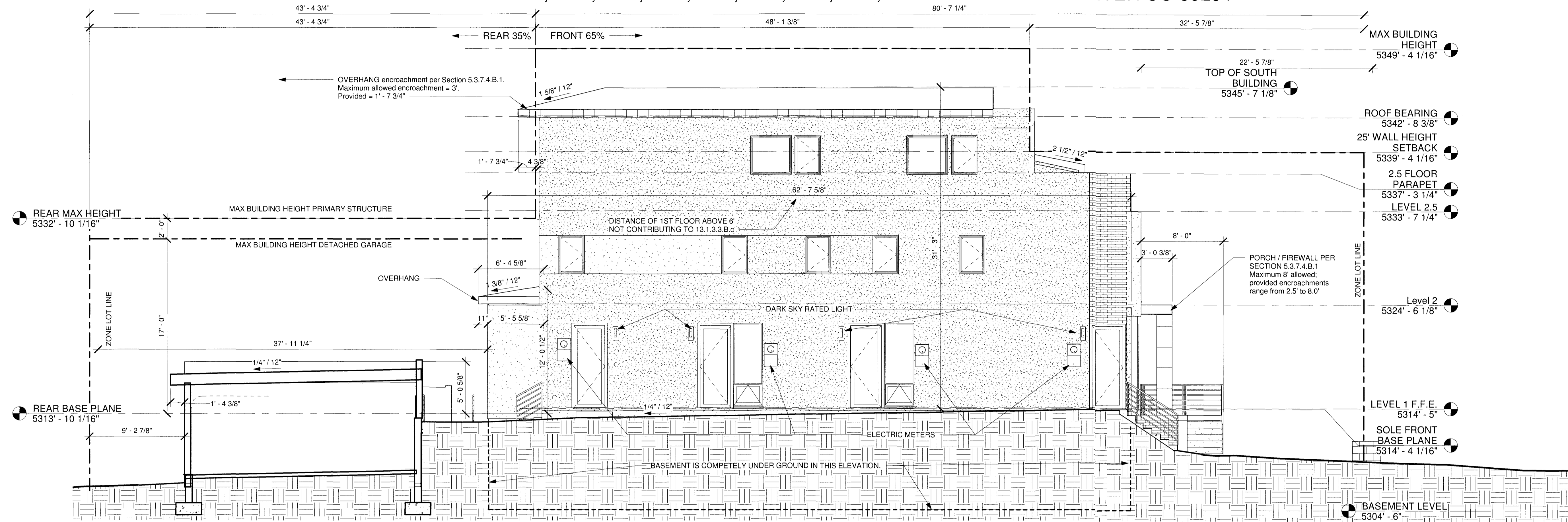
SHEETS: ELEVATIONS
SITE DEVELOPMENT PLAN
9 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



1 SITE DEVELOPMENT NORTH SIDE OF SOUTH BUILDING
3/16" = 1'-0"

2 SITE DEVELOPMENT SOUTH ELEVATION OF NORTH BUILDING
3/16" = 1'-0"

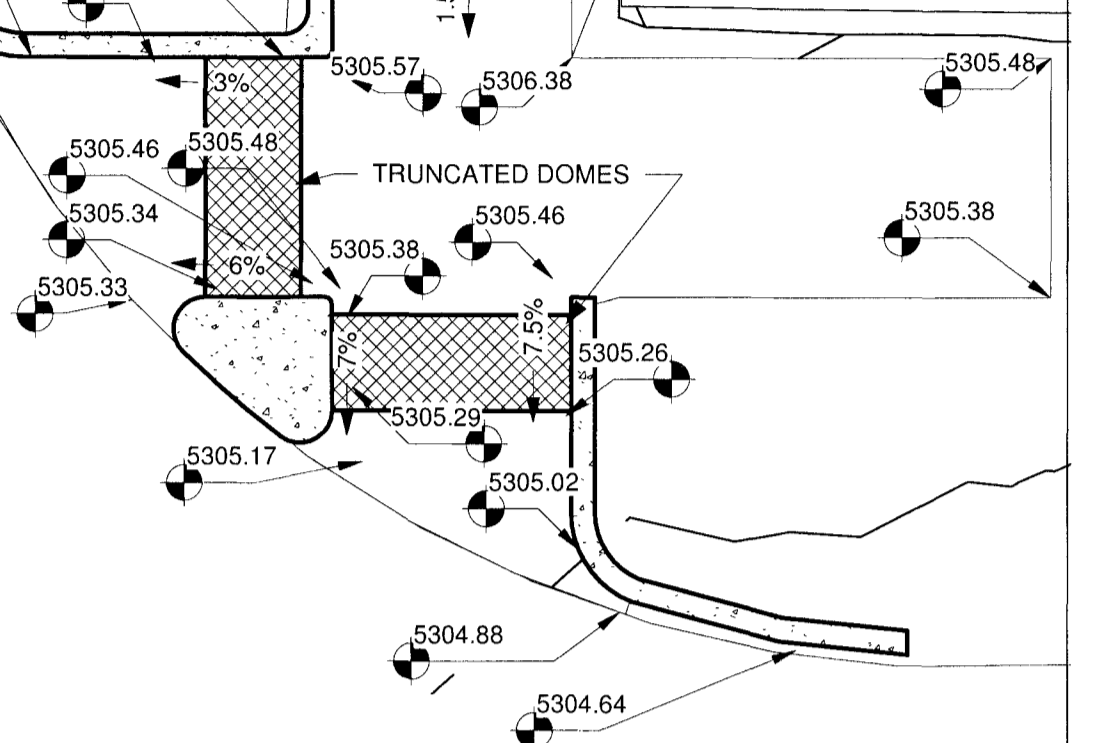
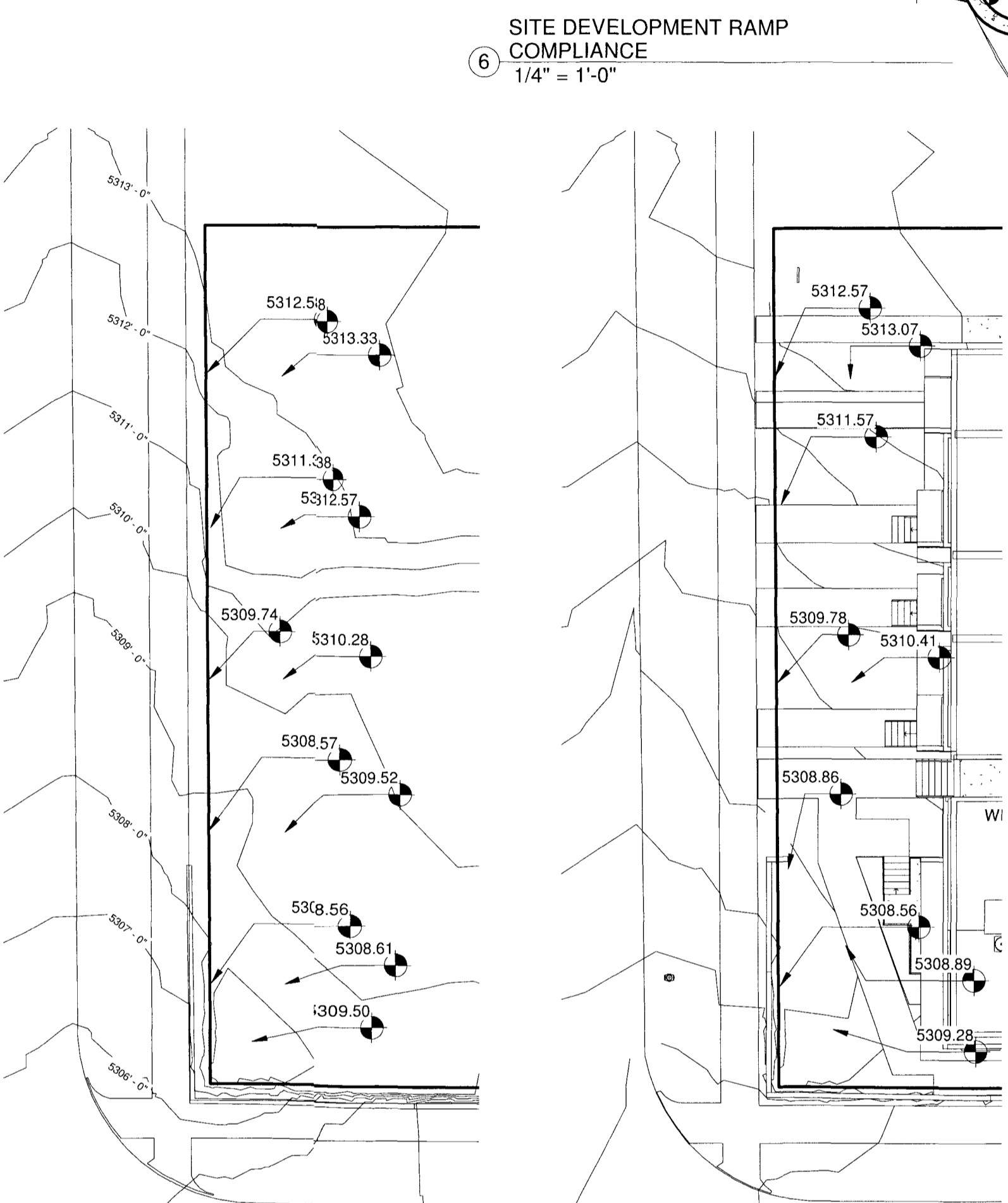
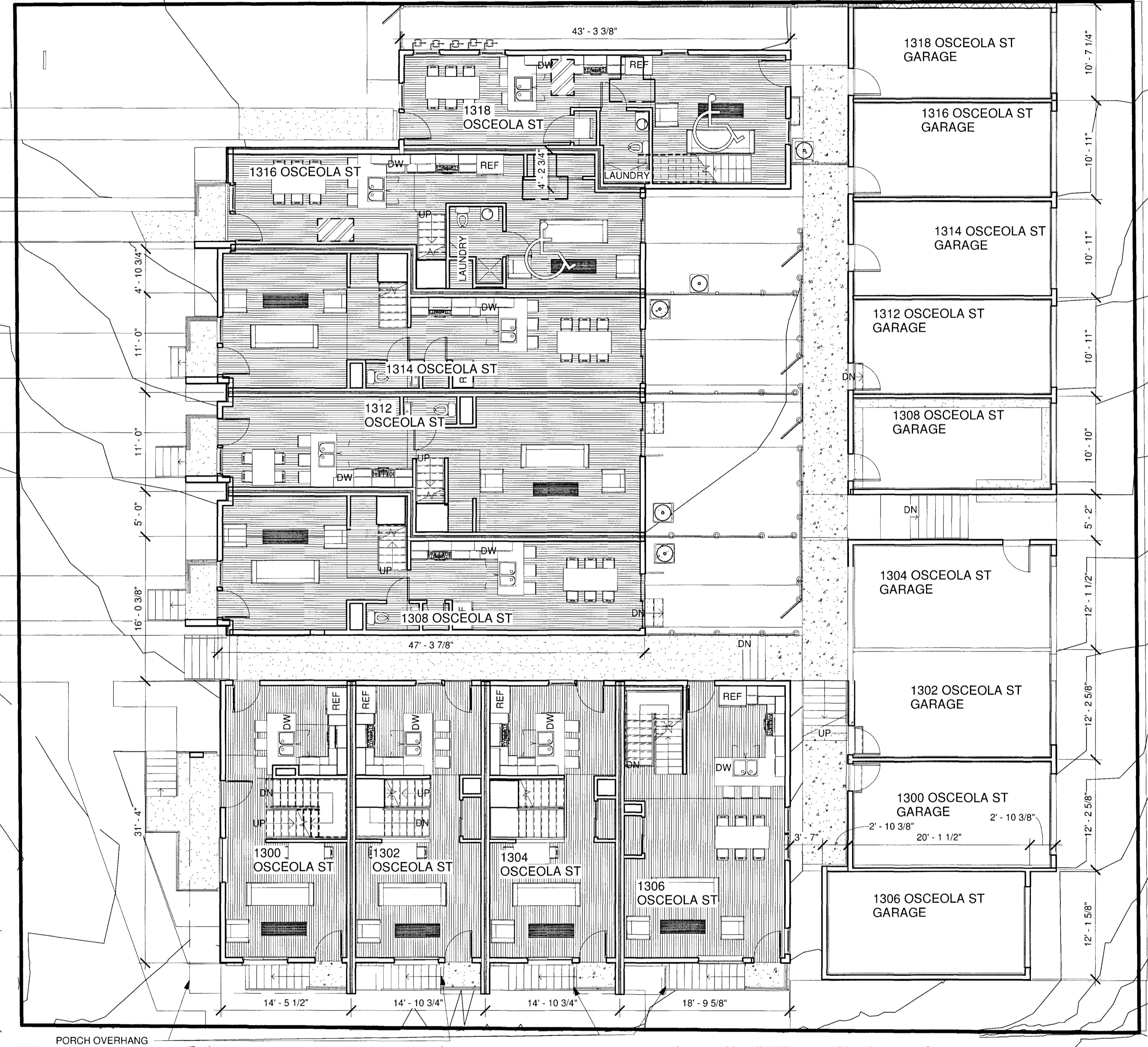
SHEETS: ELEVATIONS
SITE DEVELOPMENT PLAN
10 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

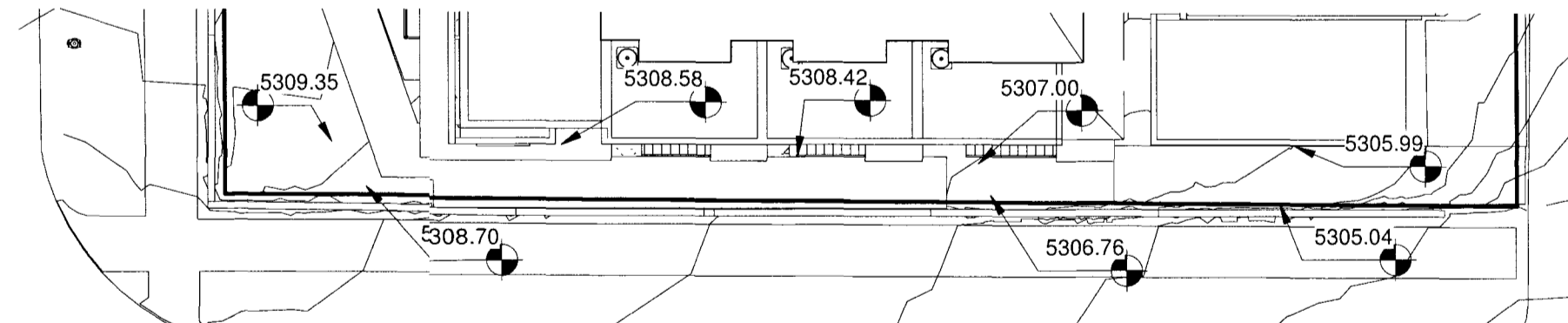
LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



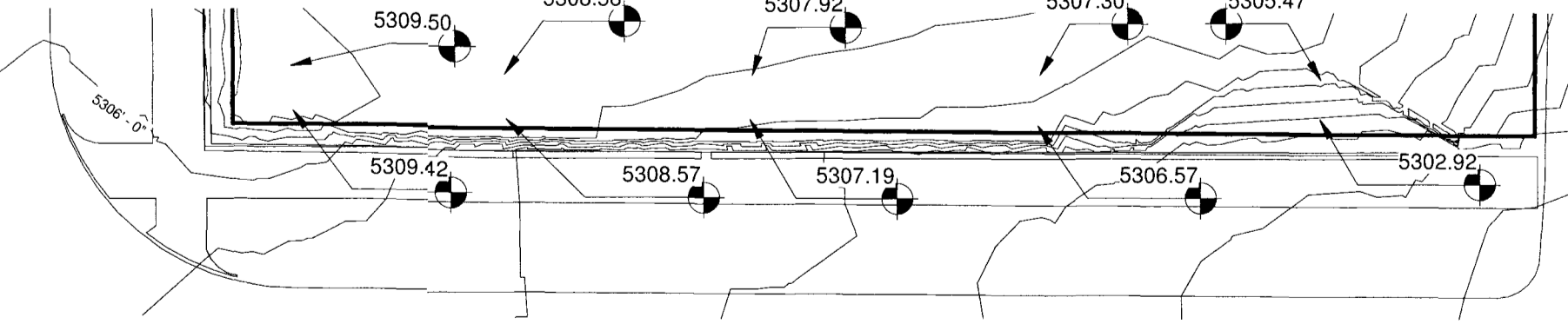
| GARAGE AREAS | |
|------------------|--------|
| Name | Area |
| UNIT 1306 GARAGE | 285 SF |
| UNIT 1300 GARAGE | 283 SF |
| UNIT 1302 GARAGE | 283 SF |
| UNIT 1304 GARAGE | 283 SF |
| UNIT 1308 GARAGE | 253 SF |
| UNIT 1312 GARAGE | 253 SF |
| UNIT 1314 GARAGE | 253 SF |
| UNIT 1316 GARAGE | 253 SF |
| UNIT 1318 GARAGE | 253 SF |

2 SITE DEVELOPMENT GRADING PLAN
EXISTING SETBACK ELEVATIONS
1/16" = 1'-0"

3 SITE DEVELOPMENT GRADING PLAN
SETBACK PROPOSED ELEVATIONS
1/16" = 1'-0"



4 SITE DEVELOPMENT GRADING PLAN
SIDE SETBACK PROPOSED ELEVATIONS
1/16" = 1'-0"



5 SITE DEVELOPMENT GRADING PLAN
EXISTING SIDE SETBACK ELEVATIONS
1/16" = 1'-0"

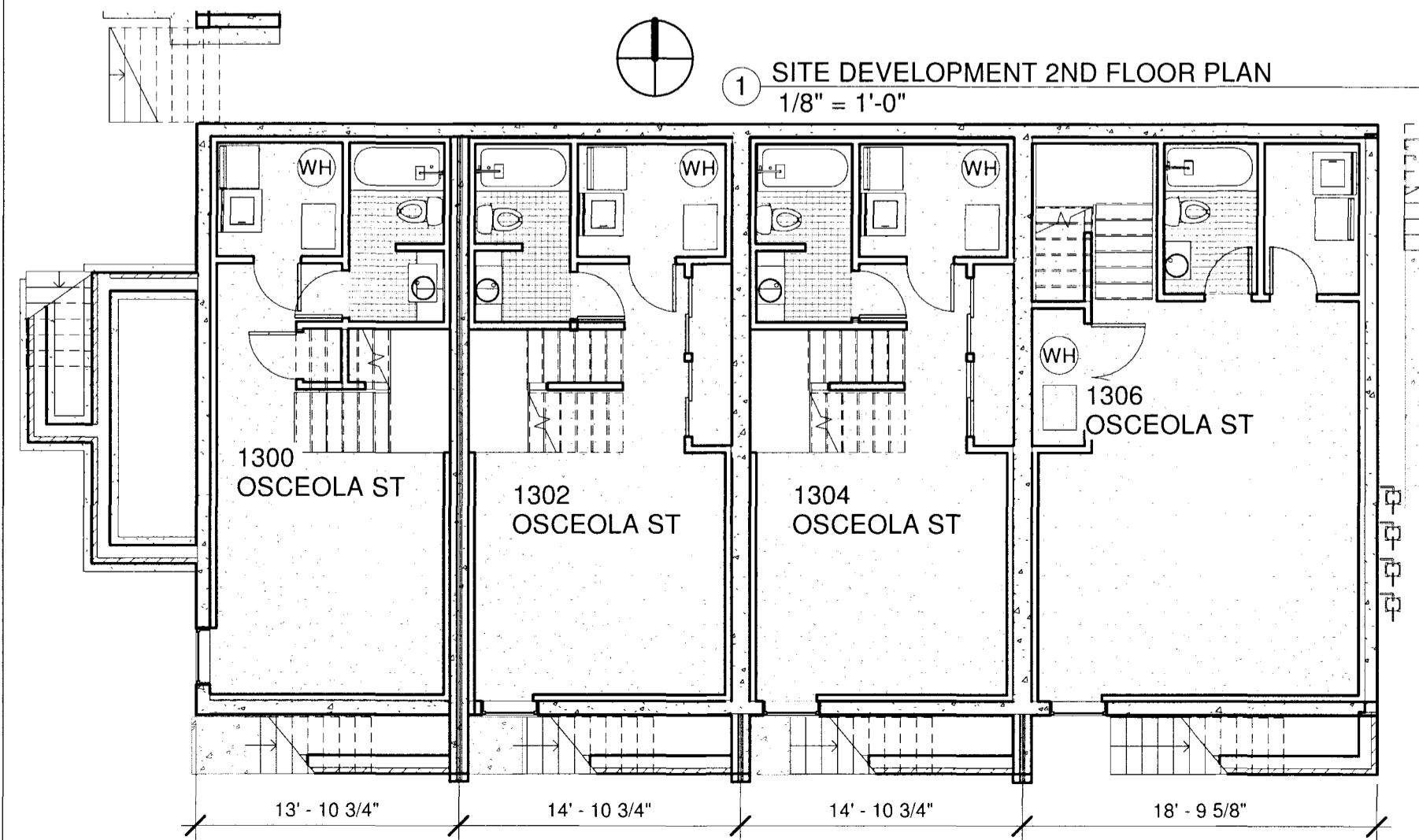
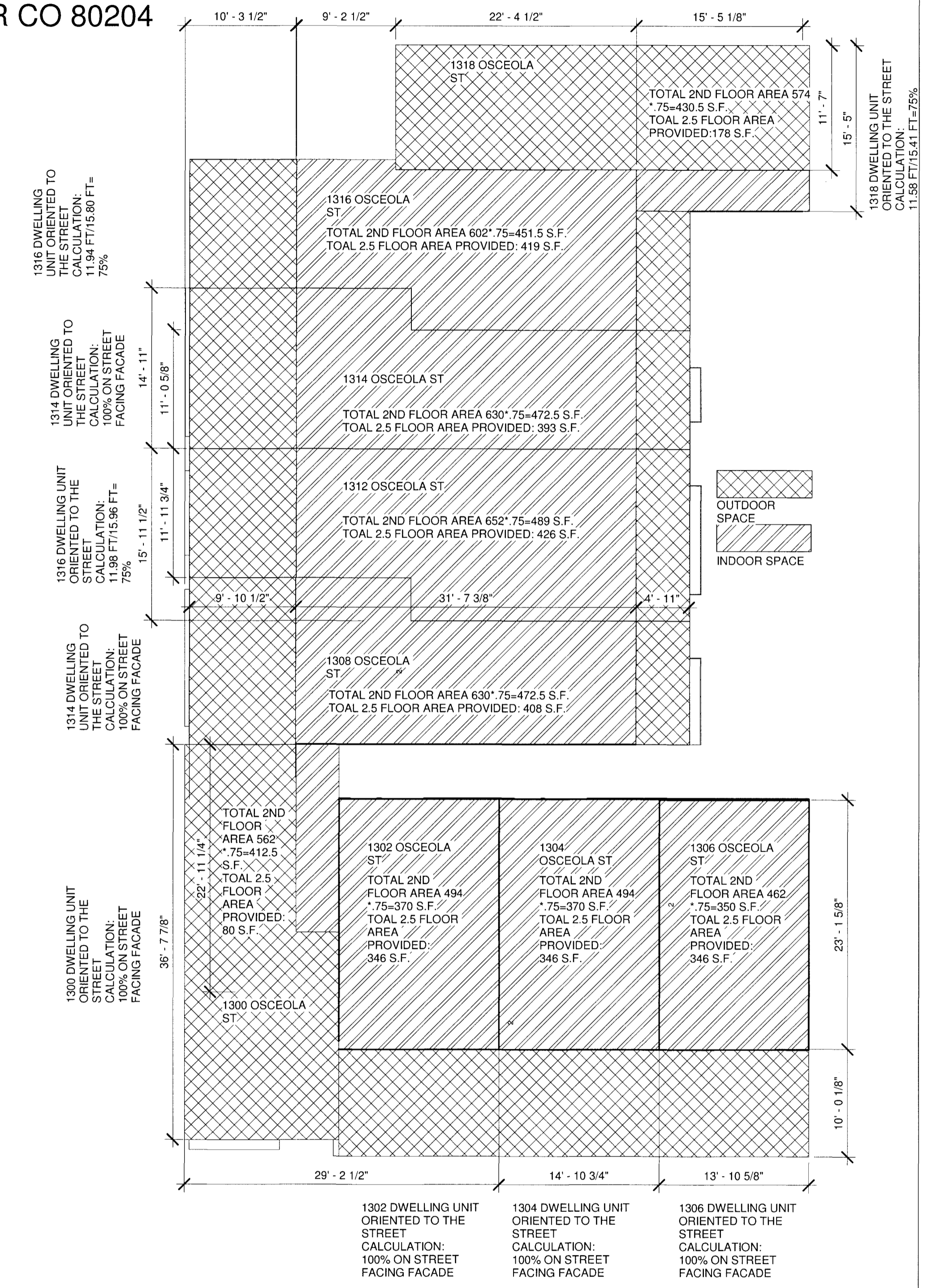
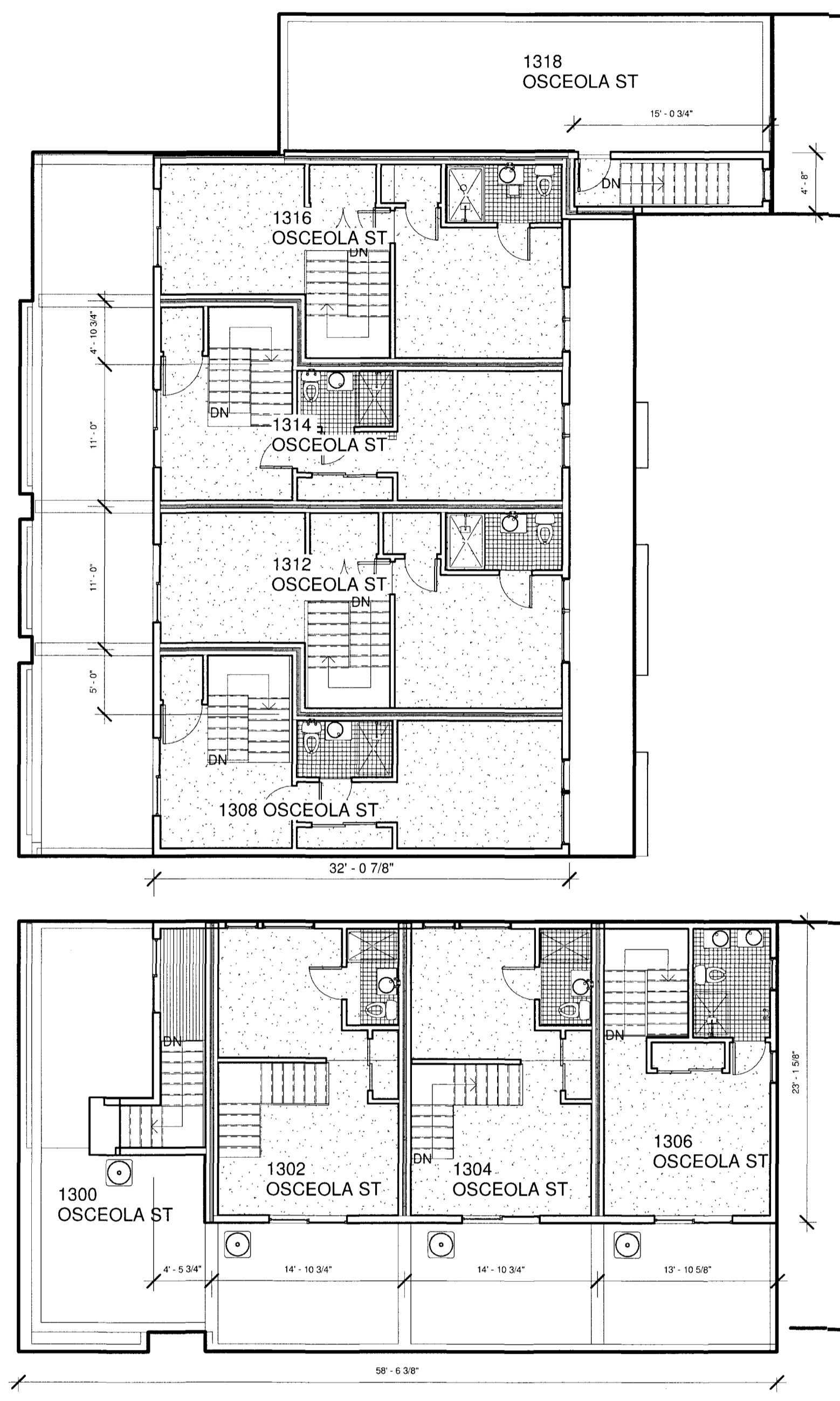
1 SITE DEVELOPMENT 1ST FLOOR PLAN
1/8" = 1'-0"

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



| | 1300 | 1302 | 1304 | 1306 | 1308 | 1312 | 1314 | 1316 | 1318 |
|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2nd floor | 562 | 494 | 494 | 467 | 630 | 652 | 630 | 622 | 508 |
| 2.5 floor | 80 | 346 | 346 | 346 | 408 | 426 | 393 | 419 | 105 |
| ALLOWED S.F. AT 75% | 421.5 | 370.5 | 370.5 | 350.25 | 472.5 | 489 | 472.5 | 466.5 | 381 |
| percentage provided | 14.23% | 70.04% | 70.04% | 74.09% | 64.76% | 65.34% | 62.38% | 67.36% | 20.67% |

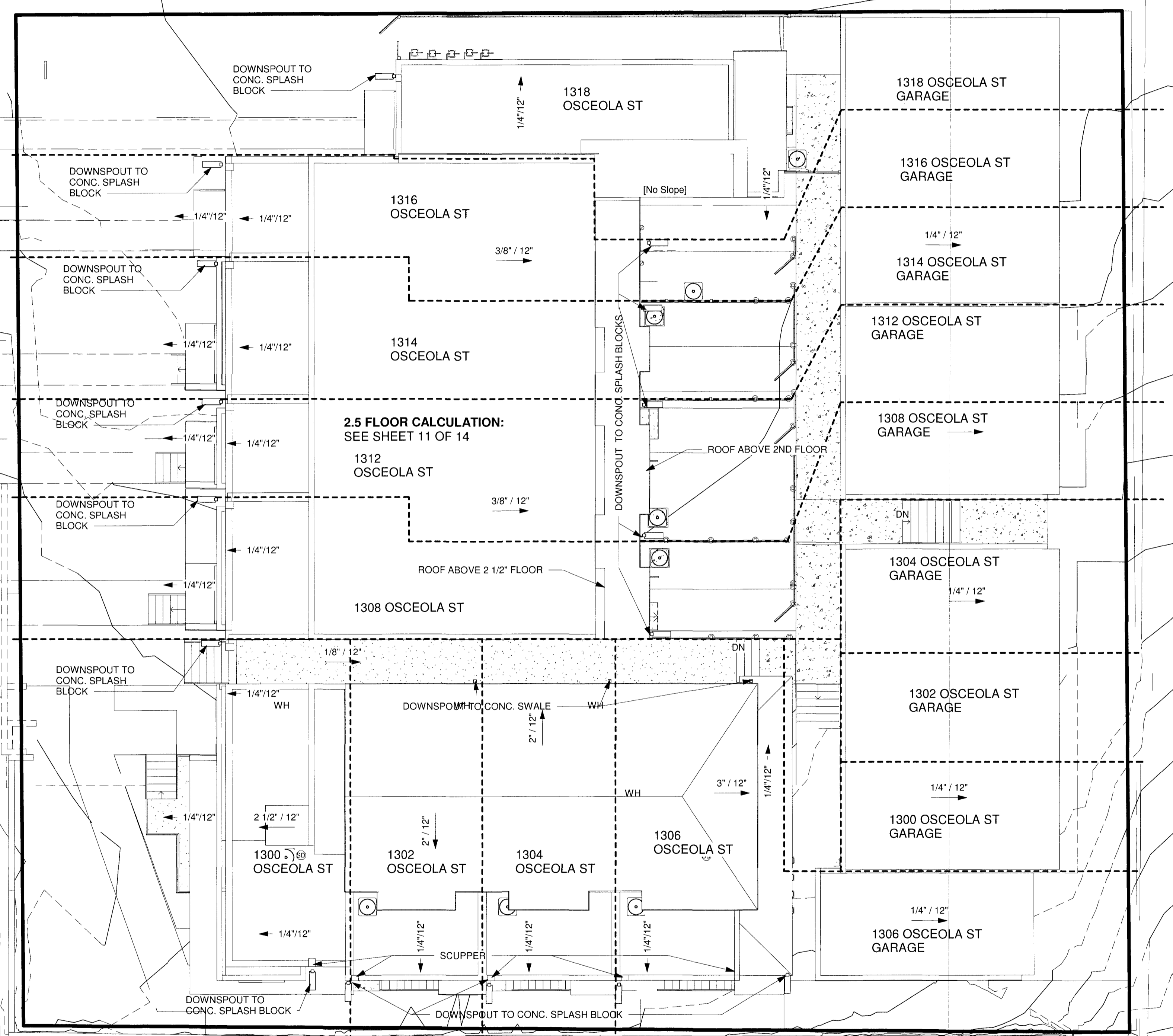
SHEETS: 2ND, 3RD FLOOR PLAN
SITE DEVELOPMENT PLAN
12 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

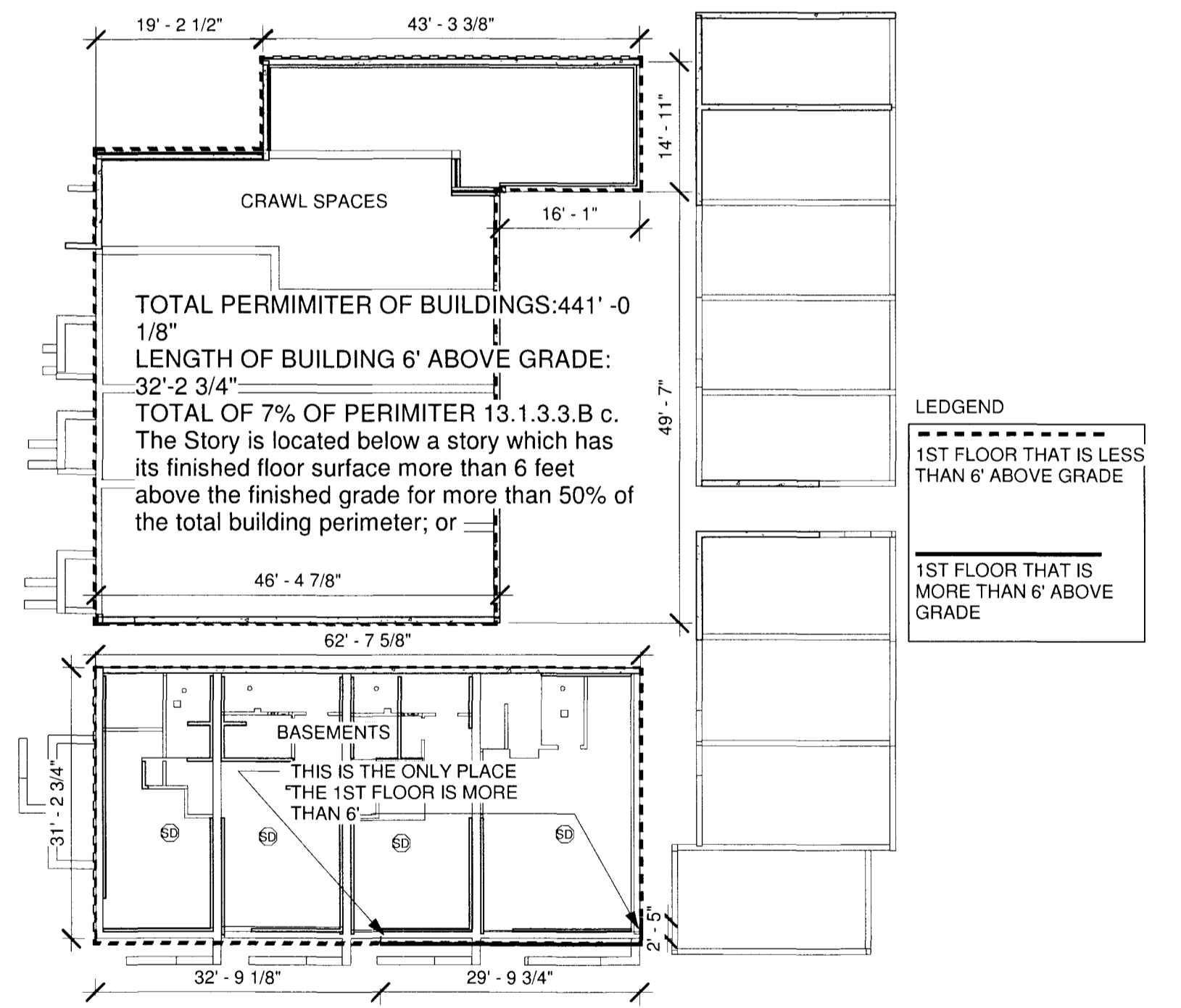
A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6,
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LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



| Area Schedule | | |
|---------------|----------------|--------|
| Name | Level | Area |
| 1300 | LEVEL 1 F.F.E. | 486 SF |
| 1300 | Level 2 | 487 SF |
| 1300 | LEVEL 2.5 | 92 SF |
| 1300 | BASEMENT LEVEL | 512 SF |
| 1577 SF | | |
| 1302 | LEVEL 1 F.F.E. | 471 SF |
| 1302 | Level 2 | 494 SF |
| 1302 | LEVEL 2.5 | 344 SF |
| 1302 | BASEMENT LEVEL | 470 SF |
| 1779 SF | | |
| 1304 | LEVEL 1 F.F.E. | 471 SF |
| 1304 | Level 2 | 494 SF |
| 1304 | LEVEL 2.5 | 345 SF |
| 1304 | BASEMENT LEVEL | 470 SF |
| 1781 SF | | |
| 1306 | LEVEL 1 F.F.E. | 600 SF |
| 1306 | Level 2 | 467 SF |
| 1306 | LEVEL 2.5 | 346 SF |
| 1306 | BASEMENT LEVEL | 594 SF |
| 2066 SF | | |
| 1308 | LEVEL 1 F.F.E. | 630 SF |

| Area Schedule | | |
|---------------|----------------|--------|
| Name | Level | Area |
| 1308 | Level 2 | 630 SF |
| 1308 | LEVEL 2.5 | 408 SF |
| 1669 SF | | |
| 1312 | LEVEL 1 F.F.E. | 652 SF |
| 1312 | Level 2 | 652 SF |
| 1312 | LEVEL 2.5 | 426 SF |
| 1730 SF | | |
| 1314 | LEVEL 1 F.F.E. | 628 SF |
| 1314 | Level 2 | 630 SF |
| 1314 | LEVEL 2.5 | 393 SF |
| 1651 SF | | |
| 1316 | LEVEL 1 F.F.E. | 624 SF |
| 1316 | Level 2 | 622 SF |
| 1316 | LEVEL 2.5 | 419 SF |
| 1665 SF | | |
| 1318 | LEVEL 1 F.F.E. | 585 SF |
| 1318 | Level 2 | 508 SF |
| 1318 | LEVEL 2.5 | 105 SF |
| 1199 SF | | |
| 15057 SF | | |



② 1ST FLOOR ABOVE 6'
1/16" = 1'-0"

Portion of perimeter contributing to 13.1.3.3.B.c
North Building:
West=54.3'+10.53'=63.83'-0" contributing to element "c"
South=46.4'+16.08'=62.56'-0" contributing to element "c"
East=14.9'+43.53'+64.49'=83.92'-0" contributing to element "c"
North=19.21'+43.28'=62.49'-0" contributing to element "c"
Total perimeter=253.37'

South building:
North=62.63'-0" contributing to element "c"
South=62.63' with 29.81' out of 62.7 5/8' contributing
West=31.23'-0" contributing to element "c"
East=31.23' with 2'-5" out of 31.23' contributing to element "c"
Total perimeter of south building: 187.72'

Total perimeter: 441.09
Total perimeter contributing 32.23' (32' 2 3/4")
Percent contributing: 07%

1 SITE DEVELOPMENT ROOF PLAN
1/8" = 1'-0"

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
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LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204



FEATURES & SPECIFICATIONS

INTENDED USE — Our recessed LED module is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance. Great for retrofit into existing downlight cans or new construction and remodel applications. Adjustable torsion spring and retention allows filament into many 5" and 6" cans. The LED module maintains at least 70% light output for 35,000 hours. Indoor and Outdoor Use.

CONSTRUCTION — Aluminum spun reflector with deep regression for reduced glare. Combined LED and driver printed circuit board attached. Inner reflector cone funnels light through the pressed-in diffused lens.

OPTICS — Diffused lens at end of mixing chamber to provide even light distribution for general illumination, equivalent to G5W BR30 lamp.

Wide flood beam angle at >45°.

ELECTRICAL — Center 2 Edge™ (patent pending) technology created for a single point source. Primary power disconnect provided for simple connection to a dedicated LED connector in the housing.

Dimming down to 10%. For compatible dimmers, refer to Compatible Dimmers Chart.

835-lumen E series has an input wattage of 11.9 watts, 70 lumens per watt, equivalent to 65-watt incandescent.

E Series' patent pending driver has zero inrush, which allows power loads to be calculated with actual rated wattages.

Example: 50 units of 65BE/65SE LED fixtures can be installed in line with a 600-watt dimmer. 600W/11.9W = 50 fixtures.

INSTALLATION — Suitable for installation in standard and shallow rough-in sections.

E26 socket adaptor ships standard, except on standard lumen output 27K 90CRI product shipping to California.

Twist torsion springs ensure easy installation for 5" and 6" recessed housings.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified. Can be used to comply with California Title 24 Part 6 High Efficacy LED Light Source Requirements. Wet location listed. WISC A5TM E26S for Air-Tight (with IC housings).

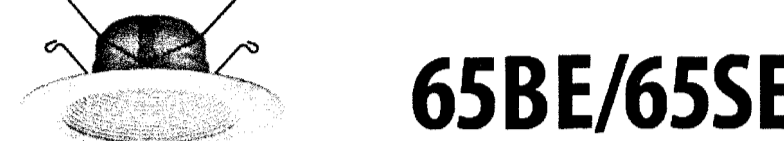
WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.aculitybrands.com/CustomersResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

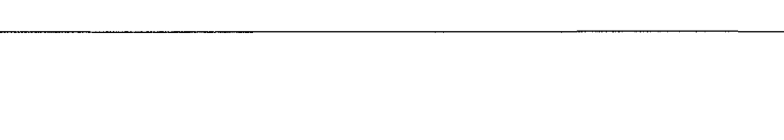
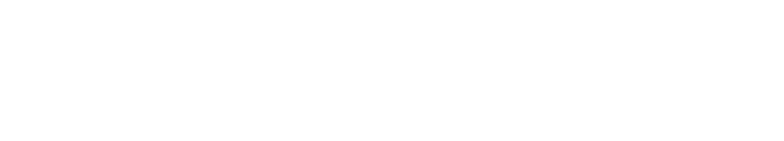
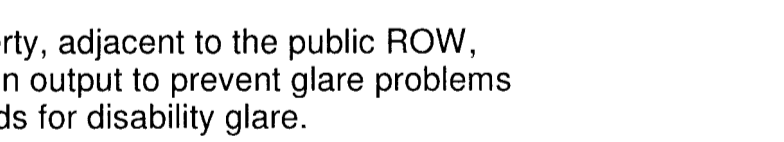
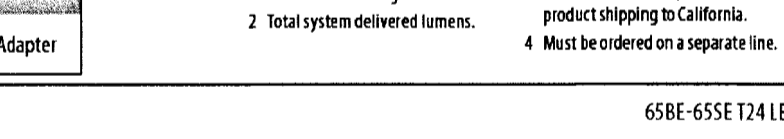
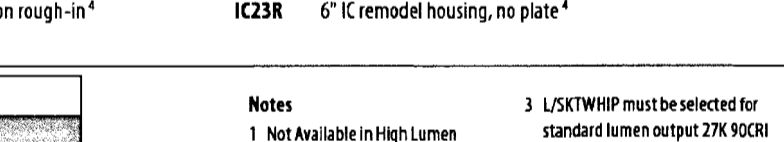
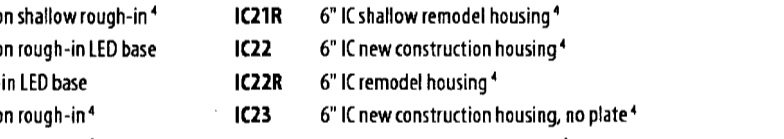
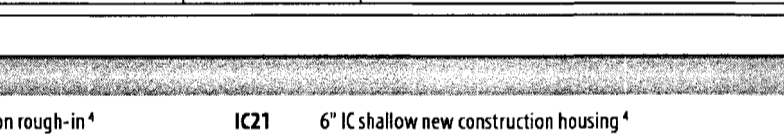
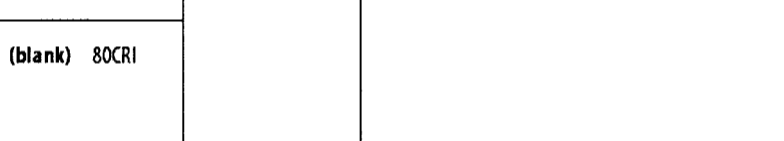
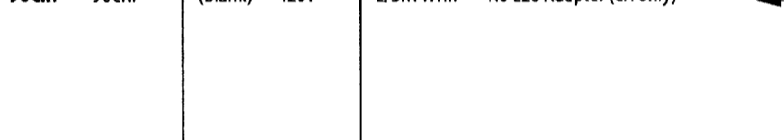
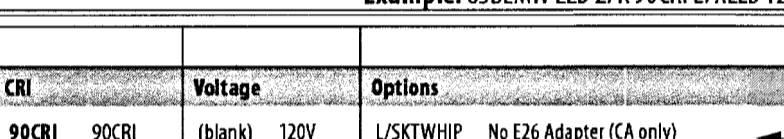
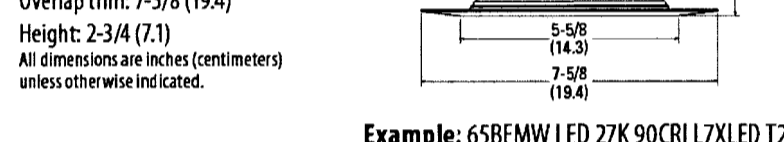
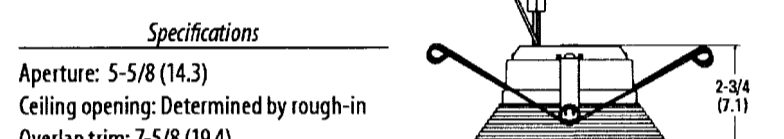
PATENTS PENDING.

| | |
|----------------|--|
| Catalog Number | |
| Notes | |
| Type | |

LED Recessed Downlighting



65BE/65SE
5" / 6" LED Module
IC/Non-IC
Retrofit



ORDERING INFORMATION

For shortest lead times, configure product using balled options.

Example: 65BE/65SE LED 27K 90CRI L7XLED T24

| Series/Finish | Lamp | CCT / W / Lumens ² | CRI | Voltage | Options |
|---------------|--------|---------------------------------------|---------------|--------------|------------------------------------|
| 65BE/65SE | LED | 27K 2700K / 12.1W / 750L ³ | 90CRI | (blank) 120V | L/SKTWHIP No E26 Adapter (CA only) |
| 65SE/65SE | LED | 30K 3000K / 11.7W / 825L | | | |
| | | 35K 3500K / 11.7W / 825L | | | |
| | | 40K 4000K / 11.9W / 845L | | | |
| | | 50K 5000K / 12.12W / 825L | | | |
| | HL LED | 27K 2700K / 11.7W / 7090L | (blank) 80CRI | | |
| | | 30K 3000K / 11.9W / 1000L | | | |
| | | 40K 4000K / 11.9W / 1100L | | | |

Housing options

| | | | | | |
|------------|---------------------------------------|------------|---------------------------------------|-------|---|
| L7XLED T24 | 6" new construction rough-in LED base | LC6 | 6" new construction rough-in* | IC21 | 6" IC shallow new construction housing* |
| L7XLED T24 | 6" remodel rough-in LED base | LCP | 6" new construction shallow rough-in* | IC21R | 6" IC shallow remodel housing* |
| LC6LED T24 | 6" new construction rough-in LED base | LSLED T24 | 5" new construction rough-in LED base | IC22 | 6" IC new construction housing* |
| L7XR | 6" new construction rough-in* | LSRLED T24 | 5" remodel rough-in LED base | IC22R | 6" IC remodel housing* |
| L7XR | 6" remodel rough-in* | LS | 5" new construction rough-in* | IC23 | 6" IC new construction housing, no plate* |
| L7XPR | 6" new construction shallow rough-in* | LSR | 5" new construction rough-in* | IC23R | 6" IC remodel housing, no plate* |
| L7XPR | 6" remodel shallow rough-in* | | | | |

Accessories: Order as separate catalog number.

| | | | |
|------|---------------------------|--|-------------|
| TS46 | 6" torsion spring adaptor | R01 CG52178 E26 ADAPTER/MALE PLUG BAL DISC ASM | E26 Adaptor |
|------|---------------------------|--|-------------|

Notes

- 1 Not Available in High Lumen
- 2 Total system delivered lumens.
- 3 L/SKTWHIP must be selected for standard lumen output 27K 90CRI product shipping to California.
- 4 Must be ordered on a separate line.

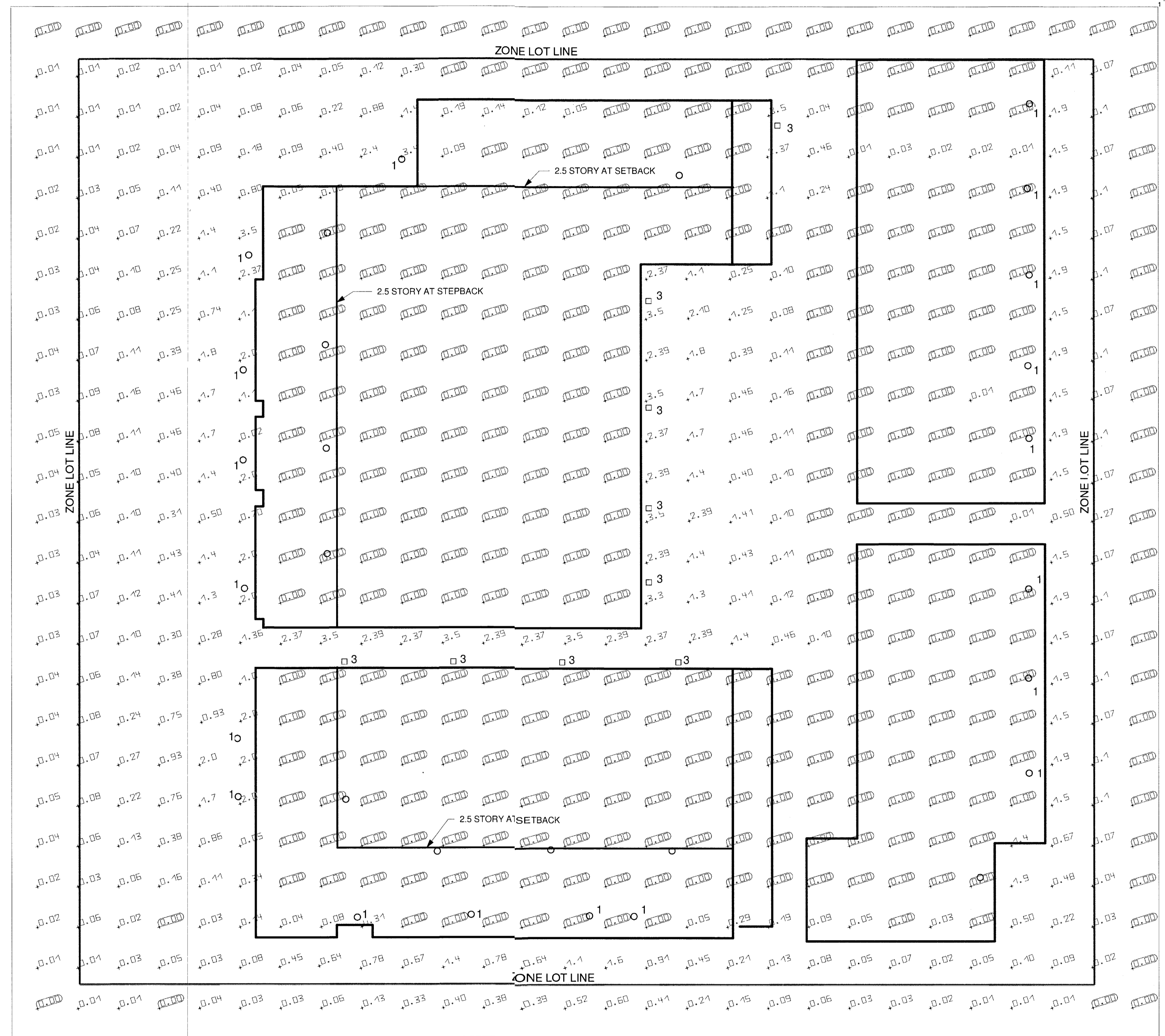
DOWNLIGHTING

65BE-65SE T24 LED

LIGHT "1"

General lighting note:

Any proposed light fixtures installed on private property, adjacent to the public ROW, shall be oriented in such a manner or limited in lumen output to prevent glare problems and shall not exceed National I.E.S. lighting standards for disability glare.



| # | Name | Parameter | Min | Max | Average | Mean/Min | Max/Min |
|----|------------------------|---------------------------|---------|---------|---------|----------|---------|
| 11 | Calculation surface 11 | Perpendicular Illuminance | 0.00 fc | 3.52 fc | 0.19 fc | / | / |

○ GROUND LIGHTING DIAGRAM
1/8" = 1'-0"

SHEETS: SITE LIGHTING DIAGRAM
SITE DEVELOPMENT PLAN
14 OF 15

OSCEOLA STOP TOWNHOMES

SITE DEVELOPMENT PLAN

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

LOCATION: 1300,1302,1304,1306,1308,1312,1314,1316,1318 OSCEOLA ST DENVER CO 80204

BALCONY SCENCE: LIGHT "2"

Atlantis Outdoor Wall Scence By Hinkley Lighting



Product Options

- Finish: Bronze with Tempered Glass, Satin Black with Etched Glass, Satin White with Etched Glass, Titanium with Tempered Glass
- Size: Small, Large
- Light Option: Incandescent, LED

Details

- Wall plate
- Integrated transformer
- Material: Extruded aluminum body with Etched glass lens
- ADA compliant, Dark Sky compliant
- UL Listed Wet
- Made in China

Dimensions

- Small Option Fixture: Width 6", Height 16", Depth 3.5"
- Small Option Plate: Width 4.5"
- Large Option Fixture: Width 9", Height 24", Depth 4"
- Large Option Plate: Width 4.5"

Lighting

- Small Option: 6 Watt (250 Lumens) 120 Volt Integrated LED; CRI: 90 Color Temp: 2700K Lifespan: 60000 hours
- Small Option: Two 20 Watt (600 Lumens) 12 Volt GU5.3 Bi-Pin Base Halogen Lamp(s) (Included)
- Large Option: 6 Watt (250 Lumens) 120 Volt Integrated LED; CRI: 90 Color Temp: 2700K Lifespan: 60000 hours
- Large Option: Two 20 Watt (600 Lumens) 12 Volt GU5.3 Bi-Pin Base Halogen Lamp(s) (Included)

Additional Details

Product URL: <https://www.lumens.com/atlantis-outdoor-wall-scence-by-hinkley-lighting-uu303698.html>
 Ratings: UL Listed Wet

Product ID: uu303698

Prepared by:

Prepared for:

Project:

Room:

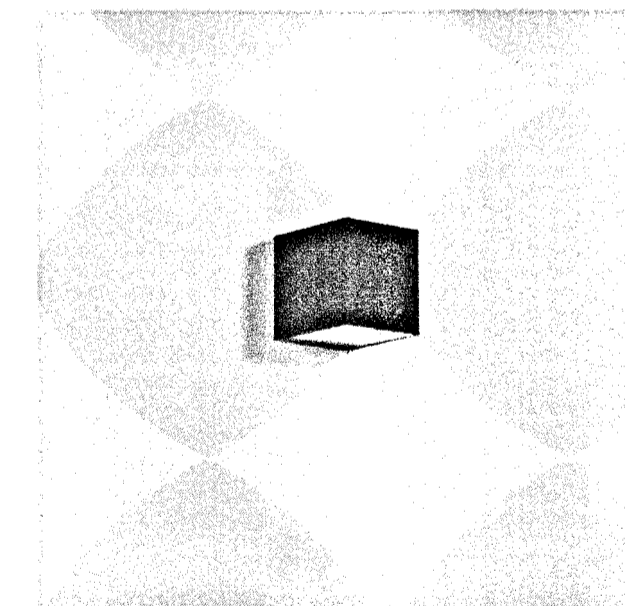
Placement:

Approval:

Created July 2nd, 2019

1300 LIGHTING 4/10/2019
 Dim 1/ BEGA 24370 LED 8,4W 1xLED 8,4W / BEGA - LED 8,4W (1xLED 8,4W)

BEGA 24370 LED 8,4W 1xLED 8,4W

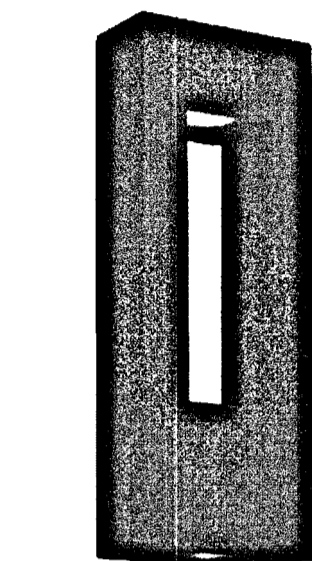
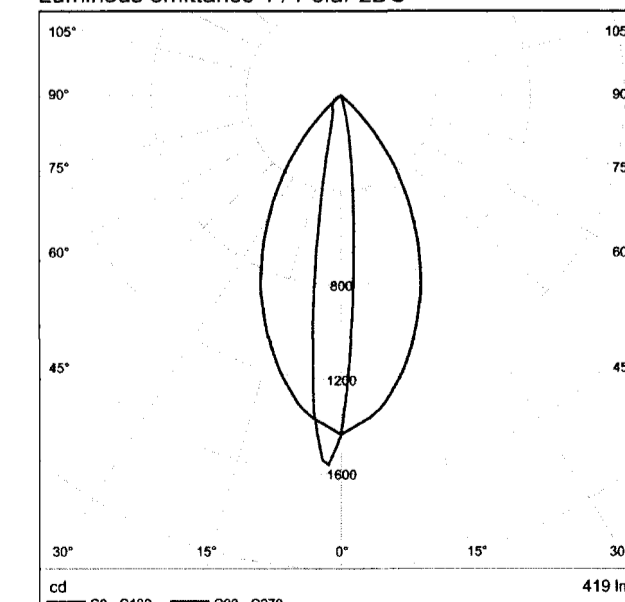


Kompakte LED-Wandleuchte in Würfelform mit klarem Sicherheitsglas und einseitigem Lichtaustritt

Absolute photometry
 Luminaires luminous flux: 419 lm
 Power: 10.0 W
 Luminaire efficacy: 41.9 lm/W

Colorimetric data
 1xLED 8,4W; CCT 3114 K, CRI 90

Luminous emittance 1 / Polar LDC



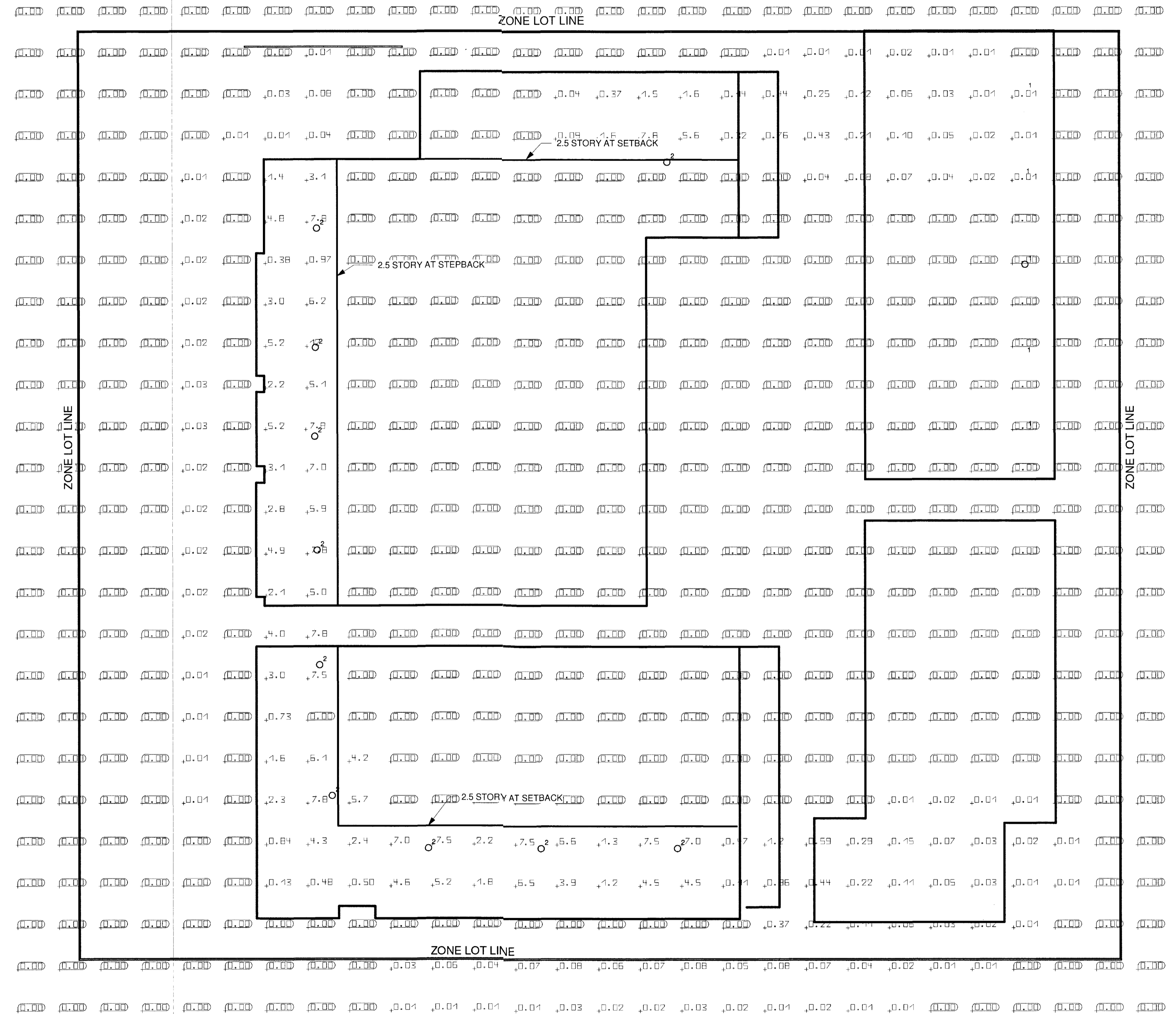
Shown in Bronze with Tempered Glass

Notes:



DIALux

LIGHT "3"



BALCONY LIGHTING DIAGRAM
1/8" = 1'-0"

SHEETS: BALCONY LEVEL LIGHTING
 SITE DEVELOPMENT PLAN
 15 OF 15

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Reviewing Agency: DS Transportation Review Review Status: Approved

Reviewers Name: Winton Brazil
Reviewers Email: Winton.Brazil@denvergov.org

Status Date: 03/07/2023
Status: Approved
Comments:

Status Date: 01/17/2023
Status: Denied
Comments: Denied on behalf of this critical reviewer, and this is still under review. Please contact the reviewer to resolve.

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Tanner Axt
Reviewers Email: Tanner.Axt@denvergov.org

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: Dana Sperling
Reviewers Email: Dana.Sperling@denvergov.org

Status Date: 03/24/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
 Reviewing Agency/Company: DOTI-SURVEY
 Reviewers Name: DANA SPERLING
 Reviewers Phone: 7204565207
 Reviewers Email: dana.sperling@denvergov.org
 Approval Status: Approved

Comments:
 Approved descriptions are in the folder

Status Date: 01/13/2023
Status: Denied
Comments: survey comments have been uploaded

Reviewing Agency: DES Wastewater Review Review Status: Approved

Comment Report

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Reviewers Name: Brenden Marron
Reviewers Email: Brenden.Marron@denvergov.org
Status Date: 01/12/2023
Status: Approved
Comments: No objection on behalf of Wastewater. Application notes wall was kept to maintain drainage pattern, but keeping wall in current location was not a City requirement

Reviewing Agency: City Council Referral **Review Status:** Approved - No Response

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

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

Status Date: 01/17/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: Lumen/ CTL
Reviewers Name: VeShon Sheridan
Reviewers Phone: 804-234-6825
Reviewers Email: veshon.sheridan@lumen.com
Approval Status: Approved

Comments:
To whom it may concern:
Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject encroachment and has determined there are CenturyLink facilities within the Easement area described in the provided documents for review. It is the intent and understanding of CenturyLink that this encroachment shall not reduce our rights to any other existing easements or rights we have on this site or in the area.
This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the easement area as described, the Applicant will bear the cost of relocation and/or repair of said facilities.

Reviewing Agency: Xcel Referral **Review Status:** Approved w/Conditions

Status Date: 01/17/2023
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: Public Service Company of Colorado dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 3035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:
Please be aware PSCo has existing overhead electric distribution facilities in this area. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

Comment Report

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Additionally, Please contact Colorado 811 before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 01/17/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

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

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

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

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Referral Review Status: Approved - No Response

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

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

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Building Department Review Review Status: Approved

Reviewers Name: Keith Peetz
Reviewers Email: keith.peetz@denvergov.org

Status Date: 01/13/2023
Status: Approved
Comments:

Reviewing Agency: Division of Real Estate Referral Review Status: Approved

Comment Report

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Reviewers Name: Jason Clements
Reviewers Email: jason.clements@denvergov.org
Status Date: 12/23/2022
Status: Approved
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

Reviewers Name: Brian Dimock
Reviewers Email: Brian.Dimock@denvergov.org
Status Date: 01/13/2023
Status: Approved
Comments:

Reviewing Agency: Denver Water Referral **Review Status:** Approved

Status Date: 01/17/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: Denver Water
Reviewers Name: Kela Naso
Reviewers Phone: 13036286302
Reviewers Email: kela.naso@denverwater.org
Approval Status: Approved

Comments:

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

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org
Status Date: 01/17/2023
Status: Approved
Comments:

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

Status Date: 01/17/2023
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Office of Disability Rights Referral **Review Status:** Approved

Status Date: 01/17/2023
Status: Approved
Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: DODR
Reviewers Name: Spencer Pocock
Reviewers Phone: 720-913-8411
Reviewers Email: Spencer.Pocock@denvergov.org

Comment Report

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Approval Status: Approved

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Porames Saejiw

Reviewers Email: Joe.Saejiw@denvergov.org

Status Date: 01/10/2023

Status: Approved

Comments: 1. Prior to the solicitation of bids or proposals from general contractors, the developer of this project is strongly encouraged to schedule an office meeting with the Right-of-Way Services Construction Inspections team (303) 446-3469 to discuss the project's impact to city traffic, streets, roads, alleys and sidewalks, and the associated ROW permit fees that will need to be paid by the selected general contractor.

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

Reviewers Name: Brittany Price

Reviewers Email: Brittany.Price@denvergov.org

Status Date: 01/17/2023

Status: Approved - No Response

Comments:

Reviewing Agency: City Forester Review

Review Status: Approved w/Conditions

Reviewers Name: Erin Hatch

Reviewers Email: Erin.Hatch@denvergov.org

Status Date: 12/28/2022

Status: Approved w/Conditions

Comments: Include updated tree protection details dated 4/1/22.

Reviewing Agency: Landmark Review

Review Status: Approved

Reviewers Name: Emma-Marie Censky

Reviewers Email: emma.censky@denvergov.org

Status Date: 12/23/2022

Status: Approved

Comments:

Reviewing Agency: CDOT Referral

Review Status: Approved

Status Date: 01/17/2023

Status: Approved

Comments: PWPRS Project Number: 2022-ENCROACHMENT-0000124 - Tier III 1300 Osceola - Railing
Reviewing Agency/Company: CDOT Region 1 ROW/survey
Reviewers Name: dane courville
Reviewers Phone: 7206720231

Comment Report

Tier III 1300 Osceola - Railing

03/24/2023

Master ID: 2019-PROJMSTR-0000181 **Project Type:** Tier III Encroachment Resolution
Review ID: 2022-ENCROACHMENT-0000124 **Review Phase:**
Location: **Review End Date:** 01/16/2023

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

Reviewers Email: dane.courville@state.co.us
Approval Status: Approved

Comments:
Does not affect CDOT on-system ROW. Proposed effort is approved as the location does not affect CDOT ROW.

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

Reviewers Name: Shari Bills
Reviewers Email: Shari.Bills@denvergov.org

Status Date: 01/17/2023
Status: Approved - No Response
Comments: