

# Comment Report

## Denver Beer Company 1695 Platte St

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6/1/2020

<b>Master ID:</b>	2016-PROJMSTR-0000495	<b>Project Type:</b>	ROW Vacation
<b>Review ID:</b>	2016-VACA-0000021	<b>Review Phase:</b>	
<b>Location:</b>	1695 Platte St	<b>Review End Date:</b>	August 22, 2016

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

Reviewing Agency: **Asset Management**Review Status: **Approved – No Response**

Steve Wirth  
Steve.Wirth@denvergov.org

Reviewing Agency: **Building Department**Review Status: **Approved – No Response**

Keith Peetz  
Keith.Peetz@denvergov.org

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

Charles Place  
Charles.Place@centurylink.com

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

Rafael Espinoza  
Rafael.Espinoza@denvergov.org

Reviewing Agency: **City Forester**Review Status: **Approved – No Response**

Eric Huetig  
Eric.Huetig@denvergov.org

Reviewing Agency: **Comcast**Review Status: **Approved – No Response**

Eric Carroll  
eric\_carroll@cable.comcast.com

Reviewing Agency: **DS Project Coordinator**Review Status: **Approved – No Response**

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Doug Jones  
Doug.Jones@denvergov.org

Reviewing Agency: **DS Transportation**

Review Status: **Approved w/ Conditions**

Winton Brazil  
Winton.Brazil@denvergov.org

**Comments:**

DS-Transportation is ok with a vacation of this ROW, provided there are easements in place for any subsurface utilities as well as access for the property to the west

Reviewing Agency: **DS Wastewater**

Review Status: **Approved w/ Conditions**

Russell Price  
Russell.Price@denvergov.org

**Comments:**

PW-DES-WW has no objection to the vacation; provided that the requestor provides private easements as agreed in the proposal.

Reviewing Agency: **Denver Water**

Review Status: **Approved w/ Conditions**

Ray Batts  
ray.batts@denverwater.org

**12-8-2017 Approved w/ Conditions**

**Comments:**

Denver Water will require an easement on our standard form with drawing and legal description from Denver Beer Company, for the vacated portion of 17th. We ask the adjacent owner to submit an easement package to Denver Water. Easement signatures will be finalized upon completion of the vacation process.

**REDLINES are uploaded to the E-Review webpage.**

**11-14-2017 Denied**

Comments:

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Denver Water's Property division has denied this Vacation.

**8-22-2016 Approved**

Reviewing Agency: **Denver Fire Department** Review Status: **Approved – No Response**

Roman Rede  
Roman.Red@denvergov.org

Reviewing Agency: **Landmark** Review Status: **Approved – No Response**

Landmark  
Landmark@denvergov.org

Reviewing Agency: **Metro Wastewater** Review Status: **Approved – No Response**

Robert Cwetna  
rcwetna@mwrddst.co.us

Reviewing Agency: **Office of Emergency Mgmt** Review Status: **Approved – No Response**

Diane Simmons  
Diane.Simmons@denvergov.org

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

Courtney Levingston  
Courtney.levingston@denvergov.org

Reviewing Agency: **ERA Transportation** Review Status: **Approved**

Marco Cabanillas  
Marco.Cabanillas@denvergov.org

Reviewing Agency: **ERA Wastewater** Review Status: **Approved**

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Steve Forvilly  
Steve.forvilly@denvergov.org

**Comments:**

1. No Wastewater objections.
2. An access easement should be reserved for the benefit of 2420 17th Street.

Reviewing Agency: **Construction Engineering**

Review Status: **Approved**

Joe Saejiw  
Joe.Saejiw@denvergov.org

Reviewing Agency: **Policy and Planning**

Review Status: **Approved – No Response**

Emily Gloekner  
Emily.gloekner@denvergov.org

Reviewing Agency: **Street Maintenance**

Review Status: **Approved – No Response**

Brian Roecker  
Brian.Roecker@denvergov.org

Reviewing Agency: **Survey**

Review Status: **Approved**

Ali Gulaid  
Ali.Gulaid@denvergov.org

**Approved 3-22-2017**

**Denied 8-22-2016**

**Comments:**

PWROW/Survey has completed its review of the submitted 2016-VACA-0000021 Denver Beer Company 1695 Platte Street and has generated the following comments:

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- a) Please submit a Legal Description Prepared by a Colorado Licensed Surveyor and requires an AUTHORED BY statement containing the name, professional License number, address, and phone number of the preparer of the description.
- b) The submitted document shall be in 8 ½” by 11” format and shall consist of a written description accompanied by an illustration depicting the description.
- c) The Description shall have ‘LAND DESCRIPTION’ as a title
- d) The Description shall have a CAPTION which refers to the underlying lots and blocks, along with subdivision name and recording information. The caption must include ¼ Section, Township, Range

Here is a link Guidelines for Land Description:

<https://www.denvergov.org/content/denvergov/en/right-of-way-services/survey/guidelines-for-land-descriptions.html>

e) When the description is revised and ready to resubmit we will need:

- i) Microsoft Word format of the legal description.
- ii) 8 ½” by 11” electronic copy (.PDF) of the legal description and exhibit, with dated and signed seals of the Colorado licensed surveyor who prepared the description

Reviewing Agency: **TES Sign and Stripe**

Review Status: **Approved – No Response**

Justin Schmitz

Justin.Schmitz@denvergov.org

Reviewing Agency: **Capital Projects Management**

Review Status: **Approved – No Response**

Mike Anderson

Mike.Anderson@denvergov.org

Reviewing Agency: **RTD**

Review Status: **Approved – No Response**

Eric Miller

eric.miller@rtd-denver.com

Reviewing Agency: **XCEL**

Review Status: **Approved w/Conditions**

# Comment Report

## Denver Beer Company 1695 Platte St

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

Donna George

Donna.L.George@xcelenergy.com

### **1-04-2017 Approved w/Conditions**

#### **Comments:**

Please be aware Public Service Company of Colorado owns and operates existing natural gas distribution facilities and switch cabinets located within the 17th Street right-of-way proposed to be vacated; therefore, we are able to give conditional approval, PROVIDED, HOWEVER, said vacation shall be subject to the following reservations: A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including storm drainage and sanitary sewer facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire easement area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the easement area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

### **8-22-2016 Denied**

#### **Comments:**

Please be aware Public Service Company of Colorado must deny this case at this time due to a City and County of Denver 1% job that has already commenced on the easterly side of this proposed vacation area. Two (2) switch cabinets are being placed here in order to feed future businesses in this area of Platte Street.

There is an existing natural gas main within the proposed vacation area which can be covered by the proposed city 'hard surface easement'. PSCo requests additional information as to the intended use of the vacation area.

The owner is advised to contact Matt Hayden, Designer at 303-571-3164, AS SOON AS POSSIBLE to discuss potential options.

Thank you.

Reviewing Agency: **Office of Disability Rights**

Review Status: **Approved – No Response**

Kathleen Martin

Kathleen.Martin@denvergov.org

# Comment Report

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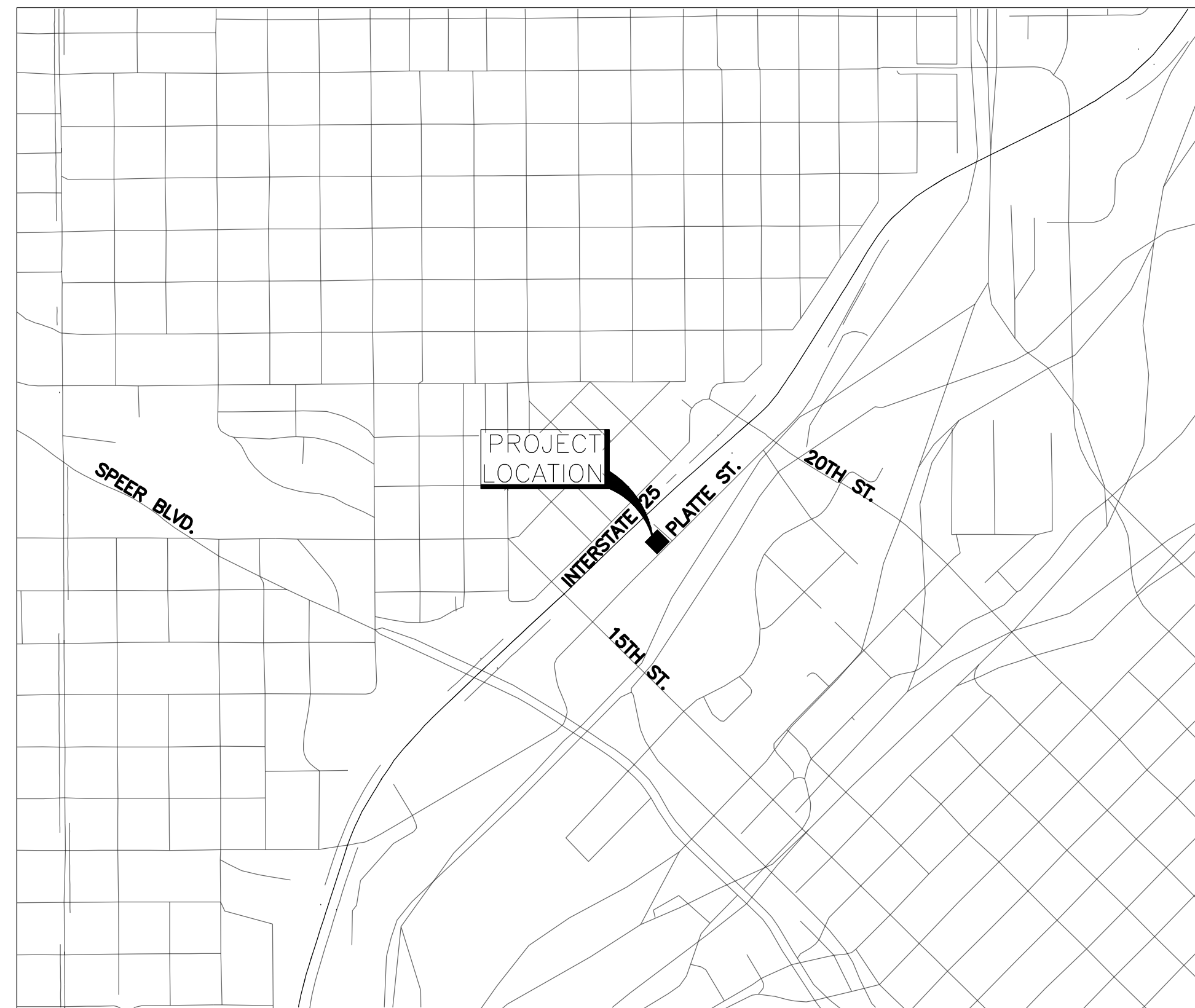
**Any denials listed below must be rectified in writing to this office before project approval is granted**

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# TRANSPORTATION ENGINEERING PLAN FOR DENVER BEER FRONTAGE IMPROVEMENTS

1695 PLATTE STREET

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO  
2019PM0000696 / 2019-TRAN-0000313



**VICINITY MAP**  
SCALE 1" = 1,000'

Sheet Index	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	DEMOLITION PLAN
C1.3	GRADING PLAN

**LEGAL DESCRIPTION**

LOTS 31 AND 32, BLOCK 8, KASSERMAN'S ADDITION TO DENVER.  
TOGETHER WITH THAT PORTION OF VACATED 17TH STREET ADJOINING SAID LOTS AS DESCRIBED IN ORDINANCE NO. 56, SERIES OF 2014, RECORDED JANUARY 24, 2014 UNDER RECEPTION NUMBER 2014008045, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**CONTACT LIST**

<p><b>OWNER:</b> DENVER BEER CO. 1695 PLATTE STREET DENVER, CO 80202 720-295-4781 CONTACT: CHARLIE BERGER</p> <p><b>ARCHITECT:</b> GENSLER 1225 17TH STREET SUITE 150 DENVER, CO 80202 303-893-7160 CONTACT: ADAM AMBRO</p> <p><b>CIVIL ENGINEER:</b> R&amp;R ENGINEERS-SURVEYORS 1635 WEST 13TH AVENUE SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: JOHN LOUGHREY, P.E.</p> <p><b>SURVEYOR:</b> R&amp;R ENGINEERS-SURVEYORS 1635 WEST 13TH AVENUE SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: DERRICK FENNER, P.L.S.</p> <p><b>WATER:</b> DENVER WATER 1600 WEST 12TH AVENUE DENVER, CO 80254 303.628.6000</p>	<p><b>SANITATION:</b> DENVER WASTEWATER MANAGEMENT 2000 WEST THIRD AVENUE DENVER, CO 80223 303.446.3590</p> <p><b>FIRE:</b> DENVER FIRE DEPARTMENT 745 WEST COLFAX AVENUE DENVER, CO 80204 303.640.5522</p>
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**BENCHMARK:**  
ELEVATIONS ARE BASED ON A SURVEY FURNISHED BY R&R ENGINEERS & SURVEYORS. FILE NAME: BD16131 17TH VACATION, DATED: 09/03/19. ALL ELEVATIONS SHOWN HERON ARE NAVD88

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON A SURVEY FURNISHED BY R&R ENGINEERS & SURVEYORS. FILE NAME: BD16131 17TH VACATION, DATED: 09/03/19

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	CV	1/20/20

1635 WEST 13TH AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENGINEERS.COM



City and County of Denver  
Public Works  
Development Engineering Services  
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: Marco R. Cabanillas <small>(Note: signature in print)</small> Review Engineer	Date: 03/20/2020 Approved as to Form: Winton Brazil Review Engineer
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ENGINEERING CALCULATIONS, DRAWING, AND DESIGN ADEQUACY ARE ACCEPTED BASED UPON THE PROJECT ENGINEER'S ATTACHED SEAL OF REGISTRATION.

**THIS APPROVAL IS FOR  
RIGHT OF WAY IMPROVEMENTS**

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

(PROJECT ENGINEER'S PROFESSIONAL ENGINEER SEAL, SIGNATURE AND DATE)

**DENVER BEER FRONTAGE IMPROVEMENTS**

SITE ADDRESS: 1695 PLATTE STREET  
DENVER, CO 80202

PREPARED FOR: DENVER BEER CO.  
1695 PLATTE STREET  
DENVER, CO 80202

CITY AND COUNTY OF DENVER  
PUBLIC WORKS  
DEVELOPMENT ENGINEERING SERVICES

DS PROJECT NO. 2019PM0000696 / 2019-TRAN-0000313

PROJECT NAME: DENVER BEER FRONTAGE IMPROVEMENTS

DESIGNED BY	CAV	DATE	2/13/20	DATE ISSUED	2/13/20	DRAWING NO.	
DRAWN BY	CAV	DATE	2/13/20				
CHECKED BY	JHL	DATE	2/13/20	SHEET	OF	SHEETS	DB16131-TEP

Job No. DB16131  
Date: 2/13/2020  
Drawn CAV | Checked JHL  
Name  
**COVER SHEET**  
No. **C1.0**



# TRANSPORTATION ENGINEERING PLAN FOR DENVER BEER FRONTAGE IMPROVEMENTS

1695 PLATTE STREET

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

## GENERAL CCD NOTES

1. DES APPROVAL DOES NOT CONSTITUTE A NOTICE TO PROCEED. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING APPROPRIATE CONSTRUCTION PERMITS.
2. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW SHALL BE PERFORMED BY A LICENSED AND BONDED ROW CONTRACTOR AND REQUIRE INSPECTION BY THE CITY AND COUNTY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO).
3. ALL WORK SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER SPECIFICATIONS. IF THE RIGHT-OF-WAY CONSTRUCTION INSPECTOR FINDS A PROBLEM ON THE APPROVED PLANS DURING CONSTRUCTION THAT CONFLICT WITH A CCD STANDARD, THE INSPECTOR MAY HALT CONSTRUCTION UNTIL THE ISSUE IS RESOLVED.
4. CONSTRUCTION SHALL COMMENCE WITHIN ONE YEAR OF TEP APPROVAL. AFTER ONE YEAR, TEP APPROVAL EXPIRES AND RESUBMITTAL/APPROVAL OF TEP IS REQUIRED. CONSTRUCTION SHALL BE COMPLETED WITHIN TWO YEARS OF DES APPROVAL OR AN EXTENSION IS REQUIRED.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT PERMITS ASSOCIATED WITH CONSTRUCTION. IMPROVEMENTS MADE WITHIN THE PUBLIC ROW TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND PRIOR TO BEGINNING ANY WORK IN THE ROW. CONTACT RIGHT-OF-WAY CONSTRUCTION INSPECTION AT (303 446-3469) TWO WEEKS BEFORE ANY CONSTRUCTION PERMIT NEEDS.
6. PERMITTEE SHALL NOTIFY THE RIGHT-OF-WAY CONSTRUCTION INSPECTOR:
  - 6.1. TWO WORKING DAYS BEFORE COMMENCING WORK IN ROW;
  - 6.2. WHEN SUSPENDING OPERATIONS IN ROW FOR 5 OR MORE WORKING DAYS;
  - 6.3. TWO WORKING DAYS BEFORE RESUMING SUSPENDED ROW WORK;
  - 6.4. UPON COMPLETION OF ROW WORK.
7. CONTRACTOR SHALL MAINTAIN AT LEAST ONE PRINTED COPY OF THE APPROVED PLANS, SPECIFICATIONS AND STANDARDS ON THE JOB SITE AT ALL TIMES.
8. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
9. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY ROW SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY AND COUNTY APPROVAL.
10. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
11. ALL WORK SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF WORKDAY. NO OPEN HOLES ARE ALLOWED OVERNIGHT. ALL WORK IS TO BE IN ACCORDANCE WITH PERMIT REQUIREMENTS AND APPLICABLE STANDARDS.
12. NO WORK SHALL BE PERMITTED AT NIGHT OR ON SATURDAYS, SUNDAYS, OR HOLIDAYS WITHOUT PRIOR AUTHORIZATION OR UNLESS OTHERWISE SPECIFIED IN THE PERMIT. THE CITY AND COUNTY MAY RESTRICT WORK IN ROW DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
13. COORDINATE ALL STREET OCCUPANCY OR STREET CUT PERMITS WITH RIGHT-OF-WAY CONSTRUCTION INSPECTION 2 WEEKS PRIOR TO COMMENCEMENT OF WORK.
14. IN THE EVENT THAT AN EMERGENCY REPAIR TO EXISTING FACILITIES IS NECESSARY, THE RIGHT-OF-WAY CONSTRUCTION INSPECTOR SHALL IMMEDIATELY BE NOTIFIED OF POSSIBLE TRAFFIC HAZARDS. EMERGENCY PROCEDURES SHALL BE COORDINATED BEFOREHAND, WHERE POSSIBLE. NO WORK WILL BE ALLOWED UNTIL NOTIFICATION IS RECEIVED. EMERGENCY TELEPHONE NOTIFICATION MUST BE FOLLOWED UP WITH A LETTER AS SOON AS POSSIBLE.
15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CCD AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TCPs MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL IS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), SECTION VI.
16. CLOSURES OF ARTERIAL ROADS OR INTERSECTIONS SHALL REQUIRE SITE SPECIFIC TRAFFIC CONTROL PLANS.
17. ALL TRAFFIC CONTROL PLANS AND SCHEDULES MUST BE APPROVED BY RIGHT-OF-WAY CONSTRUCTION INSPECTION PRIOR TO STREET OCCUPANCY OR STREET CUT PERMIT SUBMITTAL.
18. THE DEVELOPER IS RESPONSIBLE FOR ANY MODIFICATIONS TO EXISTING PAVEMENT MARKINGS NECESSITATED BY THIS DEVELOPMENT. PROPOSED PAVEMENT MARKING MUST BE PER PUBLIC WORKS TRANSPORTATION AND MOBILITY STANDARDS. ALL MARKINGS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
19. OWNER MUST ACQUIRE A MGPEC COMPLIANT QUALITY CONTROL LABORATORY PRIOR TO STARTING CONSTRUCTION AND MUST PERFORM ALL QUALITY CONTROL TESTING WITHIN THE RIGHT-OF-WAY FOLLOWING THE MGPEC FREQUENCY FOR TESTING. THE CCD WILL ONLY PROVIDE QUALITY ASSURANCE.
20. A MONUMENT RECORD MUST BE FILED WITH THE CITY AND COUNTY SURVEYOR'S OFFICE, THROUGH PUBLIC WORKS PLANS REVIEW SERVICES (PWPRS), ON ALL CROSSES ON CURB HEADS, BENCHMARKS, RANGE POINTS AND SECTION CORNERS SO THEY CAN BE REPLACED AFTER CONSTRUCTION. THE MONUMENT RECORD MUST BE FILED WITH THE CITY AND COUNTY SURVEYOR'S OFFICE BEFORE THE PLAN AND PROFILES CAN BE APPROVED. THIS MUST BE DONE BY A PROFESSIONAL LICENSED LAND SURVEYOR. THESE MONUMENTS MUST BE REPLACED BY THE DEVELOPER'S SURVEYOR BEFORE NEW CONSTRUCTION CAN BE ACCEPTED BY CCD.
21. ALL RANGE POINTS, TIES, BENCHMARKS, OR OTHER CCD SURVEY CONTROL POINTS, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, MUST BE PRESERVED.
22. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND RIGHT-OF-WAY CONSTRUCTION INSPECTION THREE DAYS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. DAMAGED UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
23. RELOCATION OF UTILITIES SUCH AS POWER POLES AND FIRE HYDRANTS THAT LIE WITHIN THE PUBLIC ROW WILL BE THE COST OF THE DEVELOPER AND SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY OR AGENCY.
24. 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.
25. THE DEVELOPER SHALL PAY XCEL ENERGY FOR THE CONSTRUCTION AND/OR RELOCATION OF STREETLIGHTS WITHIN THE PUBLIC ROW. THE STREETLIGHTS SHALL BE CONSTRUCTED AND/OR RELOCATED TO THE CURRENT CITY AND COUNTY STANDARDS AND COORDINATED THROUGH XCEL ENERGY.

26. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE.
27. PATCH ASPHALT PAVING AS NECESSARY TO JOIN NEW GUTTERS WITH THE EXISTING PAVEMENT. REMOVAL AND REPLACEMENT OF ASPHALT SHALL BE PER THE LATEST STANDARDS AND DETAILS FOR ENGINEERING DIVISION.
28. CONSTRUCTION OF ANY PORTION OF THE ROADWAY FACILITY, INCLUDING THE PAVEMENT STRUCTURE, SUBSURFACE SUPPORT, DRAINAGE, LANDSCAPING ELEMENTS, AND ALL APPURTENANT FEATURES SHALL COMPLY WITH THE PROVISIONS OF THE CITY AND COUNTY STANDARD SPECIFICATIONS AND STANDARD PLANS.
29. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES.
30. ALL CONCRETE WORK REQUIRES FULL PANEL REPLACEMENT.
31. MATERIAL REMOVED FROM ANY PORTION OF THE ROADWAY PRISM MUST BE REPLACED IN LIKE KIND WITH EQUAL OR BETTER COMPACTION. NO SEGREGATION OF MATERIAL WILL BE PERMITTED.
32. ANY EXISTING CURB, GUTTER, CURB RAMP, DRIVEWAY, AND/OR SIDEWALK ON THE PROJECT'S ROW FRONTAGE THAT DOES NOT MEET ADA CRITERIA OR THAT IS DAMAGED MUST BE REPAIRED OR REPLACED AT THE DIRECTION OF RIGHT-OF-WAY CONSTRUCTION INSPECTION.
33. PROTECTION AND REPLACEMENT OF STREET IMPROVEMENTS ARE THE RESPONSIBILITY OF THE OWNER UNTIL THESE IMPROVEMENTS ARE FULLY COMPLETED AND ACCEPTED BY THE CITY AND COUNTY.
34. THE PERMITTEE SHALL NOT SPRAY, CUT, OR TRIM TREES OR OTHER LANDSCAPING ELEMENTS WITHIN ROW UNLESS SUCH WORK IS OTHERWISE SPECIFIED IN THIS PERMIT OR CLEARLY INDICATED ON THE APPROVED PLANS.
35. SEEDING, SODDING, AND PLANTING IN THE ROW SHALL BE AS SPECIFIED OR OTHERWISE APPROVED BY THE CITY AND COUNTY. CONSTRUCTION, MAINTENANCE, AND WATERING REQUIREMENTS SHALL CONFORM TO CITY AND COUNTY STANDARD SPECIFICATIONS. WHERE LANDSCAPE RESTORATION MUST BE DELAYED DUE TO SEASONAL REQUIREMENTS, SUCH WORK MAY BE AUTHORIZED BY A SEPARATE PERMIT.
36. UNLESS STREETScape HAS BEEN APPROVED, THE DEVELOPER SHALL LANDSCAPE ALL ROW WITH SOD AND TREES. ALL LANDSCAPING WITHIN THE ROW SHALL BE IN CONFORMANCE WITH THE LATEST STREETScape DESIGN MANUAL. NO LOOSE MATERIAL (I.E., ROCK, BARK, GRAVEL, ETC.) SHALL BE ALLOWED. DECORATIVE CONCRETE OR LOW GROWING PLANT MATERIAL MAY BE ALLOWED ONLY WITH THE SPECIFIC APPROVAL OF DES. TREES SHALL BE PRE-APPROVED BY THE CITY AND COUNTY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 20' FROM THE EDGE OF CURB RAMPS, 25' FROM STREET LIGHTS AND 10' FROM EDGE OF DRIVEWAYS.
37. THE PERMITTEE SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY ROW AT THE CLOSE OF DAILY OPERATIONS. THE TRAFFIC CONTROL PLAN (TCP) MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED IN ROW, BUT ENSURE FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS.
38. NO CLEATED OR TRACKED EQUIPMENT MAY WORK IN OR MOVE OVER PAVED SURFACES WITHOUT MATS.
39. STREET CUTS IN TO MORATORIUM STREETS WILL REQUIRE EITHER AN OVERLAY OR INFRA-RED PATCH. COORDINATE MORATORIUM STREET REQUIREMENTS WITH RIGHT-OF-WAY CONSTRUCTION INSPECTION.
40. WHERE THE USE, CONVENIENCE, AND/OR NECESSITY OF THE PUBLIC REQUIRE, THE MANAGER OF PUBLIC WORKS MAY REQUIRE THE OWNERS OR AGENTS OF THE PROPERTY SERVED BY A CURB CUT TO REPAIR, ALTER, CONSTRUCT OR RECONSTRUCT, CLOSE BY REPLACING THE CURB, OR TO CHANGE THE WIDTH AND LOCATION OF THE CURB CUT.
41. WHERE THE USE, CONVENIENCE, AND/OR NECESSITY OF THE PUBLIC REQUIRE, THE MANAGER OF PUBLIC WORKS MAY MODIFY, REMOVE, OR ADD TRAFFIC SIGNS, PAVEMENT MARKINGS, OR THE ON-STREET PARKING ALONG THE PROPERTY FRONTAGE.
42. 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 INSPECTION TEAM (PWPERMITS@DENVERGOV.ORG OR (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.
43. ANY SAW CUTS AND PATCHING SHOWN IN THIS TEP ARE APPROXIMATE. THE EXTENT OF THE ASPHALT PATCHING WILL BE SUBJECT TO THE APPROVAL BY THE ROW INSPECTOR IN THE FIELD.

NO.	REVISION	BY	DATE
2ND	SUBMITTAL	CV	1/20/20



**ENGINEERS  
SURVEYORS**

1635 WEST 19TH AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENINEERS.COM



**DENVER BEER FRONTAGE IMPROVEMENTS**

SITE ADDRESS: 1695 PLATTE STREET  
DENVER, CO 80202

PREPARED FOR: DENVER BEER CO.  
1695 PLATTE STREET  
DENVER, CO 80202

Job No. DB16131  
Date: 2/13/2020  
Drawn CAV | Checked JHL  
Name

CITY AND COUNTY OF DENVER PUBLIC WORKS DEVELOPMENT ENGINEERING SERVICES			
DS PROJECT NO. 2019PM0000696 / 2019-TRAN-0000313			
PROJECT NAME: DENVER BEER FRONTAGE IMPROVEMENTS			
DESIGNED BY	CAV	DATE	2/13/20
DRAWN BY	CAV	DATE	2/13/20
CHECKED BY	JHL	DATE	2/13/20
DATE ISSUED: 2/13/20		DRAWING NO. DB16131-TEP	
SHEET ___ OF ___ SHEETS			

**GENERAL  
NOTES**

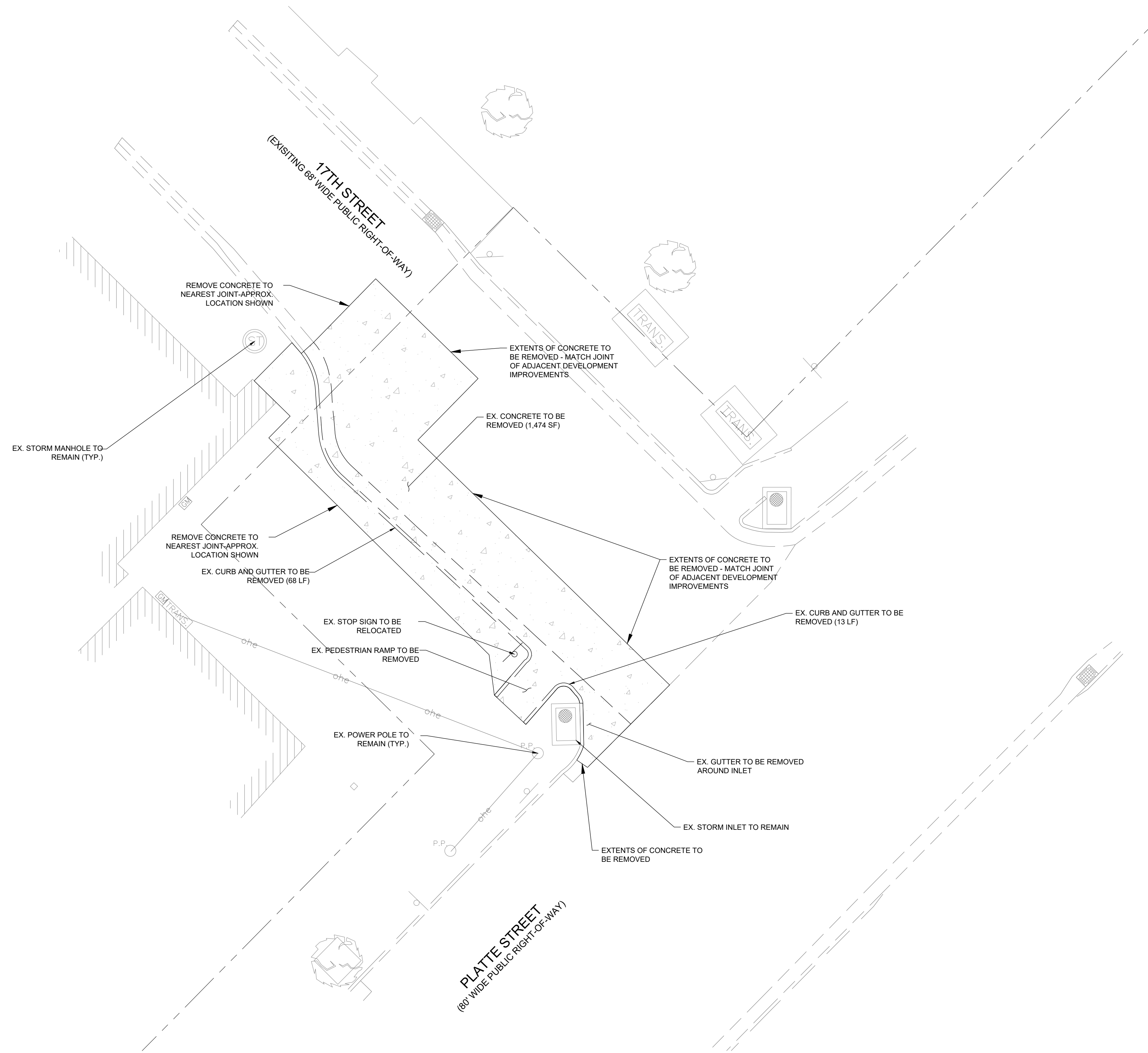
No. **C1.1**



# TRANSPORTATION ENGINEERING PLAN FOR DENVER BEER FRONTAGE IMPROVEMENTS

1695 PLATTE STREET

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



## LEGEND

- R.O.W. LINE
- EXISTING CURB TO REMAIN
- EXISTING FLOW LINE TO REMAIN
- EXISTING PAN/LIP TO REMAIN
- EXISTING CURB TO BE REMOVED
- EXISTING FLOW LINE TO BE REMOVED
- EXISTING PAN/LIP TO BE REMOVED
- CONCRETE REMOVAL
- SAWCUT LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE \*
- EXISTING STORM MANHOLE \*
- EXISTING STORM INLET \*
- EXISTING SANITARY MANHOLE \*
- EXISTING POWER POLE \*
- EXISTING ELECTRICAL TRANSFORMER \*
- EXISTING GAS METER \*
- EXISTING SIGN \*
- EXISTING TREE \*

\* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

### BENCHMARK:

ELEVATIONS ARE BASED ON A SURVEY FURNISHED BY R&R ENGINEERS & SURVEYORS. FILE NAME: DB16131 17TH VACATION. DATED: 09/03/19. ALL ELEVATIONS SHOWN HERON ARE NAVD88

### SOIL IMPORT NOTE:

IMPORTING FILL MATERIAL FROM AN OFF-SITE LOCATION WITHOUT PRIOR WITHIN APPROVAL FROM THE AUTHORITY HAVING JURISDICTION IS STRICTLY PROHIBITED. IDENTIFICATION OF OFF-SITE BORROW LOCATIONS AND MATERIAL MUST BE COORDINATED AND DOCUMENTED WITH THE SWMP. AN OWNER APPROVED TESTING FIRM MUST VERIFY THE SUITABILITY OF ALL OFF-SITE MATERIAL. THIS INCLUDES AN ANALYSIS TO ENSURE THAT NO ENVIRONMENTAL CONTAMINATION IS PRESENT. IF ANY MATERIAL IS BROUGHT ON-SITE WITHOUT PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION, THE CONTRACTOR WILL BEAR ALL COSTS ASSOCIATED REMOVING THE MATERIAL, TESTING AND CONTAMINATION, MONITORING THE CLEAN-UP OPERATION, DISPOSAL IN AN APPROVED LANDFILL, AND CERTIFYING THAT THAT THE SITE IS ENVIRONMENTALLY CLEAN.

NO.	REVISION	BY	DATE
1	2ND SUBMITTAL	CV	1/20/20

**R&R ENGINEERS & SURVEYORS**  
 1635 WEST 19TH AVENUE  
 DENVER, COLORADO 80204  
 PHONE: 303-753-6730  
 WWW.RRENGINEERS.COM



**DENVER BEER FRONTAGE IMPROVEMENTS**  
 SITE ADDRESS: 1695 PLATTE STREET  
 DENVER, CO 80202  
 PREPARED FOR: DENVER BEER CO.  
 1695 PLATTE STREET  
 DENVER, CO 80202

Job No. DB16131  
 Date: 2/13/2020  
 Drawn: CAV | Checked: JHL  
 Name:

CITY AND COUNTY OF DENVER PUBLIC WORKS DEVELOPMENT ENGINEERING SERVICES			
DS PROJECT NO. 2019PM0000696 / 2019-TRAN-0000313			
PROJECT NAME: DENVER BEER FRONTAGE IMPROVEMENTS			
DESIGNED BY	CAV	DATE	2/13/20
DRAWN BY	CAV	DATE	2/13/20
CHECKED BY	JHL	DATE	2/13/20
DATE ISSUED	2/13/20	DRAWING NO.	DB16131-TEP
SHEET		OF	SHEETS

DEMOLITION PLAN

No. **C1.2**



TRANSPORTATION ENGINEERING PLAN

PATH-P:\DB16131\17TH STREET VACATION\ENGINEERING\4. DRAWINGS\PLANS\DB16131-GRAD.DWG, PLOT DATE: 2/13/2020 11:19:39 AM BY: COBEY, VOGELER

# TRANSPORTATION ENGINEERING PLAN FOR DENVER BEER FRONTAGE IMPROVEMENTS

1695 PLATTE STREET  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST,  
OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

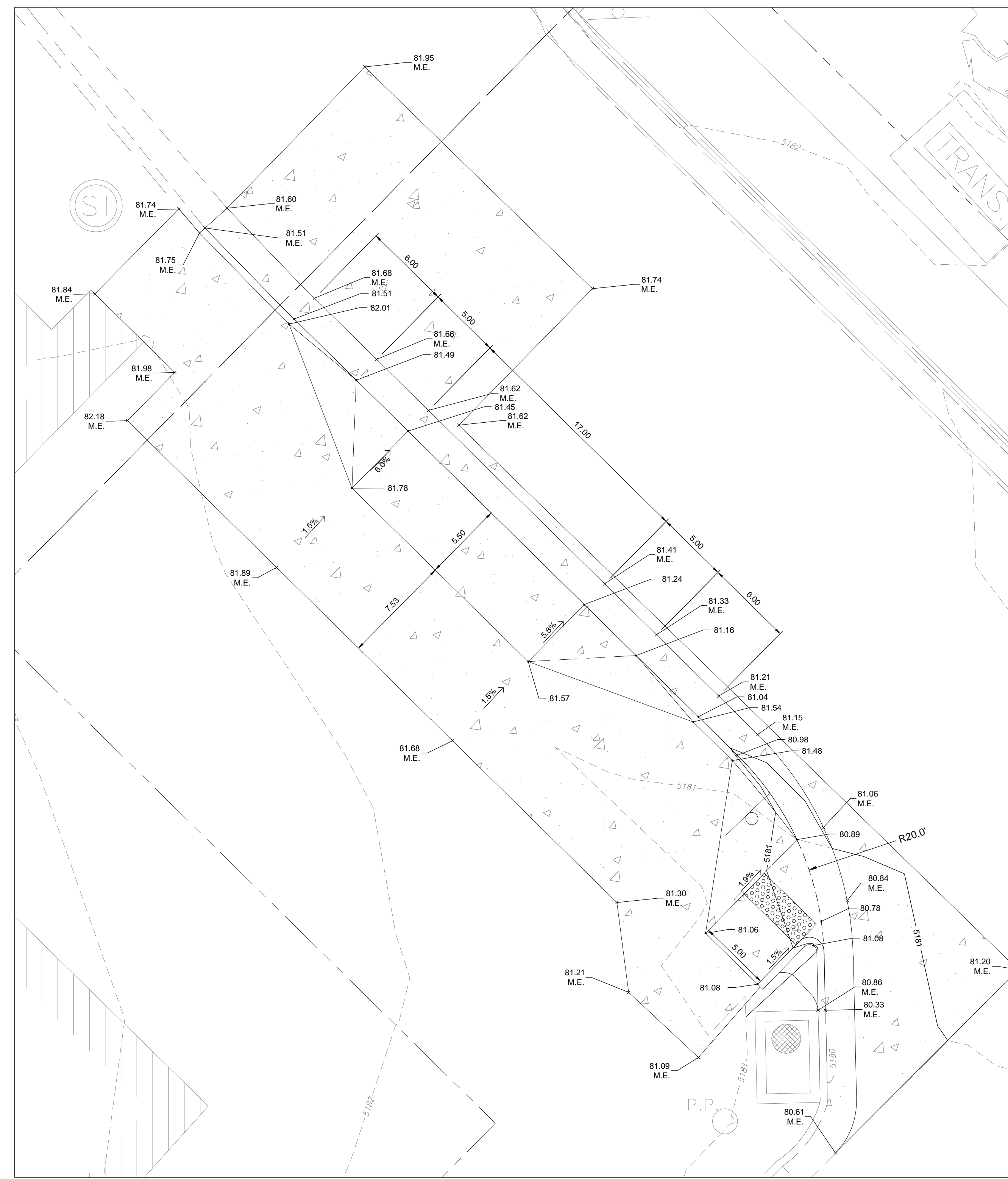
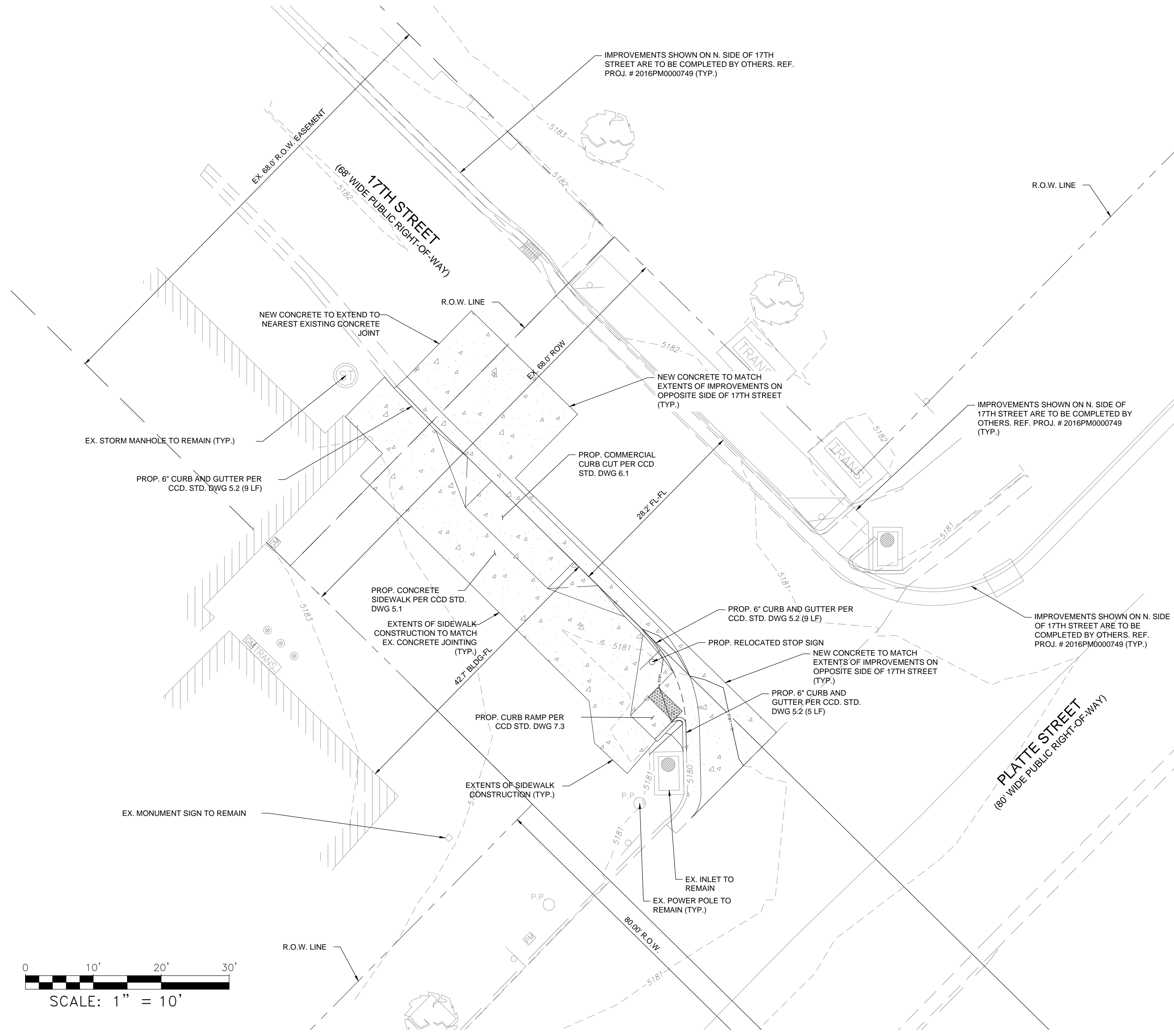
NO.	REVISION	BY	DATE
	2ND SUBMITTAL	CV	1/20/20

1635 WEST 18TH AVENUE  
DENVER, COLORADO 80204  
PHONE: 303-753-6730  
WWW.RRENGINEERS.COM

**Jerry Loughey**  
PROFESSIONAL ENGINEER

**DENVER BEER FRONTAGE IMPROVEMENTS**  
SITE ADDRESS: 1695 PLATTE STREET  
DENVER, CO 80202  
PREPARED FOR: DENVER BEER CO.  
1695 PLATTE STREET  
DENVER, CO 80202

Job No. DB16131  
Date: 2/13/2020  
Drawn: CAV | Checked: JHL  
Name: \_\_\_\_\_  
**GRADING PLAN**  
No. **C1.3**



## LEGEND

	PROPERTY LINE		EXISTING/PROPOSED GRADE (FL=FLOWLINE, TC=TOP CURB, ME=MATCH EXISTING, TW=TOP WALL, FG=FINISH GRADE, EOA=EDGE OF ASPHALT, EOC=EDGE OF CONCRETE SW=SIDEWALK, EX=EXISTING)
	PROPOSED CURB		EXISTING/PROPOSED SLOPE
	PROPOSED FLOW LINE		PROPOSED SLOPE
	PROPOSED PAN/LIP		SAW CUT LINE
	EXISTING CURB TO REMAIN		PROPOSED FLOW LINE CORRECTION
	EXISTING FLOW LINE TO REMAIN		PROPOSED CONTOUR
	EXISTING PAN/LIP TO REMAIN		EXISTING CONTOUR
	PROPOSED CONCRETE		PROPOSED CONTOUR
	EXISTING/PROPOSED SIGN *		PROPOSED CONCRETE

## NOTES

1. SURVEY FURNISHED BY R&R ENGINEERS & SURVEYORS FILE NAME 17TH VACATION, DATED 09/03/19
2. NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN PEDESTRIAN SIGHT TRIANGLES
3. NO ITEMS OVER 30" TALL OTHER THAN TRAFFIC CONTROL DEVICES AND EQUIPMENT WITHIN CORNER SIGHT TRIANGLES
4. NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT WITHIN ROADWAY SIGHT TRIANGLES
5. REPAIR OR REPLACE EXISTING CURB, GUTTER, AND SIDEWALK LONG THE PROPERTY FRONTAGE THAT IS DAMAGED AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION

## GRADING NOTE:

ALL SPOT ELEVATIONS SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

## SOIL IMPORT NOTE:

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