

SHERIDAN BLVD APARTMENTS
SITE DEVELOPMENT PLAN

MULTI-FAMILY RESIDENTIAL

PARCEL LOCATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
1540 SHERIDAN BLVD., DENVER, CO

2018010454
Page: 1 of 9
01/26/2018 03:01 PM R \$93.00 D \$0.00
City & County of Denver PBG

LEGAL DESCRIPTION

LOTS 9 TO 11, INCLUSIVE, BLOCK 1, BRINKHAUS' SLOAN LAKE ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO EXCEPT THE WESTERLY 13.50 FEET OF SAID LOTS 9, 10 AND 11 AS RECORDED SEPTEMBER 07, 2017 AT RECEPTION NO. 2017117511 AND CONTAINING 8,006 SQUARE FEET OR 0.184 ACRES MORE OR LESS.

OWNER'S SIGNATURES

I (WE), THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE. THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS OF AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN:

CONFED, LLC
BY: James Herron DATE: 1/11/18
JAMES HERRON, MANAGER

STATE OF COLORADO
CITY AND COUNTY OF DENVER

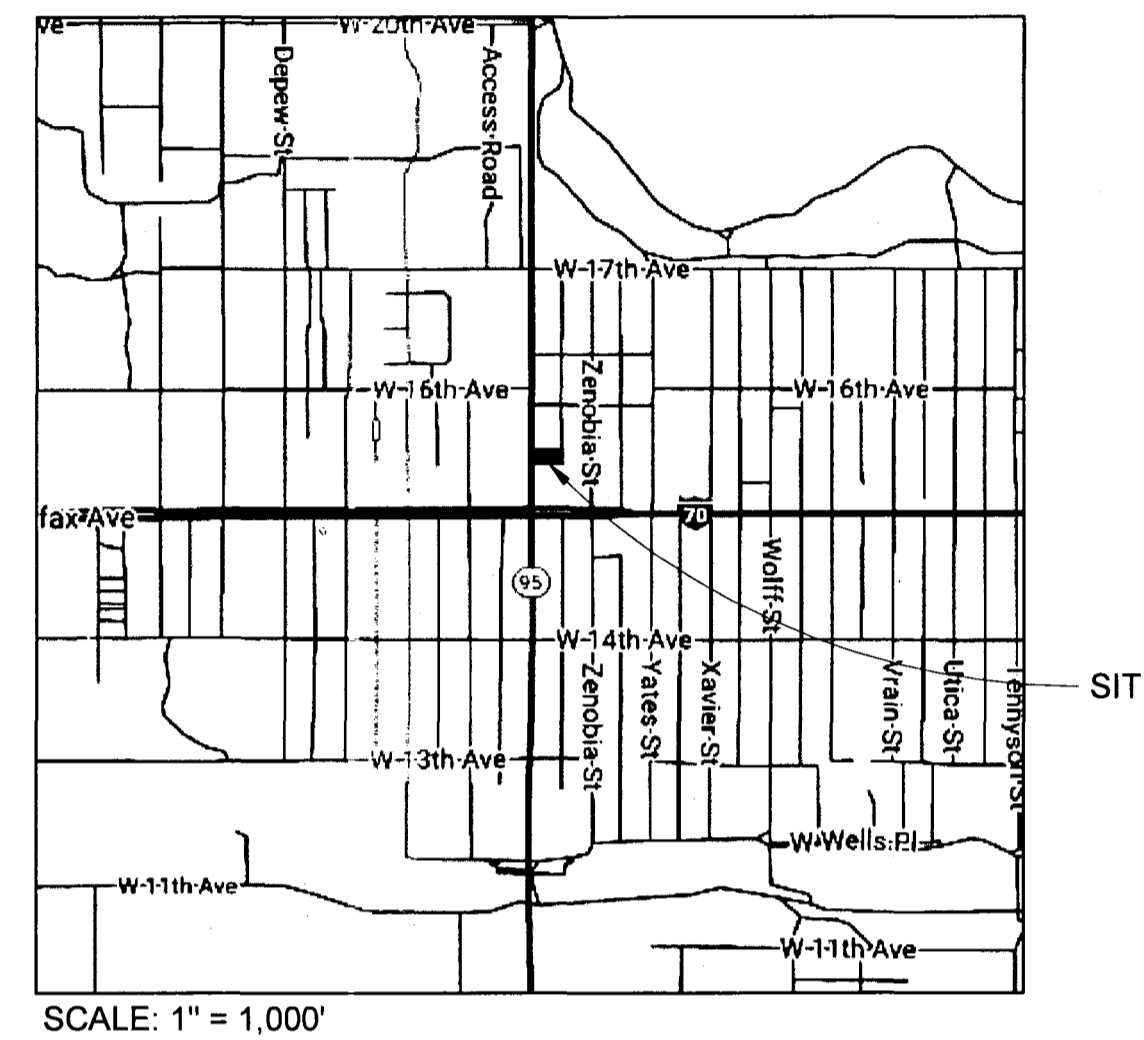
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF January A.D. 2018 BY [NAME OF OWNER].

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES: July 8, 2020

Richard Scott Terry
NOTARY PUBLIC
2776 North Speer Blvd Denver Co 80211
ADDRESS

RICHARD SCOTT TERRY
Notary Public - State of Colorado
Notary ID 20044043604
My Commission Expires Jul 8, 2020

VICINITY MAP



STATISTICAL INFORMATION - TABLE A

ZONE DISTRICT:	C-MS-8	
GENERAL ZONE LOT INFORMATION		
ZONE LOT SIZE (GROSS PROJECT AREA)	SQ. FT.	ACRES
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY: SHERIDAN BLVD; SIDE: N/A	
PROPOSED USE(S)	DWELLING, MULTI-UNIT	
NUMBER OF DWELLING UNITS	24	
BUILDING FORM USED	SHOPFRONT	
DESIGN ELEMENTS		
BUILDING HEIGHT, STORIES (MAX)	ALLOWED: 8	PROPOSED: 3
BUILDING HEIGHT, FEET (MIN/MAX)	24' / 110'	38'-9 3/4"
BUILD-TO		
PRIMARY STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	REQUIRED: 75% 07'10" (56'-3")	PROVIDED: 86.4% (64'-10")
SIDE STREET TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	N/A	N/A
PARKING		
PARKING SPACES	REQUIRED (MIN/MAX)	PROVIDED
DWELLING, MULTI-UNIT: 0.25 PER UNIT x 24 UNITS (PER TABLE IN DZC SECTION 10.4.5.2.B-F) MALL DWELLING UNITS	6 MIN / NO MAX	6
STANDARD SPACES	N/A	5
COMPACT SPACES	N/A	0
ACCESSIBLE SPACES	N/A	1
BICYCLE (ENCLOSED/FIXED) DWELLING, MULTI-UNIT: (80/20) 1 PER 2 UNITS 24 UNITS	9.6 ENCL. / 2.4 FIXED	10 ENCL. / 4 FIXED
GROUND STORY ACTIVATION		
TOTAL TRANSPARENCY PRIMARY STREET (%) (REFER TO SHEET 08 AND 09 FOR ANALYSES)	REQUIRED (MIN): 40% (26'-0")	PROVIDED: 40.9% (26'-6 1/4")
TOTAL TRANSPARENCY SIDE STREET (%)	N/A	N/A

ACTIVE USE AND SETBACK REQUIREMENTS

ACTIVE USE	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - SHERIDAN BOULEVARD (REFER TO SHEET 03 OF 10 FOR ANALYSES)	100% OF REQ'D BUILD-TO	115%
SETBACKS	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - SHERIDAN BOULEVARD	0'	14'-6 1/4" +/-
SIDE INTERIOR	0'	5'-2 5/8" +/- (NORTH) 5'-0" +/- (SOUTH)
REAR ALLEY	0'	28'-8 3/4" +/-

SHEET INDEX

- 01 OF 09 COVER SHEET
- 02 OF 09 SURVEY
- 03 OF 09 SITE PLAN
- 04 OF 09 GRADING AND UTILITY PLAN
- 05 OF 09 LANDSCAPE PLAN
- 06 OF 09 LANDSCAPE NOTES AND DETAILS
- 07 OF 09 BUILDING PLANS
- 08 OF 09 ARCHITECTURAL BUILDING ELEVATIONS
- 09 OF 09 PHOTOMETRIC PLAN

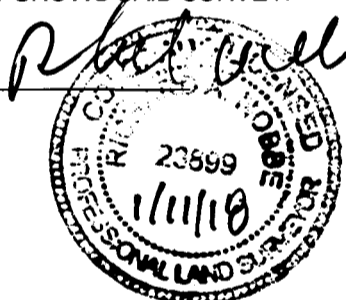
GENERAL NOTES:

- A. FENCES, WALLS SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- B. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- C. PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- D. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- E. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- F. SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWTH SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE GROWING SEASON.
- G. AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- H. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- I. PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- J. RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND AS CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE HOMEOWNERS ASSOCIATION/PROPERTY OWNER(S) OF PARCELS.

SURVEYOR'S CERTIFICATION

I, RICHARD A. NOBBE, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY FOR SHERIDAN BOULEVARD APARTMENTS WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

RICHARD A. NOBBE, P.L.S. NO. 23899
FOR & ON BEHALF OF MARTIN / MARTIN INC.



APPROVALS:

APPROVED BY: [Signature] DATE: 1/26/2018
FOR THE ZONING ADMINISTRATOR

APPROVED BY: [Signature] DATE: 1/26/2018
FOR THE MANAGER OF COMMUNITY PLANNING AND DEVELOPMENT

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO
CITY AND COUNTY OF DENVER
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:01 O'CLOCK P.M. Jan 26 2018 AND DULY RECORDED UNDER RECEPTION # 2018010454
CLERK AND RECORDER: EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER
BY: [Signature] DEPUTY
FEE: \$93.00



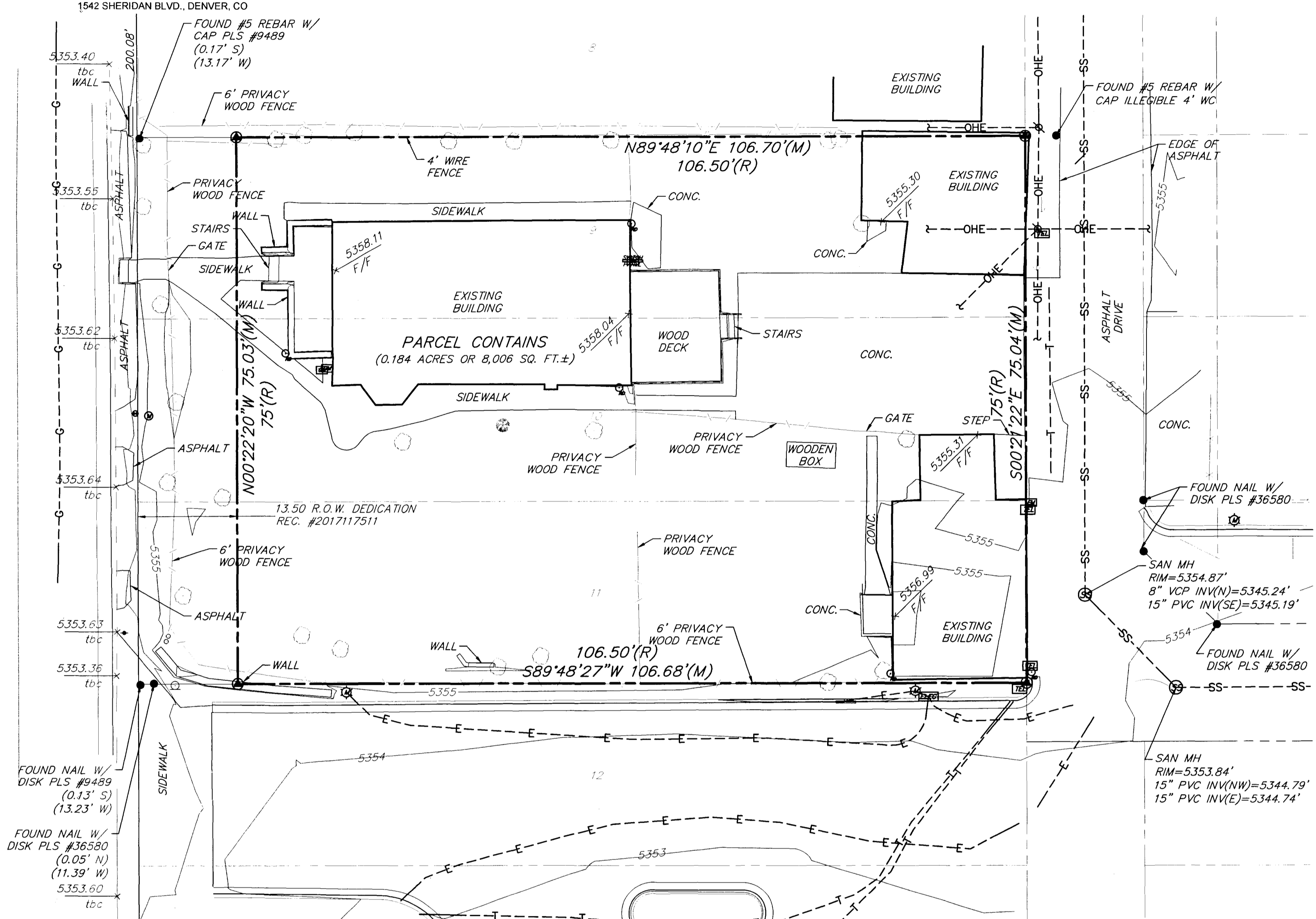
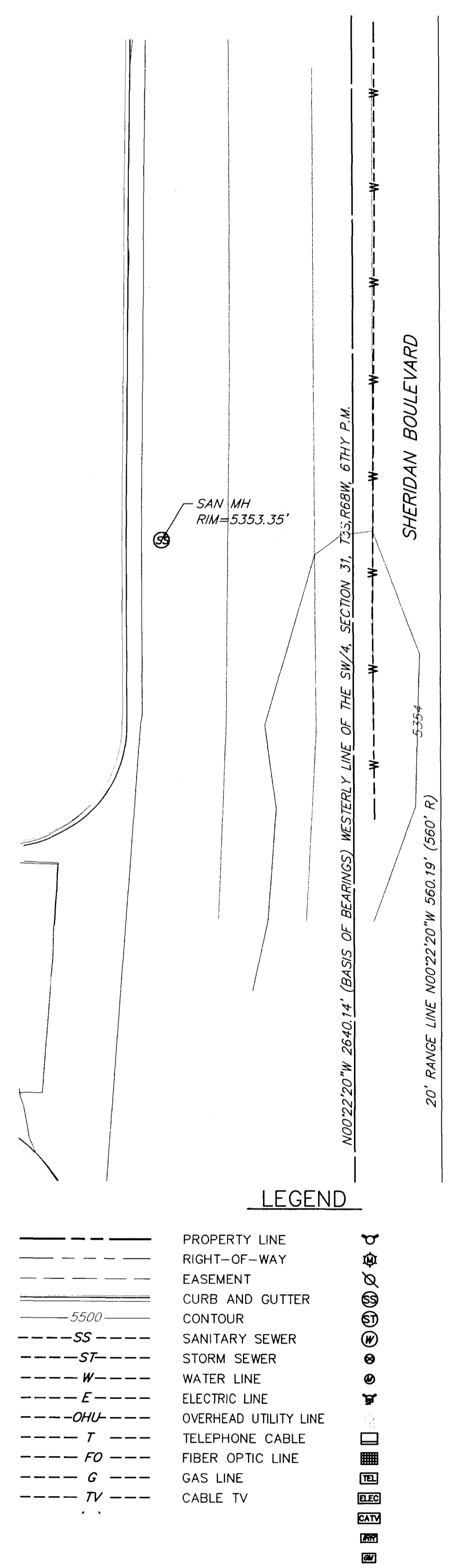
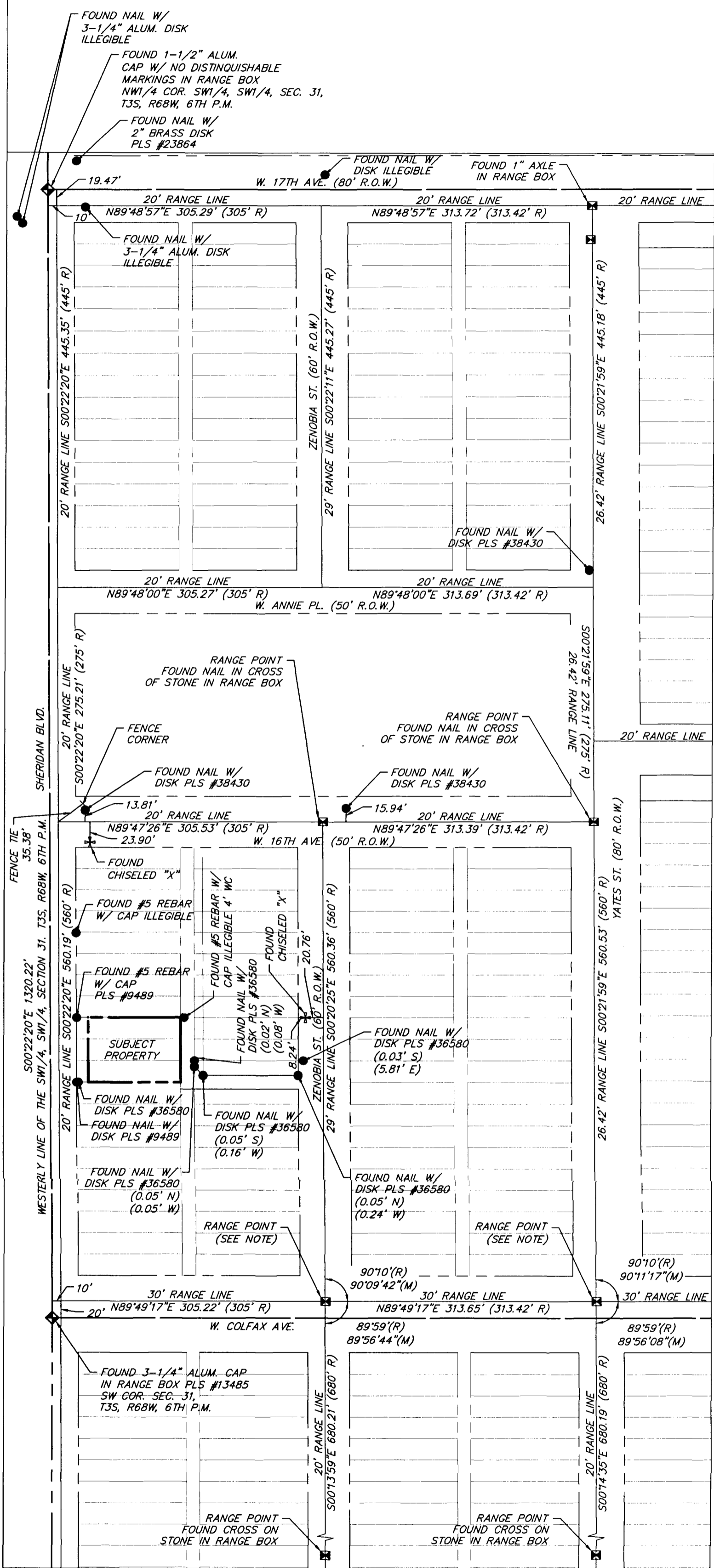
PIVOTAL
ARCHITECTURE, PC
144 West 12th Avenue
Denver, CO 80204
ph. (720) 473-6320

SHERIDAN BLVD APARTMENTS

SITE DEVELOPMENT PLAN

MULTI-FAMILY RESIDENTIAL

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RANGE POINT NOTE
 THE RANGE POINT LOCATION AT COLFAX AND ZENOBIA AND COLFAX AND YATES WHERE ESTABLISHED BASED ON EXTENDING THE RANGE LINE BETWEEN THE FOUND AXLE AT 17TH AND YATES THROUGH THE FOUND STONE AT 16TH AND YATES TO THE RANGE LINE IN COLFAX. THE POSITION OF THE RANGE POINTS AS ESTABLISHED FROM THE TIES SHEET PREPARED BY CROSSROADS SURVEYING ARE OFF AS FOLLOWS: COLFAX AND ZENOBIA ST IS 577'22.51\"E 0.69 FEET AND COLFAX AND YATES IS N89°49'17\"E 0.72 FEET FROM THE CALCULATED POSITION.

BENCHMARK
 ELEVATIONS ARE BASED ON THE CITY AND COUNTY OF DENVER BM #82B A CITY AND COUNTY OF DENVER BRASS CAP AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WEST COLFAX AVENUE AND SHERIDAN BOULEVARD AT THE BACK OF WALK AT THE EAST POINT OF CURVATURE.

ELEVATION = 5354.70 FEET (NAVD1988) DATUM.

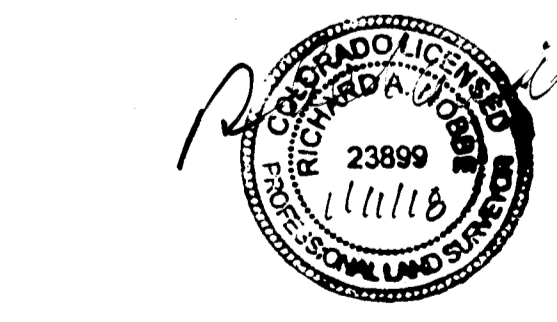
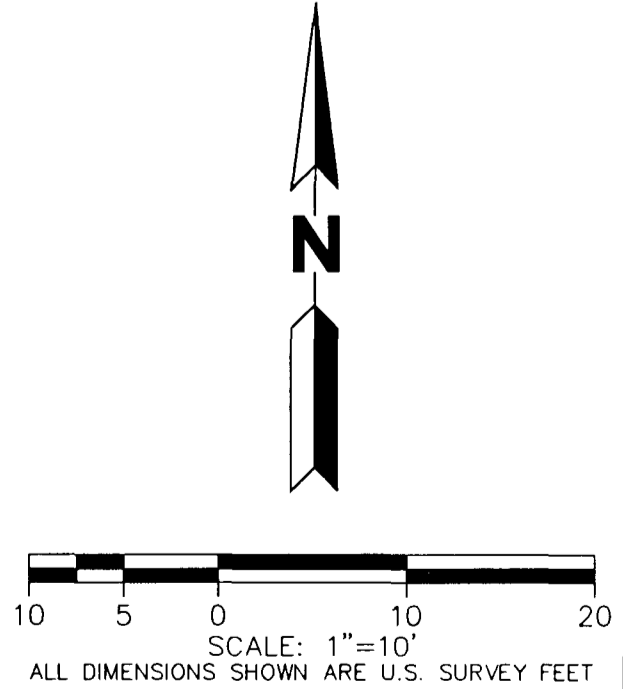
BASIS OF BEARING
 BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR N00°22'20\"W AND BEING MONUMENTED BY A FOUND 3-1/4\" ALUMINUM CAP PLS# 13485 AT THE SOUTHWEST CORNER OF SECTION 31 AND A FOUND 2-1/4\" ALUMINUM CAP PLS# 13212 AT THE WEST QUARTER CORNER OF SECTION 31.

UTILITY NOTE
 FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

LEGAL DESCRIPTION
 LOTS 9 TO 11, INCLUSIVE, BLOCK 1, BRINKHAUS' SLOAN LAKE ADDITION CITY AND COUNTY OF DENVER, STATE OF COLORADO

EXCEPT THE WESTERLY 13.50 FEET OF SAID LOTS 9, 10 AND 11 AS RECORDED SEPTEMBER 07, 2017 AT RECEPTION NO. 2017117511.

PARCEL CONTAINS 0.184 ACRES OR 8,006 SQ. FT. MORE OR LESS.



PIVOTAL
 ARCHITECTURE, P.C.
 144 West 12th Avenue
 Denver, CO 80204
 ph. (720) 473-6320

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BUILD-TO ANALYSES
(MEASURED FROM SIDEWALK EASEMENT)

	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - SHERIDAN BLVD	75% (56'-3")	86.4% (64'-10")
TOTAL BUILD-TO (MIN % WITHIN MIN/MAX)	75%-0"	
ZONE LOT STREET FRONTAGE LENGTH	75'-0"	
SIDE STREET - NOT APPLICABLE		

ACTIVE USE ANALYSES

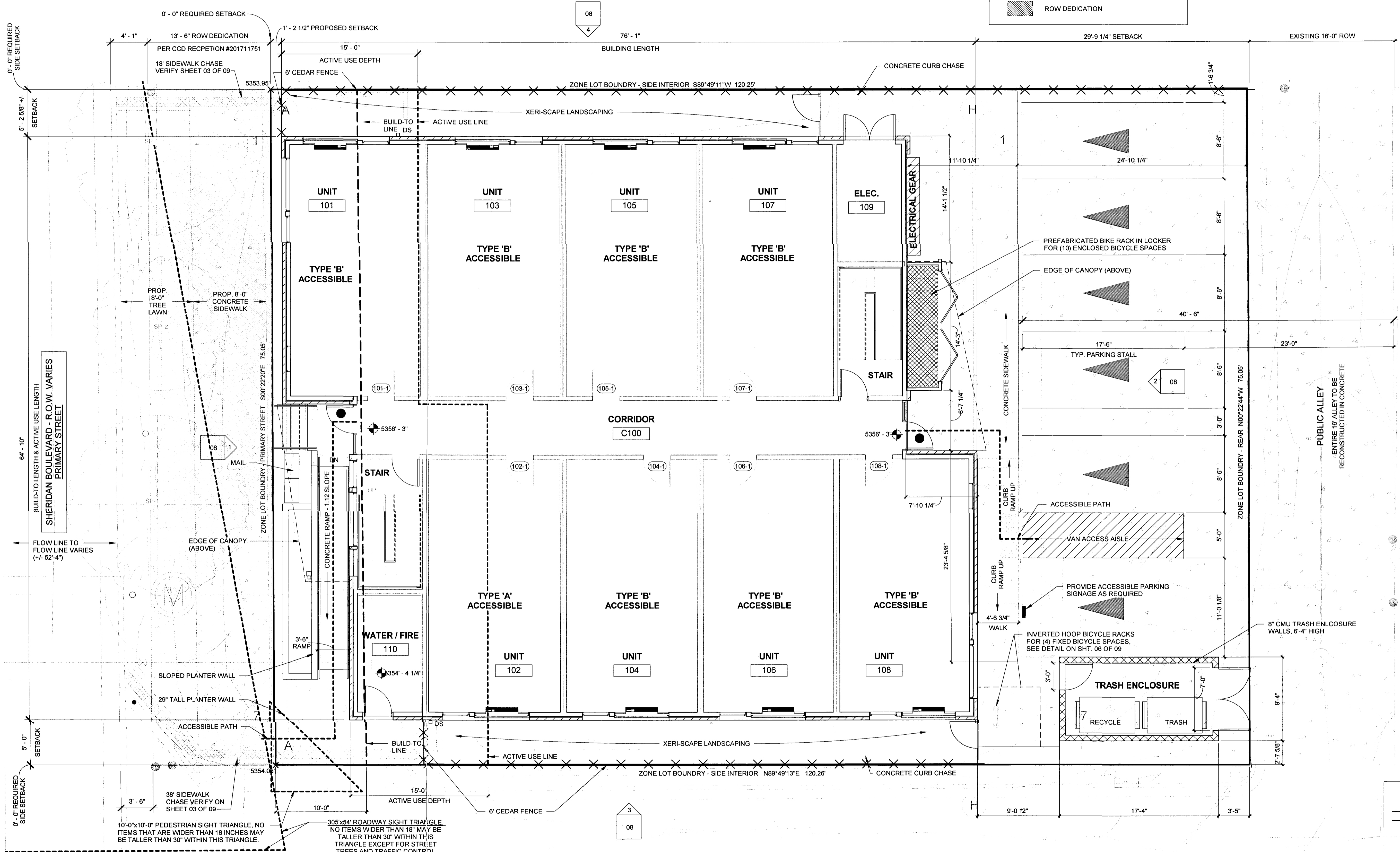
	REQUIRED (MIN)	PROVIDED
PRIMARY STREET - SHERIDAN BOULEVARD	100% OF REQUIRED BUILD-TO	115%
PORTION OF THE STREET LEVEL BUILDING FRONTAGE THAT MEETS THE MINIMUM PRIMARY STREET AND SIDE STREET BUILD-TO REQUIREMENTS		
	56'-3" **	64'-10" **
* 75% (REQ. MIN.) OF ZONE LOT STREET FRONTAGE LENGTH (75'-0") = 56'-3"		
** REFERENCE SITE PLAN FOR IDENTIFICATION OF ACTIVE USE LENGTH.		
SIDE STREET - NOT APPLICABLE		

SITE PLAN LEGEND

- INGRESS / EGRESS DOOR LOCATION
- ▲ PARKED VEHICLE
- ▨ ENCLOSED BICYCLE SPACE
- - - ACCESSIBLE PATH TO TYPE "B" VISITABLE DWELLING UNITS
- XXXX 6' OPAQUE CEDAR FENCE
- ▨ ROW DEDICATION

BASE PLANE CALCULATION

FRONT NORTHWEST VALUE:	5,353.95'
FRONT SOUTHWEST VALUE:	5,354.08'
	10,708.03' + 2 = 5,354.0'
ARCHITECTURAL 100'-0" = NAVD88 5,356.25'	



10'-0"x10'-0" PEDESTRIAN SIGHT TRIANGLE. NO ITEMS THAT ARE WIDER THAN 18 INCHES MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.

30'x54' ROADWAY SIGHT TRIANGLE. NO ITEMS WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

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LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	ASPHALT PATCH	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	CABLE TV	---
---	GAS LINE	---
---	FIBER OPTIC	---
---	SPOT ELEVATIONS	---

UTILITY NOTE: DESCRIPTIONS FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.

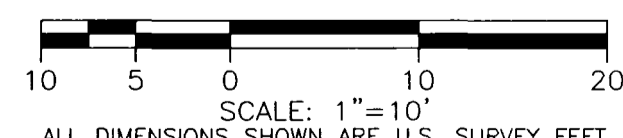
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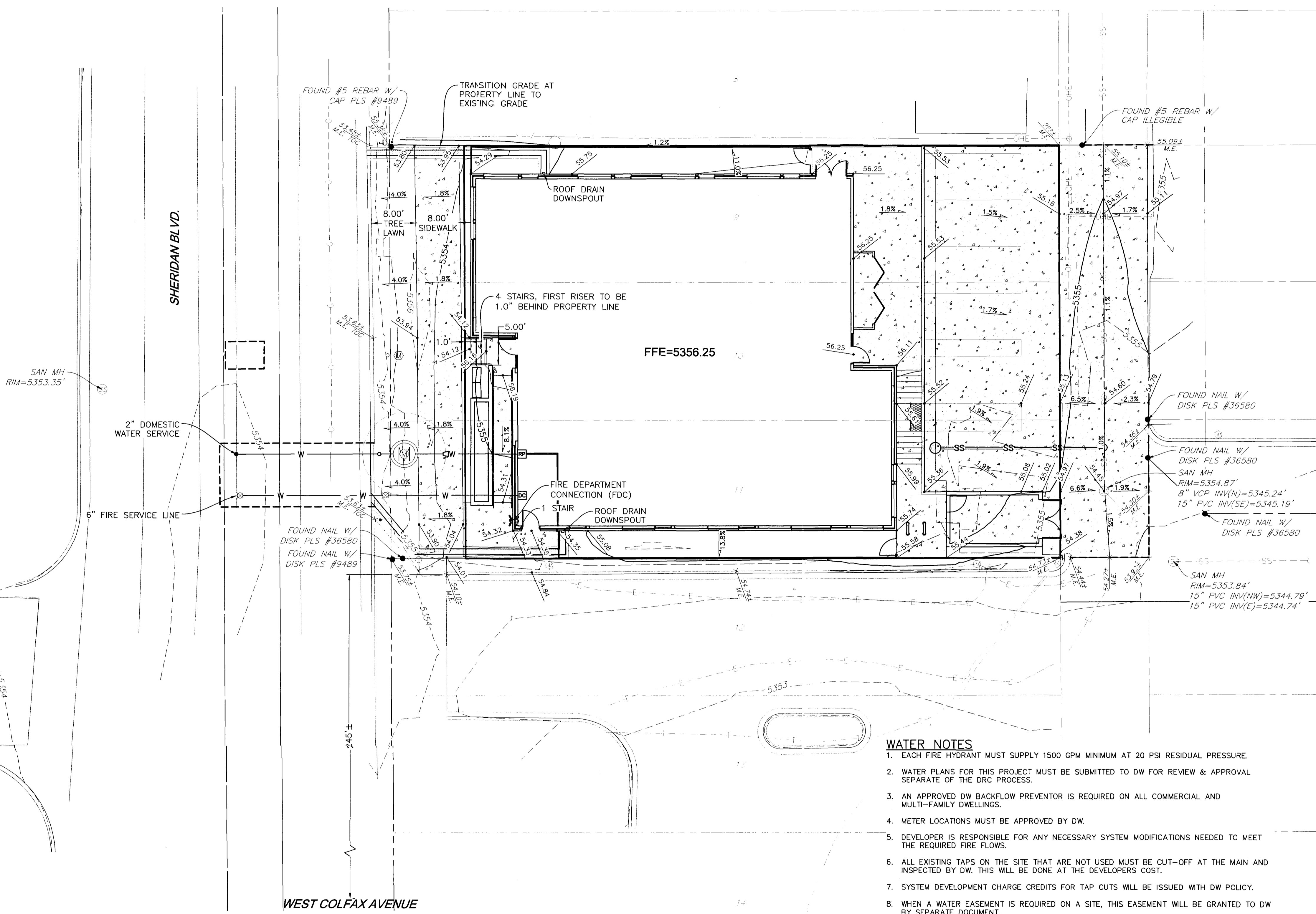
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GRADING AND UTILITY PLAN SHEET 04 OF 09
SHERIDAN BLVD APARTMENTS

PIVOTAL
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144 West 12th Avenue
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01/09/2018
PROJECT LOG #: TBD



WATER NOTES

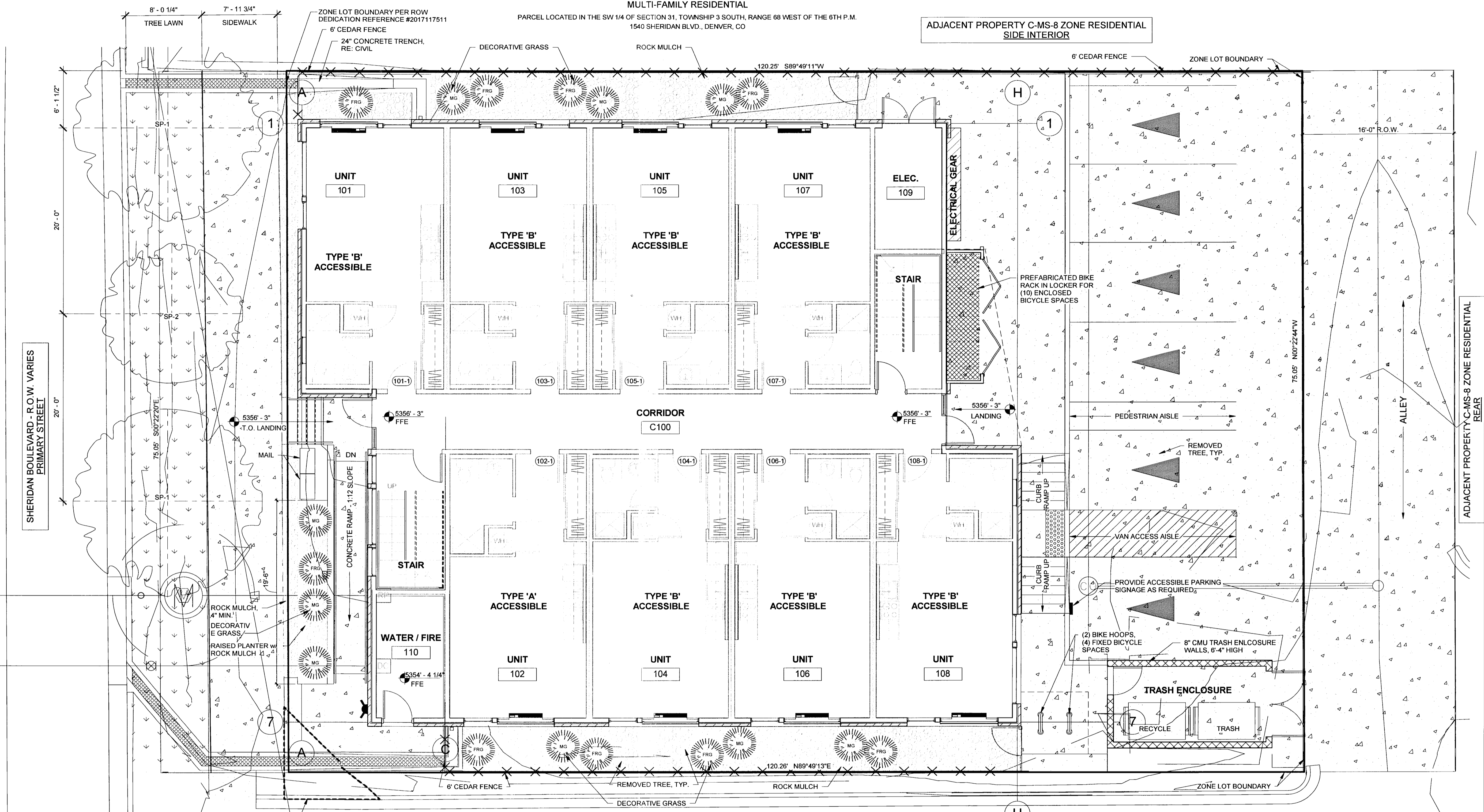
1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW & APPROVAL SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTOR IS REQUIRED ON ALL COMMERCIAL AND MULTI-FAMILY DWELLINGS.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ANY 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 DEVELOPERS COST.
7. SYSTEM DEVELOPMENT CHARGE CREDITS FOR TAP CUTS WILL BE ISSUED WITH DW POLICY.
8. WHEN 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 SEPARATED TAP, SERVICE LINE & METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. ANNUAL WATER BUDGETS MUST BE SUBMITTED TO DW FOR ALL 3-INCH AND LARGER TAPS TO DETERMINE THE SYSTEM DEVELOPMENT CHARGE.
13. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
14. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM
MINIMUM @ 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE
HYDRANT INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500
GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE
CODE USED FOR ANALYSIS: 2015 I.F.C. W/ 2016 AMENDMENTS
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 13,245 GROSS SQ. FT.
BUILDING IS FULLY SPRINKLERED

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ADJACENT PROPERTY C-MS-8 ZONE RESIDENTIAL
SIDE INTERIOR



LANDSCAPE PLAN
3/16" = 1'-0"

LANDSCAPE PLAN LEGEND

- FRONT DOOR LOCATION
- GARAGED VEHICLE
- ENCLOSED BICYCLE SPACE
- 6" OPAQUE FENCE
- ROCK MULCH (ROCK MULCH LOCATED IN THE R.O.W. SHALL BE BETWEEN 4" AND 30")
- TURF
- SHADE TREE
- DECORATIVE GRASS

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GENERAL NOTES

- PROPOSED TREES IN THE R.O.W. SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREET LIGHTS, 20' FROM CURB RAMPS AND 10' FROM EDGE OF DRIVEWAYS.
- ALL PROPOSED LANDSCAPING IN THE R.O.W. SHALL BE PER THE STREETScape DESIGN MANUAL WITH THE EXCEPTION OF TREE PLANTING, THIS SHALL BE IN ACCORDANCE WITH CURRENT FORESTRY RULES AND REGULATIONS.
- (NOTE OMITTED)
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
 - REQUIRED SOIL REMEDIATION WHEN REMOVING HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC: SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, AND BRICK.
 - DEEP 24" SOIL ANALYSIS REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS
 - ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, FREE LIME, SOIL SALINITY, ORGANIC MATTER (OM) CONTENT, AND PLANT AVAILABLE NUTRIENTS
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS
 - ADD SOIL AMENDMENTS PER SOIL ANALYSIS RESULT AND TILL TO DEPTH OF 18"
 - ADD ORGANIC MATTER TO ENSURE A MINIMUM OF AT LEAST 3% FOR NATIVE SOIL
 - SOIL BULK DENSITY TESTING REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. REMEDIATION MAY BE REQUIRED AS DETERMINED BY SOIL TYPE

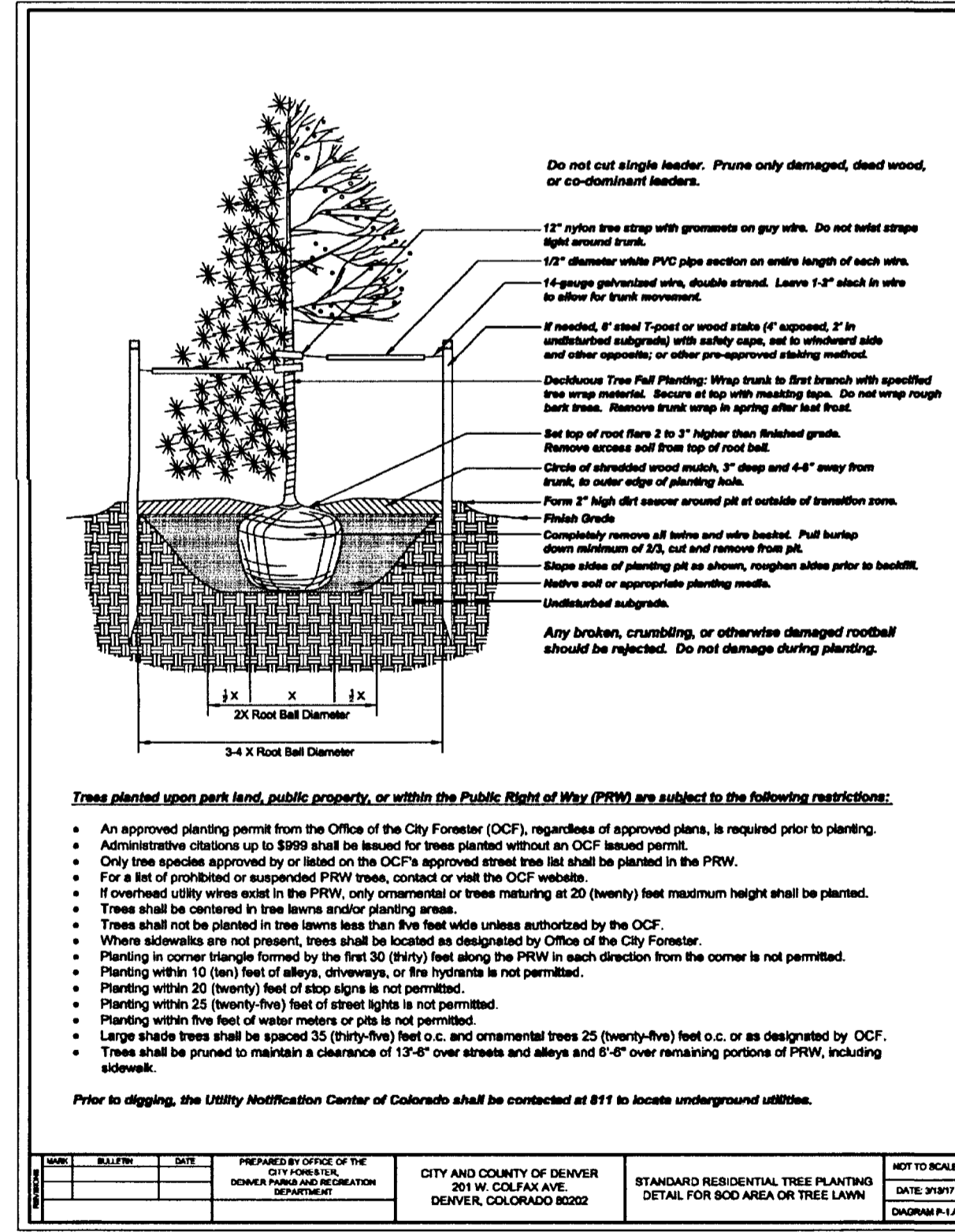
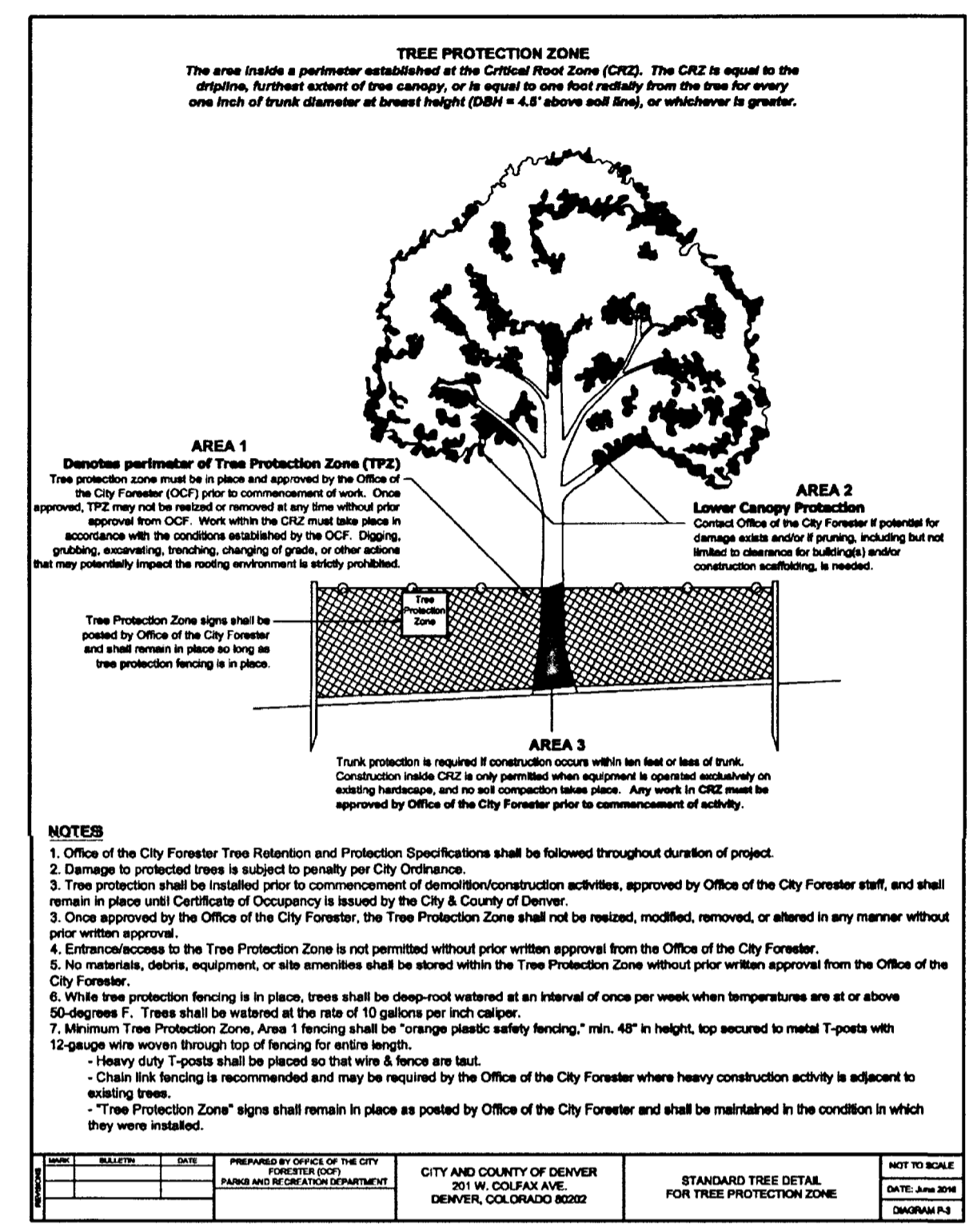
- PER CITY CODE, ALL TREE REMOVALS IN DENVER LIMITS MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY OFFICE OF THE CITY FORESTER, INCLUDING TREES IN ROWS AND ON PRIVATE PROPERTY. FOR A CURRENT LIST OF LICENSED TREE CONTRACTORS, VISIT WWW.DENVERGOV.ORG/FORESTRY.
 - FOR FORESTRY-APPROVED TREE REMOVALS IN PUBLIC RIGHT(S) OF WAY: A TREE REMOVAL PERMIT ISSUED BY THE OFFICE OF THE CITY FORESTER IS REQUIRED PRIOR TO REMOVAL. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM THE OFFICE OF THE CITY FORESTER. TO OBTAIN TREE REMOVAL PERMIT, CONTACT OFFICE OF THE CITY FORESTER (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE D-LOG NUMBER (2017PM0000013) WHEN REQUESTING REMOVAL PERMIT.
 - FOR TREES ON PRIVATE PROPERTY: A FORESTRY-ISSUED TREE REMOVAL PERMIT IS NOT REQUIRED PRIOR TO REMOVAL. HOWEVER, PER CITY CODE, ALL TREE REMOVALS IN DENVER MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY THE OFFICE OF THE CITY FORESTER.
- A FORESTRY-ISSUED TREE PLANTING PERMIT IS REQUIRED FOR ALL TREES TO BE PLANTED IN PUBLIC RIGHTS OF WAY. CONTACT OFFICE OF THE CITY FORESTER (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING PLANTING. INCLUDE D-LOG NUMBER (2017PM0000013) WHEN REQUESTING PERMIT. TREE PLANTING PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM THE OFFICE OF THE CITY FORESTER PRIOR TO INSTALLATION.
- EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER OFFICE OF THE CITY FORESTER STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION/BUILDING PERMIT, APPROVED BY THE OFFICE OF THE CITY FORESTER, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. NO CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER.
- EXISTING ROW TREES APPROVED FOR REMOVAL BY THE OFFICE OF THE CITY FORESTER MUST BE PROTECTED IN PLACE PER FORESTRY STANDARDS & SPECIFICATIONS UNTIL REMOVED BY A FORESTRY-LICENSED TREE CONTRACTOR. A TREE REMOVAL PERMIT IS REQUIRED FROM THE OFFICE OF THE CITY FORESTER PRIOR TO REMOVAL. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING ROW TREES WITHOUT A FORESTRY-ISSUED PERMIT WILL RESULT IN NOTICE OF VIOLATION AND MAY INCLUDE CITATIONS/FINES.

PLANT NOTES

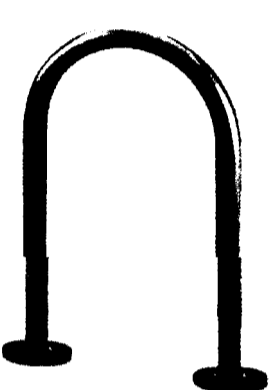
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
- TREES SHALL NOT BE PLANTED CLOSER TO 10 FEET TO ANY SEWER OR WATER LINE. TREE PLANTING SHALL BE COORDINATED WITH UTILITY COMPANIES LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING.
- GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
- DEVELOPERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER.
- ALL SHRUB BED AREAS SHALL BE MULCHED WITH SHREDDED BARK MULCH OVER WEED BARRIER FABRIC TO A DEPTH OF 4". PERENNIALS AND GROUNDCOVER AREAS SHALL BE MULCHED WITH A 3" LAYER. NO WEED BARRIER IN PERENNIAL/ANNUAL AREAS.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
- ALL LANDSCAPE (PLANT MATERIALS AND GRASS) WILL BE IRRIGATED WITH AN AUTOMATIC SYSTEM ACCORDING TO INTERLOCKED DESIGN SPECIFICATIONS. TURF AREAS WILL HAVE A SPRAY ZONE. SHRUBS AND TREES IN GRATES OR OPENINGS WILL HAVE A DRIP ZONE AND PERENNIALS/GROUNDCOVERS (PART OF THE DRIP ZONE) WILL HAVE MICRO-JET SPRAYS. MAINTENANCE FOR ALL OF THIS PROJECT WILL BE BY OWNER.
- CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
- ANY WORK COMPLETED WITHIN THE ROW WILL MEET CITY OF DENVER, STREETScape DESIGN MANUAL STANDARDS. IF ANY ADDITIONAL TREES ARE REQUIRED WITHIN THE ROW, THEY SHALL BE PRE-APPROVED BY THE CITY FORESTER'S OFFICE PER THE STREETScape DESIGN STANDARDS. (NO TREES ARE ANTICIPATED AT THIS TIME)

LANDSCAPE SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES					
SP-1	1	QUERCUS X WAREI	WARE'S OAK, AKA REGAL PRINCE OAK	2" CLP.	25' CANOPY SPREAD @ MATURITY
SP-2	1	GINKGO BILOBA	PRINCETON SENTRY	2" CLP.	15' CANOPY SPREAD @ MATURITY
GRASSES					
FRG	14	FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL.	
MG	11	ARABESQUE MAIDEN GRASS	MISCANTHUS SINENSIS 'ARABESQUE'	1 GAL.	



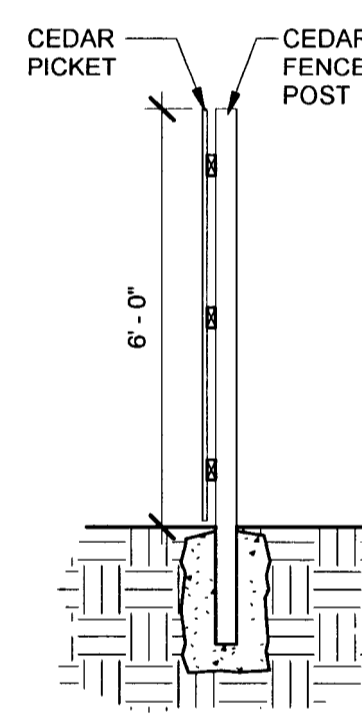
1-Loop Wave Style Bike Rack - 2 Bike Capacity, Black



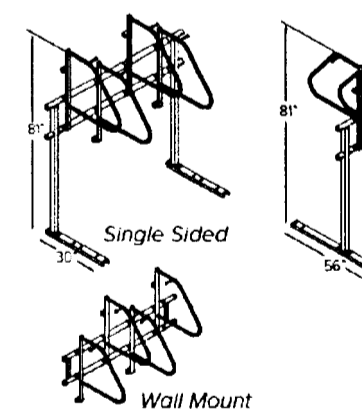
Upscale stylish look for downtown shopping and business districts.

- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Concrete mounting hardware sold separately.

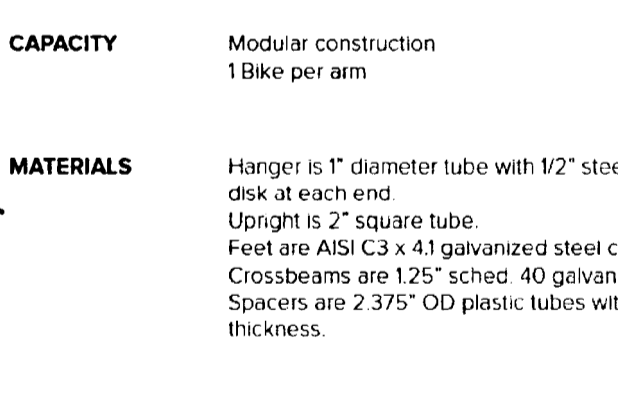
2 FIXED BICYCLE RACK DETAIL
12" = 1'-0"



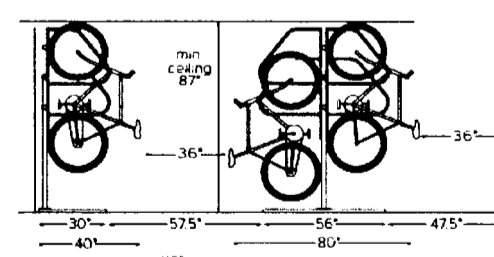
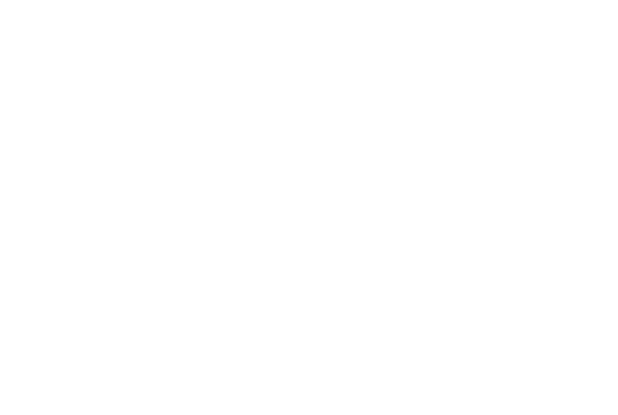
3 OPAQUE FENCE DETAIL
3/8" = 1'-0"



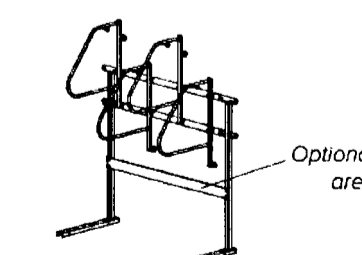
4 TRASH ENCLOSURE GATE DETAIL
3/8" = 1'-0"



6 TRASH ENCLOSURE, TYP. WALL
3/8" = 1'-0"



5 ENCLOSED BICYCLE RACK DETAIL
12" = 1'-0"



CAPACITY
Modular construction
1 Bike per arm

MATERIALS
Hanger is 1" diameter tube with 1/2" steel rod and retaining disk at each end
Upright is 2" square tube.
Feet are AISI C3 x 41 galvanized steel channel.
Crossbeams are 1 1/2" x 41 galvanized pipe (1.660" OD)
Spacers are 2 3/8" OD plastic tubes with 218" wall thickness.

FINISHES
Black powder coat
Cross bars: hot dipped galvanized
Hanger rods: rubber coated
Spacers: plastic

Powder Coat
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied (exterior only)
3. Final thick TGIC polyester powder coat

MOUNT OPTIONS

Floor Mount
Ultra Space Savers have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

Wall Mount
A wall mounted unit which contains special brackets is also available.

WHEEL STOPS

Include optional wheelstops



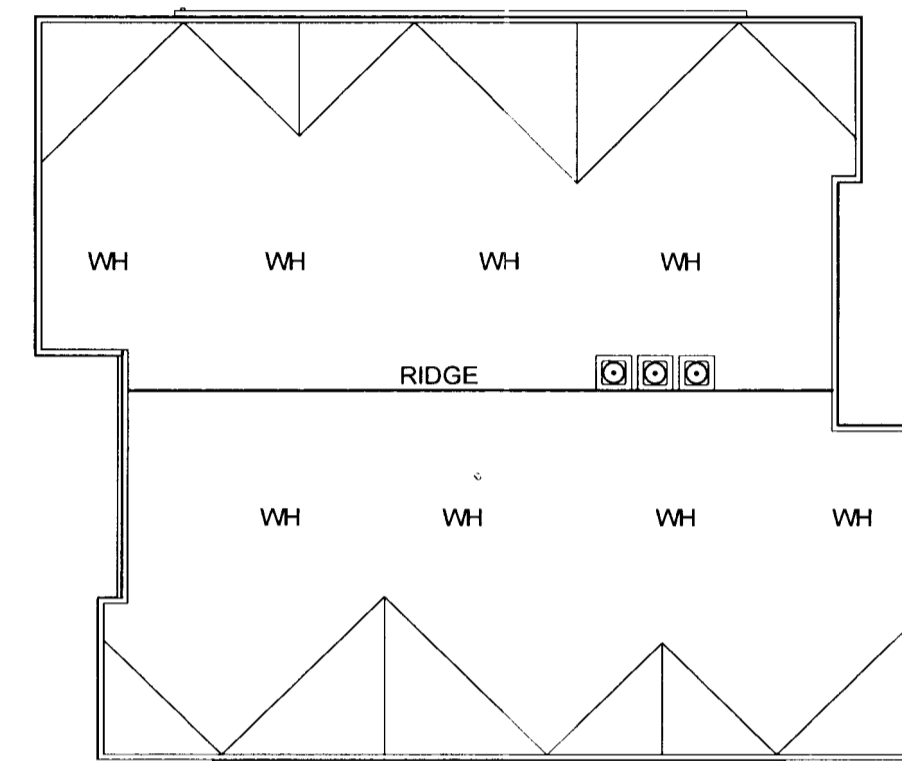
SHERIDAN BLVD APARTMENTS

SITE DEVELOPMENT PLAN

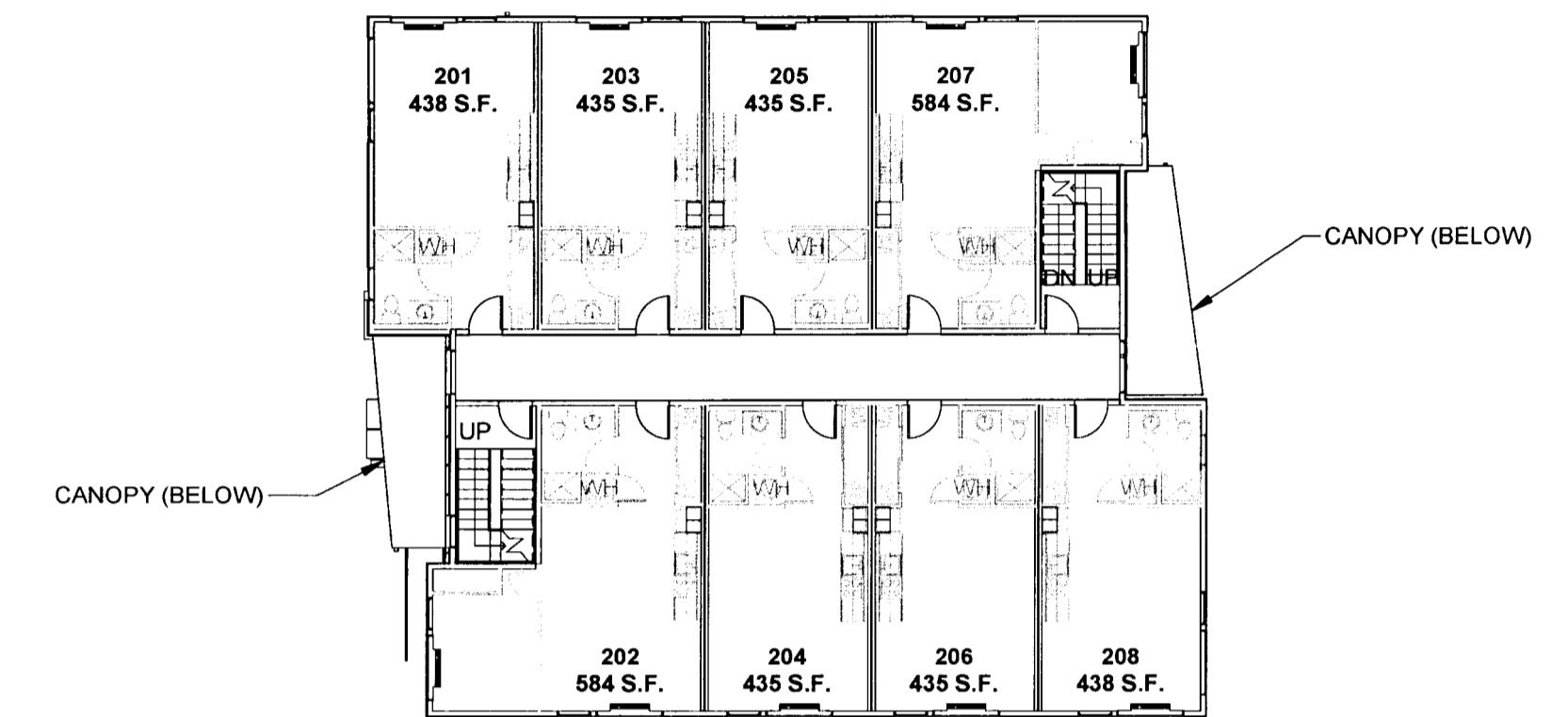
MULTI-FAMILY RESIDENTIAL

PARCEL LOCATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
1540 SHERIDAN BLVD., DENVER, CO

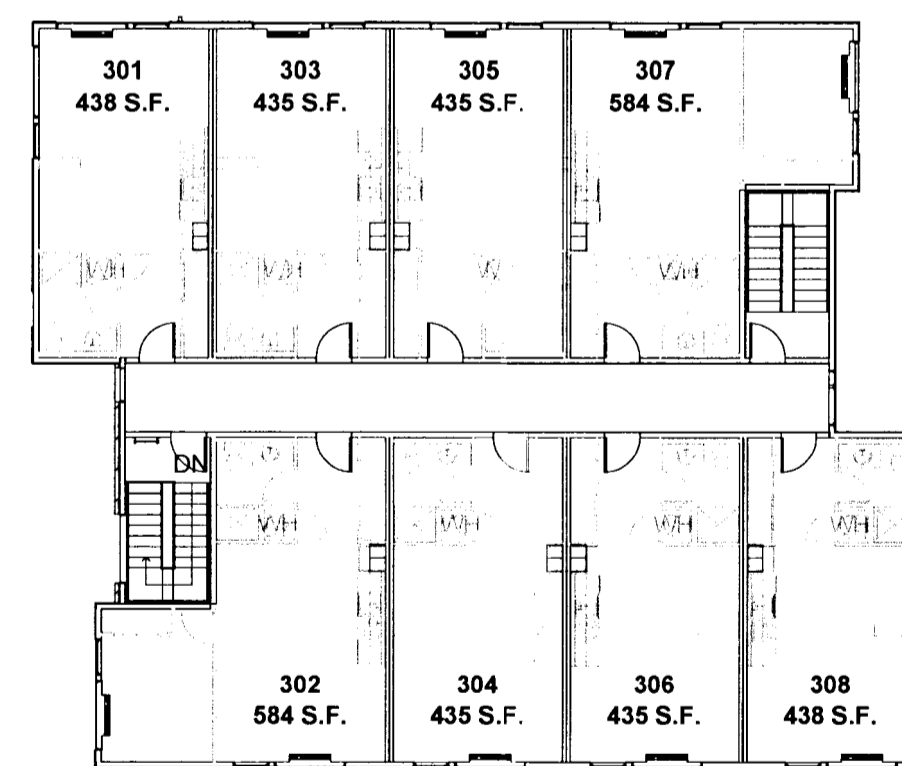
ACCESSIBLE HOUSING			
PER CITY AND COUNTY OF DENVER APPENDIX M COLORADO TITLE 9 ARTICLES			
	PROJECT	REQUIRED	PROVIDED
9-5-105 (2a)	15 - 28 UNITS	12 POINTS	34 POINTS
TYPE A DWELLING UNIT (6 POINTS EACH) - UNIT 102			
TYPE B DWELLING UNITS (4 POINTS EACH) - UNITS 101, 103, 104, 105, 106, 107 & 108			



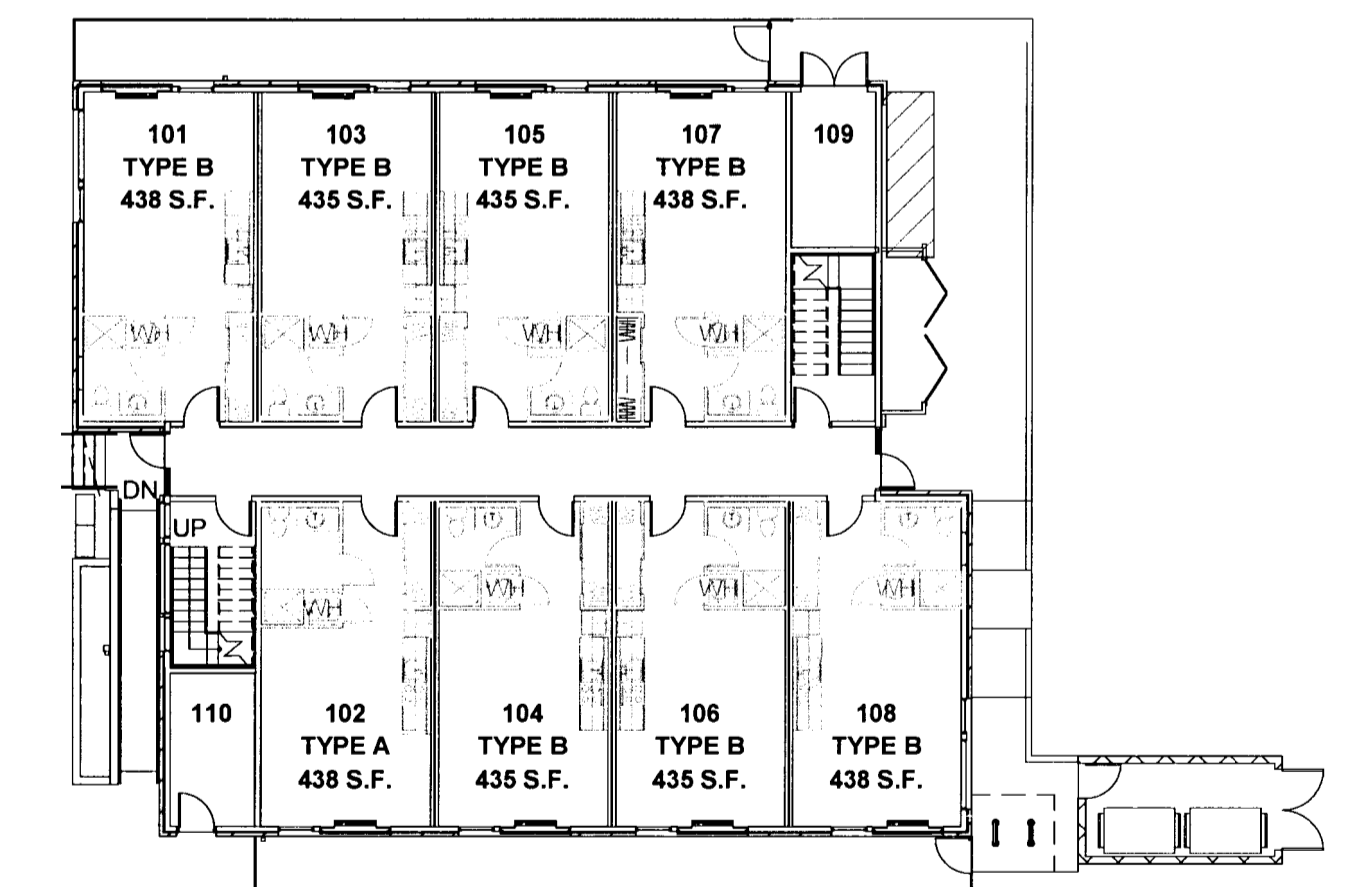
④ ROOF LEVEL PLAN
1/16" = 1'-0"



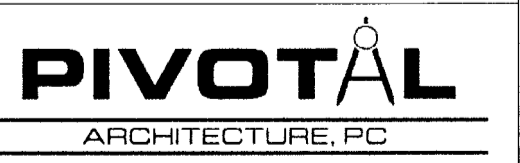
② LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



③ LEVEL 3 FLOOR PLAN
1/16" = 1'-0"



① LEVEL 1 FLOOR PLAN
1/16" = 1'-0"



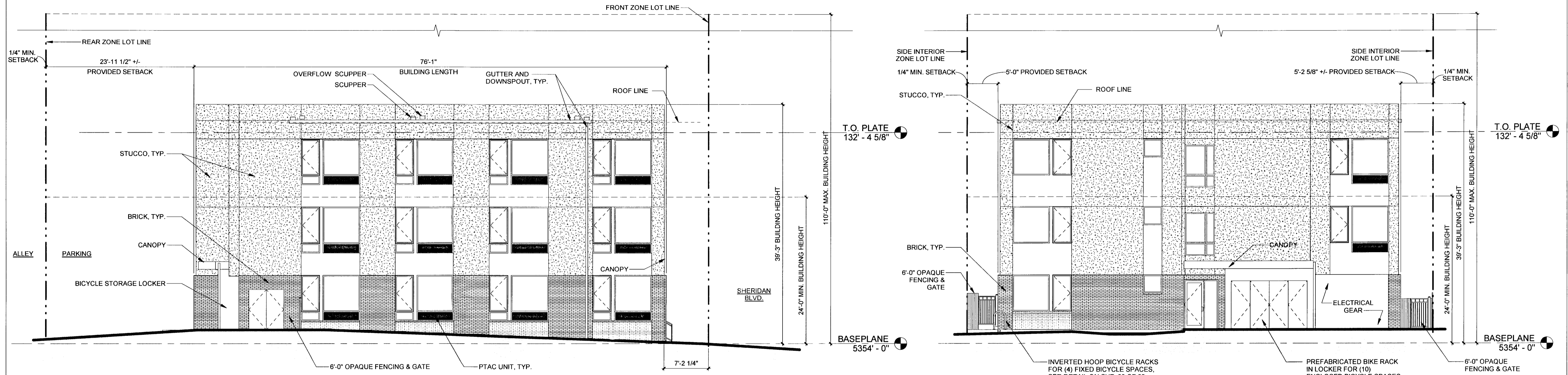
144 West 12th Avenue
Denver, CO 80204
ph. (720) 473-6320

SHERIDAN BLVD APARTMENTS

SITE DEVELOPMENT PLAN

MULTI-FAMILY RESIDENTIAL

PARCEL LOCATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
1540 SHERIDAN BLVD., DENVER, CO



4 NORTH ELEVATION
1/8" = 1'-0"

2 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

1 WEST ELEVATION
1/8" = 1'-0"

GROUND STORY ACTIVATION (TRANSPARENCY)		
REFERENCE WEST ELEVATION (PRIMARY STREET)		
PRIMARY STREET - SHERIDAN BLVD	REQUIRED (MIN) 40% (26' - 0")	PROVIDED 40.9% (26' - 6 1/4")
TOTAL TRANSPARENCY (%)		
BUILDING LENGTH		64' - 10" & 100%
CLEAR GLAZING		26' - 6 1/4" & 40.9%
SIDE STREET - NOT APPLICABLE		

PIVOTAL
ARCHITECTURE, PC

144 West 12th Avenue
Denver, CO 80204
ph. (720) 473-6320

SHERIDAN BLVD APARTMENTS

SITE DEVELOPMENT PLAN

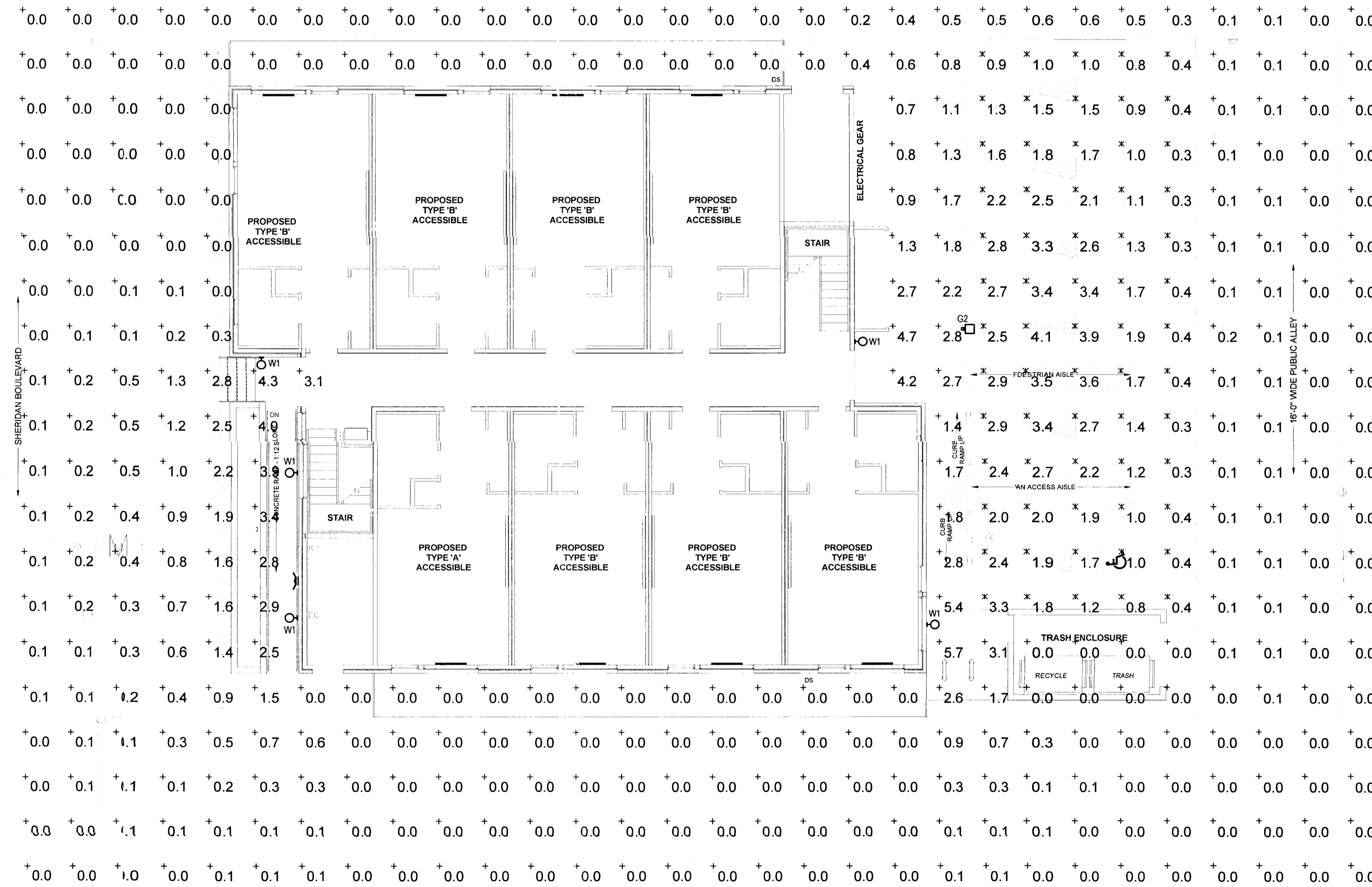
MULTI-FAMILY RESIDENTIAL

PARCEL LOCATED IN THE SW 1/4 OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
1542 SHERIDAN BLVD., DENVER, CO

LUMINAIRE SCHEDULE											
TYPE	IMAGE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	VA	MOUNTING	BF, RD, OH	NOTES
W1		EXTERIOR SEMI-DECORATIVE WALL SCONCE, FULL CUTOFF	TERON LIGHTING	CRNM-LT12-3-120V-CPL-35K-DL	120	LED, 3500K	1300	14.9	SURFACE WALL	9'-0" BF	
G2		PEDESTRIAN POLE AREA LIGHT, 3500K LED, TYPE II DISTRIBUTION, FULL CUTOFF, INTEGRAL MOTION SENSOR	STERNBERG LIGHTING	PT-SL660-FG-42L-35K-T2-MDL03-MOT1	120	LED, 3500K	3825	47.99	14'-0"	OH	

- GENERAL NOTES:
- EXTERIOR LIGHTING MUST FOLLOW DENVER OUTDOOR LIGHTING STANDARD, DIVISION 10.7.
 - ALL CALCULATIONS MADE WITH A LIGHT LOSS FACTOR OF 1.0.
 - ALL CALCULATION POINTS ARE AT GRADE.
 - EXTERIOR POLE LIGHT HAS A TIGHT DISTRIBUTION TO DIRECT LIGHT ONLY IN PARKING AREA.

STATISTICS					
LOCATION	MAX	MIN	AVG	MAXMIN	MAXAVG
SITE	5.7	0.3	0.6	19.0	9.5
PARKING	4.1	0.4	1.7	10.3	2.4
RAMP/ENTRY	6.4	3.1	4.8	2.1	1.3
PROPERTY LINE	1.2	0	0.2	N/A	6.0



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

1 ELECTRICAL PHOTOMETRIC

SCALE: 1/8" = 1'-0"

PIVOTAL
ARCHITECTURE, PC

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