1. PATCH ASPHALT PAVEMENT AS NECESSARY TO JOIN NEW GUTTERS WITH EXISTING PAVEMENT. BE REMOVED TO A NEAT VERTICAL LINE TO CREATE A CLEAN CONSTRUCTION JOINT.

2. A TACK COAT IS REQUIRED ON ADJOINING SURFACES PRIOR TO THE PLACEMENT OF

3. MONUMENT TIE OUT SHEETS SHALL BE PREPARED FOR ALL RANGE POINTS WITHIN THE PROJECT AND

4. DURING CURB AND GUTTER REMOVAL AND SHALL REPLACE DAMAGED SECTIONS AT NO

5. INCLUDED IN THE WORK.

6. DISPOSAL

7. IMPORTED SOIL

8. DISCHARGE OF FUGITIVE PARTICULATE EMISSIONS BEYOND THE PROPERTY LINE FROM WHICH THE EMISSIONS ORIGINATE. THE MEASURES TAKEN MUST BE

9. 2) DUST CONTROL

10. THE CONTRACTOR SHALL PERFORM THE REPAIRS OR REPLACEMENTS OF THE DAMAGE TO PUBLIC OR PRIVATE UTILITIES AS REQUIRED AND SHALL

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES DURING CONSTRUCTION

12. PROJECTS ARE TO BE CONSIDERED PRODUCTS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC UTILITIES DURING CONSTRUCTION.

13. ALL ITEMS TO BE REMOVED AND NOT RESET SHALL BECOME THE PROPERTY OF THE

14. THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE

15. THE CONTRACTOR PERFORMING WORK ON ANY PUBLIC OR PRIVATE STORM SEWER FACILITY OR

16. DISCOVERY AT (303) 495-8376.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PRIVATE UTILITIES AS REQUIRED AND SHALL

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES DURING CONSTRUCTION

19. ALL ITEMS TO BE REMOVED AND NOT RESET SHALL BECOME THE PROPERTY OF THE

20. PROJECTS ARE TO BE CONSIDERED PRODUCTS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC UTILITIES DURING CONSTRUCTION.

21. ALL ITEMS TO BE REMOVED AND NOT RESET SHALL BECOME THE PROPERTY OF THE

22. PROJECTS ARE TO BE CONSIDERED PRODUCTS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PUBLIC UTILITIES DURING CONSTRUCTION.
LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

ALL DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWAY LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.

PLANTING AREAS, LIGHTING, AND SITE PIECES ARE ASSUMED TO BE OWNED AND MAINTAINED BY THE ADJACENT PROPERTY AND MUST BE PROPERLY PERMITTED AT THE TIME OF SDP APPROVAL.
WYNKOOP STREET
(80' RIGHT-OF-WAY)
36TH STREET
COMMERCIAL CURB CUT
EXISTING DRIVE ENTRY
TO REMAIN
TREE PLANTER, TYP.
RAMA LIGHT POLE, TYP.
ASPHALTIC-DIPPED
CAST IRON DETECTABLE
WARNING PLATE, TYP.
SEE L1.03
SEE L1.01
STANDARD TREE
PLANTING, TYP.
L5.02
L5.03
4
MONOLINE BENCH, TYP.
L5.03
2
CUSTOM RINO
WASTE RECEPTACLE
L5.03
3
CORE BIKE RACK, TYP.
L5.03
1
LPA-03
LPA-01
PERENNIAL
PLANTING, TYP.
L5.02
2
VERT
RIDE
APARTMENTS
JIM'S GOLDEN WYNOOP LLC
3725 WYNKOOP
PARKING GARAGE
FOR REFERENCE ONLY
SYMBOLS
DESCRIPTION
PLANTING AREA
CIP CONCRETE PAVING - STANDARD BROOM FINISH
STEEL DETECTABLE WARNING PLATE
'SITE PIECES' BENCH
CIP CONCRETE STEP OUT ZONE & INTERSECTION BULB (WITH RETARDER) - STANDARD BROOM FINISH
'SITE PIECES' BIKE RACK
'SITE PIECES' TRASH AND RECYCLING BIN
LIMIT OF WORK
ASSEMBLY
LPA-01
LPA-01
LIMIT OF PROPERTY WORK
GENERAL NOTES
1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
2. ALL DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWAY LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.
3. PLANTING AREAS, LIGHTING, AND SITE PIECES ARE ASSUMED TO BE OWNED AND MAINTAINED BY THE ADJACENT PROPERTY AND MUST BE PROPERLY PERMITTED AT THE TIME OF SDP APPROVAL.

MATERIALS PLAN
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO
WYNKOOP STREET
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO

MATERIALS PLAN

L1.05
1) FOR LPA (LANDSCAPE PAVING ASSEMBLIES) REFERENCES SEE SHEETS L1.01-L1.05
2) LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

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'SITE PIECES' BENCH
'SITE PIECES' BIKE RACK
'SITE PIECES' TRASH AND RECYCLING BIN

MANTAIN CLEAR ZONE FOR STOPLIGHT ACCESS TO DEVELOP PERMITS

SCALE: 1" = 20'"

NOT FOR CONSTRUCTION

WYNKOOP STREET
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO
1) FOR LPA (LANDSCAPE PAVING ASSEMBLIES) REFERENCES SEE SHEETS L1.01-L1.05

2) LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

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2. ALL DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWAY LOCATIONS ARE SUBJECT TO FUTURE REVIEW AND APPROVAL BY THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION DEPARTMENTS AS DESIGN PROGRESSES.
SYMBOLS
DESCRIPTION
NOTES

1) FOR LPA (LANDSCAPE
PAVING ASSEMBLIES)
REFERENCES SEE SHEETS
L1.01-L1.05

2) LIGHT POLES AND TRAFFIC
SIGNAGE TO BE
COORDINATED IN FUTURE
PHASE

GENERAL NOTES
1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB
TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES
WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN
EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF
WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT
INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE
PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE
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2. ALL DRIVEWAY, CURB BULB, CROSSWALK AND ALLEYWAY
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THE PUBLIC WORKS DEVELOPMENT SERVICES AND TRANSPORTATION
DEPARTMENTS AS DESIGN PROGRESSES.

'SITE PIECES' BENCH
'SITE PIECES' BIKE RACK
'SITE PIECES' TRASH AND RECYCLING BIN

LIMIT OF WORK
LIMIT OF PROPERTY WORK
RAMA LIGHT POLE

WYNKOOP STREET
(80' RIGHT-OF-WAY)

38TH STREET
(80' R.O.W) (ASPHALT/PAVED PUBLIC)

38TH STREET

SEE L2.02
SEE L2.04

G:
96168.00
3.0_Working
3.9_CAD
1_SheetFiles
L2.00 LAYOUT.dwg

NOTE:
THIS IS A COMPUTER-GENERATED DRAWING WHICH IS NOT TO SCALE.
IT MAY BE NECESSARY TO MAKE FIELD ADJUSTMENTS.

SCALE: 1" = 20'

NOT FOR CONSTRUCTION

30% DESIGN SUBMITTAL
JP, ES, CC
AC
MD

10/20/2020
08/05/2021

30% DESIGN SUBMITTAL #2
05/24/2022
DRAFT
08/2022

30% DESIGN SUBMITTAL #3
08/20/2022

LAYOUT PLAN

DATE
2022-08-30

CHECKED BY
G

APPROVED BY
G

Drawing Title:
LAYOUT PLAN

Project No:
96168.00

Drawn By:

Checked By:

Approved By:

SASAKI

S.A. MIRO, INC.
4582 S. ULSTER ST #750
DENVER, CO 80237
TEL. 303.741.3737
WWW.SAMIRO.COM

CIVIL ENGINEERING
S.A. MIRO, INC.
4582 S. ULSTER ST #750
DENVER, CO 80237
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30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO
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2) LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

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40TH STREET
SEE L2.04
CARMEL PROPERTIES
MAGNETIC CAPITAL
FOR REFERENCE ONLY

6
L5.02
29'-10"
40'-0"
7'-6"
30'-0" O.C. TYP.
35'-0" TYP.
24'-0"
8'-0"
8'-0"
3'-0"
7'-6"
6'-0"
5'-0"
11'-8"
11'-8"
8'-6"
5'-0"
1'-7"
3'-2"
30'-0"

SYMBOLS
DESCRIPTION
NOTES
1) FOR LPA (LANDSCAPE PAVING ASSEMBLIES) REFERENCES SEE SHEETS L1.01-L1.05
2) LIGHT POLES AND TRAFFIC SIGNAGE TO BE COORDINATED IN FUTURE PHASE

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'SITE PIECES' BENCH
'SITE PIECES' BIKE RACK
'SITE PIECES' TRASH AND RECYCLING BIN
LIMIT OF WORK
LIMIT OF PROPERTY WORK
RAMA LIGHT POLE

8/15/22  2:09:39 PM
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**Office of the City Forester (OCF) Standard General Plan Notes**

1. **EXISTING TREES REQUIRED TO BE PRESERVED IN ROW AND/OR PUBLIC PLACE SHALL BE SHOWN ON THE DEMOLITION PLAN.**
   - The OCF, in consultation with the City Forester, shall review the proposed project and determine if an existing tree is required to be preserved.
   - The OCF shall issue a preservation order if an existing tree is deemed to be a valuable natural asset.

2. **TREES TO BE REMOVED WILL BE SHOWN ON THE DEMOLITION PLAN.**
   - The OCF, in consultation with the City Forester, shall review the proposed project and determine if an existing tree is required to be removed.
   - The OCF shall issue a removal order if an existing tree is deemed to be a hazard or a threat to public safety.

3. **TREES TO BE PRESERVED OR REMOVED WILL BE SHOWN ON THE DEMOLITION PLAN.**
   - The OCF, in consultation with the City Forester, shall review the proposed project and determine if an existing tree is required to be preserved or removed.
   - The OCF shall issue a preservation or removal order if an existing tree is deemed to be a valuable natural asset or a hazard or a threat to public safety.

**PLANTING SCHEDULE**

1. **PLANTING SCHEDULE**
   - All proposed planting in the ROW shall be per the landscape design manual with the exception of tree planting, which shall be in accordance with current OCF rules and regulations.

2. **TWO-YEAR TREE PLANTING SCHEDULE**
   - All trees shall be planted within two years of construction.
   - Trees shall be planted in accordance with current OCF rules and regulations.

3. **PLANTING SCHEDULE**
   - All trees shall be planted within two years of construction.
   - Trees shall be planted in accordance with current OCF rules and regulations.

4. **PLANTING SCHEDULE**
   - All trees shall be planted within two years of construction.
   - Trees shall be planted in accordance with current OCF rules and regulations.

5. **PLANTING SCHEDULE**
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     - All trees shall be planted within two years of construction.
     - Trees shall be planted in accordance with current OCF rules and regulations.

**TREE PROTECTION**

1. **TREE PROTECTION**
   - All trees shall be protected from inadvertent injury during site improvement and construction.
   - Protection shall be in accordance with current OCF rules and regulations.

2. **TREE PROTECTION**
   - All trees shall be protected from inadvertent injury during site improvement and construction.
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FULTON-DENVER CO.

MAINTAIN CLEAR ZONE FOR VEHICULAR ACCESS TO ADJACENT PROPERTIES

SITE FOR FUTURE WYNKOOP PLAZA

NORTHEASTERN BLOCKS, FULL SUN (NEFS)
NORTHEASTERN BLOCKS, PART SHADE (NEPS)
CENTRAL BLOCKS, FULL SUN (CFS)
CENTRAL BLOCKS, PART SHADE (CPS)
SOUTHWESTERN BLOCKS, FULL SUN (SWFS)
SOUTHWESTERN BLOCKS, PART SHADE (SWPS)

GENERAL NOTES
1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.
2. TREES INCLUDED IN THIS PLAN SHOULD NOT REPLACE MATURE AND HEALTHY TREES THAT EXIST ON SITE. WHERE POSSIBLE; MATURE AND HEALTHY EXISTING TREES SHOULD BE PROTECTED AND INCORPORATED INTO THE DESIGN.

TREE PROTECTION FENCING

SYMBOLS

DESCRIPTION

SHINGLE OAK
FLASHFIRE CADDO MAPLE
CHINKAPIN OAK
SWAMP WHITE OAK
PRIER STATURE OAK
ENGLISH OAK
RUGGED CHARM MAPLE
JAPANESE PAGODA
GOLDEN RAINTREE
SYCAMORE MAPLE
ACCOLADE ELM
OSAGE ORANGE, VAR. WHITESHIELD
LONDON PLANE TREE, VAR. BLOODGOOD
AMUR MAACKIA
KENTUCKY COFFEE TREE

SCALE: 1" = 20'
0'
10'
20'
30'
40'
0'
10'
20'
30'
40'

NOT FOR CONSTRUCTION

WYNKOOP STREET
30% DESIGN
RIVER NORTH ART DISTRICT
DENVER, CO

CIVIL ENGINEERING
S.A. MIRO, INC.
4582 S ULSTER ST #750
DENVER, CO 80237
TEL. 303.741.3737
www.SAMIRO.com
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SYMBOLS

DESCRIPTION

NORTHEASTERN BLOCKS, FULL SUN (NEFS)

NORTHEASTERN BLOCKS, PART SHADE (NEPS)

CENTRAL BLOCKS, FULL SUN (CFS)

CENTRAL BLOCKS, PART SHADE (CPS)

SOUTHWESTERN BLOCKS, FULL SUN (SWFS)

SOUTHWESTERN BLOCKS, PART SHADE (SWPS)

GENERAL NOTES

30% DESIGN SUBMITTAL #2

08/05/2021

30% DESIGN SUBMITTAL #3

05/24/2022

DRAFT

L3.03

8/2022

SEE L3.01

TREE SPECIES TO BE COORDINATED WITH PROPERTY OWNER IN FUTURE

L3.02

PLANTING PLAN

05/24/2022

96168.00
WYNKOOP STREET
(80’ RIGHT-OF-WAY)

38TH STREET
(80’ RIGHT-OF-WAY) (ASPHALT/PAVED PUBLIC)

3725 WYNKOOP
PARKING GARAGE
ARDENT MILLS

38TH STREET
QB
AP
UA
MP

SEE L3.02
SEE L3.04

GENERAL NOTES
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TREE PROTECTION FENCING

SYMBOLS

DESCRIPTION

NORTHEASTERN BLOCKS, FULL SUN (NEFS)

NORTHEASTERN BLOCKS, PART SHADE (NEPS)

CENTRAL BLOCKS, FULL SUN (CFS)

CENTRAL BLOCKS, PART SHADE (CPS)

SOUTHWESTERN BLOCKS, FULL SUN (SWFS)

SOUTHWESTERN BLOCKS, PART SHADE (SWPS)

SHINGLE OAK (QUERCUS IMBRICARIA)

FLASHFIRE CADDO MAPLE (ACER SACCHARUM)

CHINKAPIN OAK (QUERCUS MUEHLENBERGII)

SWAMP WHITE OAK (QUERCUS BICOLOR)

PRAIRIE STATURE OAK (QUERCUS X BIMONDORUM)

ENGLISH OAK (QUERCUS ROBUR)

RUGGED CHARM MAPLE (ACER TATARICUM)

JAPANESE PAGODA (STYPHNOLOBIUM JAPONICUM)

GOLDEN RAINTREE (KOELREUTERIA PANICULATA)

SYCAMORE MAPLE (ACER PSEUDOPLATANUS)

ACCOLADE ELM (ULMUS 'MORTON' ACCOLADE)

OSAGE ORANGE, VAR. WHITESHIELD (MACLURA POMIFERA)

LONDON PLANE TREE, VAR. BLOODGOOD (PLATANUS X ACERIFOLIA)

AMUR MAACKIA (MAACKIA AMURENSIS)

KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS VAR.'DECAF')
**SYMBOLS**

**DESCRIPTION**

- **NORTHEASTERN BLOCKS, FULL SUN (NEFS)**
- **NORTHEASTERN BLOCKS, PART SHADE (NEPS)**
- **CENTRAL BLOCKS, FULL SUN (CFS)**
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**TREE PROTECTION FENCING**

**SYMBOLS**

- **SHINGLE OAK (QUERCUS IMBRICARIA)**
- **FLASHFIRE CADDO MAPLE (ACER SACCHARUM)**
- **CHINKAPIN OAK (QUERCUS MUEHLENBERGII)**
- **SWAMP WHITE OAK (QUERCUS BICOLOR)**
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- **SYCAMORE MAPLE (ACER PSEUDOPLATANUS)**
- **ACCOLADE ELM (ULMUS 'MORTON' ACCOLADE)**
- **OSAGE ORANGE, VAR. WHITESHIELD (MACLURA POMIFERA)**
- **LONDON PLANE TREE, VAR. BLOODGOOD (PLATANUS X ACERIFOLIA)**
- **AMUR MAACKIA (MAACKIA AMURENSIS)**
- **KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS VAR.'DECAF')**
<table>
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<tr>
<th>SYMBOLS</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>NEFS</td>
<td>NORTHEASTERN BLOCKS, FULL SUN</td>
</tr>
<tr>
<td>NEPS</td>
<td>NORTHEASTERN BLOCKS, PART SHADE</td>
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<tr>
<td>CFS</td>
<td>CENTRAL BLOCKS, FULL SUN</td>
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<tr>
<td>CPS</td>
<td>CENTRAL BLOCKS, PART SHADE</td>
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<tr>
<td>SWFS</td>
<td>SOUTHWESTERN BLOCKS, FULL SUN</td>
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<tr>
<td>SWPS</td>
<td>SOUTHWESTERN BLOCKS, PART SHADE</td>
</tr>
</tbody>
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**GENERAL NOTES**

1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, AS WELL AS THOSE PREVIOUSLY APPROVED. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

2. TREES INCLUDED IN THIS PLAN SHOULD NOT REPLACE MATURE AND HEALTHY TREES THAT EXIST ON SITE. WHERE POSSIBLE; MATURE AND HEALTHY EXISTING TREES SHOULD BE PROTECTED AND INCORPORATED INTO THE DESIGN.

**TREE PROTECTION FENCING**

- **SHINGLE OAK** (QUERCUS IMBRICARIA) QI
- **FLASHFIRE CADDO MAPLE** (ACER SACCHARUM) AS
- **CHINKAPIN OAK** (QUERCUS MUEHLENBERGII) QM
- **SWAMP WHITE OAK** (QUERCUS BICOLOR) QB
- **PRAIRIE STATURE OAK** (QUERCUS X BIMONDORUM) QBI
- **ENGLISH OAK** (QUERCUS ROBUR) QR
- **RUGGED CHARM MAPLE** (ACER TATARICUM) AT
- **JAPANESE PAGODA** (STYPHNOLOBIUM JAPONICUM) SJ
- **GOLDEN RAINTREE** (KOELREUTERIA PANICULATA) KP
- **SYCAMORE MAPLE** (ACER PSEUDOPLATANUS) AP
- **ACCOLADE ELM** (ULMUS 'MORTON' ACCOLADE) UA
- **OSAGE ORANGE, VAR. WHITESHIELD** (MACLURA POMIFERA) MP
- **LONDON PLANE TREE, VAR. BLOODGOOD** (PLATANUS X ACERIFOLIA) PA
- **AMUR MAACKIA** (MAACKIA AMURENSIS) MA
- **KENTUCKY COFFEE TREE** (GYMNOCLADUS DIOICUS VAR. 'DECAF') GD

**SCALE:** 1" = 20'
1. Core & Duo Bike Racks by Site Pieces
2. Monoline Bench by Site Pieces
3. Custom Rino Waste Receptacles by Site Pieces
4. Rama Light Fixture
5. Black C9 Base Light String & G50 Clear Globe Light Bulbs
NOTE: SIDEWALK REPAIRS COMPLETED BY THE CITY MAY BE MADE WITH PLAIN CONCRETE. INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR ETCHING APPLICATION.
NOTES:
A. PROPOSED PAVEMENT SECTIONS SHOWN ON SHEET C-312 AND CORRECTED PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
B. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY. LINES OF WORK SHOWN ARE FOR INFORMATION ONLY.
C. DRAWN AS PER CITY OF DENVER STREET PLAN OF Rx
city standard details, final pavement sections to be determined and updated upon completion of Getontechnical report.
D. LINE OF WORK NOT SHOWN FROM THE POINT OF CURB TO THE LIMIT OF THE ADJACENT PROPERTY. LINES OF WORK SHOWN ARE FOR INFORMATION ONLY. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
E. PROPOSED PAVEMENT SECTIONS SHOWN ON SHEET C-312 AND CORRECTED PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GETOTECHNICAL REPORT.
LEGEND

PROPOSED CURB AND GUTTER
RE: CCD DTL. 5.2

PROPOSED 6" CATCH CURB AND GUTTER
RE: CCD DTL. 5.2

PROPOSED 6" SPILL CURB AND GUTTER
RE: CCD DTL. 5.2

PROPOSED PATCHBACK
RE: CCD DTL. 12.2

PROPOSED FLUSH CURB AND GUTTER
RE: CCD DTL. 6.2

PROPOSED LANDSCAPING
RE: PLANTING PLAN FOR DETAILS

PROPOSED ENHANCED CONCRETE
STEEP RAMP FOR DETAILS

PROPOSED ENHANCED CONCRETE
STEP RAMP

PROPOSED ENHANCED CONCRETE
FLAT RAMP

PROPOSED ENHANCED CONCRETE
CROSSWALK RAMP FOR DETAILS

PROPOSED ENHANCED CONCRETE
UPPER OR CONSTRUCTION

PROPOSED 9" FULL DEPTH ASPHALT
DE: NOTE 1

PROPOSED 9" FULL DEPTH ASPHALT
STOP RAMP

PROPOSED 9" FULL DEPTH ASPHALT
SCALE: 1" = 20'

PROPOSED 6" MIN. CONCRETE PAVEMENT
RE: NOTE 1

PROPOSED LANDSCAPING
RE: LANDSCAPE DRAWINGS FOR DETAILS

PROPOSED LIGHT POLE

PROPOSED SIGN

STOP SIGN

NOTES:

1. PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF RETOTECHNICAL REPORT.

2. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED WYNKOOP STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

REFER TO SHEETS C-311 - C-313 AND C-511 - C-513 FOR LIMITS OF WORK.

TITLE

SITE PLAN

PROJECT NO:

DRAWN BY: TRM

CHECKED BY: TRM

APPROVED BY: TRM

DATE: 06/23/2022

DRAWING NO: C-312
1. Proposed pavement sections based on City and County of Denver Standard Details. Final pavement sections to be determined and updated upon completion of geotechnical report.

2. Limits of work shall extend from the front of curb to the edge of the adjacent property line. In instances where the proposed Wynkoop Street Master Plan design extends within the individual property owner right of way, the design shown is suggested and shall not interfere with ongoing submittals. Final design intent to be coordinated with property owners.

Refer to sheets C-331 - C-333 and C-511 - C-513 for limits of work.

**NOTES:**
- Proposed pavement sections based on City and County of Denver Standard Details. Final pavement sections to be determined and updated upon completion of geotechnical report.
- Limits of work shall extend from the front of curb to the edge of the adjacent property line. In instances where the proposed Wynkoop Street Master Plan design extends within the individual property owner right of way, the design shown is suggested and shall not interfere with ongoing submittals. Final design intent to be coordinated with property owners.

**LEGEND:**
- Proposed Foot Path
- Proposed Street
- Proposed Light Pole
- Proposed Sign
- Proposed Curb Ramps
- Proposed Landscaping
- Proposed Patchback
- Proposed 6" catch curb and gutter
- Proposed 6" spill curb and gutter
- Proposed Flush Curb and Gutter
- Proposed Patchback
- Proposed curb transition
- Proposed full depth asphalt

**SCALE:** 1" = 20'

**LIMITS OF CONSTRUCTION**

**REFERENCES & WORK HISTORY**

**SITE PLAN**

**WYNKOOP STREET STREETSCAPE**

**DRAWING TITLE**

**PROJECT NO.**

**DRAWN BY**

**CHECKED BY**

**APPROVED BY**

**DATE**

**SHEET No.**

**SHEET SIZE**

**CIVIL ENGINEERING**

S.A. MRO, INC.
4582 S. ULTSER ST, #750
DENVER, CO 80237
TEL. 303.741.3737
WWW.SAMIRO.COM

**DISCIPLINE TYPE**

**COMPANY NAME**

**ADDRESS LINE 1**

**ADDRESS LINE 2**
CIVIL ENGINEERING
S.A. MIRO, INC.
4582 S ULTSER ST #750
DENVER, CO 80237
TEL. 303.741.3737
WWW.SAMIRO.COM

Discipline Type
Company Name
Address Line 1
Address Line 2
TEL. 000.000.0000
FAX. 000.000.0000
www.companyname.com

Date
No.
Description

DWG ISSUE & REVISION HISTORY
Stamp

Key Plan
Project Title:
Drawing Title:

Drawing No:
Scale:

Project No:
Drawn By:
Checked By:
Approved By:

Date:

STREETSCAPE
WYNKOOP STREET

20046
CRF
TRR
TRR
05.24.2022

SEE DRAWING
2
1
4

39TH STREET

07/15/2020

3

30% DESIGN SUBMITTAL

07/27/2021

3

30% DESIGN SUBMITTAL

05/24/2022

4

30% DESIGN SUBMITTAL

SEE SHEET C-315

SEE SHEET C-313

THIS DOCUMENT IS SUBJECT TO CHANGE AS A RESULT OF PENDING JURISDICTIONAL APPROVALS. CONSTRUCTION DOCUMENTS SHALL CONTAIN THE APPROVAL SIGNATURES OF THE CITY AND REVIEWING ENTITIES.

THIS DOCUMENT IS NOT FOR CONSTRUCTION.

PROJECT NO: 05.24.2022

SITE PLAN

DRAWN TO SCALE 1" = 20'

32.6' (±)
39.2' (±)
25' (±)
80' (R.O.W.)
TIE INTO EXISTING TYPE 2 CURB RAMPS
TIE INTO EXISTING TYPE 1 CURB RAMPS
PER CCD STD. DWG. 7.1

TYPE 3 CURB RAMP
PER CCD STD. DWG. 7.3

TYPE 1 CURB RAMP
PER CCD STD. DWG. 7.1

TYPE 2 CURB RAMP
PER CCD STD. DWG. 7.2a

7.5' WALK (80' R.O.W.)
20'
TRAFFIC FLOW

TYPE 1 CURB RAMPS
TIE INTO EXISTING ASPHALT
ENHANCED CONCRETE

PROPOSED PAVEMENT SECTIONS BASED ON CITY AND COUNTY OF DENVER STANDARD DETAILS. FINAL PAVEMENT SECTIONS TO BE DETERMINED AND UPDATED UPON COMPLETION OF GEO-TECHNICAL REPORT.

LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED WYNKOOP STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

LIMITS OF CONSTRUCTION

NOTES:
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2. PROPOSED 6" MIN. CONCRETE PAVEMENT RE: NOTE 1

3. RE: MATERIALS PLAN FOR FINISH PROPOSED 9" FULL DEPTH ASPHALT RE: NOTE 1

4. PROPOSED LANDSCAPING RE: PLANTING PLAN FOR DETAILS

5. PROPOSED LIGHT POLE

6. PROPOSED SIGN

7. PROPOSED STOP SIGN

8. PROPOSED 6" CATCH CURB AND GUTTER RE: CCD DTL. 5.2

9. PROPOSED 6" SPILL CURB AND GUTTER RE: CCD DTL. 5.2

10. PROPOSED FLUSH CURB AND GUTTER RE: CCD DTL. 6.2

11. PROPOSED PATCHBACK RE: CCD DTL. 12.2

LEGEND

PROPOSED 6" CATCH CURB AND GUTTER RE: CCD DTL. 5.2
PROPOSED 6" SPILL CURB AND GUTTER RE: CCD DTL. 5.2
PROPOSED FLUSH CURB AND GUTTER RE: CCD DTL. 6.2
PROPOSED PATCHBACK RE: CCD DTL. 12.2
PROPOSED CURB TRANSITION

PROPOSED 6" MIN. CONCRETE PAVEMENT RE: NOTE 1

PROPOSED 6" MIN. CONCRETE PAVEMENT RE:NOTE 1

DRAWING SHEET

C-314
WYNKOOP STREET

**Street Scape**

**Grading Plan**

**Legend:**
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED SPOT ELEVATIONS
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING SPOT ELEVATIONS

**Scale:** 1" = 20'

**Existing Street:**
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE

**Proposed Street:**
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM MANHOLE

**Proportions:**
- 0.5%
- 80' ROW-ROW

**Project Title:** WYNKOOP STREET

**Drawing Title:** STREETSCAPE

**Date:** 05.24.2022

**This Document is Subject to Change As a Result of Pending Jurisdictional Approvals. Construction Documents shall Contain the Approval Signatures of the City and Reviewing Entities. This Document is Not for Construction.**

**DWG ISSUE & REVISION HISTORY**

- **10/20/2020** 30% DESIGN SUBMITAL 39TH STREET
- **07/15/2020** 30% DESIGN CHECK-SET
- **05/24/2022** 30% DESIGN SUBMITAL

**Notes:**
- SCALE: 1" = 20'
- SEE SHEET C-324
- SEE SHEET C-322
WYNKOOP STREET
STREETSCAPE

DRAWING TITLE: STREETSCAPE

LEGEND:
- Existing Minor Contours
- Existing Major Contours
- Existing Spot Elevation
- Proposed Minor Contours
- Proposed Major Contours
- Proposed Spot Elevation
- Existing Storm Sewer
- Proposed Storm Sewer

SCALE: 1" = 20'

PROPOSED MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED SPOT ELEVATION
EXISTING MINOR CONTOURS
EXISTING MAJOR CONTOURS
EXISTING SPOT ELEVATION
EXISTING STORM SEWER
EXISTING STORM INLET
EXISTING STORM MANHOLE

PROJECT NO:
DRAWN BY:
CHECKED BY:
APPROVED BY:
DATE:

DRAWING ISSUE & REVISION HISTORY

05.24.2022
07.27.2021
07.15.2020
10.20.2020

SEE SHEET C-325
SEE SHEET C-323
SEE SHEET C-324

This document is subject to change as a result of pending jurisdictional approvals. Construction documents shall contain the approval signatures of the City and reviewing entities. This document is not for construction.
SASAKI

CIVIL ENGINEERING
S.A. MIRO, INC.
4800 S ULTSER ST #750
DENVER, CO 80237
TEL. 303.741.3737
WWW.SAMIRO.COM

DWG ISSUE & REVISION HISTORY

Date
Description

07/15/2020
30% DESIGN CHECK-SET

05/24/2022
30% DESIGN SUBMITTAL

07/27/2021
30% DESIGN SUBMITTAL

05/24/2022
30% DESIGN SUBMITTAL

05/24/2022
SEE SHEET C-324

THIS DOCUMENT IS
SUBJECT TO CHANGE AS A
RESULT OF PENDING
JURISDICTIONAL
APPROVALS.

CONSTRUCTION
DOCUMENTS SHALL
CONTAIN THE APPROVAL
SIGNATURES OF THE CITY
AND REVIEWING ENTITIES.

THIS DOCUMENT IS NOT
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NOTES:
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NOTES:

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\textbf{UTILITY PLAN}\n
\textbf{WYNKOOP STREET}\n
\textbf{STREETSCAPE}\n
\begin{itemize}\item PROJECT NO: 39TH STREET \item DRAWN BY: TRR \item CHECKED BY: TRR \item APPROVED BY: TRR \item DATE: 05/24/2022\end{itemize}\n
\textbf{NOTES:}\n\begin{itemize}\item LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.\end{itemize}
## DWG ISSUE & REVISION HISTORY

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**NOTES:**

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**STORM SEWER MANHOLE**
RIM ELEV: 5189.15'  
INV IN: 5181.35' (SE)  
INV IN: 5180.50' (NW)  
INV OUT: 5180.40' (NE)

**SANITARY SEWER MANHOLE**
RIM ELEV: 5189.80'  
INV IN: 5178.80' (SE)  
INV OUT: 5178.70' (NW)

**STORM INLET**
RCP PIPE

**MANHOLE**

**EXISTING STORM INLET**

**EXISTING CLEANOUT**

**EXISTING FIRE HYDRANT**

**EXISTING WATER VALVE**

**EXISTING MANHOLES**

**EXISTING EASEMENT**

**EXISTING STORM LINE**

**EXISTING ELECTRICAL LINE**

**EXISTING FIBER OPTIC LINE**

**EXISTING GAS LINE**

**EXISTING TELEPHONE LINE**

**EXISTING SANITARY LINE**

**EXISTING WATER LINE**

**LEGEND:**
- **SD**: Proposed Water Quality
- **SS**: Future Sanitary Line
- **W**: Future Water Line
- **FUTURE SANITARY LINE**: EX SS
- **FUTURE WATER LINE**: EX W
- **FUTURE MANHOLE**: EX SD
- **EXISTING STORM INLET**: EX SD
- **EXISTING CLEANOUT**: EX SD
- **EXISTING FIRE HYDRANT**: EX SD
- **EXISTING WATER VALVE**: EX SD
- **EXISTING MANHOLES**: EX SD
- **EXISTING EASEMENT**: EX SD
- **EXISTING STORM LINE**: EX E
- **EXISTING ELECTRICAL LINE**: EX FO
- **EXISTING FIBER OPTIC LINE**: EX G
- **EXISTING GAS LINE**: EX T
- **EXISTING TELEPHONE LINE**: EX T
- **EXISTING SANITARY LINE**: EX SS
- **EXISTING WATER LINE**: EX W

**NOTES:**

- SCALE: 1" = 20'
- PROPOSED STORM LINE
- PROPOSED CLEANOUT
- PROPOSED MANHOLES

**UTILITY PLAN**

**WYNKOOP STREET**

**STREETSCEAPE**

**PROJECT NO:**

**DRAWN BY:**

**CHECKED BY:**

**APPROVED BY:**

**TOLERANCES:**

- **D**: TOLERANCE 20'
- **ST**: TOLERANCE 40'
STREETSCAPE  
WYNKOOP STREET

NOTES:
1. LIMIT OF WORK SHALL EXTEND FROM THE FRONT OF CURB TO THE EDGE OF THE ADJACENT PROPERTY LINE. IN INSTANCES WHERE THE PROPOSED 36TH STREET MASTER PLAN DESIGN EXTENDS WITHIN THE INDIVIDUAL PROPERTY OWNER RIGHT OF WAY, THE DESIGN SHOWN IS SUGGESTED AND SHALL NOT INTERFERE WITH ONGOING SUBMITTALS, PARTICULARLY WITH REGARD TO 3500 AND 3560 CHESTNUT PLACE. FINAL DESIGN INTENT TO BE COORDINATED WITH PROPERTY OWNERS.

LEGEND:
- existing electrical line
- existing communication line
- existing water line
- existing sanitary line
- existing storm line
- existing gas line
- existing telephone line
- existing fiber optic line
- existing easement
- existing storm inlet
- existing cleanout
- existing fire hydrant
- existing water valve

PROPOSED:
- proposed electrical line
- proposed communication line
- proposed water line
- proposed sanitary line
- proposed storm line
- proposed gas line
- proposed telephone line
- proposed fiber optic line
- proposed easement
- proposed water valve
- proposed sanitary valve
- proposed storm inlet
- proposed cleanout
- proposed fire hydrant

SCALE: 1" = 20'