



DENVER
THE MILE HIGH CITY

Development Services

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www.denvergov.org/developmentservices

Concept Review Comments

Date of the Concept Meeting: January 9, 2019
Project Name: Charity House
Project Address: 3020 – 3026 Welton Street
Project D Log Number: 2018PM0000705
Project Coordinator: Jeff Brasel

The following comments are offered on your concept plan submittal. The comments are broken down by reviewing agency.

Within each agency section, specific comments are generally provided on the concept submittal followed by general comments and information about next steps and submittal application requirements for the Site Development Plan and other engineering related submittals.

If you have specific questions about a comment, please do not hesitate to reach out to the reviewer who made the comment. Please contact me at 720.865.2836 or Jeff.Brasel@DenverGov.org if you have any questions.

Project Coordinator - Jeff Brasel, 720-865-2836

Jeff.Brasel@DenverGov.org

Concept Plan Specific Comments

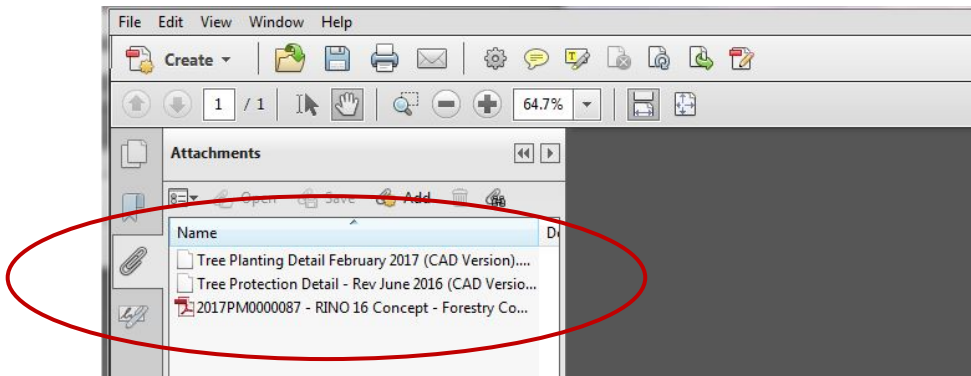
1. **Parking.** The project is generally deficient parking (see zoning comments). Per the discussion at the concept meeting, I was able to elevate the project to the Zoning Administration team to see if a potential variance would not be opposed to not require any parking. The feedback indicated that a potential variance to waive parking requirements would not receive an objection by the City at the Board of Adjustment if Downing Street (in addition to Walnut Street) were to be Primary Street in addition to Walnut. This means that required active uses, transparency and entrance requirements would need to be met for both Walnut and Downing Street.

The adjacent property that is proposed to be developed has coincidentally approached the Registered Neighborhood Organization regarding their project and the RNO indicated that they would like that project to request a parking variance as well in consideration for activating both Walnut and Downing Street.

2. **Variance Process.** If a variance were to be pursued, then the SDP would need to be advance in the review process to such a state that it could be approved absent the variance (minus minor technical

comments remaining), and then a denial letter would be issued that would permit application to the Board of Adjustment. As such, the variance process comes at the end of the review vs. towards the beginning.

3. **Remain in Concept.** The project is required to remain in concept until a clearer path forward on the issue of parking is provided and that requested Wastewater information be submitted. If the project wishes to move forward without parking, then provide a revised concept along with requested wastewater information should be submitted to development.services@denvergov.org. If the project desires to move forward as proposed, then a parking strategy must be identified to ensure that parking requirements are met. (explore allowed reductions, Division 10.4.5.3, or off-site parking options).
4. Other documents attached. To access these documents, please click on the paperclip icon within Adobe Acrobat and a list of files will be displayed.



Next Steps

5. Submit a revised concept plan plus requested wastewater information to development.services@denvergov.org.
6. Once the project is cleared from the concept review phase. The next required submittal is a Site Development Plan. A checklist of SDP requirements can be found at the following link:
http://www.denvergov.org/content/dam/denvergov/Portals/696/documents/SitePlanReview/Formal_Site_Development_Plan_Checklist.pdf

The Site Development Plan can be submitted electronically through the City's EFT site or via email to Development.Services@DenverGov.org. Along with the SDP document, please submit a completed application. An application can be found here:

<http://www.denvergov.org/content/dam/denvergov/Portals/696/documents/Forms/DS-project-application.pdf>

Before the project is permitted to log-in for building permit review, at least one review of the SDP will be required. At that time, it will be determined if the project is eligible for permit submittal. To increase the efficiency that the project goes through the approval process, please ensure that the submittals are clear, legible and contained the requested information. SDP completeness and legibility is the biggest determining factor for a smooth review process.

7. Supplemental Applications and Permits. Based upon the comments received, the following applications have been identified as required. They must be approved prior to any building permit issuance:
 - a. Sewer Use and Drainage Permit (SUDP)
 - b. Zoning Permit (This will be based upon the SDP, no action required of the applicant)

Please see agency comments below for more specific information, including submittal checklists and instructions.

Zoning – Jack Nolan, (720) 865-2991

Jack.Nolan @DenverGov.org

Project Description: 5-story, affordable housing apartment building with (36) 1-bedroom units which includes 2,000 SF of ground floor lobby / meeting rooms/ leasing offices, 2,000 SF of amenity space on the Second floor and 12 parking spaces plus 1 loading space within the ground floor Parking Garage. Total Gross Building Area= 33,568 SF

Zoning: C-MX-5

Proposed Use: Dwelling, Multi-Unit (36 units),

Building Form: General

Zone Lot Size: 9,450sf

Primary Street – Welton

GFA: 28,898sf

Stories: 5

Height: 70'

Protected District: No

Landmark: No

Parkway: No

View Plane: No

Design Review District: No

GDP: No

Parking Reduction: No

Alley: No

Proposed Vehicle Parking: 12

Required Vehicle Parking: 27

Dwelling, Multi-Unit @ .75 per unit @ 36 units = 27

Proposed Bicycle Parking: 6

Required Bicycle Parking: 14 Enclosed, 4 Fixed per Sec. 10.4.3.4.

Dwelling, Multi-Unit @ 1 per 2 units (80/20) @ 36 units = 18 (14/4)

Proposed Loading: 1

Required Loading: 1

Comments:

1. Deficient 15 parking spaces
2. Call out the enclosed and fixed bike parking, 14 enclosed and 4 fixed
3. Provide a parking layout plan with dimensions and number the spaces
4. Provide elevations calling out the zone of transparency on both street fronts

Office of Disability Rights – Juan Pasillas, 720-913-3309

Juan.Pasillas@DenverGov.org

Please address the following on future submittal:

1. Ensure that at least 60% of all public entrances are accessible.
2. Primary public entrances to all buildings shall be accessible. All public areas of buildings must comply with all applicable 2010 ADA standards.
3. All projects with 7 or more residential units are required to have the minimum Accessibility Points per Colorado Title 9 Article 5. Per Colorado HB17-1067, the residential dwelling units (Type A & Type B) that are designated to accomplish the required Accessibility Points (C.R.S. 9-5-105) must comply with latest version of ANSI (A117.1-2017). All other areas of a project (including all remaining residential dwelling units, common areas, etc.) must comply with IBC Chapter 11 and ICC/ANSI A117.1-2009. Per FHA requirements, all residential units that are on any level that is accessible from an elevator or ground floor must be a minimum Type B (Type A & Type B units are defined in the ICC/ANSI A117.1). At least 2% but not less than one unit must be Type A. Please see attached document for additional information (Type A & Type B Units_DODR.pdf).
4. Accessible Parking Required: If 1-50 spaces provided, then 1 van accessible space required (2% of total per FHA Design Manual-Page 2.23 with van accessible min. per IBC Section 1106.5). Also, if Sales/Leasing office is on site, 1 additional van accessible space will be required for visitors to this office per 2010 ADA, 208.2.3.3.
5. All accessible spaces must be located on the shortest accessible route to an accessible pedestrian entrance or lobby/elevator of a building. An accessible route for wheelchair access will be required from all accessible entrances to all accessible parking and to a public sidewalk. All accessible routes must comply with Chapter 4 (ICC/ANSI A117.1). Van accessible spaces must have a minimum width of 8' with an 8' wide access aisle. Access aisle can be shared between 2 accessible spaces. Van accessible stalls must maintain a minimum 98" vertical height clearance and comply with all required clearances at entrances/exits, access aisles, and along accessible routes. Provide dimensions for accessible stalls and access aisles. Identify all accessible routes on plan between accessible parking, public sidewalks, common areas, and accessible entrances. Show all accessible routes with a heavy dashed or dotted line.

6. All Buildings must comply with all regulations and standards that are applicable per the Americans with Disabilities Act (ADA), International Code Council (ICC, IBC, IRC), American National Standards Institute (ANSI), Fair Housing Act (FHA), and the City and County of Denver Building Codes and regulations.

DS Transportation – Luke Korpi, 720-865-3029

Luke.Korpi@DenverGov.org

Concept Plan Requirements and Comments

Concept Plan re-submittal is not required as long as the applicant agrees to address all of the following Transportation concept comments:

1. Provide a minimum 8-foot wide tree lawn and 8-foot wide sidewalk along the project's Downing St frontage, in accordance with CCD Std. 5.0.
2. The project's driveway access to Downing St. is acceptable. Construct the driveway in accordance with CCD Std. 6.1. Give the awkward configuration of the neighboring driveway to the south, it's recommended that coordination be attempted with that property owner to determine if there are any opportunities for agreeing upon a joint access driveway.

Site Development Plan Requirements and Comments

The following Site Development Plan (SDP) requirements must be addressed before the SDP can be approved and before Building Permits can be released by DS – Transportation:

1. A Transportation Engineering Plan (TEP) is not required for this project as long as the design, notes, and details for the required ROW improvements are shown on the SDP.
2. Show all improvements proposed in the ROW and as noted above in the concept comments on the SDP. Please note that for existing ROW infrastructure to remain that any areas of damaged or non-ADA compliant sidewalk, curb, and gutter in the right-of-way will require replacement or repair at the discretion of the ROW inspector.
3. Ensure that any proposed, or existing to remain, encroachments or objects proposed to be located or to remain in the ROW, such as balconies, awnings, canopies, or certain architectural appurtenances, meet all of the Tier 1 Encroachment criteria:
<http://www.denvergov.org/Portals/730/documents/Encroachment%20Rule%20&%20Regulation.pdf>. Tier 1 encroachments do not require a separate encroachment permit but are instead reviewed during the SDP or TEP, if required, review. Tier 1 permits may still require a separate ROW permit(s) when constructed or placed within the ROW.
4. Based on this concept plan it appears that a Tier 2 or 3 Encroachment Permit is not required. Please note that an encroachment permit may be required if any portion of the building structure, occupiable floor area, stairs, raised patios, retaining walls, or foundation extends into the ROW.

5. Show all existing and proposed pavement markings, traffic signs, signal poles, and street lights in the ROW along this site's frontage. Any of these items that need to be relocated or changed due to access changes or the sidewalk construction should be improved to current standards.
6. The face of any ingress vehicle gates or garage doors (if any are proposed) facing public streets (but not alleys) must be placed at least 20' behind the back of the sidewalk.
7. The approach of any driveway ramps to the public street needs to be no steeper than 2% slope for the first 20' beyond the property line.
8. Sight Triangles need to be shown at all curb cuts and intersections with lengths determined per AASHTO standards and shown on plans. Show the sight triangles in the SDP on both the site plan sheet and the landscaping sheet. Provide a note or label that describes the restriction placed on each sight triangle on each sheet. There are two sight triangles that need to be considered for this project:
 - a. There needs to be a pedestrian sight triangle shown at each driveway and alley approach to a public street. The pedestrian triangle has a 10' leg located at the edge of the driveway or alley and a 10' leg located at the back of the sidewalk. No items that are wider than 18 inches may be taller than 30" within this triangle.
 - b. Roadway sight triangles based on AASHTO standards need to be shown at each driveway and alley approach to a public street, and at street intersections, including signalized intersections. For this triangle, place one leg of the triangle in the center of the exit lane of the driveway or intersecting street 18' back of the edge of travelled way and the other leg's length should be per AASHTO guidelines for departure triangles and located in the center of the approaching lane. No items that are wider than 18 inches may be taller than 30" within this triangle except for street trees and traffic control devices and equipment.
9. Please add the following Transportation notes to the site plan sheet of the SDP:
 - a. Site Development Plan approval does not constitute a notice to proceed for ROW work. The contractor is responsible for obtaining all project ROW permits associated with construction in the ROW. Improvements made within the public ROW totaling more than \$20,000 require a performance bond. Contact the ROW inspector for this area of the City at 303-446-3469 or WMDPWDESCE@denvergov.org at least 2 weeks before any ROW permit needs.
 - b. All work in the ROW shall conform to current City and County of Denver Specifications, shall be performed by a licensed and bonded ROW contractor, and require inspection by the City prior to a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) being issued.
 - c. 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 City and County of Denver 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 to be in accordance with M.U.T.C.D., Section VI.
 - d. 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.

10. Please add the following two notes to the landscape sheet in the SDP (place on the site plan sheet if a separate landscaping sheet is not provided in the SDP):
 - a. Proposed trees in the ROW 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.
 - b. All proposed landscaping in the ROW shall be per the Streetscape Design Manual.

11. Please add the following note to the photometric sheet in the SDP (place on the site plan sheet if a separate lighting sheet is not provided in the SDP):
 - a. 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.

RTD – C. Scott Woodruff, 303-299-2943

Clayton.Woodruff@rtd-denver.com

The RTD will have more concerns as this project progresses with the building is directly adjacent to our rail line. We will have specific guidelines and requirements that will need to be met regarding the streetscape as we have had with the other projects along this corridor. We would also be concerned about construction methods with the proximity to the tracks. We are willing to coordinate with the developer if they would like to regarding these issues as they advance in their design.

DS Wastewater - – Kelsey.Kijowski, 720-913-8834

Kelsey.Kijowski@DenverGov.org

Disturbed area = 0.21 acres (9,450 SF)
of units = 36
Parking = covered

Concept Plan Requirements and Comments

Concept plan re-submittal is required.

Please refer to the Concept Phase Submittal Requirements that can be found at:

<http://www.denvergov.org/Portals/696/documents/SitePlanReview/ConceptSubmittalChecklist.pdf>

Please resubmit a revised concept that addresses the following Wastewater concept comments:

1. A Sanitary Sewer Study or Peak Flow Calculation (Table 2.06.1) must be completed and submitted prior to DS Wastewater allowing this project to progress beyond the conceptual phase due to the potential for significant impacts to the City's sanitary sewer system. Peak Flow Calculations are typically required for developments with greater than 30 residential units or greater than 60,000 sq ft industrial or commercial. Information regarding sanitary peak flow calculations may be obtained from the DS Wastewater Engineer. Submittal of electronic files (in PDF format) is preferred. Please see the Electronic Plan Submittal Requirements web link provided at the beginning of this document for information on how to submit electronically.

2. A Sewer Use and Drainage Permit (SUDP) is required for each New Building, Addition, Alteration, Change of Use, Special Wastes, etc. An approved SUDP is required in order to obtain a Building Permit. Information on Sewer Use and Drainage Permits is available at: [Sewer Use and Drainage Permits \(SUDP\)](#)
 - a. Utility/Grading Plan(s) showing a connection in the alley is required.
 - b. Soils Report required for any below grade construction.
 - c. Architectural and plumbing plans will be required.
 - d. Signed/stamped approved Denver Water Plans will be required.

3. **Provide proposed Building Finish Floor Elevation.**

(This may be addressed with the formal submittal, but it is mentioned here to make sure that the developer and architect are aware of the criteria early in the process. If it is not addressed at the concept level, finished floors elevations may need to be adjusted and major changes to the architectural plans may be required during the formal submittal process)

The City has modeling information that indicates street flow ponding; FFE (or Minimum Lowest Opening Elevation (MLOE)) must be set at 12" above the 100-year grid elevation or just above 2 x 100-year model grid information opposite each opening. **Grid info provided as attachment to these comments.** Please contact Wastewater review engineer with any questions.

All Concept Plan submittals should be provided to the DS Project Coordinator at 201 W Colfax, Dept. 203.

4. The high point (or transition) of the entrance ramp must be at least 1 ft. above the flow-line of the adjacent street. For Parking Garage entrance requirements see: http://www.denvergov.org/Portals/696/documents/SUDP/Parking_Garage_Commercial.pdf
 5. A utility/grading plan will need to be submitted with the SUDP application. Show roof drains on the grading plan. For commercial sites, the grading plan may be required to be PE stamped and signed. Erosion control requirements will be included on the SUDP.
 6. Site Drainage: All discharge points for downspouts and sump pump lines must be at least 6-inches from alleys, 3-feet from side-yard property-lines, and 8-feet from public sidewalk property-lines. Also, Storm water flows may not be directed to a concentrated flow across public sidewalks. Sidewalk chases, if approved, must be constructed according to Denver Standard Detail No. 9
 7. Construction Street Cut and Occupancy Permits are required for all work in the Public ROW. Information is available at: <http://www.denvergov.org/rightofwayservices/RightofWayServices/Permits/tabid/442316/Default.aspx>
- **PROCESSED AT WMD, 2000 W 3RD AVE
8. A separate Construction Activities Stormwater Management Plan (CASMP) (aka: Erosion Control Plan) is not required.

OK to PROCEED PER COMMENTS:

1. **DFC 507.5.1 as amended – Fire Hydrants:** shall be located in accordance with Appendix C.
2. **DFC Appendix B, Section B104.4 Fire Flow Data:** For new building construction or addition, each set of construction drawings submitted for permit shall contain the required fire flow calculation as follows:

Fire Flow Data Block

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS _____ GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE

THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF _____ FIRE HYDRANTS.

EACH FIRE HYDRANT MUST SUPPLY A MINIMUM OF 1500 GPM @ 20 PSI RESIDUAL PRESSURE AT THE HYDRANT OUTLET TO BE ACCEPTABLE.

CODE USED FOR ANALYSIS: 2015 IFC WITH 2016 AMENDMENTS

OCCUPANCY GROUP(S):

CONSTRUCTION TYPE(S):

FIRE FLOW CALCULATION AREA:

THIS BUILDING **IS/IS NOT** FULLY PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

3. **DFC 912.2 – Location:** The location of fire department connections shall be field approved by the fire code official prior to installation. FDC's shall be a minimum of one 2 ½ x 2 ½ x 4-inch Siamese or single 2 ½ -inch, as approved by the fire code official. In buildings with standpipes, an FDC shall be located within 100 feet of a fire hydrant.
4. **IFC 903.2.8 – Fire Protection Systems / Group R:** An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all building with a Group R *fire area*.

1. Plan may proceed:
 - a. No existing ROW trees are to be affected
 - b. No new ROW trees are proposed
2. If new ROW trees are proposed in SDP, include OCF in review.
3. See attached redlines for standard notes.

Concept Plan Comments

1. Concept Plan approved as submitted. Approval is for concept phase only.
2. A Site Plan Review fee will be charged when the project site plan is formally submitted. For specifics regarding the Site Plan Review Fee and other fees listed below, please review the Public Works Schedule of Fees at:
<https://www.denvergov.org/content/dam/denvergov/Portals/696/documents/StandardFeeConsolidation.pdf>.
3. A survey plat and legal description, prepared by a professional land surveyor, will be required. See Section 2 below.
4. All range line and boundary control will be found or set. Range lines must be shown on the survey plat and monuments must be called out. Sufficient geometry must be shown so as to enable the reestablishment of the entire block or subdivision containing the subject property. Tie sheets for all range points should be submitted directly to Survey. Set range points require a tie sheet that conforms to city guidelines. Found range points should match the most recent tie sheet in the city tie sheet database, otherwise a new tie sheet will be required. See Section 3 below.
5. Encroachments will not be allowed in right-of-way unless approved by Transportation. An Encumbrance Permit may be required. See Section 4 below.
6. If it is determined that additional land is required to be dedicated to the public for R/W, the Acquisition/Dedication process can run concurrently with the SDP process. Survey will review the legal and Transportation will review narrative and ensure area described satisfies their requirements. Dedication is an internal process preceded by an Acquisition whereby the property owner conveys, to the City, fee title in the area to be dedicated. See Section 5 below.
7. New or additional addresses will be required for this project. To avoid any schedule delays, it is advisable to get this process started as soon as possible. For additional information, please see section 6 below.
8. If the Wastewater Engineer determines that a PNEE (Permanent Non-Exclusive Easement) is required, the PNEE must be completed and recorded before Site Plan will be approved.

Site Plan Submittal Requirements

The following information is provided to the applicant as the project proceeds to the Site plan phase:

The [Formal Site Development Plan Submittal Checklist](https://www.denvergov.org/content/dam/denvergov/Portals/696/documents/SitePlanReview/Formal_Site_Development_Plan_Checklist.pdf) will assist in preparing documents that will meet the minimum standards required for approval. For additional information please see:

https://www.denvergov.org/content/dam/denvergov/Portals/696/documents/SitePlanReview/Formal_Site_Development_Plan_Checklist.pdf

A full list of survey-related project practices is available from [Guidelines for Planned Development Submittals](https://www.denvergov.org/content/denvergov/en/right-of-way-services/survey/guidelines-for-planned-development-submittals.html) page on the City and County of Denver Website:

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

More particularly, the applicant will need to address the following Survey requirements on the Site Plan:

1. General Site Plan Requirements

- a. The page header or title must contain the name of the site plan, the type of site plan, Quarter Section, Section, Township, Range, street intersection, and street address on ALL pages. Nothing else should be listed here.

- b. The parcel land description must be in the upper left-hand corner of the cover sheet. Typically, the parcel will be contained in a single description. Multiple parcels (and descriptions) are discouraged.
- c. The cover sheet must include the surveyor's certification. Standard language for this certification is:

"I, <name of surveyor>, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey for the <name and type of development> was made under my supervision and the accompanying plan properly shows said survey."

- d. For all sheets depicting the site boundary, the boundary must be drawn as a heavy, solid line, distinguishable from other lines on the page.
- e. The name of the site plan and the page name must appear in the lower right-hand corner of every page of the Site Plan, near the page number.
- f. All bench marks must be verified against the most recent bench mark data. The bench mark status must be on the front page under the parcel description and on any sheet showing elevations. A current benchmark list can be found at:
<https://www.denvergov.org/content/denvergov/en/right-of-way-services/survey/benchmark-data.html>
- g. On the architect elevations page(s), property lines must be shown and the distance(s) from all structures to the adjacent right-of-way must be shown.

2. Improvement Survey Plat

A complete Improvement Survey Plat of the development boundary will be required. This plat must be prepared by a Professional Land Surveyor licensed in Colorado. The Survey page of the Site Plan must be in accordance with state statute and board rules and meet the following requirements:

- a. This page must show the boundary line with angles and distances or bearings and distances. These must match the parcel description on the front page, and be annotated in the same order and direction as the submitted parcel description.
- b. A basis of bearings statement must be included.
- c. This page must show existing lot and blocks as background information.

3. Range Points

- a. All site plans must show range lines and range points, and bearings or angles, and distances or curve data between range points (measured and record). At a minimum, description of range points found or set will include physical attributes of the monument and/or cap. Include "in range box" in the description if range box is found or set.
- b. All range points necessary to control the block(s) containing the project must be recovered or replaced so as to conform to record data held by the City Surveyor.
- c. For all calculated range point positions that are shown, the surveyor will be required to survey and show all boundary related evidence, extending a block in every direction (at a minimum) to show how the evidence supports the position and fits all surrounding blocks.
- d. If range point monuments are set, City tie book monument records for each monument are required to be submitted to the City Surveyor.
- e. If records indicate that a range point has been previously found or set, but is found to be lost or obliterated by the surveyor, the range point will be required to be reset.

- f. For additional information, please see:
<https://www.denvergov.org/rightofwayservices/RightofWayServices/Survey/GuidelinesandRequirementsforRangePoints/tabid/442344/default.aspx>
- g. The range points at Welton St & Downing Ave and Glenarm Pl & Downing St and Glenarm Pl & 30th St are required to be set as part of this project.

4. Existing Rights-of-Way and Easements

- a. Show and label existing and proposed right-of-way lines. Dimension the ROW width and FL-FL distances on all adjacent streets. Dimensions must agree with City records. Show FL-PL (Flow Line to Property Line) distances and labels near the same location where the FL-FL distances were annotated on the side of the streets adjacent to the project. These dimensions are most commonly placed on the site plan page.
- b. All ordinances or resolutions which have changed the right-of-way from the original subdivision plat must be shown.
- c. Buildings are not allowed over any right-of-way, including public alleys. The ROW must first be vacated and/or relinquished (without reservation) through the City's right-of-way vacation process.
- d. Buildings are not allowed over public easements. These easements must first be relinquished through the City's relinquishment process. Private easements must be relinquished by the owner of the easement.
- e. Encroachments will not be allowed in right-of-way unless approved by Transportation. An Encumbrance Permit may be required.
- f. Easements must be referenced by reception number and date, or by book-and-page and date. If requested, a copy of any or all referenced instruments will be supplied by the applicant.

5. New Rights-of-Way and Easements

When land is required for dedication or easement purposes, the following shall apply:

- a. All sidewalks and other public improvements, if required, will be in right-of-way. If sidewalk falls outside of ROW the land under the sidewalk will be deeded to the city.
- b. The City Surveyor requires the new proposed right-of-way line be located parallel to the existing ROW line and be located so that the final ROW width is in full one foot increments. Any waiver of this requirement must be granted by the City Surveyor.
- c. The developer must submit a land description for any land to be deeded to the City for review and approval by the City Surveyor. See <https://www.denvergov.org/content/denvergov/en/right-of-way-services/survey/benchmark-data.html> for land description requirements.
- d. The land to be conveyed to the city for right-of-way should be free and clear of any encumbrances or easements. Upon technical approval of the land description, the developer must provide a current (within 30 days) title commitment with supporting documentation for the property, along with the PLS signed final land description. The supporting documentation includes hard copies of all recorded agreements, licenses, easements, liens and deeds as shown in 'Exceptions' of Schedule B Section II of the Title Commitment. The Division of Real Estate and the City Attorney's office will review the title commitment for any encumbrances affecting use of the property that will become ROW.
- e. Please provide copies of the Phase 1 Environmental Study or other associated environmental reports that are completed for this project. Any contamination in the

property to be deeded to the City must be removed by the developer before the land is conveyed to the City. Contact Dave Erickson at 720-865-5433 or Lisa Farrell at 720-865-5439 in the Department of Environmental Health for additional information.

- f. Once the land description and title work have been approved by the City and the Department of Environmental Health has determined that the property is clean, The Division of Real Estate will provide a deed to the developer to convey the property to the City. The Site Plan cannot be approved until the land has been deeded to the City.

6. Obtaining Addresses for Development Projects

The Engineering Division of the Department of Public Works has the statutory authority to assign addresses within the City and County of Denver, per Section 49-56 (Code 1950 341.2) of the Denver Revised Municipal Code (DRMC). The City Engineer (or designee) issues addresses that conform to the DRMC and the grid of dedicated public right-of-way. No official address shall be recognized from any other or alternative source. You should contact the Addressing Specialists within Survey for definitive information about obtaining addresses for your project.

Public Works - Survey

201 W Colfax Ave, Department 507

Denver CO 80202-5329

720-865-3002

website: <http://www.denvergov.org/survey>

email: denver.row@denvergov.org

Dept. of Environmental Health – Gene Hook, 720-865-5469

Gene.Hook@DenverGov.org

1. Project Notes: The Denver Department of Public Health and Environment (DDPHE) has information documenting a past petroleum release from an underground fuel storage tank in the vicinity of the Site. DDPHE also has information to suggest dry cleaning facilities and gas stations may have historically operated near the Site. If encountered during construction, contaminated soil, groundwater, or underground storage tanks should be properly managed and disposed in accordance with applicable regulations. Because of the potential concern for subsurface vapor intrusion into completed new buildings from contaminated soil or groundwater, the developer may wish to consider a vapor mitigation system, which would also accommodate concerns for naturally occurring radon gas. This is of special concern should the proposal include on-grade or below-grade living or working spaces.
2. General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests developers consider installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.
3. The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must be effective in the control of fugitive particulate

emissions at all times on the site, including periods of inactivity such as evenings, weekends, and holidays.

4. The Denver Noise Ordinance (Chapter 36- Denver Revised Municipal Code) identifies allowable levels of noise. Construction noise is exempted from the Noise Ordinance from 7 A.M. to 9 P.M. Monday through Friday and 8 A.M. to 5 P.M. Saturday and Sunday. Variances for nighttime work are allowed, but the variance approval process requires two to three months. Be aware, finished projects may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel (720-865-5410).
5. Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Environmental Site Assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Denver Water

Concept Specific Comments

1. We will need to see plans with a water utility sheet. It is recommended to meet with the Fire Department prior to sending water plans to Denver Water. Once plans are received we will perform a thorough review. Taps that are 3" and larger, hydrant, and/ or main installations will require a Denver Water Plan Review. 2" and smaller taps will require a service line plan.
2. There is access to a 12" DI Water Main in Welton St that was installed in 1993.

Denver Water Standard Notes for CCD Development Services Concept Review

A. General

1. This document is intended to help guide developers on issues that are more likely to impact project feasibility. The details outlined below are required when plans are submitted to the City & County of Denver for the first formal review. All developments are required to have an approved water plan in accordance with Denver Water's Operating Rules and Engineering Standards; this is not intended as a substitute. Details on Denver Water's Plan Review process are located at: <https://www.denverwater.org/contractors/construction-information/plan-reviews>.

B. Water Service

1. The Developer is responsible for all necessary water distribution system modifications needed to meet the required fire flows, as directed by Denver Fire. *These may vary in scope and is **an area that may significantly impact project cost and feasibility.***

- a. Each fire hydrant must supply a **minimum** of 1500 GPM at a residual pressure of at least 20 psi.
 - b. Existing hydrants or new hydrant locations on existing mains, may not meet fire flow requirements as is, and replacement or modification of the existing distribution system may be required to meet fire protections.
 - c. Overall site flow requirement may involve multiple hydrants. The distribution system must be capable of delivering to overall total site flow, as well as the minimum of 1500 gpm to each of the individual hydrants.
2. Water distribution mains that dead-end and are not looped, may cause water quality and/or fire protection issues and are therefore only permitted in limited circumstances as required.
 3. Each independent structure must have its own separate tap, service line and meter.
 4. A complete evaluation of existing taps will be required.
 5. If there are existing water taps on the site that will not be used, the Developer is responsible for cutting the taps at the water main, and passing an inspection by Denver Water.
 6. As part of Denver Water’s lead service line replacement program, the entire length of the service line must be replaced in full if original house is older than 50 years.
 7. If building up to the property line, a 5-foot setback for meter or vault installation may be required.

C. Easements

1. If a water easement is required, the easement will be granted to Denver Water in a separate package with the initial submittal of water plans, prior to installation.
2. Easement widths require a minimum of 30 or 50 feet, depending on easement type.
3. Landscaping depicted in future water easements must comply with restrictions contained within the standard water easement agreement.
4. Hydrant pocket easements require a minimum of 5-feet from the operating nut on the hydrant to the easement/property line.
5. When a hydrant lateral extends more the 20-feet beyond the edge of the right-of-way or easement, a 30/50 foot easement is required in lieu of the 10-foot pocket easement.
6. Parking is NOT allowed in the Planned Unit Development (PUD) or Planned Building Group (PBG) easement.
7. Islands/medians are not allowed in the easement.
8. Landscaping is not allowed in the PUD/PBG easement (must be fully hard surfaced).
9. Structures, light poles, signs, trees, shrubs, fencing, etc. cannot encroach in the easement.

Xcel Energy

Please see attached.