

11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT ASH STREET AND 11th AVENUE

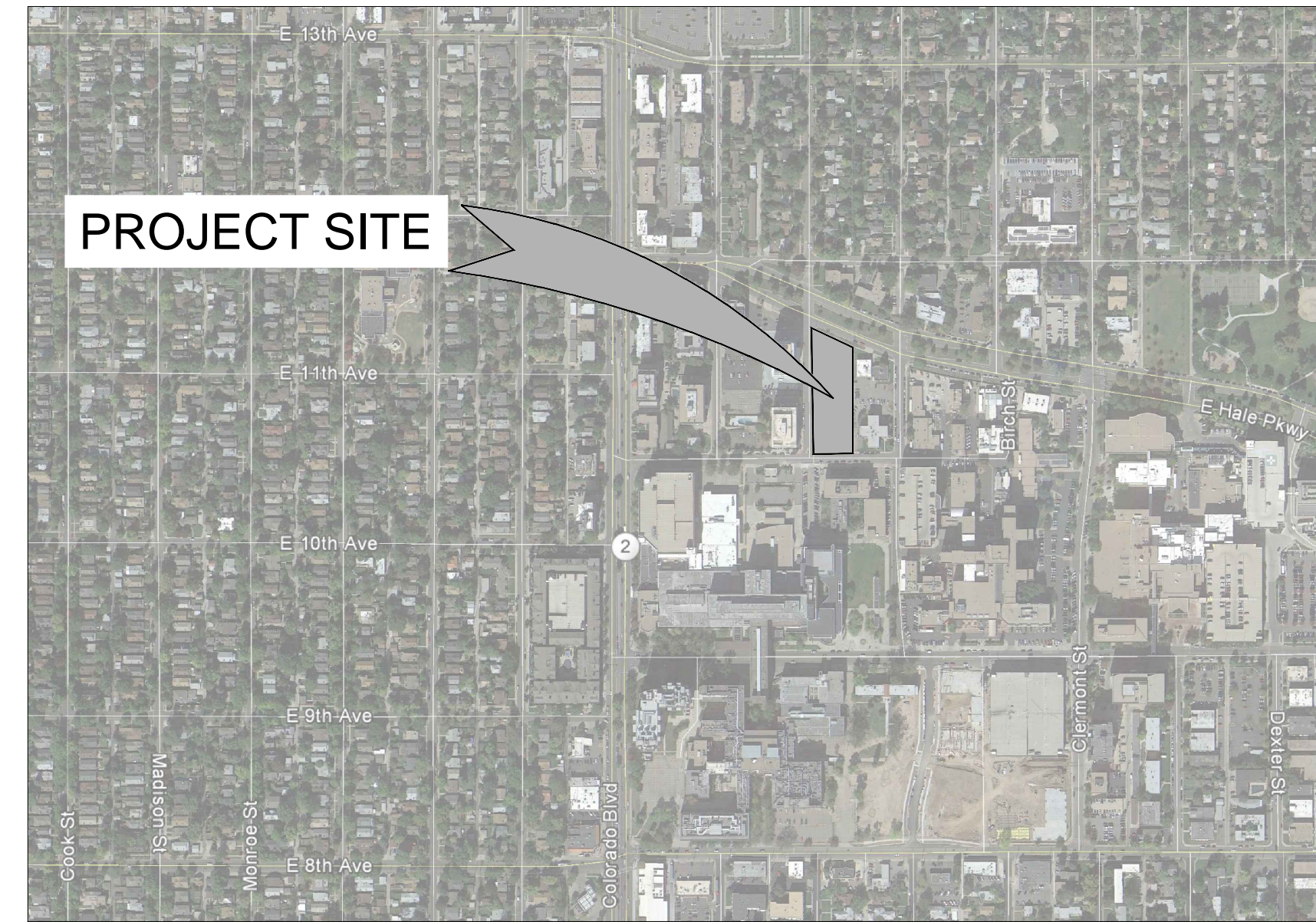
PARCEL LOT DESCRIPTION:

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SITE STATISTICS

ZONE DISTRICT	CMP-H	
SETBACKS		
PRIMARY (11TH, ASH, HALE)	10'-0"	
SIDE INTERIOR	7'-6"	
PARKWAY SETBACK (HALE)	15'-0"	
GENERAL ZONE LOT INFORMATION	SQ. FT.	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	45,369 SF	1.04 AC
AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY	704.19 SF	.02 AC
NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)	44,664.81	1.02 AC
PRIMARY AND SIDE STREET DESIGNATIONS	PRIMARY: Ash Street, 11th Avenue, and Hale Parkway	
PROPOSED USE	DWELLING - MULTI UNIT	
NUMBER OF DWELLING UNITS	112 UNITS	
GROSS FLOOR AREA FOR RESIDENTIAL COMPLEX	101,311 SF	
BUILDING FORM USED	General	
DESIGN ELEMENTS	REQUIRED	PROVIDED
BUILDING HEIGHT, STORIES (MIN./MAX.)	200' HT. MAX	4 Stories
BUILDING HEIGHT, FEET (MIN./MAX.)	200' MAX	67'-8" (Roof Level)
BUILD-TO	REQUIRED	PROVIDED
PRIMARY STREET TOTAL BUILD-TO (MIN. % WITHIN MIN./MAX.)	N/A	N/A
SIDE STREET TOTAL BUILD-TO (MIN. % WITHIN MIN./MAX.)	N/A	N/A
OVERALL BUILDINGS OR STRUCTURE LENGTH	N/A	N/A
PARKING	REQ.(MIN./MAX.)	PROVIDED
STANDARD SPACES (.75 / UNIT)	84 SPACES	77 SPACES
COMPACT SPACES (10% OF TOTAL SPACES)	8 SPACES	9 SPACES
ACCESSIBLE SPACES	4 SPACES	6 (2 VAN) SPACES
TOTAL	84 SPACES	92 SPACES
BICYCLE PARKING (1 SPACE / 2 UNITS, 80/20)	56 (45/12) SPACES	69 (45/24) SPACES
LOADING SPACES	35 SPACES	ON STREET LOADING



N
1" = 500'

GENERAL NOTES:

- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT INDICATED OTHERWISE ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE DESCRIBED.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES FOR THE PROVISION OF EMERGENCY SERVICES.
- PRIVATE ROADWAYS AND DRIVES SHALL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE DENVER FIRE DEPARTMENT.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY AND COUNTY OF DENVER.
- PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- THE SITE SHALL BE LANDSCAPED PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. AT ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 DAYS OF THE START OF THE GROWING SEASON.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES AND SHRUBS PLANTED IN SOD/GRASS AREAS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUT-OFF INSTALLED.
- BICYCLE PARKING RACKS WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS. A SEPARATE PERMIT IS REQUIRED FOR BICYCLE PARKING IN THE ROW.

APPLICANT'S SIGNATURE:

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE DENVER ZONING CODE OF THE CITY AND COUNTY OF DENVER. THE FOLLOWING SIGNATURE CONSTITUTES ALL OWNERS OF AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THE OWNERSHIP BOUNDARY.

APPLICANT/OWNER REPRESENTATIVE:
MILE HIGH DEVELOPMENT

BY _____ DATE _____
GEORGE L. THORN, PRESIDENT

STATE OF COLORADO) JSS.
CITY AND COUNTY OF DENVER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD 20____ BY GEORGE L. THORN

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

SURVEY CERTIFICATE:

I, DEREK BROWN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR 11TH AND ASH STREET DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.

DEREK BROWN, PLS #38064

CLERK & RECORDER'S CERTIFICATION:

STATE OF COLORADO,) JSS.

CITY AND COUNTY OF DENVER)

I HEREBY, CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____ O'CLOCK __ M., _____, 2013 AND DULY RECORDED

UNDER RECEPTION # _____.

Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver

BY: _____ Deputy

FEE: _____

APPROVALS:

APPROVED BY: _____ DATE: _____
For the Zoning Administrator

APPROVED BY: _____ DATE: _____
For the Manager of Community Planning and Development

SHEET INDEX:

SHEET 01 OF 14	COVER SHEET
SHEET 02 OF 14	SURVEY
SHEET 03 OF 14	SURVEY
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SHEET 06 OF 14	GRADING PLAN
SHEET 07 OF 14	UTILITY PLAN
SHEET 08 OF 14	LANDSCAPE PLAN - STREETScape
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SHEET 11 OF 14	ELEVATIONS - EAST AND SOUTH
SHEET 12 OF 14	PHOTOMETRICS PLAN - STREETScape
SHEET 13 OF 14	LIGHTING FIXTURE CUT-SHEETS
SHEET 14 OF 14	DETAILS



APPLICANT
GEORGE THORN
MILE HIGH DEVELOPMENT
2008 S COLORADO BLVD SUITE 200
DENVER, CO 80202
PHONE: 303-733-8200

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-8025

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-8025

CIVIL ENGINEER
JANSEN STEVENSON CONSULTING
ENGINEERS, INC.
401 WEST 12TH AVENUE
DENVER, CO 80202
PHONE: 303-851-1553

ELECTRICAL ENGINEER
MEP ENGINEERING, INC.
6405 S. TROY CIRCLE 4
SUITE 100
CENTENNIAL, CO 80111
PHONE: 303-556-1633

ENGINEER
ARTEC CONSULTANTS, INC.
303 S. WENDELL AVENUE
SUITE 1
LITTLETON, COLORADO 80120
PHONE: 303-713-1888

**DEVELOPMENT
PLAN**

**11th and Ash
Residential
Development**

DATE	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION	REVISION
07/08/2015									

PROJECT NO.
14533.00

DATE
07/08/2015

SHEET NUMBER:
1

1
of 14

COVER SHEET

11th and Ash Residential Development DEVELOPMENT PLAN

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LOCATED AT ASH STREET AND 11th AVENUE



VICINITY MAP
SCALE: 1"=500'

LEGAL DESCRIPTION

(LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABD70432333-2)

LOTS 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO. 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941, IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 1.042 ACRES (45,369 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, ASSUMED TO BEAR NORTH 89°34'42" EAST, A DISTANCE OF 1214.36 FEET BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

FLOOD ZONE

FLOODPLAIN: BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 0800460202G, PANEL 202 OF 300, DATED NOVEMBER 17, 2005. THE SUBJECT PROPERTY LIES WITHIN "ZONE X", BEING DEFINED AS "OTHER AREAS ... DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

GENERAL NOTES

- THE 20' RANGE LINE IN BELLAIRE STREET WAS ESTABLISHED FROM (7) FOUND 14.75' OFFSET CHISELED CROSSES ON THE TOP OF CURB ON EITHER SIDE OF BELLAIRE STREET BETWEEN 12TH AVE. AND 14TH AVE., AND FROM (2) 10' OFFSET CHISELED CROSSES ON THE CONCRETE SIDEWALK ON THE WEST SIDE OF BELLAIRE STREET BETWEEN 11TH AVE. AND HALE PARKWAY.
- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON APRIL 15, 2015.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES, PIPE SIZES OR BURIED LINES OF ANY TYPE. LOCATIONS DEPICTED HEREIN ARE DERIVED FROM OBSERVED SURFACE EVIDENCE AND UTILITY LOCATE MARKINGS BY DIVERSIFIED UNDERGROUND INC., PRIOR TO FIELD SURVEY.
- THE SURVEYED PARCEL CONTAINS A TOTAL OF 1.042 ACRES OR 45,369 SQUARE FEET, MORE OR LESS.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS RECORDED IN THE CITY AND COUNTY OF DENVER, COLORADO, CLERK AND RECORDER'S OFFICE.
- THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- AZTEC CONSULTANTS, INC. HAS RELIED UPON TITLE COMMITMENT ORDER NUMBER ABD70432333-2 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE JANUARY 12, 2015 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THESE PREMISES. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.

SURVEYOR'S STATEMENT

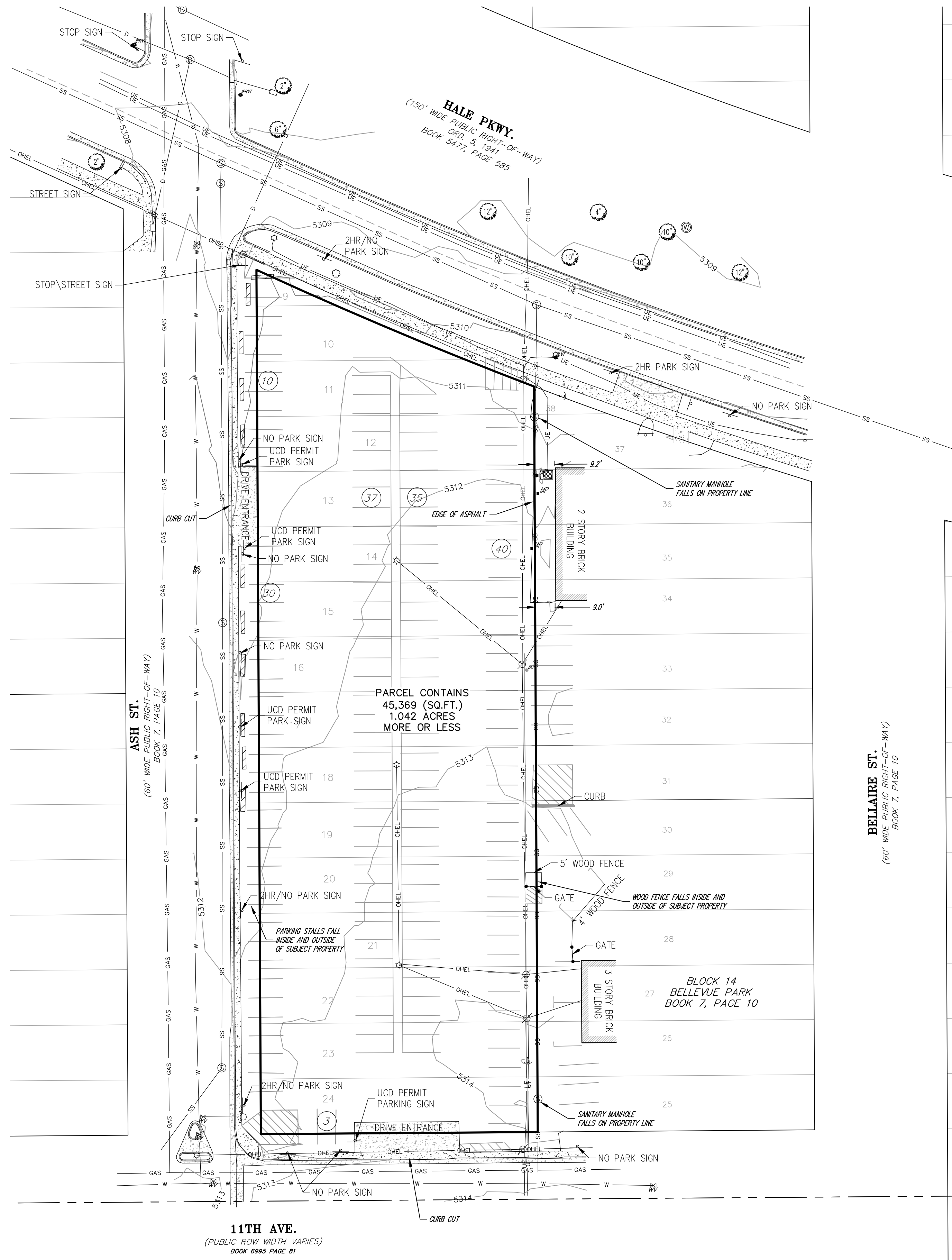
I, DEREK S. BROWN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT FOR CONTINUUM PARTNERS, LLC, WAS PREPARED UNDER MY DIRECT SUPERVISION AND THE ACCOMPANYING PLAN ACCURATELY AND PROPERLY SHOWS SAID SURVEY.



DEREK S. BROWN, PLS NO. 38064
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

STATUTE OF LIMITATIONS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

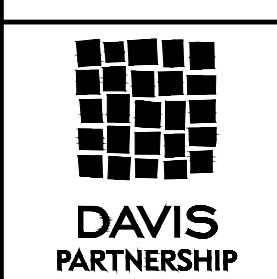
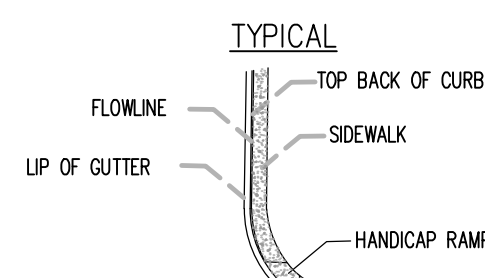


11TH AVE.
(PUBLIC ROW WIDTH VARIES)
BOOK 6995 PAGE 81

SEE NEXT SHEET FOR SURVEY CONTROL

TOPOGRAPHIC LEGEND

⊙	SANITARY MANHOLE
SS	SANITARY UNDERGROUND
—	STORM INLET
⊙	STORM MANHOLE
—	STORM REINFORCED CONCRETE PIPE
—	WATER FIRE HYDRANT
—	WATER LINE UNDERGROUND
—	WATER VALVE
—	ELECTRIC POLE
—	ELECTRIC TRANSFORMER
—	ELECTRIC UNDERGROUND
—	ELECTRIC OVERHEAD
—	GUY WIRE
—	LIGHT POLE
—	ELECTRIC VAULT
—	TELEPHONE LINE UNDERGROUND
—	GAS LINE UNDERGROUND
—	IRRIGATION VAULT
—	WELL
—	EX CONT-MJR
—	EX CONT-MNR
—	LANDSCAPE EDGE
—	BUSH DECIDUOUS
—	TREE DECIDUOUS
—	FENCE POST
—	FENCE
—	GATE
—	METAL POST
—	HANDICAP RAMP
—	SIDEWALK
—	EDGE ASPHALT
—	EDGE CONCRETE
—	CURB LIP OF GUTTER
—	CURB TOP BACK
—	FLOWLINE
—	PAN FLOWLINE
—	LINEMARKING WHITE STRIPE DASHED
—	LINEMARKING WHITE STRIPE SOLID
—	BOLLARD
—	PARKING STALLS
—	SIGN
—	BARRICADE
—	BUILDING
—	WALL
—	CONCRETE
—	ASPHALT PAVEMENT
—	PARKING SPACE / HANDICAP PARKING



APPLICANT
CONTINUUM PARTNERS
1126 ASH STREET, SUITE 100
DENVER, CO 80202
PHONE: 303-733-8800

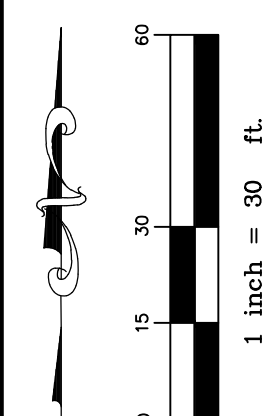
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2301 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-961-8000

LANDSCAPE ARCHITECT
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CIVIL ENGINEER
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REGISTERED
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3015 S. MELBA AVENUE
SUITE 1
LITTLETON, COLORADO 80122
PHONE: 303-713-1988



DEVELOPMENT PLAN

11th and Ash Residential Development

DRWN	CHOD	APPROV	
REMARKS	FIRST SUBMITTAL		
	SECOND SUBMITTAL		
DATE	REVISIONS	BY	DATE

PROJECT NO. 14533.00
DATE 07/08/2015

SHEET NUMBER: 2 of 14

SURVEY TOPOGRAPHIC SHEET

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MONUMENT SYMBOL LEGEND

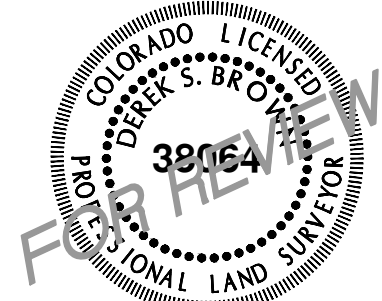
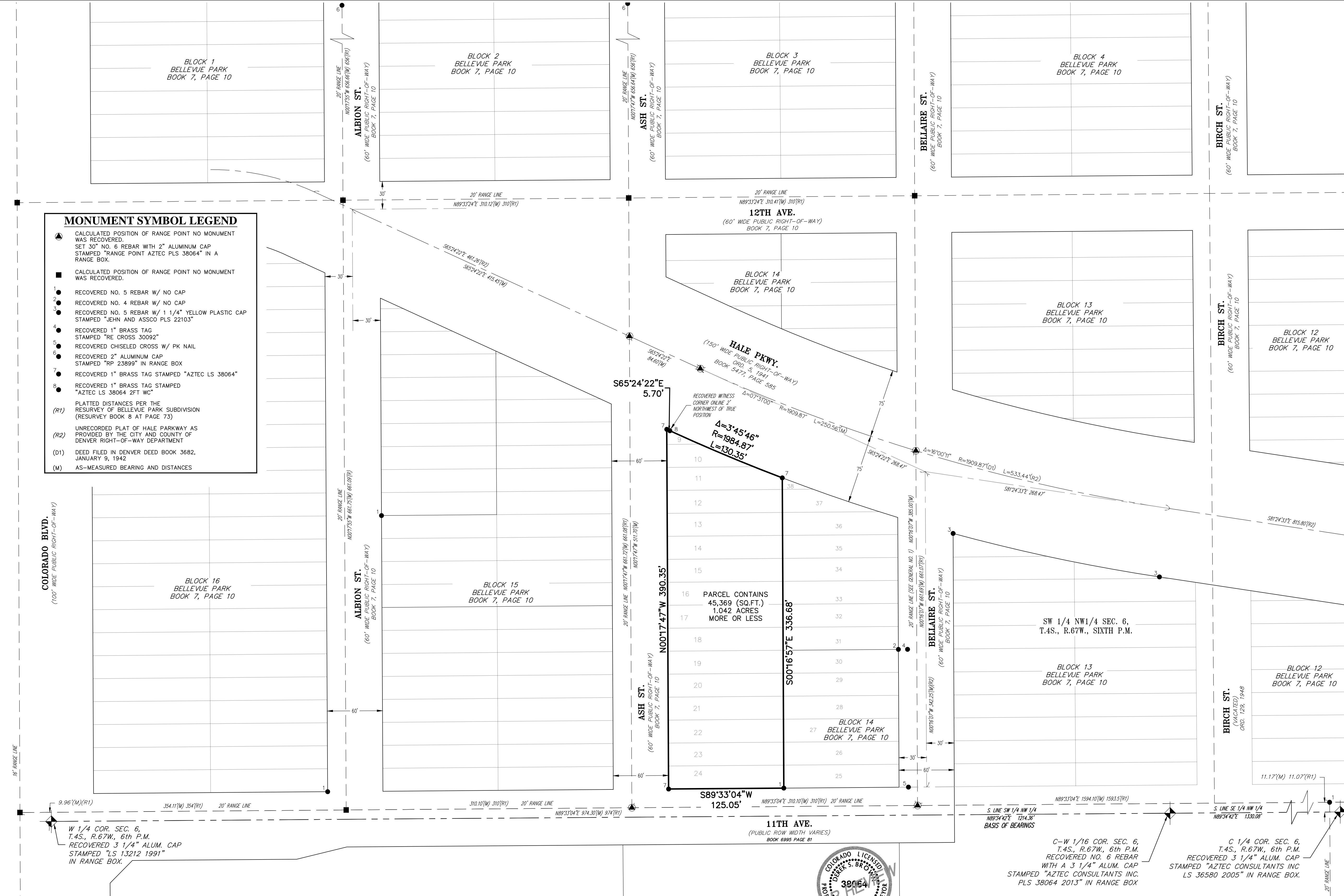
- ▲ CALCULATED POSITION OF RANGE POINT NO MONUMENT WAS RECOVERED.
- CALCULATED POSITION OF RANGE POINT NO MONUMENT WAS RECOVERED.
- RECOVERED NO. 5 REBAR W/ NO CAP
- RECOVERED NO. 4 REBAR W/ NO CAP
- RECOVERED NO. 5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP STAMPED "JEHN AND ASSO PLS 22103"
- RECOVERED 1" BRASS TAG STAMPED "RE CROSS 30092"
- RECOVERED CHISELED CROSS W/ PK NAIL
- RECOVERED 2" ALUMINUM CAP STAMPED "RP 23899" IN RANGE BOX
- RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064"
- RECOVERED 1" BRASS TAG STAMPED "AZTEC LS 38064 2FT WC"

(R1) PLATTED DISTANCES PER THE RESURVEY OF BELLEVUE PARK SUBDIVISION (RESURVEY BOOK 8 AT PAGE 73)

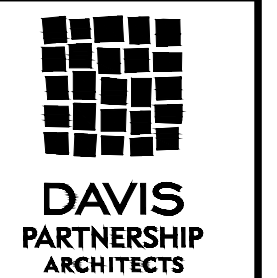
(R2) UNRECORDED PLAT OF HALE PARKWAY AS PROVIDED BY THE CITY AND COUNTY OF DENVER RIGHT-OF-WAY DEPARTMENT

(D1) DEED FILED IN DENVER DEED BOOK 3682, JANUARY 9, 1942

(M) AS-MEASURED BEARING AND DISTANCES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



APPLICANT
MUE HIGH DEVELOPMENT
2005 S COLORADO BLVD SUITE 200
DENVER, CO 80202
PHONE: 303-739-8500

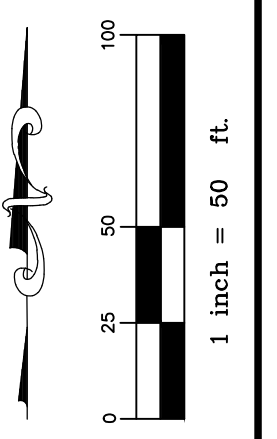
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-8000

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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CIVIL ENGINEER
JANSEN STRAIN CONSULTING
ENGINEERS, INC.
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
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ELECTRICAL ENGINEER
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6402 E. TROY CIRCLE
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REGISTERED
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3015 S. SHENNA AVENUE
SUITE 1
LITTLETON, COLORADO 80120
PHONE: 303-713-1988



DEVELOPMENT PLAN

11th and Ash Residential Development

DATE	REVISIONS	BY	CHKD	APPROV
07/08/2015	PRELIMINARY			
	SECOND SUBMITTAL			

PROJECT NO. 14533.00

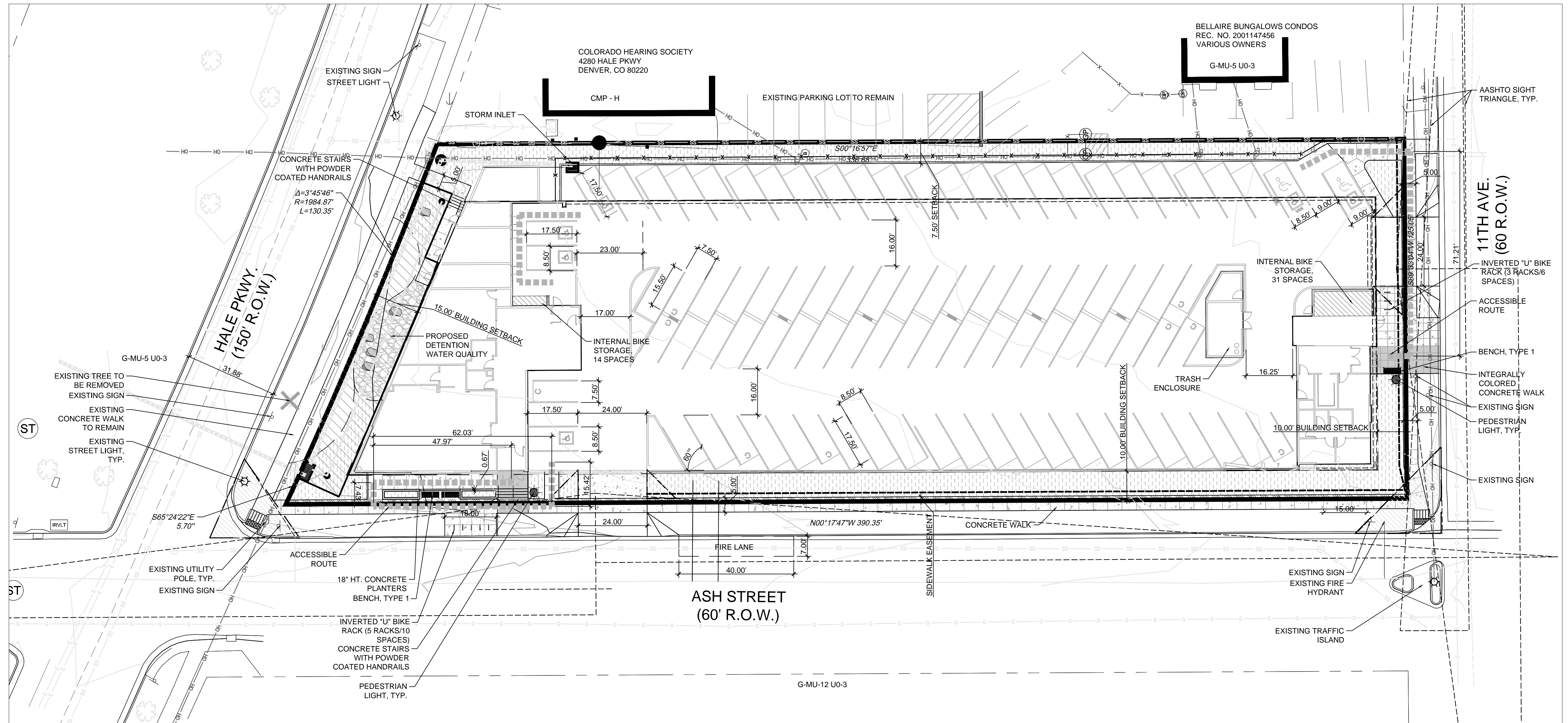
DATE 07/08/2015

SHEET NUMBER 3 of 14

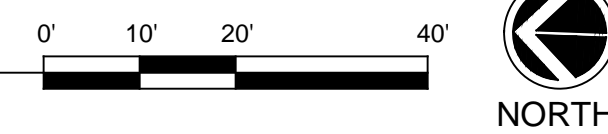
SURVEY CONTROL SHEET

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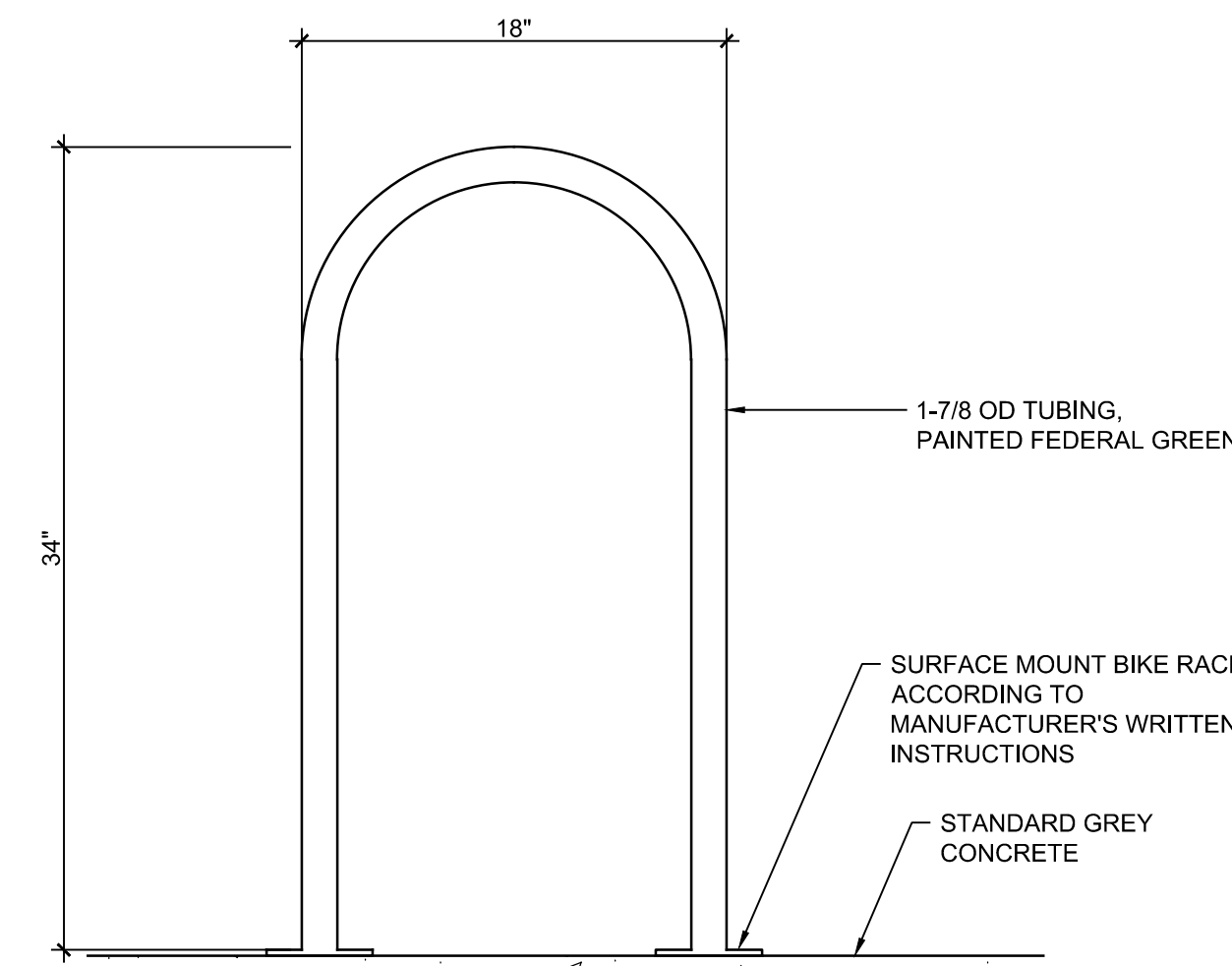


SITE PLAN
SCALE: 1" = 20' - 0"



GENERAL NOTES

- ALL COVERED PARKING ENTRANCES AND EXITS, VAN ACCESSIBLE STALLS, ACCESS AISLES, AND ACCESS ROUTES WILL MAINTAIN A MINIMUM 84" CLEARANCE PER IBC 1106.5 EXCEPTION.
- ALL DAMAGED SIDEWALK, CURB AND GUTTER IN THE RIGHT OF WAY THAT IS DAMAGED WILL BE REPAIRED OR REPLACED AT THE DISCRETION OF THE ROW INSPECTOR.



INVERTED "U" BIKE RACK
SCALE: 1-1/2" = 1' - 0"

LEGEND

- ACCESSIBLE ROUTE
- ZONE LOT LINE
- PA PLANTING AREA
- TRASH RECEPTACLE
- STREETLIGHT
- BENCH
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- ▽ BUILDING ENTRY
- ▽ EGRESS ONLY
- △ 30' CORNER TRIANGLE
- △ DRIP IRRIGATED PLANTING AREA
- △ 10' PEDESTRIAN TRIANGLE
- INORGANIC MULCH TYPE 1

SITE PLAN - STREETSCAPE



DAVIS PARTNERSHIP ARCHITECTS

APPLICANT: GEORGE THORN, MILE HIGH DEVELOPMENT, 2005 COLORADO BLVD SUITE 200, DENVER, CO 80202, PHONE: 303-739-8200

ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS, 2301 BLAKE STREET, SUITE 100, DENVER, COLORADO 80205, PHONE: 303-861-8055

LANDSCAPE ARCHITECT: DAVIS PARTNERSHIP ARCHITECTS, 2301 BLAKE STREET, SUITE 100, DENVER, COLORADO 80205, PHONE: 303-861-8055

CIVIL ENGINEER: JENSEN STRUBIN CONSULTING ENGINEERS, INC., 300 S. WENDELL AVENUE, DENVER, CO 80203, PHONE: 303-591-1333

ELECTRICAL ENGINEER: MEP ENGINEERING, INC., 640 S. TROY CIRCLE, CENTENNIAL, CO 80111, PHONE: 303-596-1633

SURVEYOR: AZTEC CONSULTANTS, INC., 300 S. WENDELL AVENUE, SUITE 1, LITTLETON, COLORADO 80120, PHONE: 303-713-1888

DEVELOPMENT PLAN

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DATE	REV	REMARKS
07/08/2015	1	FIRST SUBMITTAL
07/08/2015	2	SECOND SUBMITTAL

PROJECT NO. 14533.00

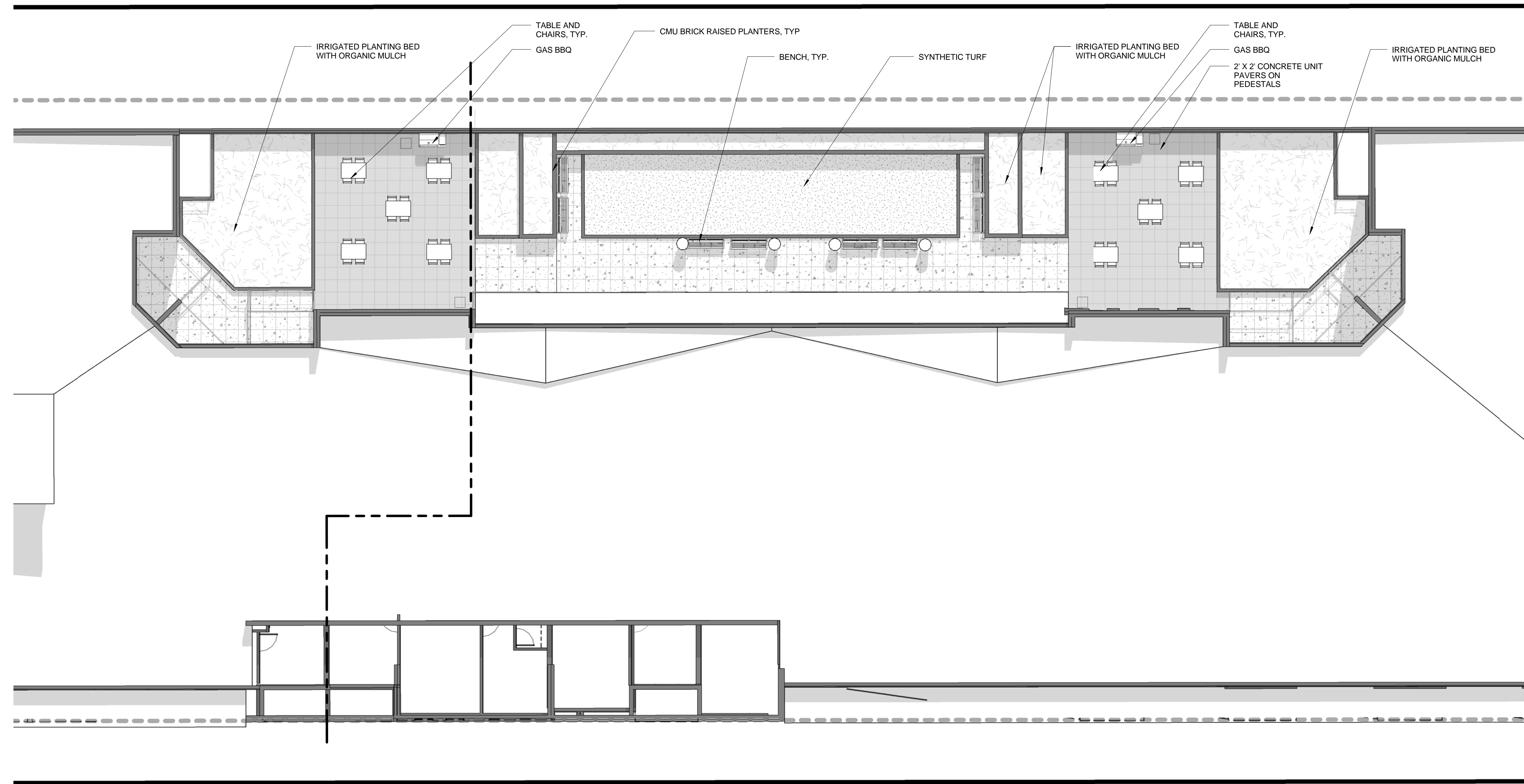
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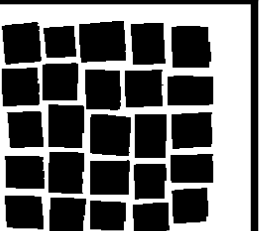
4 of 14

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EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT ASH STREET AND 11th AVENUE



① SITE PLAN - COMMUNITY DECK - LEVEL 2
1" = 10'-0"



**DAVIS
PARTNERSHIP
ARCHITECTS**

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SUBSIDOR:
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PHONE: 303.733.1988

DEVELOPMENT
PLAN

11th and Ash Residential
Development

DATE	REV	REMARKS	DRAWN	CHKD	APPROV

PROJECT NO:
14533.00

DATE:
07/08/2015

SHEET NUMBER:

5
5 of 15

SITE PLAN - ROOF DECK

11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT ASH STREET AND 11th AVENUE



ARCHITECT
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PHONE: 303-461-4000

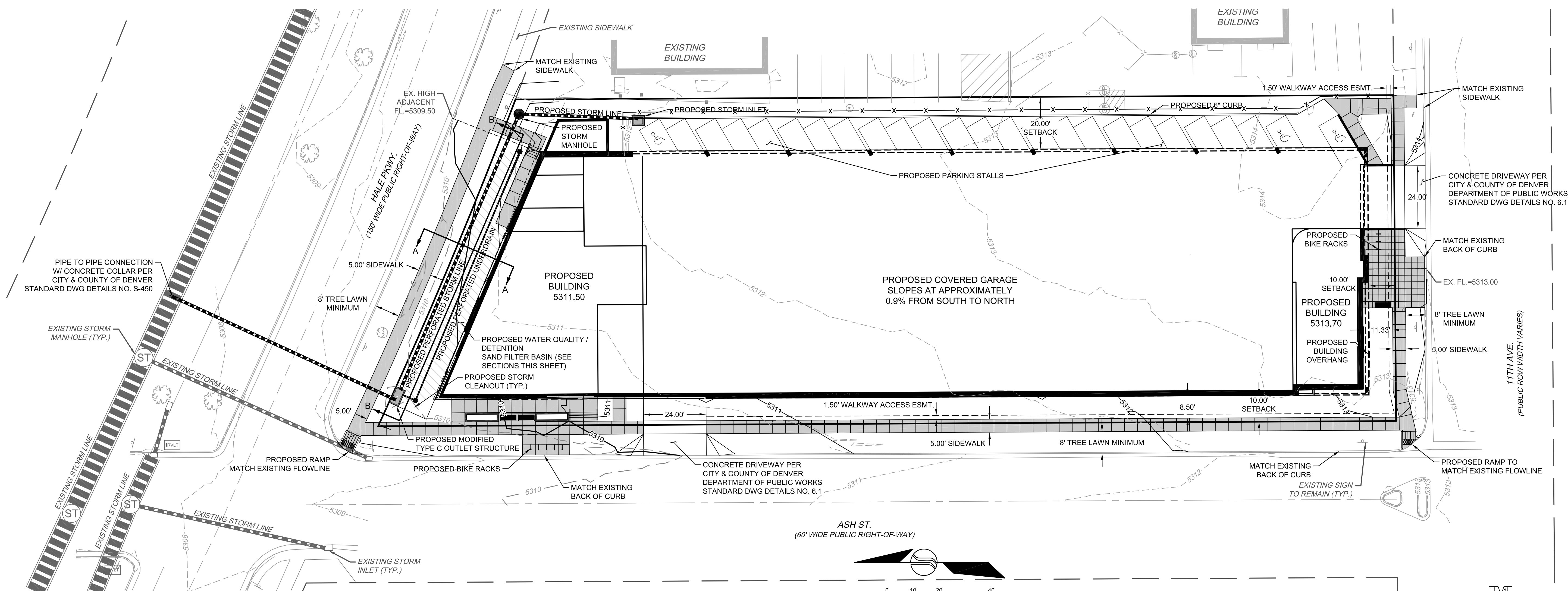
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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DENVER, COLORADO 80202
PHONE: 303-461-4000

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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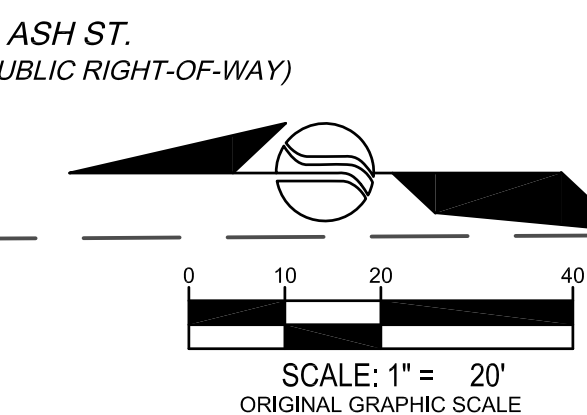
CIVIL ENGINEER
JANSEN STRAWN CONSULTING
ENGINEERS, INC.
1400 S. YORK STREET, SUITE 100
DENVER, CO 80202
PHONE: 303-733-1233

ELECTRICAL ENGINEER
MEP ENGINEERS INC.
440 S. YORK STREET, SUITE 100
CENTENNIAL, CO 80111
PHONE: 303-436-1633

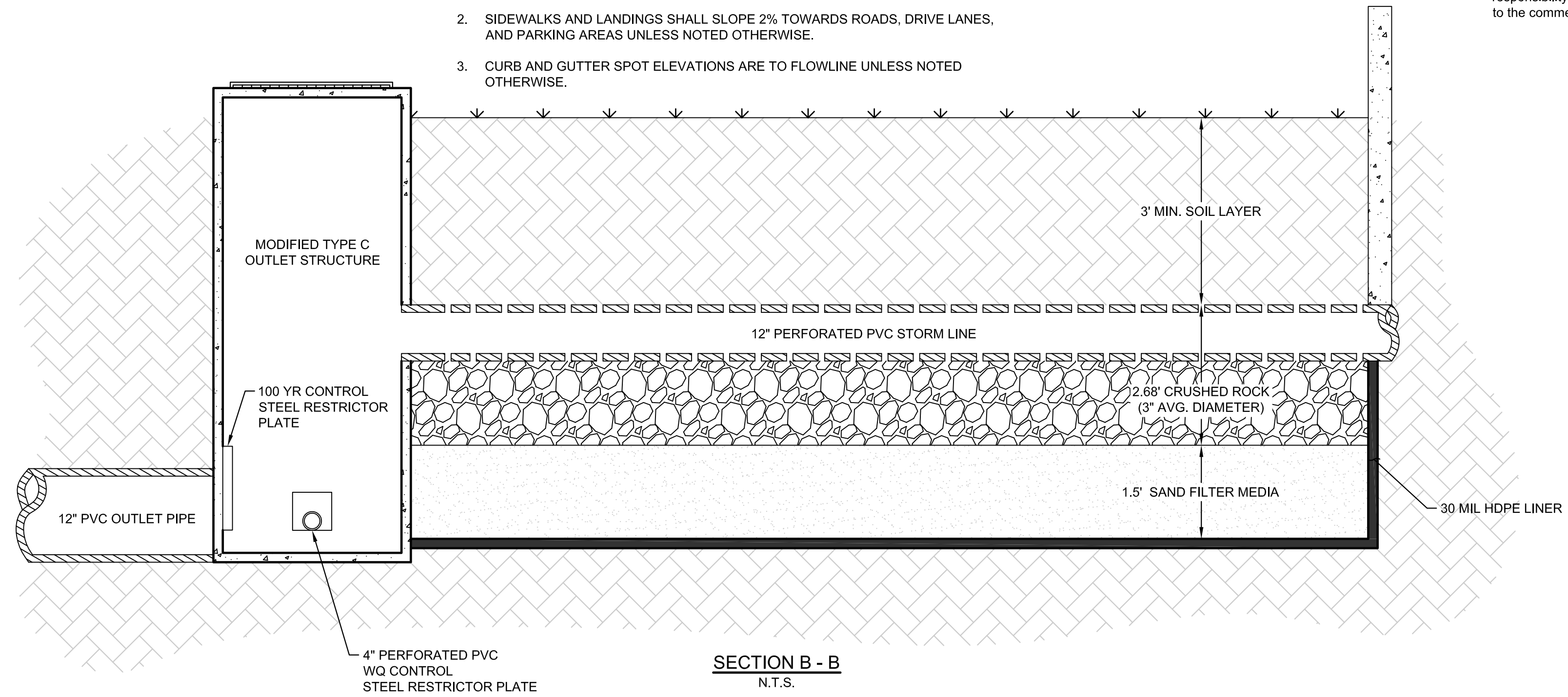
REGISTERED PROFESSIONAL
ADDER CONSULTANTS, INC.
301 E. WENDELL AVENUE
LITTLETON, COLORADO 80120
PHONE: 303-733-1888



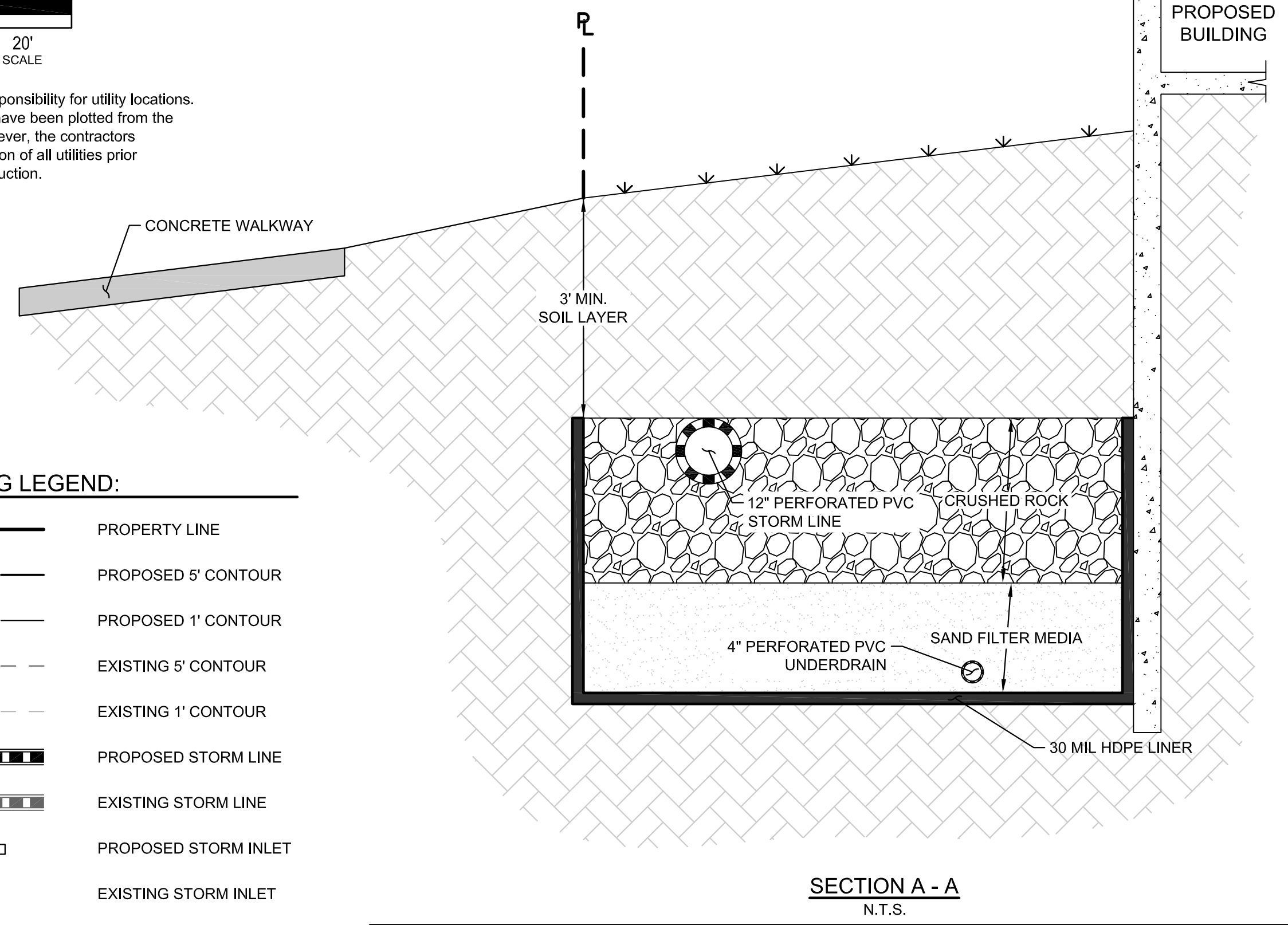
- NOTES**
1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
 2. SIDEWALKS AND LANDINGS SHALL SLOPE 2% TOWARDS ROADS, DRIVE LANES, AND PARKING AREAS UNLESS NOTED OTHERWISE.
 3. CURB AND GUTTER SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.



JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



- GRADING LEGEND:**
- 5820 — PROPOSED 5' CONTOUR
 - 5821 — PROPOSED 1' CONTOUR
 - - 5820 - - EXISTING 5' CONTOUR
 - - 5821 - - EXISTING 1' CONTOUR
 - ▬▬▬▬▬▬ PROPOSED STORM LINE
 - ▬▬▬▬▬▬ EXISTING STORM LINE
 - ▬▬▬▬▬▬ PROPOSED STORM INLET
 - ▬▬▬▬▬▬ EXISTING STORM INLET



SECTION A - A
N.T.S.

GRADING PLAN

DEVELOPMENT PLAN

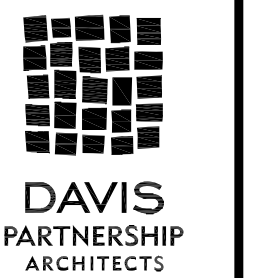
1126 Ash Street

DATE	REVISIONS	BY	CHKD	APPROV

PROJECT NO. 14533.00
DATE: 07/08/2015
SHEET NUMBER: 6

11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT ASH STREET AND 11th AVENUE



ARCHITECT
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REGISTERED
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3015 HENRI AVENUE
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PHONE: 303-751-5888

DEVELOPMENT PLAN

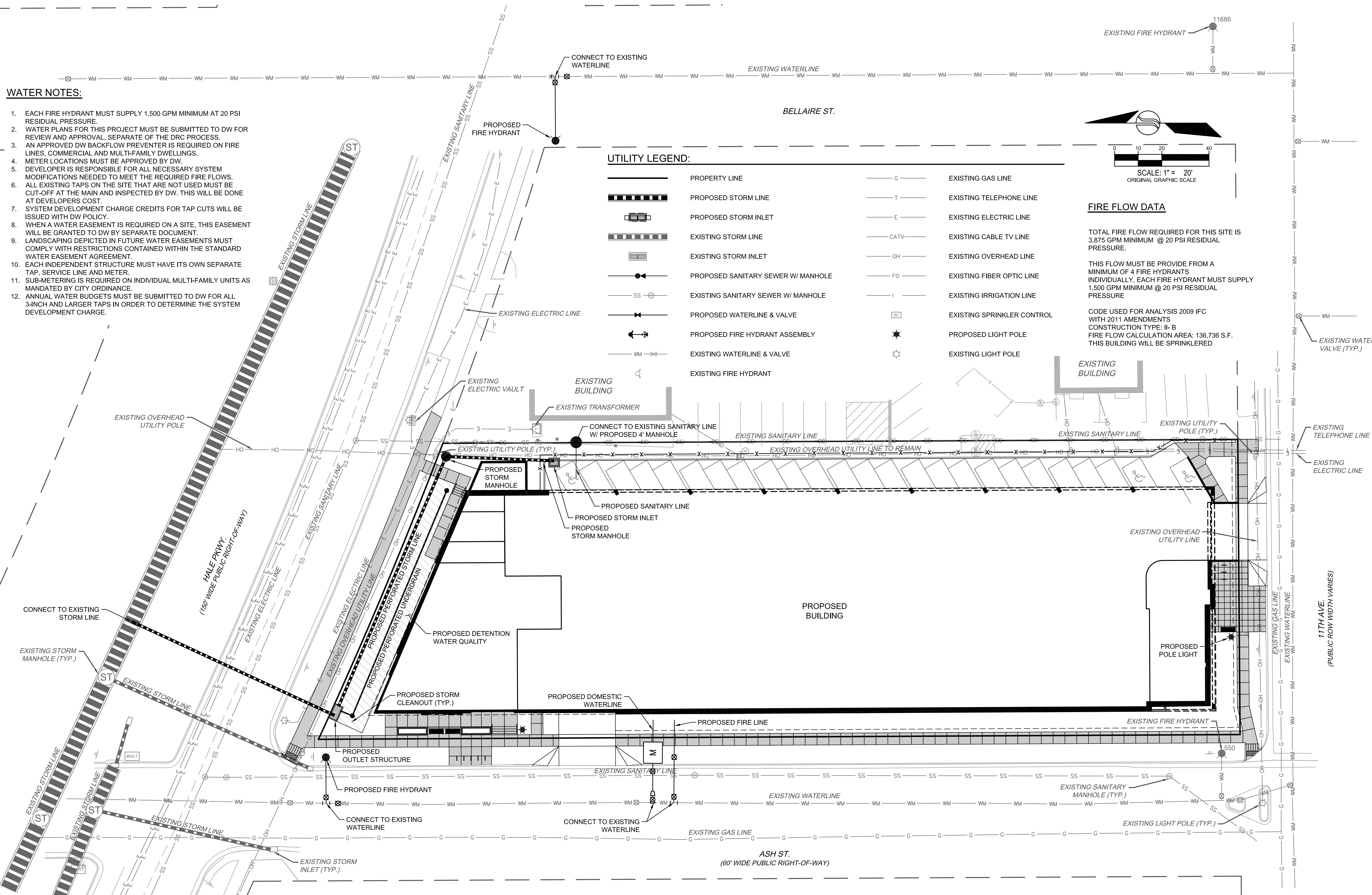
1126 Ash Street

DATE	REVISION	BY	DESCRIPTION

PROJECT NO. 14533.00
DATE: 07/08/2015
SHEET NUMBER: 7 of 14

UTILITY PLAN
7 of 14

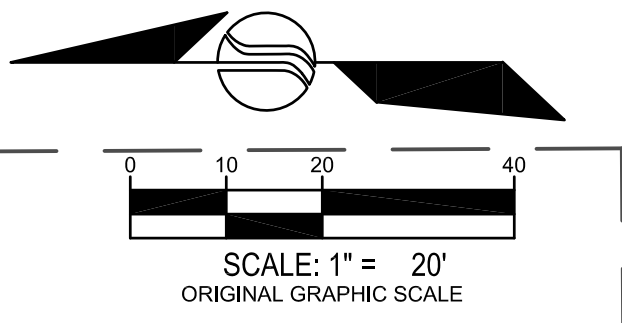
CASE NUMBER: 2015D00070 1126 Ash Street - DEVELOPMENT PLAN



- WATER NOTES:**
1. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
 2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW AND APPROVAL, SEPARATE OF THE DRC PROCESS. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED ON FIRE LINES, COMMERCIAL AND MULTI-FAMILY DWELLINGS.
 3. METER LOCATIONS MUST BE APPROVED BY DW.
 4. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
 5. 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 DEVELOPERS COST.
 6. SYSTEM DEVELOPMENT CHARGE CREDITS FOR TAP CUTS WILL BE ISSUED WITH DW POLICY.
 7. WHEN A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
 8. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
 9. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE AND METER.
 10. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
 11. ANNUAL WATER BUDGETS MUST BE SUBMITTED TO DW FOR ALL 3-INCH AND LARGER TAPS IN ORDER TO DETERMINE THE SYSTEM DEVELOPMENT CHARGE.

UTILITY LEGEND:

	PROPERTY LINE		EXISTING GAS LINE
	PROPOSED STORM LINE		EXISTING TELEPHONE LINE
	PROPOSED STORM INLET		EXISTING ELECTRIC LINE
	EXISTING STORM LINE		EXISTING CABLE TV LINE
	EXISTING STORM INLET		EXISTING OVERHEAD LINE
	PROPOSED SANITARY SEWER W/ MANHOLE		EXISTING FIBER OPTIC LINE
	EXISTING SANITARY SEWER W/ MANHOLE		EXISTING IRRIGATION LINE
	PROPOSED WATERLINE & VALVE		EXISTING SPRINKLER CONTROL
	PROPOSED FIRE HYDRANT ASSEMBLY		PROPOSED LIGHT POLE
	EXISTING WATERLINE & VALVE		EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT		



FIRE FLOW DATA

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 3,875 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

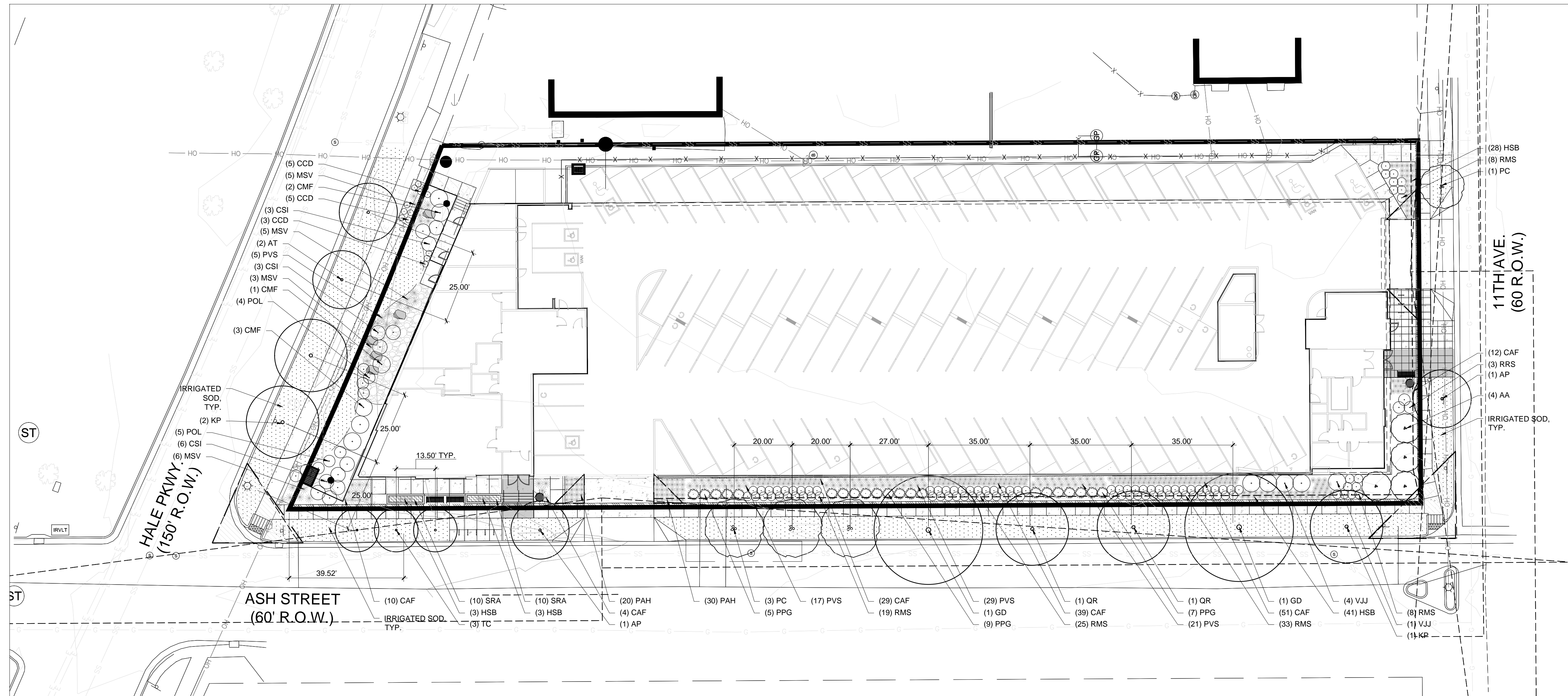
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 4 FIRE HYDRANTS INDIVIDUALLY. EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS 2009 IFC WITH 2011 AMENDMENTS
CONSTRUCTION TYPE: II-B
FIRE FLOW CALCULATION AREA: 136,736 S.F.
THIS BUILDING WILL BE SPRINKLERED

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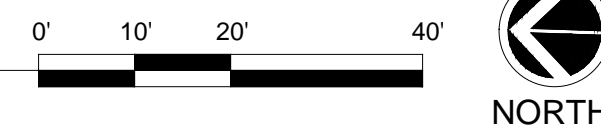
11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
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LOCATED AT ASH STREET AND 11th AVENUE

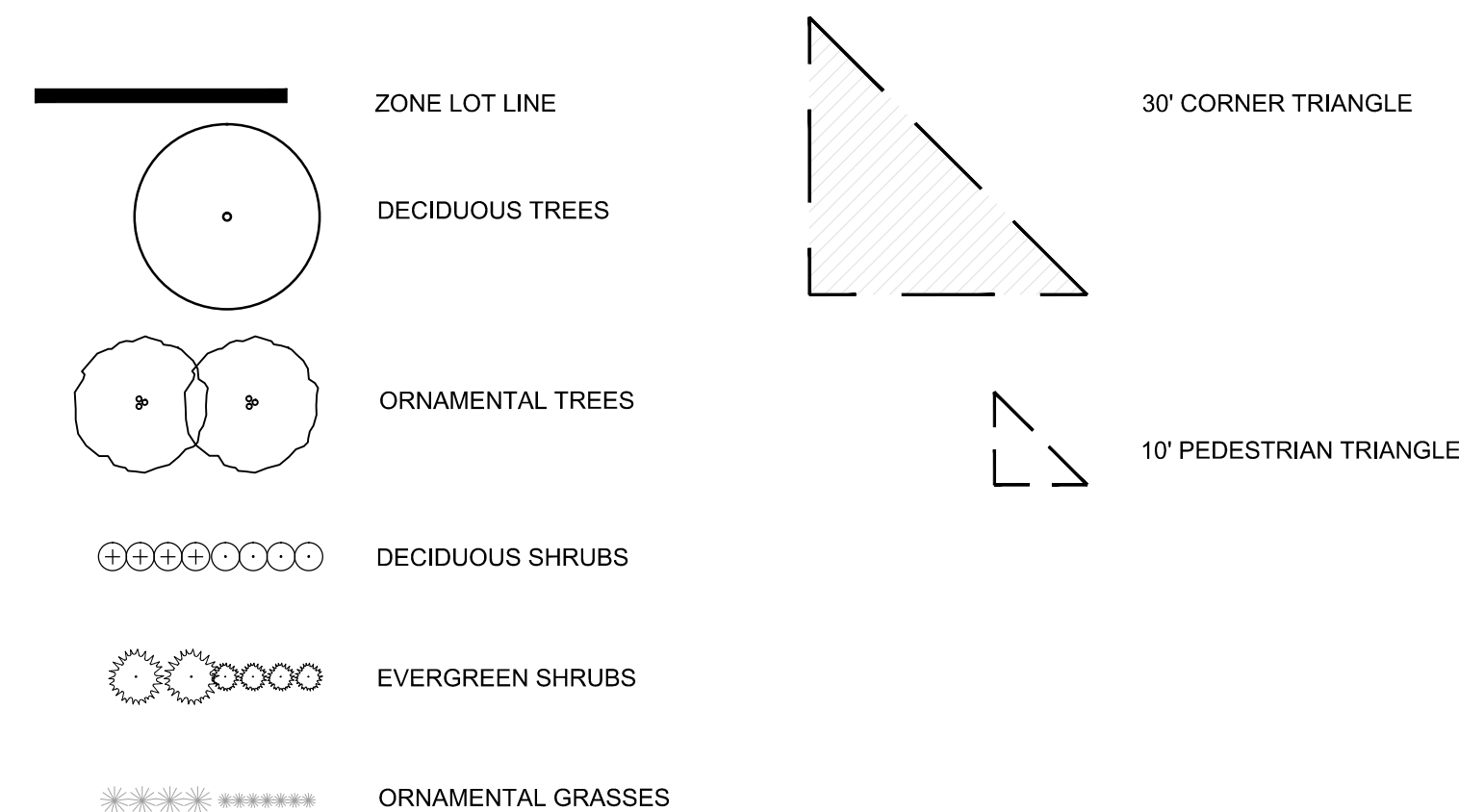


LANDSCAPE PLAN

SCALE: 1" = 20' - 0"



LEGEND



LANDSCAPE NOTES

- ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETScape DESIGN MANUAL. WITH THE EXCEPTION OF TREE PLANTING, THIS SHALL BE IN ACCORDANCE WITH CURRENT FORESTRY RULES AND REGULATIONS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- PER CITY CODE, ALL TREE REMOVALS IN DENVER LIMITS MUST BE PERFORMED BY PROPERTY OWNER OR A TREE CONTRACTOR LICENSED BY DENVER FORESTRY (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. IN ORDER TO OBTAIN TREE REMOVAL PERMIT, CONTACT FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF LICENSED CONTRACTOR OR PROPERTY OWNER PERFORMING REMOVAL. INCLUDE D-LOG NUMBER (2014D00456) 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 FORESTRY (FORESTRY@DENVERGOV.ORG) WITH NAME OF CONTRACTOR OR PROPERTY OWNER PERFORMING PLANTING. INCLUDE D-LOG NUMBER (2014D00456) WHEN REQUESTING PERMIT. PLANTING PERMITS MUST BE OBTAINED PRIOR TO INSTALLATION.
- EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT OF WAY SHALL BE PROTECTED PER FORESTRY STANDARDS & PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION PERMIT, APPROVED BY FORESTRY, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION. NO CONSTRUCTION OR STORAGE OF MATERIALS SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER.
- REQUIRED SOIL REMEDIATION WHEN REMOVING HARDSCAPE/CONCRETE/ASPHALT/PAVERS/ETC. TO PLANT TREES): SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED WHEN REMOVING HARDSCAPE TO PLANT TREES; INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT, PAVERS, BRICK
 - DEEP SOIL ANALYSIS TO 24" DEPTH REQUIRED FROM CREDITED, LOCAL SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS. (1) ANALYSIS MUST DETERMINE SOIL TEXTURE AND TYPE, PH BALANCE, SOIL SALINITY, ORGANIC MATTER (OM) PERCENTAGE, AND PLANT AVAILABLE NUTRIENTS
 - SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
- PROPOSED TREES IN THE ROW SHALL BE PRE-APPROVED (PERMITTED) BY THE CITY FORESTER'S OFFICE AND SHALL BE A MINIMUM OF 20' FROM PROPERTY CORNERS AT INTERSECTIONS, 25' FROM STREETLIGHTS AND 10' FROM EDGE OF DRIVEWAYS.
- RELOCATION OR REMOVAL OF EXISTING TREES IN ROW SHALL BE PRE-APPROVED (PERMITTED) BY THE CITY FORESTER'S OFFICE.
- ALL PROPOSED LANDSCAPING IN THE ROW SHALL BE PER THE STREETScape DESIGN MANUAL.
- TREE LAWN WITHIN BOUNDARY OF TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING ONLY PERMITTED IN AREAS OUTSIDE EX. TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

PLANTING SCHEDULE

SYM.	QTY.	Botanical Name / Common Name	Size
Deciduous Trees			
AT	2	Acer truncatum x A. platanoides 'Keithsform' / Norwegian Sunset	2.5' CAL. MIN.
AP	2	Aesculus pavia / Red Buckeye	2.5' CAL. MIN.
GD	2	Gymnocladus dioicis 'Espresso' / Espresso Kentucky Coffeetree	2.5' CAL. MIN.
KP	3	Koelreuteria paniculata / Goldenrain Tree	2.5' CAL. MIN.
QR	2	Quercus robur 'Skymaster' / Skymaster Oak	2.5' CAL. MIN.
TC	3	Tilia cordata 'Corinthian' / Corinthian Linden	2.5' CAL. MIN.
Ornamental Trees			
AA	4	Amelanchier alnifolia / Saskatoon Serviceberry	3' HT. CLUMP
PC	4	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2.5' CAL. MIN.
Deciduous Shrubs			
CCD	13	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Spirea	5 GAL.
CMF	6	Chamaebatiaria millefolium / Fernbush	5 GAL.
CSI	12	Cornus sericea 'Isanti' / Red Twig Dogwood	5 GAL.
POL	9	Physocarpus opulifolius 'Little Devil' / Little Devil Ninebark	5 GAL.
RMS	98	Rosa x 'Morden Sunrise' / Morden Sunrise Rose	5 GAL.
RRS	3	Rosa x 'Radsunny' / Sunny Knock Out Rose	5 GAL.
VJJ	5	Viburnum x juddii / Judd Viburnum	5 GAL.
Evergreen Shrubs			
PPG	21	Picea pungens 'Globoza' / Globe Spruce	5 GAL.
Ornamental Grasses			
CAF	145	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 GAL.
HSB	75	Helictotrichon sempervirens / Blue Avena Grass	1 GAL.
MSV	19	Miscanthus sinensis variegatus / Variegated Maiden Grass	1 GAL.
PVS	72	Panicum virgatum 'Shenandoah' / Red Switch Grass	1 GAL.
Vines and Perennials			
PAH	50	Pennisetum alopecuroides 'Hamel' / Dwarf Hardy Fountain Grass	1 GAL.
SRA	20	Sedum rupestre 'Angelina' / Stone Crop	1 GAL.

LANDSCAPE PLAN - STREETScape



APPLICANT
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DEVELOPMENT PLAN

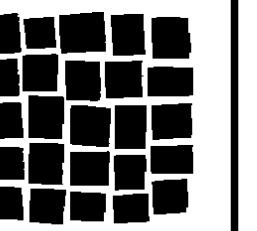
11th and Ash Residential Development

DATE	REV	REMARKS	DRAWN	CHECKED	APPROVED
07/08/2015		FIRST SUBMITTAL			
07/08/2015		SECOND SUBMITTAL			

PROJECT NO. 14533.00
DATE: 07/08/2015
SHEET NUMBER: 8 of 14

11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
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**DAVIS
PARTNERSHIP
ARCHITECTS**

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PHONE: 303.733.0500

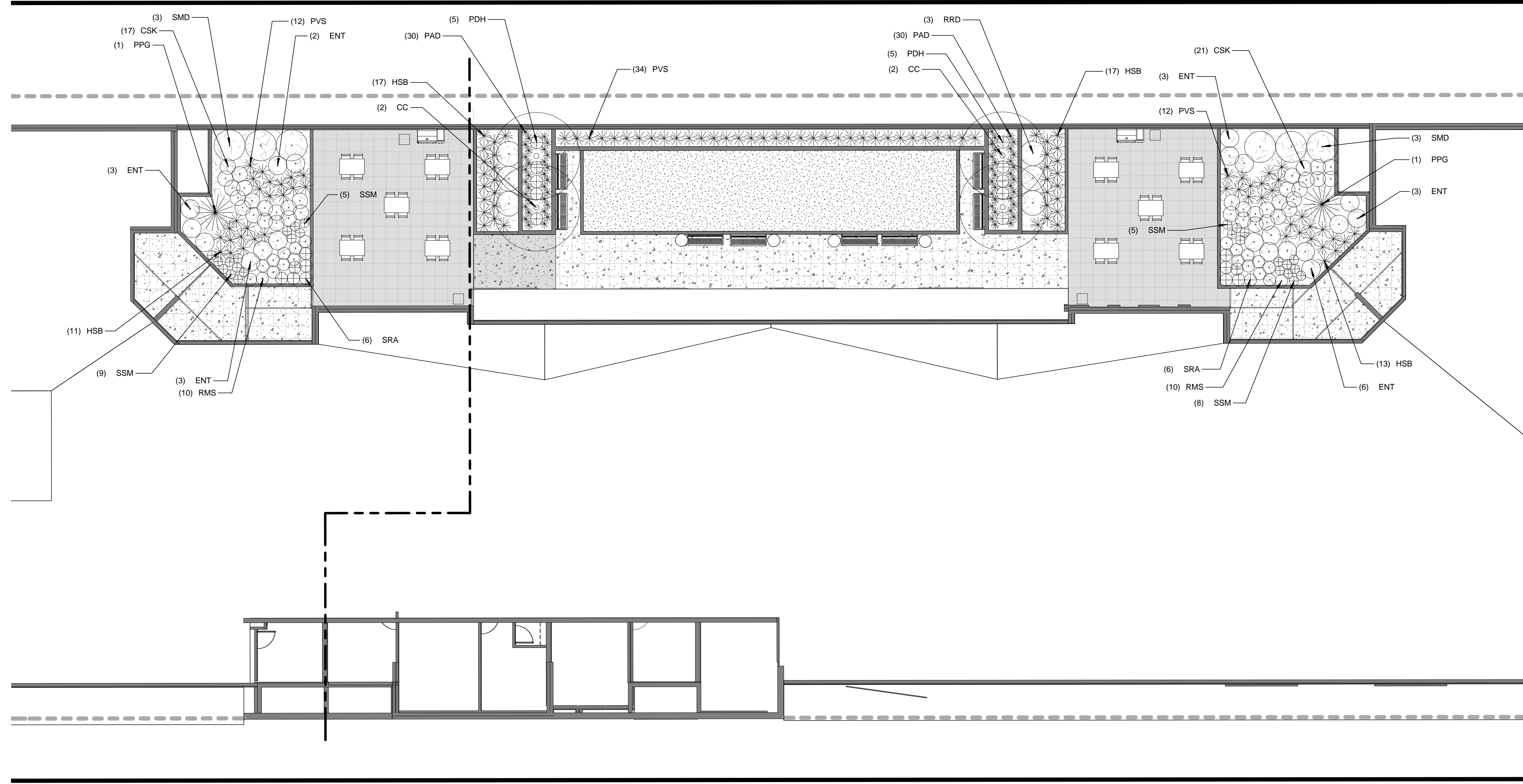
ARCHITECT:
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DENVER, CO 80202
PHONE: 303.467.8500

LANDSCAPE ARCHITECT:
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CIVIL ENGINEER:
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4th Floor
DENVER, CO 80202
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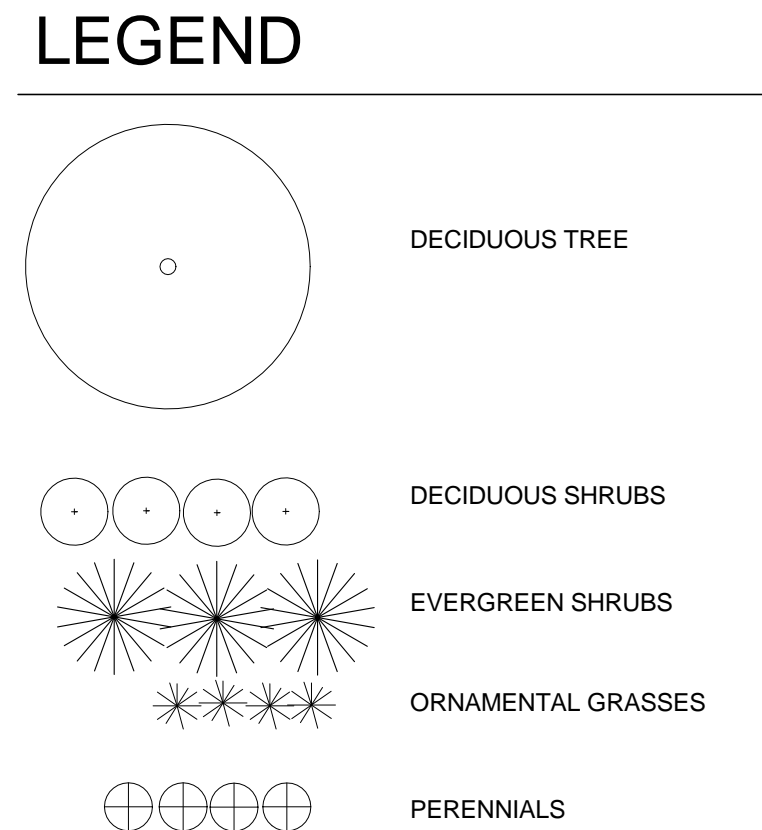
ELECTRICAL ENGINEER:
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SUBSIDOR:
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LITTLETON, COLORADO 80120
PHONE: 303.733.1988



1 LANDSCAPE PLAN - COMMUNITY DECK - LEVEL 2
1" = 10'-0"

SYM.	BOTANIC / COMMON NAME	SIZE AND SPACING	NOTES
Vines and Perennials			
PDH	Penstemon digitalis 'Husker Red' / Husker Red Penstemon	#1 2' O.C.	CONT.
Ornamental Trees			
CC	Crataegus crus-galli inermis / Thornless Cockspur Hawthorn	2.5' CAL.	B&B SPECIMEN
Deciduous Shrubs			
CSK	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red-Osier Dogwood	#5 2.5' O.C.	CONT.
ENT	Euonymus nanus 'Turkestanicus' / Dwarf Turkestan Burning Bush	#5 4.5' O.C.	CONT.
RRD	Rosa 'Radtko' / Double Knock Out Rose	#5 4.5' O.C.	CONT.
RMS	Rosa x 'Morden Sunrise' / Morden Sunrise Rose	#5 3' O.C.	CONT.
SMD	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	#5 5' O.C.	CONT.
Evergreen Shrubs			
PPG	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	#5 6' O.C.	CONT.
Ornamental Grass			
HSB	Helictotrichon sempervirens / Blue Avena	#1 2.5' O.C.	CONT.
Ornamental Grass			
PVS	Panicum virgatum 'Shenandoah' / Red Switch Grass	#1 2' O.C.	CONT.
PAD	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	#1 2' O.C.	CONT.
Ornamental Grass			
PVS	Panicum virgatum 'Shenandoah' / Red Switch Grass	#1 2' O.C.	CONT.
Vines and Perennials			
SSM	Salvia sylvestris x 'Mainacht' / May Night Salvia	#1 2' O.C.	CONT.
SRA	Sedum rupestre 'Angelina' / Angelina Sedum	#1 2' O.C.	CONT.



LANDSCAPE PLAN - ROOF DECK

DEVELOPMENT PLAN

11th and Ash Residential Development

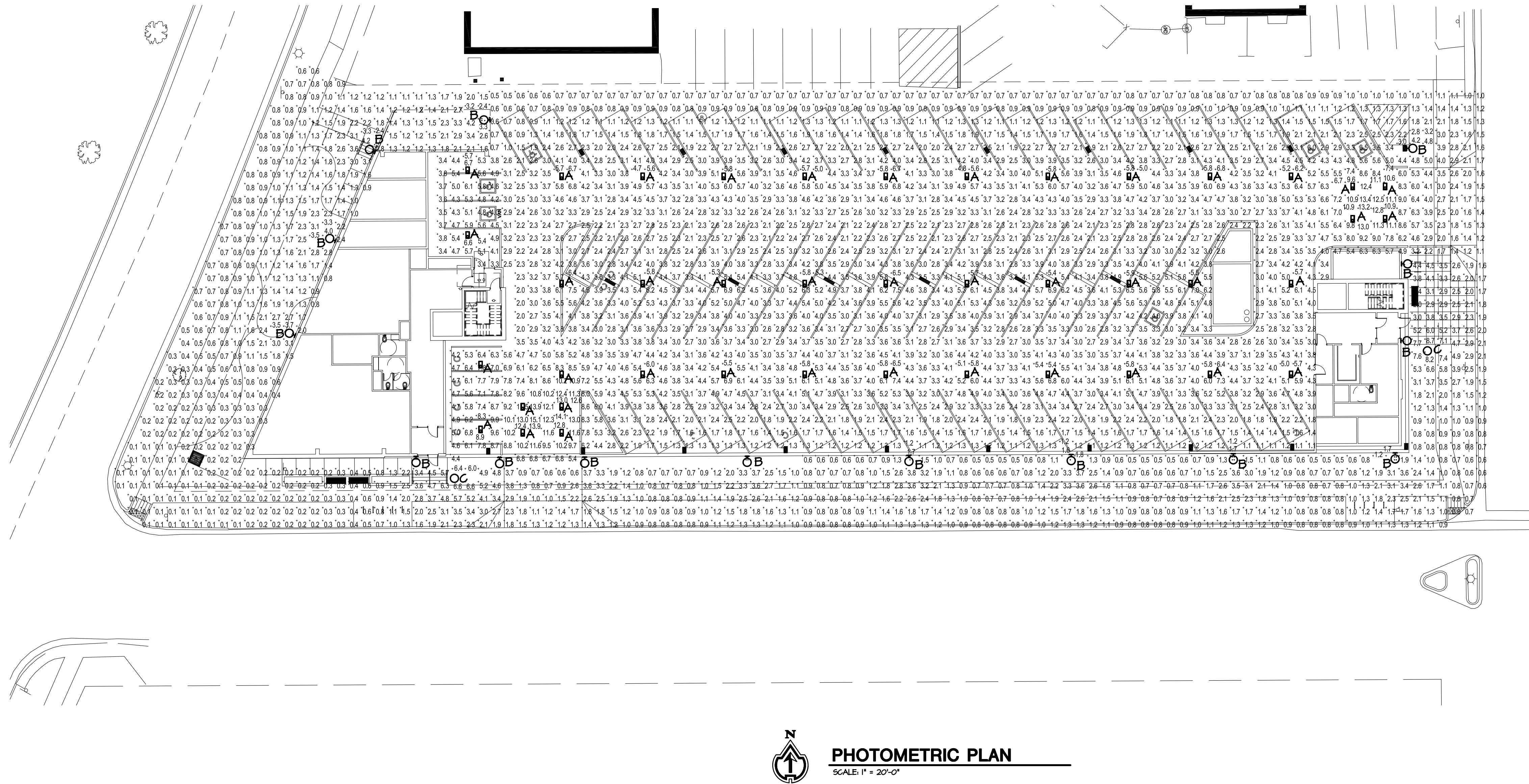
DATE	REV	REMARKS	APPROVED	DATE

PROJECT NO. 14533.00
DATE: 07/08/2015
SHEET NUMBER:

9

11th and Ash Residential Development DEVELOPMENT PLAN

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LOCATED AT ASH STREET AND 11th AVENUE



PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



ARCHITECT
GEORGE TRON
1812 HIGH DEVELOPMENT
2005 COLORADO BLVD SUITE 210
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PHONE: 303-733-8000

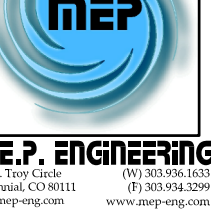
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
230 BLAKE STREET SUITE 100
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PHONE: 303-461-4000

ARCHITECT
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PHONE: 303-459-1033

ENGINEER
ADDER CONSULTANTS, INC.
3015 WENSHAW AVENUE
SUITE 1
LITTLETON, COLORADO 80120
PHONE: 303-715-1588



M.E.P. ENGINEERING
3015 WENSHAW AVENUE
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DEVELOPMENT PLAN

11th and Ash Residential Development

REV	REMARKS	DATE	BY	CHKD	APPROV

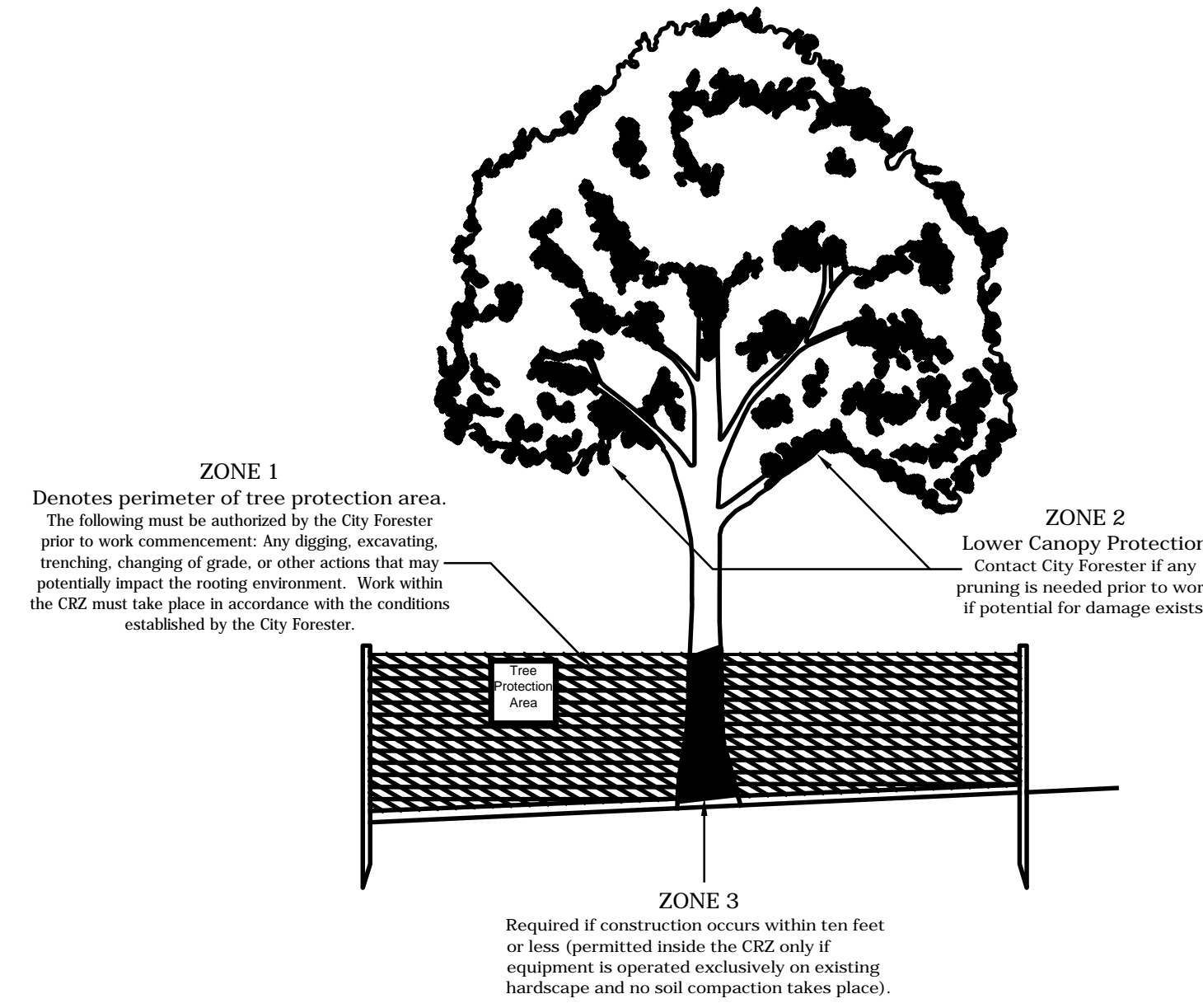
PROJECT NO.
14533.00
DATE:
07/08/2015
SHEET NUMBER:

PHOTOMETRIC PLAN
12 of 14

11th and Ash Residential Development DEVELOPMENT PLAN

LOT 9 THROUGH 24, INCLUSIVE, BLOCK 14, BELLEVUE PARK, CITY AND COUNTY OF DENVER, STATE OF COLORADO
EXCEPT THAT PART ESTABLISHED AS HALE PARKWAY, BY ORDINANCE NO 5, SERIES OF 1941, RECORDED FEBRUARY 21, 1941 IN BOOK 5477, AT PAGE 585, CITY AND COUNTY OF DENVER, STATE OF COLORADO
LOCATED AT ASH STREET AND 11th AVENUE

TREE PROTECTION AREA
The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline, furthest extent of tree canopy, or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), or whichever is greater.

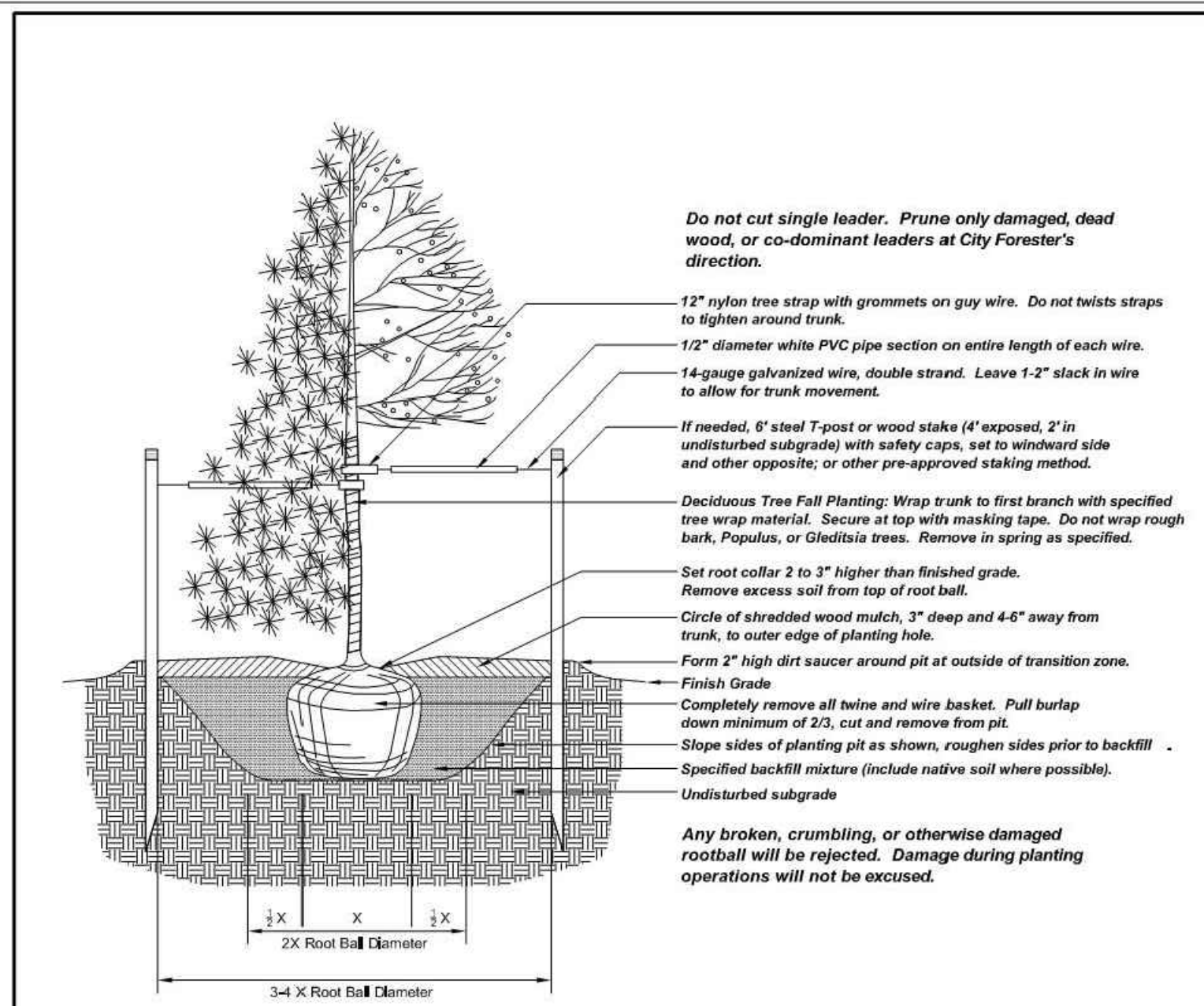


NOTES

- Denver's Tree Retention and Protection Specifications shall be followed throughout duration of project.
- Damage to protected trees is subject to penalty per City Ordinance.
- The Tree Protection Area shall not be modified or removed prior to consent of the City Forester.
- Entrance to the Tree Protection Area is not permitted without consent of the City Forester.
- Materials, debris, equipment, and site amenities shall not be stored within the Tree Protection Area.
- Zone One Tree Protection Area fencing shall be "orange safety fencing," min. 48" in height, top secured to metal T-posts with 14-gauge wire woven through top of fencing for entire length.
 - T-posts shall be placed so that wire & fence are taut.
 - Chain link fencing is also acceptable.
 - "Tree Protection Area" signs shall be maintained in the condition and as posted by City Forester's Office.

TREE PROTECTION DETAIL

SCALE: NTS



Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- An approved planting permit from the Office of the City Forester, regardless of approved plans, is required prior to planting.
- Administrative citations up to \$999 shall be issued for trees planted without an Office of the City Forester issued permit.
- Only trees from Denver Forestry's approved street tree list or trees approved by the City Forester's office shall be planted in the PRW.
- For a list of prohibited or suspended PRW trees, see Denver Forestry website or call the Forestry office.
- If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
- Trees shall be centered in tree lawns and/or planting areas.
- Trees shall not be planted in tree lawns less than five feet wide.
- Where sidewalks are not present, trees shall be located as designated by Denver Forestry.
- Planting in corner triangle formed by the first 30 (thirty) feet along the PRW line in each direction from the corner is not permitted.
- Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
- Planting within 20 (twenty) feet of stop signs is not permitted.
- Planting within 25 (twenty-five) feet of street lights is not permitted.
- Planting within five feet of water meters or pits is not permitted.
- Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by Forestry.
- Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and eight inches over remaining portions of PRW, including sidewalks.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

NO.:	REVISION:	DATE:	PREPARED BY: DENVER FORESTRY, PARKS AND RECREATION DEPARTMENT	CITY AND COUNTY OF DENVER 201 W. GOLFAX AVE. DENVER, COLORADO 80202	STANDARD TREE PLANTING DETAIL FOR SOD AREA OR TREE LAWN	NOT TO SCALE DATE: 7/8/14 DRAWING NO.:
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APPLICANT
GEORGE THORN
11th HIGH DEVELOPMENT
2008 S COLORADO BLVD SUITE 200
DENVER, CO 80202
PHONE: 303-738-8200

ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, COLORADO 80202
PHONE: 303-861-8055

LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
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CIVIL ENGINEER
JANSEN STEVENSON CONSULTING
ENGINEERS, INC.
4515 E. 7th AVE. #100
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ELECTRICAL ENGINEER
MEP ENGINEERING, INC.
646 S. TROY CIR. #1
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ENGINEER
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DEVELOPMENT PLAN

11th and Ash Residential Development

DATE	REV	REMARKS	DRWN	CHKD	APPROV
07/08/2015		FIRST SUBMITTAL			
07/08/2015		SECOND SUBMITTAL			

PROJECT NO. 14533.00

DATE: 07/08/2015

SHEET NUMBER: 14 of 14

DETAIL SHEET