



August 24, 2018

Public Works Engineering
Regulatory & Analytics Department
201 W. Colfax Ave., Dept 507
Denver, CO 80202
Denver.pwera@denvergov.org

**CVS 10831 – Book 1758, Page 45 Easement Relinquishment
Book 595, Page 674 Easement Relinquishment
2018-SUDP-0000388, 2017-SSPR-0000018**

Requestor:

John Heiberger, P.E.
Kimley-Horn and Associates, Inc.
2 North Nevada Ave., Suite 300
Colorado Springs, CO 80903
719-453-0180
John.Heiberger@kimley-horn.com

Property Owner Name:

CVS 10831 CO. L.L.C.
Owner Representative: Cheryl Green
One CVS Drive
Woonsocket, RI 02895
317-705-8803
Cheryl.Green2@cvshealth.com

Explanation for Easement Relinquishment:

The current use of the easement is for a 21" RCP storm sewer, gas main, and domestic water service line serving the existing north building. The CVS 10831 proposed building lies on top of the easement.

Existing Utilities Within the Easement:

Currently there is a 21" RCP storm sewer, gas main, and domestic water service line.

Accommodation of Utilities/Removal or Relocation:

The storm sewer will be removed. A proposed 24" public storm sewer will accommodate the minor storm event flows from the east neighborhood that flow into the existing inlet on Tamarac Drive that were previously routed through the existing 21" RCP storm sewer.

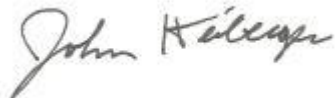
The gas main will be removed. A proposed gas main on the west side of the site will accommodate the removal of the existing gas main.

The domestic water service line will be removed. The domestic water service line is no longer required due to the demolition of the existing north building.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 453-7272 or john.heiberger@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "John Heiberger".

John R. Heiberger, P.E.
(Project Manager / Associate)

LEGEND

	PROPERTY LINE
	PROPOSED GARDEN WALL/ RET WALL UNLESS OTHERWISE NOTED
	PROPOSED MSE BLOCK WALL
	ACCESSIBLE ROUTE
	TREE PROTECTION FENCE
	STANDARD DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE
	PERMEABLE INTERLOCKING CONCRETE PAVERS (PICP)
	LANDSCAPE PAVES (REFERENCE LANDSCAPE PLAN FOR SPECIFICATION, SHEET 5)
	PROPOSED STORMTECH UNDERGROUND DETENTION STRUCTURE
	PARKING COUNT

SINGLE BASE PLANE INFORMATION

SINGLE BASE PLANE ELEVATION PER SECTION 13.1.3.2.A
OF THE ORIGINAL GRADE OF ONE SIDE INTERIOR ZONE
LOT LINE AND THE MINIMUM PRIMARY SETBACK LINE (0')
IS 5508'.

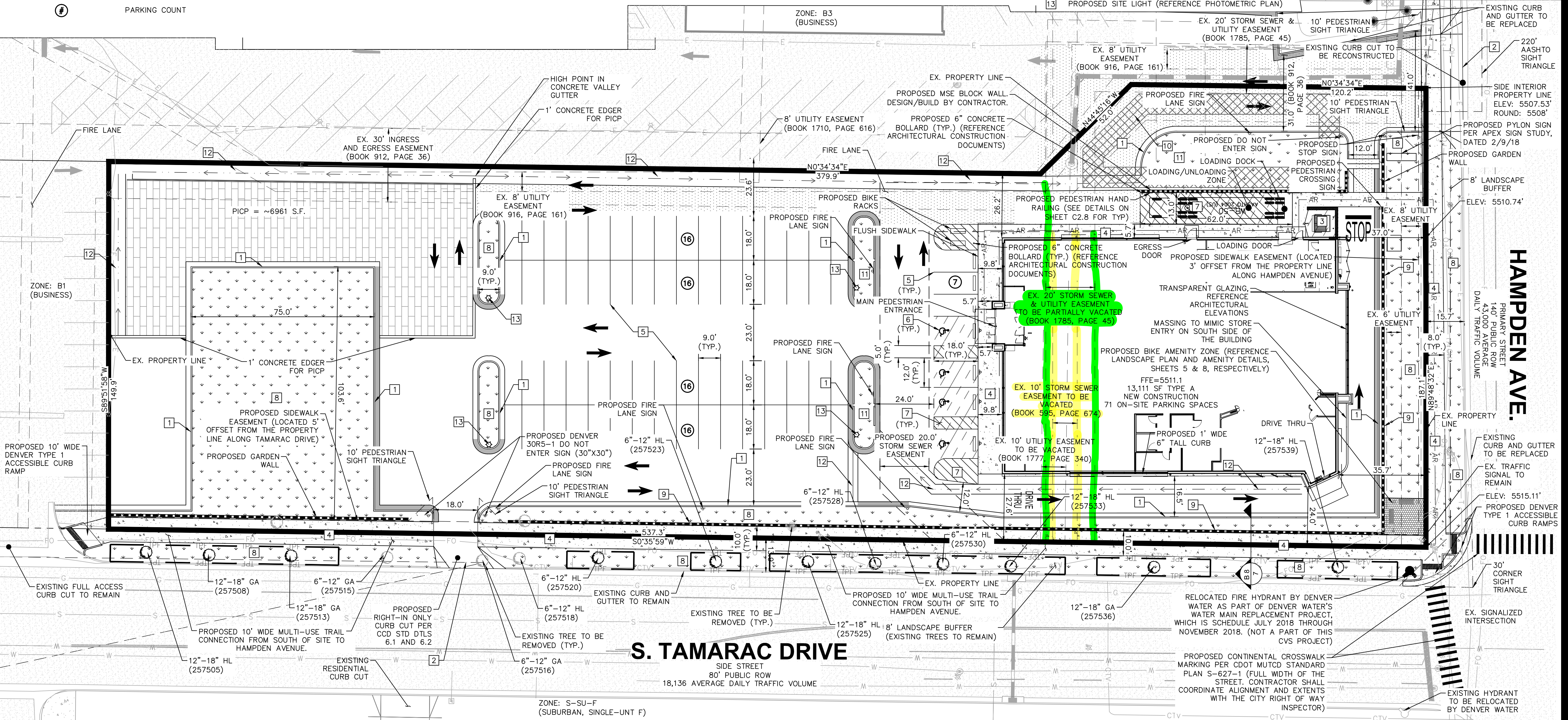
CVS PHARMACY STORE #10831 SITE DEVELOPMENT PLAN 7950 EAST HAMPDEN AVE. A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, T5S, R67W, OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

CONSTRUCTION NOTES

1. PROPOSED CURB AND GUTTER PER DENVER CITY PUBLIC WORKS
STANDARD DRAWING 5.2a AND 5.2b
2. PROPOSED CURB CUT PER DENVER CITY PUBLIC WORKS
STANDARD DRAWINGS 6.1 AND 6.2
3. PROPOSED TRASH ENCLOSURE
4. PROPOSED CONCRETE SIDEWALK PER DENVER CITY PUBLIC WORKS
STANDARD DRAWINGS 5.2a AND 5.2b
5. PROPOSED 4" WIDE PARKING STRIPE
6. PROPOSED ADA PARKING PAVEMENT LEGEND
7. PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" O.C.
8. PROPOSED LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
9. PROPOSED GARDEN/RETAINING WALL (REF. DETAIL ON SHEET 7)
10. PROPOSED STORMTECH UNDERGROUND DETENTION STRUCTURE
11. PROPOSED BIOTENTION AREA
12. PROPOSED CONCRETE VALLEY GUTTER
13. PROPOSED SITE LIGHT (REFERENCE PHOTOMETRIC PLAN)

GENERAL NOTES

1. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS
SHOWN ON THE PLAN.
2. CONTRACTOR TO PROTECT IN PLACE, DURING
DEMOLITION AND CONSTRUCTION, ALL EXISTING
IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON
THE PLAN.
3. ANY EXISTING STRUCTURE, IMPROVEMENT OR
APPURTENANCE TO REMAIN THAT IS DAMAGED DURING
DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY
REPAIRED OR REPLACED BY THE CONTRACTOR AT THE
CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING
UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND
PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
5. THE CONTRACTOR SHALL EXERCISE CAUTION AND USE
CONSTRUCTION TECHNIQUES TO PROTECT AND
PRESERVE EXISTING PERMANENT SURVEY MONUMENTS.
ALL SURVEY MONUMENTS DISTURBED (PROPOSED AND
EXISTING) SHALL BE REPLACED AND/OR REHABILITATED
IN ACCORDANCE WITH STANDARDS BY A PROFESSIONAL
LAND SURVEYOR RETAINED BY THE CONTRACTOR.
6. 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.



SITE INFORMATION

COVER	AREA (S.F.)	AREA (ACRES)
IMPERVIOUS AREA	53,143± S.F.	1.22 AC.
LANDSCAPED AREA	19,602± S.F.	0.45 AC.
BUILDING AREA	13,111± S.F.	0.30 AC.

PARKING INFORMATION

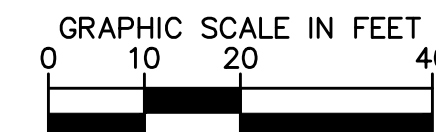
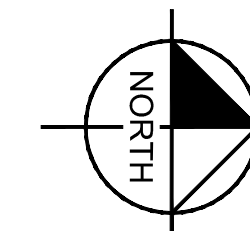
PARKING STALLS PROVIDED	71 STALLS
BUILDING S.F.	13,111 S.F.
PROVIDED PARKING RATIO	5.4 STALLS / 1000 S.F.

TREE PROTECTION ZONE NOTES

1. TREE PROTECTION FENCING PROVIDES THE BOUNDARY FOR THE
TREE PROTECTION ZONES.
2. 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).

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180



SITE PLAN
SHEET 3 of 14

CVS PHARMACY STORE #10831, SDP 2017PM0000394

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

Master ID: 2015-PROJMSTR-0000527 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000015 **Review Phase:**
Location: Hampden Ave and S Tamarac Dr **Review End Date:** 10/04/2018

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

Reviewing Agency: Asset Management Review Review Status: Approved - No Response

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

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

Status Date: 10/04/2018
Status: Approved
Comments: Approved. Tree protection has been addressed as part of approved SDP.

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

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Water Referral Review Status: Approved - No Response

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review Review Status: Approved

Reviewers Name: John Clarke
Reviewers Email: John.Clarke@denvergov.org

Status Date: 12/03/2018
Status: Approved
Comments: Rec'd comment on 10.22.18.

PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: CCD Public Works - Survey
Reviewers Name: John Clarke
Reviewers Phone: 720-865-3116
Reviewers Email: john.clarke@denvergov.org
Approval Status: Approved

Comment Report

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

Master ID: 2015-PROJMSTR-0000527 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000015 **Review Phase:**
Location: Hampden Ave and S Tamarac Dr **Review End Date:** 10/04/2018

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

Status Date: 10/04/2018
Status: Denied
Comments: Date: 2018.10.04
Project Name: CVS Pharmacy Store #10831
Project Location: 7950 E Hampden Ave
Record: 2018-RELINQ-0000015
Master: 2015-PROJMSTR-0000527
Reviewed by: John Clarke, PW-Survey
Project Manager: Brittany Pirtle

RELINQUISHMENT 1st Submittal Survey Review Comments

1) Please re-write descriptions and make use of the caption/preamble to bound a portion of both easements (Bk595, Pg674 & Bk1785, Pg45) to the subject property: Reception Number 2015165582. The body of each description will, as you have now, contain a metes and bounds description based on your Survey.

Reviewing Agency: Case Manager Review/Finalize

Review Status: Comments Compiled

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

Status Date: 10/05/2018
Status: Comments Compiled
Comments:

Status Date:
Status: 09/20/2018 Confirmation of Payment
Comments:

Reviewing Agency: Denver Fire Department Review

Review Status: Approved - No Response

Reviewers Name: Roman Rede
Reviewers Email: Roman.Red@denvergov.org

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Landmark Review

Review Status: Approved - No Response

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral

Review Status: Approved - No Response

Status Date: 10/05/2018
Status: Approved - No Response

Comment Report

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

Master ID: 2015-PROJMSTR-0000527 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000015 **Review Phase:**
Location: Hampden Ave and S Tamarac Dr **Review End Date:** 10/04/2018

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

Comments:

Reviewing Agency: Office of Emergency Management Referral

Review Status: Approved

Status Date: 10/02/2018

Status: Approved

Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: Office of Emergency Management
Reviewers Name: Kiersten Corr
Reviewers Phone: (720) 865-7897
Reviewers Email: kiersten.corr@denvergov.org
Approval Status: Approved

Reviewing Agency: Parks and Recreation Review

Review Status: Approved - No Response

Reviewers Name: Mark Tabor

Reviewers Email: Mark.Tabor@denvergov.org

Status Date: 10/05/2018

Status: Approved - No Response

Comments:

Reviewing Agency: Construction Engineering Review

Review Status: Approved

Reviewers Name: Dave Potter

Reviewers Email: dave.potter@denvergov.org

Status Date: 10/04/2018

Status: Approved

Comments: Letter of Intent has a good plan to move active utilities

Reviewing Agency: Policy and Planning Review

Review Status: Approved - No Response

Reviewers Name: Emily Gloeckner

Reviewers Email: Emily.Gloeckner@denvergov.org

Status Date: 10/05/2018

Status: Approved - No Response

Comments:

Reviewing Agency: TES Sign and Stripe Review

Review Status: Approved - No Response

Reviewers Name: Brittany Price

Reviewers Email: Brittany.Price@denvergov.org

Status Date: 10/05/2018

Status: Approved - No Response

Comments:

Reviewing Agency: CenturyLink Referral

Review Status: Approved

Comment Report

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

Master ID: 2015-PROJMSTR-0000527 **Project Type:** ROW Relinquishment
Review ID: 2018-RELINQ-0000015 **Review Phase:**
Location: Hampden Ave and S Tamarac Dr **Review End Date:** 10/04/2018

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

Status Date: 05/02/2019
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: CenturyLink
Reviewers Name: Don Twiggs
Reviewers Phone: 4257700257
Reviewers Email: Don.Twiggs@CenturyLink.com
Approval Status: Approved

Comments:
CenturyLink has no reservations or objections.

Attachment: P803592 CenturyLink Easement Release Response.pdf

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

REDLINES uploaded to E-review webpage

Reviewing Agency: Xcel Referral Review Status: Approved

Status Date: 06/29/2021
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: Public Service Company of Colorado / Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved

Comments:

Status Date: 10/02/2018
Status: Denied
Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: Public Service Company of Colorado / Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 303-571-3306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Denied

Comments:

PSCo has natural gas distribution facilities within the easement area proposed to be relinquished. PSCo must deny this request until these facilities have been deactivated and relocated or removed. Please continue working with Xcel Design Engineering on relocation and/or removal of these facilities to a replacement easement.

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

Status Date: 10/05/2018

2018-RELINQ-0000015

Comment Report

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

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Review ID: 2018-RELINQ-0000015 **Review Phase:**
Location: Hampden Ave and S Tamarac Dr **Review End Date:** 10/04/2018

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

Status: Approved - No Response
Comments:

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

Reviewers Name: Karen Callaway
Reviewers Email: Karen.Callaway@denvergov.org

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Kim Blair
Reviewers Email: Kim.Blair@denvergov.org

Status Date: 10/02/2018
Status: Approved
Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: PWDES-T
Reviewers Name: Kim Blair
Reviewers Phone: 7208653141
Reviewers Email: kim.blair@denvergov.org
Approval Status: Approved

Reviewing Agency: DES Wastewater Review Review Status: Approved - No Response

Reviewers Name: Ken Armfield
Reviewers Email: Ken.armfield@denvergov.org

Status Date: 10/05/2018
Status: Approved - No Response
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Marco Cabanillas
Reviewers Email: Marco.Cabanillas@denvergov.org

Status Date: 10/04/2018
Status: Approved
Comments:

Reviewing Agency: ERA Wastewater Review Review Status: Approved

Reviewers Name: Steven Forvilly
Reviewers Email: Steven.Forvilly@denvergov.org

Status Date: 07/16/2021
Status: Approved

2018-RELINQ-0000015

Comment Report

CVS 10831 Hampden Ave and S Tamarac Dr

07/16/2021

Master ID:	2015-PROJMSTR-0000527	Project Type:	ROW Relinquishment
Review ID:	2018-RELINQ-0000015	Review Phase:	
Location:	Hampden Ave and S Tamarac Dr	Review End Date:	10/04/2018

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

Comments: PWPRS Project Number: 2018-RELINQ-0000015 CVS 10831 Hampden Ave and S Tamarac Dr
Reviewing Agency/Company: DOTI Strategic
Reviewers Name: Brent McMurtrie
Reviewers Phone: 7205506992
Reviewers Email: brent.mcmurtrie@denvergov.org
Approval Status: Approved

Comments:
This is now approved on behalf of Steve Forvilly - ER Wastewater, as the files and documentation has been provided. Thank you.

Status Date: 09/24/2018

Status: Approved w/Conditions

Comments: Approved conditional upon the completion and acceptance of the sewer abandonments.

Reviewing Agency: RTD Referral

Review Status: Approved - No Response

Status Date: 10/05/2018

Status: Approved - No Response

Comments: