18TH AND MARKET
SITE DEVELOPMENT PLAN
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT 1800 MARKET STREET

LEGAL DESCRIPTION

SURVEYOR'S STATEMENT

LEGEND

DECLARATION OF SURVEY DATE: 180TH AND MARKET SITE DEVELOPMENT PLAN

REVISED: 01/18/2017
ISSUED: 10/07/2016
SURVEY CONTROL

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SHEET 2 of 18

2016PM0000222 - 18TH AND MARKET SITE DEVELOPMENT PLAN

Kimley-Horn
A Division of Kimley-Horn and Associates, Inc.

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For questions regarding this survey or drawings, please contact:

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COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTec CONSULTANTS, INC.

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DENVER WATER NOTES:
- LAND USE AND WATER METER SIZE MUST SUPPLY 1,500 GPM MINIMUM AT 20 PSI GAGE PRESSURE.
- WATER METER PLACED FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW AND APPROVAL OF SEPARATE OF THE ZONING.
- AN APPROVED DW INVENTORY PREVENTION IS REQUIRED ON RESIDENTIAL, COMMERCIAL, AND MULTIFAMILY BUILDINGS.
- METER LOCATIONS MUST BE APPROVED BY DENVER WATER.
- DW/CD OUR RESPONSIBLE FOR ANY ADDITIONAL MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
- ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUTOFF AND INSPECTED BY DENVER WATER AT THE DEVELOPER'S COST.
- ANY SYSTEM DEVELOPMENT CHANGES CREDIT FOR PAY CUTS WILL BE ISSUED BY DW POLICY.
- COUSINS DEVICES USED AT THIS SITE MUST MEET DW/CD CONSTRUCTION STANDARDS.
- IF A WATER EXEMPTION IS REQUIRED ON THIS SITE, THIS EXEMPTION WILL BE GRANTED TO DW BY SEPARATE OCALANCE.

GENERAL NOTES:
1. WATER DEPARTMENT IS DETERMINED BY BOROUGH AUTHORITY AS PER BUILDING STANDARDS.
2. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.
3. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.
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5. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.
6. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.
7. ALL EXISTING LIBRARIES WITHIN THE SUBJECT PROPERTY SHALL BE EXEMPTED.
8. REFER TO DETAIL SHEET FOR EXEMPTION PLANS FOR PROPOSED EXEMPTIONS.
9. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.
10. EXISTING EXEMPTIONS WILL BE PROVIDED FOR PARKING STRUCTURES.

FIRE FLOW DATA:
- FIRE FLOW REQUIREMENTS ARE 1,500 GPM.
- THE BUILDING MUST BE PLOTTED FOR FIRE HOSE ACCESS AT 20 PSI GAGE PRESSURE.
- FIRE HOSE PLUGS ARE REQUIRED AT 20 PSI GAGE PRESSURE.
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BENCHMARK:
BENEFICIARY
- UTILITIES CONSTRUCTION HORN 10TH
- CITY OF DENVER BENCHMARK NO. 10TH
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ELEVATION = 5218.15 (NAVD 88 DATUM)

GEO-ENGINEERING: 2016PM0000222 - 18TH AND MARKET SITE DEVELOPMENT PLAN
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1. DECIDUOUS TREE PLANTING

2. 5' X 15' PAVER GRADE

3. 5' X 15' TREE PIT

4. GRANITE PAVEMENT

5. COLORED CONCRETE PAVEMENT

NOTE: COMPLETELY REMOVE ALL FENCE AND WOODEN RAISED BED FRAME TO EXPOSE MULCH AND DIRT.

NOTES:
1. INSTALL GRAPEVINE BUSHES ON TOP OF GRAVEL規劃
2. OPTIONS AVAILABLE FOR 5' X 15' PAVER GRADE & TREE PIT相同
3. INSTALL GRAPEVINE BUSHES ON TOP OF GRAVEL
4. POUR CONCRETE TO TOP OF GRAVEL
5. INSTALL GRAPEVINE BUSHES ON TOP OF GRAVEL

Kimley-Horn
DESIGNWORKSHOP

2016PM0000222 - 18TH AND MARKET SITE DEVELOPMENT PLAN

REVISED: 05/31/2017
ISSUED: 10/07/2016

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LANDSCAPE DETAILS
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18TH AND MARKET SITE DEVELOPMENT PLAN
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LEVEL P2 PLAN - SDP

REVISED: 05/31/2017
ISSUED: 10/07/2016
PARKING PLAN - LEVEL P2
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LEVEL P1 PLAN - SDP
1" = 20'-0"
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WEST ELEVATION - SDP

1/4" = 1'-0"
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15TH AND MARKET
SITE DEVELOPMENT PLAN

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EAST ELEVATION - SDP

15TH AVE. - T.0'

REVISED: 05/31/2017
ISSUED: 10/07/2016
ARCHITECTURAL
ELEVATIONS

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2016PM0000222 - 18TH AND MARKET SITE DEVELOPMENT PLAN
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.

EXISTING DOWNTOWN STANDARD POLES AND FIXTURES ON 18TH STREET WILL BE REUSED OR RELOCATED. LIGHT POLES AND FIXTURES ON MARKET STREET AND 18TH WILL BE REPLACED TO CURRENT STANDARD.