

PORT COLORADO - SUBAREA 2 NO. 2

INFRASTRUCTURE SITE PLAN

BEING A PART OF SECTIONS 17-18 & 20-21 & 29 OF TOWNSHIP 3 SOUTH, RANGE 64 WEST,
IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

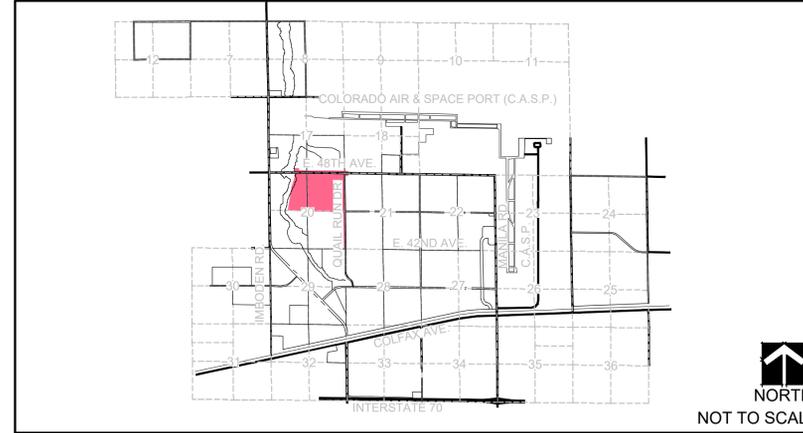
CITY OF AURORA NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING SHALL BE INSTALLED AS SOON AS CITY WATER IS AVAILABLE AT THE SITE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT. A CLEAR VIEW SHALL BE MAINTAINED FROM 3' TO 7' PER FIGURE 4.04.2.10.01.1, OF THE ROADWAY SPECIFICATIONS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND ACCESSIBLE ALONG THEIR ENTIRE LENGTH AND ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC. SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD AT THE TIME OF BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS AND ASSIGNS.
- THE SEPARATION REQUIREMENTS FROM FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY AND LANDSCAPING REQUIREMENTS. LANDSCAPE MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER OF FIVE (5) FEET. FIRE HYDRANTS MUST ALSO BE PLACED AT LEAST ONE (1) FOOT IN FRONT OR BEHIND A SIDEWALK WHILE STILL MEETING THE MINIMUM BACK OF CURB CLEARANCE REQUIREMENTS FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS. ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

AMENDMENTS

NONE

VICINITY MAP



BENCHMARK:

CITY OF AURORA BENCH MARK KNOWN AS 3S6419SE001 (FORMERLY KNOWN AS 33-005), 3 INCH DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE BEING 4.5' EAST OF A S.W. FE. COR. ON THE E. SIDE OF IMBODEN RD. & APPROX. 1/2 MILE N. OF E. 48TH AVE., SD. MON. BEING ON E. SIDE OF IMBODEN RD. SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 1664.739 METERS (5461.73 FEET) NAVD88 DATUM.

BASIS OF BEARING:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 27 BY A FOUND 2 INCH DIAMETER PIPE WITH A 3 INCH DIAMETER ALUMINUM CAP SET BY PLS 17488 WHENCE THE EAST QUARTER CORNER OF SAID SECTION 27, MONUMENTED BY A FOUND NO. 5 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 34977 IS ASSUMED TO BEAR SOUTH 00°57'33" EAST, A DISTANCE OF 2646.85 FEET.

OVERALL SITE DATA:

PRESENT ZONING CLASSIFICATION	I-2		
PROPOSED USE	I-2		
TOTAL LIMIT OF CONSTRUCTION	100%	4,618,355 SF	106.02 AC
TOTAL HARD SURFACE AREA	9%	417,043 SF	9.57 AC
SIDEWALK	-	134,233 SF	3.08 AC
ROADWAY	-	259,446 SF	5.95 AC
OTHER	-	23,344 SF	0.54 AC
TOTAL LANDSCAPE AREA	91%	4,201,312 SF	96.45 AC
CURBSIDE LANDSCAPE	-	200,360 SF	4.60 AC
NATIVE SEED (AREA OF DISTURBANCE)	-	4,000,952 SF	91.85 AC

SHEET INDEX

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C7	GRADING & UTILITY PLAN
C8	GRADING & UTILITY PLAN
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SIGNATURE BLOCK

PORT COLORADO SUB AREA 2 NO. 2 INFRASTRUCTURE SITE PLAN

THIS INFRASTRUCTURE SITE PLAN AND THE AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THE PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS WHEREOF WESTERN TRANSPORT, LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ AD

BY: _____

NAME: _____

TITLE: _____

STATE OF COLORADO } SS
COUNTY OF }
THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF ____ AD ____
BY: _____

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) _____ (SEAL)

MY COMMISSION EXPIRES _____
NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: (CHAIR PERSON) _____ DATE: _____
CITY COUNCIL: (MAYOR) _____ DATE: _____
ATTEST: (CITY CLERK) _____ DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK __M.
THIS ____ DAY OF ____ AD ____.

CLERK AND RECORDER: _____ DEPUTY: _____

CONTACTS

OWNER / APPLICANT:

WESTERN TRANSPORT, LLC.
CONTACT: STEVEN MARSHALL
P.O. BOX 6194 DENVER, COLORADO 80202
T 720.547.9781

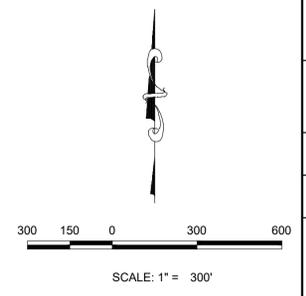
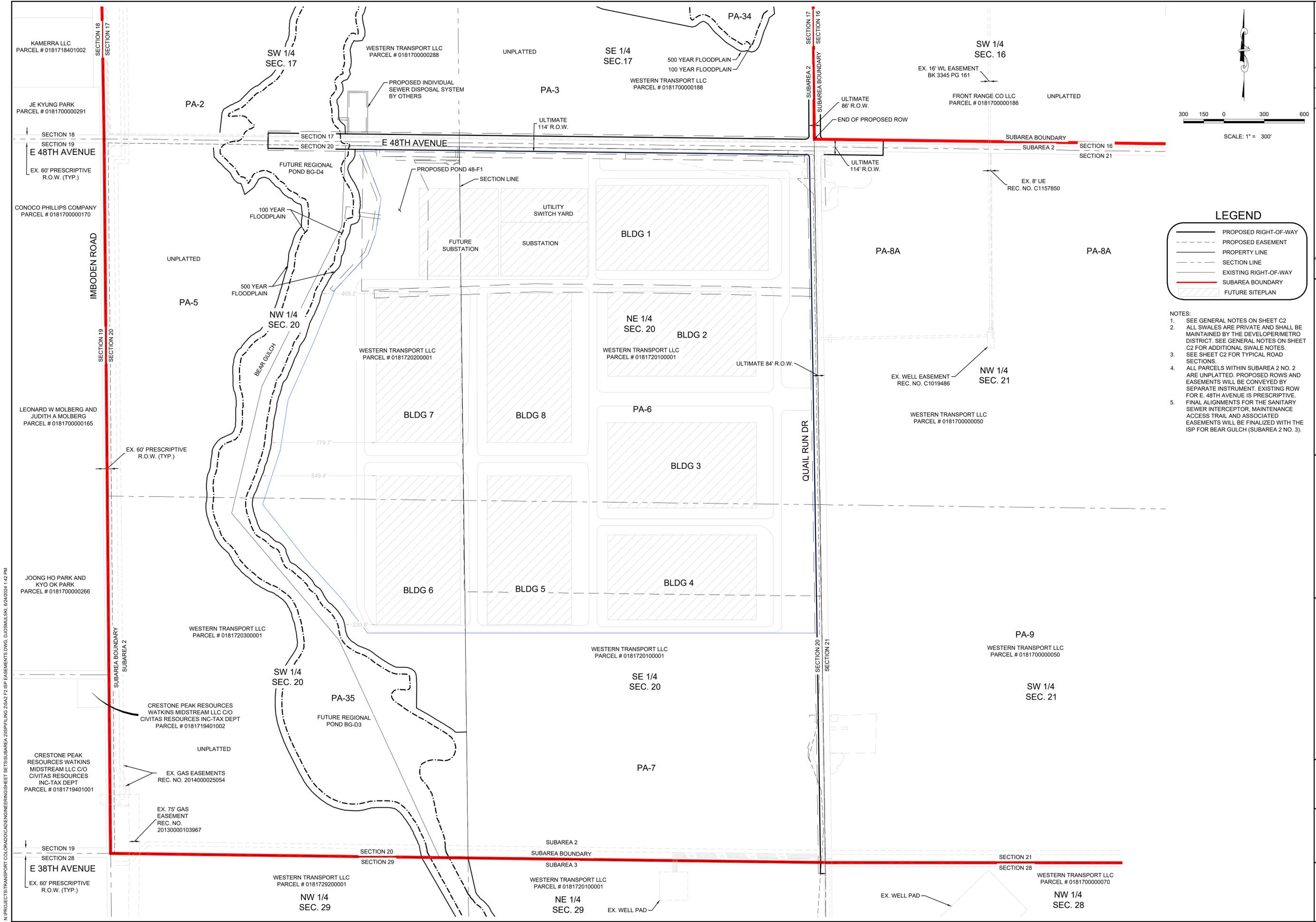
PLANNER / LANDSCAPE ARCHITECT:

LAI DESIGN GROUP
CONTACT: JEN CARPENTER
116 INVERNESS DRIVE EAST
ENGLEWOOD, COLORADO 80112 / T 303.734.1777

CIVIL ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: DANIEL OSMULSKI, P.E.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, COLORADO 80112 / T 720.482.9526

DRAWN BY: ACM	SCALE: AS SHOWN	CHECKED BY: DJO	FILE NO: R0037494	DATE: SEPT 2024	SHEET NUMBER	C1	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN TITLE SHEET	WESTERN TRANSPORT LLC P.O. BOX 6194 DENVER, COLORADO 80202	Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwood.com TEL: 720.482.9526 Westwood Professional Services, Inc.	Revisions	No.	Date	Appr.	Date



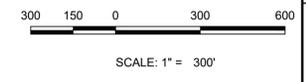
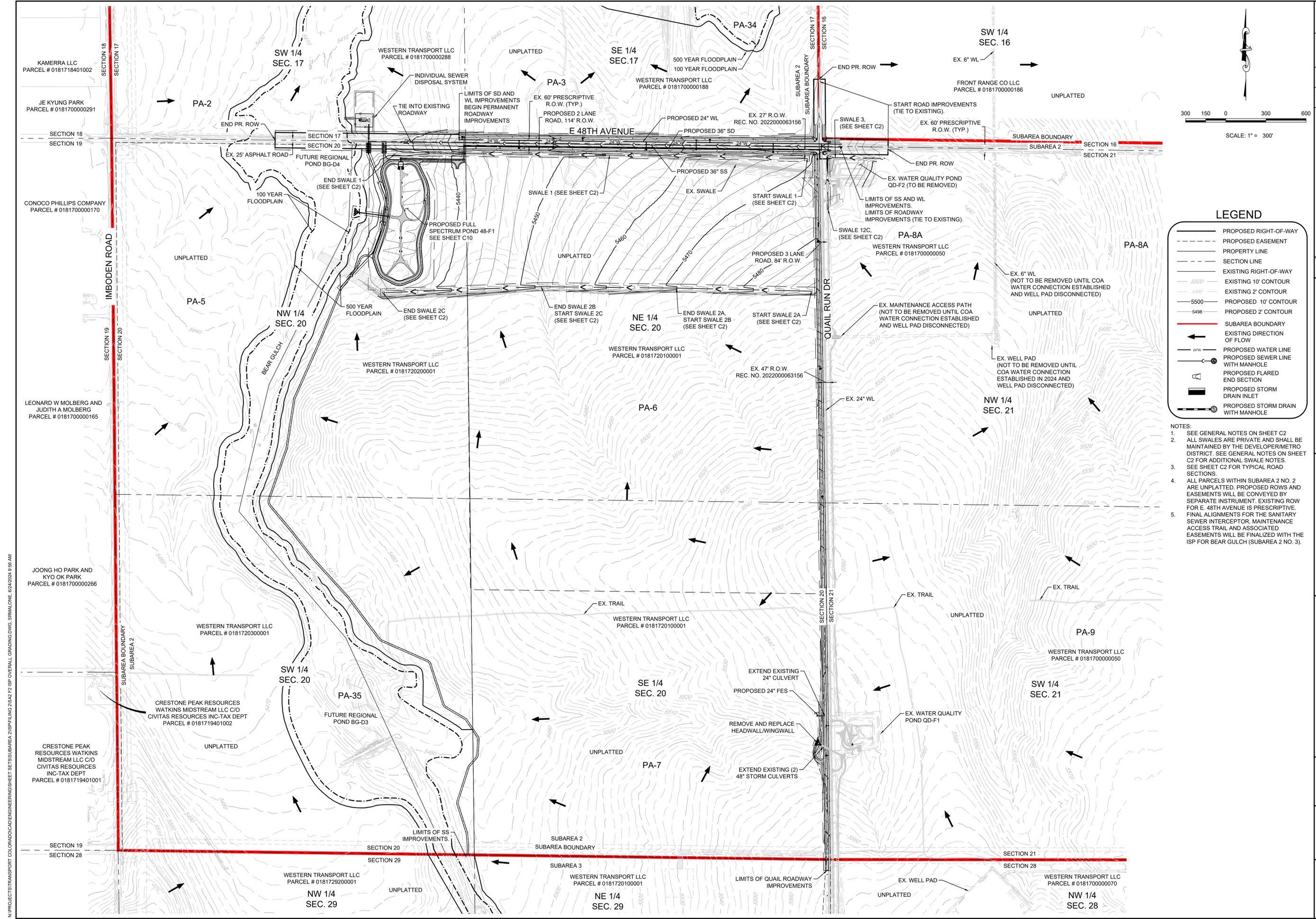
LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPERTY LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	SUBAREA BOUNDARY
	FUTURE SITEPLAN

- NOTES:**
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE. FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SUBAREA 2 NO. 3).

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	ACM	JTK	FILE NO: R0037494		
C3	CHECKED BY: JTK				
	DATE: APRIL 2024				
TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN R.O.W. & EASEMENT PLAN					
WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202					
 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoods.com TEL: 720.482.9526 Westwood Professional Services, Inc.					
No.	Revisions	Date	Init	Appr.	Date



LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPERTY LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	SUBAREA BOUNDARY
	EXISTING DIRECTION OF FLOW
	PROPOSED WATER LINE
	PROPOSED SEWER LINE WITH MANHOLE
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN WITH MANHOLE

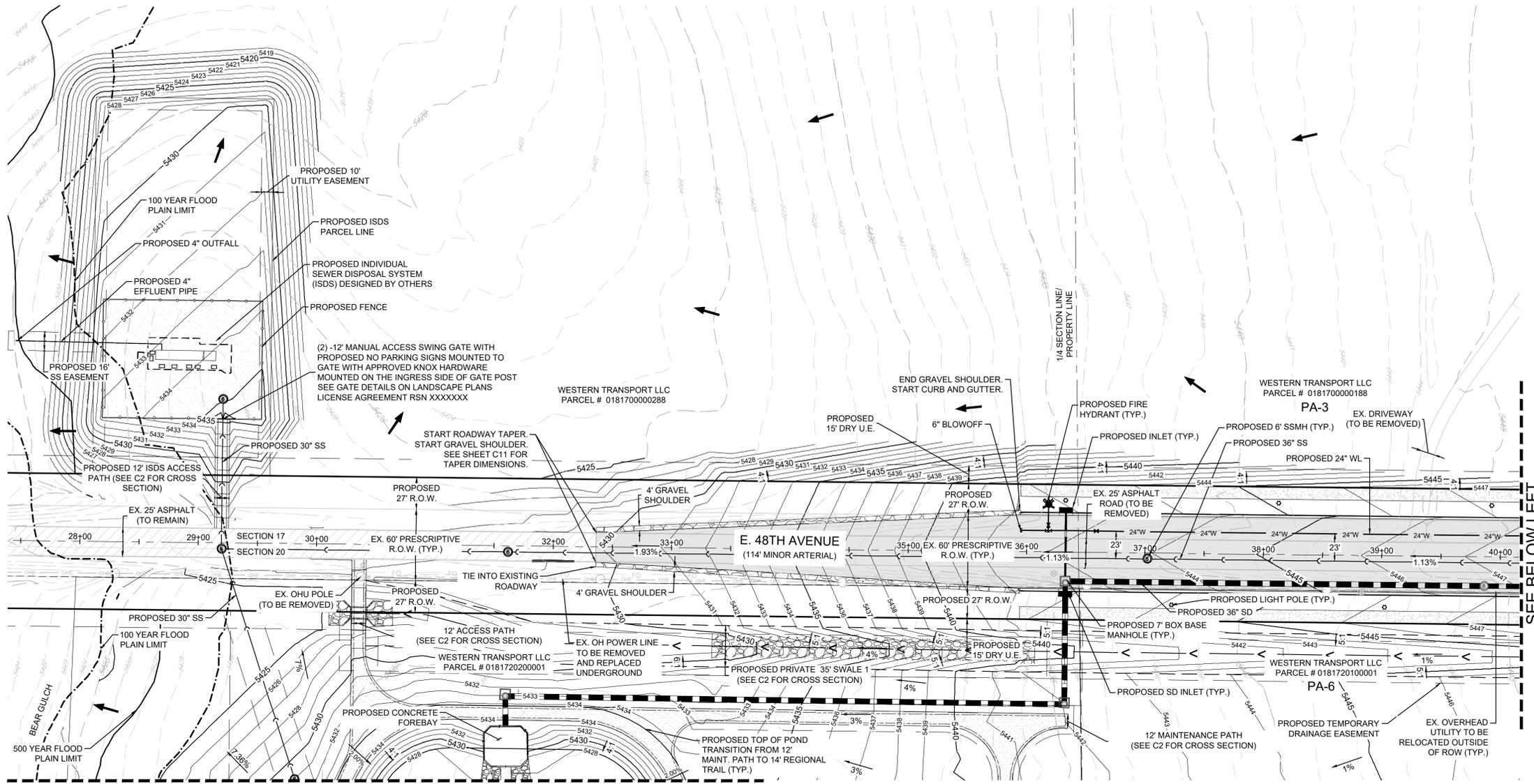
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 - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE. FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SUBAREA 2 NO. 3).
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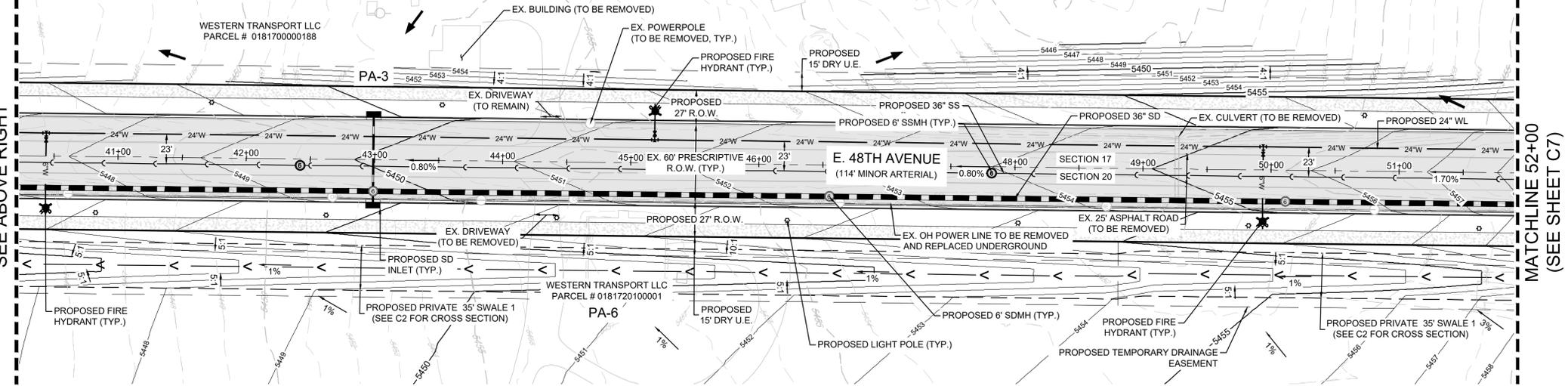
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						SUBAREA 2 NO. 2	
C5	WESTERN TRANSPORT LLC		1331 17TH STREET, SUITE 1000			DENVER, COLORADO 80202	
	WESTERN TRANSPORT LLC		10333 E DRY CREEK RD.			ENGLEWOOD, CO 80132	
INFRASTRUCTURE SITE PLAN		WESTWOOD		Westwood.com		TEL: 720.482.9526	
OVERALL GRADING & UTILITY PLAN		Westwood Professional Services, Inc.		No.		Revisions	
				Date		Date	
				Init		Date	
				Appr		Date	

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

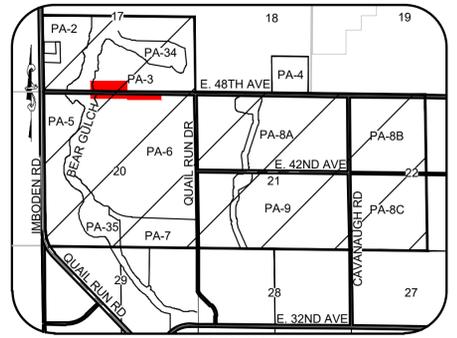
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MATCHLINE - SEE SHEET C10
 PLAN: E. 48TH AVENUE STA: 27+50 TO 41+00
 HORIZONTAL SCALE: 1"=50'

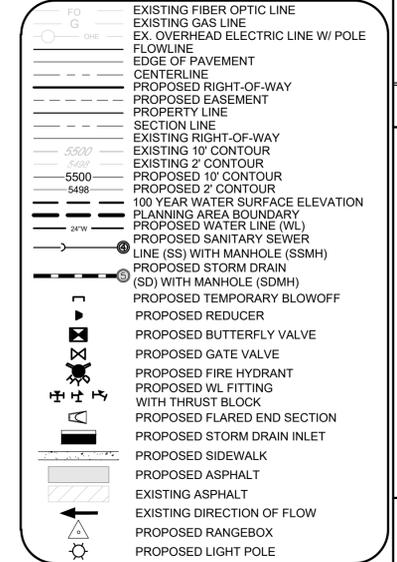


PLAN: E. 48TH AVENUE STA: 41+00 TO 52+00
 HORIZONTAL SCALE: 1"=50'



KEYMAP
 N.T.S.

LEGEND



- NOTES:
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL. SEE SHEET C2 FOR TYPICAL ROAD, MAINTENANCE PATHS, REGIONAL TRAIL, AND SWALE TYPICAL SECTIONS.
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
 - FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SA 3 NO. 3). DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

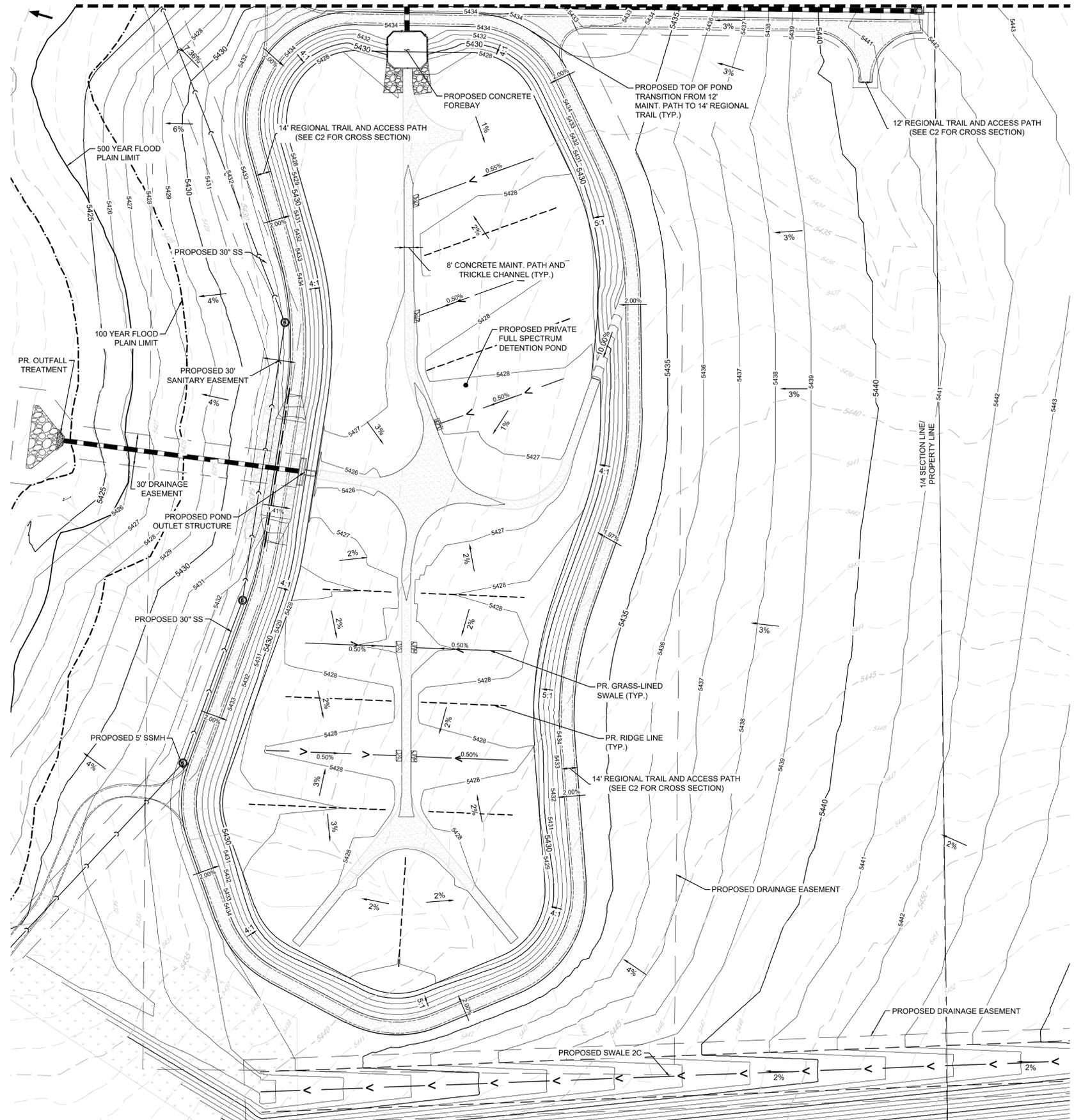


SCALE: 1" = 50'

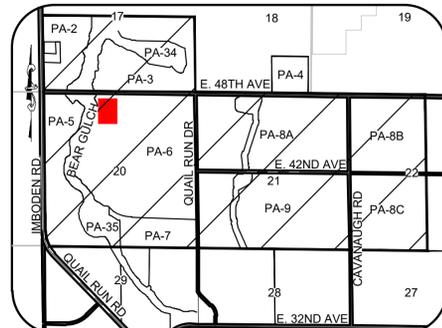
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				AS SHOWN	P.O. BOX 6194 DENVER, COLORADO 80202						
C6	ACM	DJO	SEPT 2024	FILE NO:	TRANSPORT COLORADO -	No.	Revisions	Date	Appr.	Date	
				R0037494	SUBAREA 2 NO. 2						
				INFRASTRUCTURE SITE PLAN							
				GRADING & UTILITY PLAN							



MATCHLINE SEE SHEET C6



PLAN: FULL SPECTRUM POND 48-F1
HORIZONTAL SCALE: 1"=50'

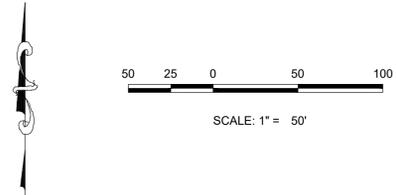


KEYMAP
N.T.S.

LEGEND

	EXISTING FIBER OPTIC LINE
	EXISTING GAS LINE
	EX. OVERHEAD ELECTRIC LINE W/ POLE
	FLOWLINE
	EDGE OF PAVEMENT
	CENTERLINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPERTY LINE
	SECTION LINE
	EXISTING RIGHT-OF-WAY
	EXISTING 10' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	100 YEAR WATER SURFACE ELEVATION
	PLANNING AREA BOUNDARY
	PROPOSED WATER LINE (WL)
	PROPOSED SANITARY SEWER LINE (SS) WITH MANHOLE (SSMH)
	PROPOSED STORM DRAIN (SD) WITH MANHOLE (SDMH)
	PROPOSED TEMPORARY BLOWOFF
	PROPOSED REDUCER
	PROPOSED BUTTERFLY VALVE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WL FITTING WITH THRUST BLOCK
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN INLET
	PROPOSED SIDEWALK
	PROPOSED ASPHALT
	EXISTING ASPHALT
	EXISTING DIRECTION OF FLOW
	PROPOSED RANGEBOX
	PROPOSED LIGHT POLE

- NOTES:
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL. SEE SHEET C2 FOR TYPICAL ROAD, MAINTENANCE PATHS, REGIONAL TRAIL, AND SWALE TYPICAL SECTIONS.
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
 - FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SA 3 NO. 3). DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

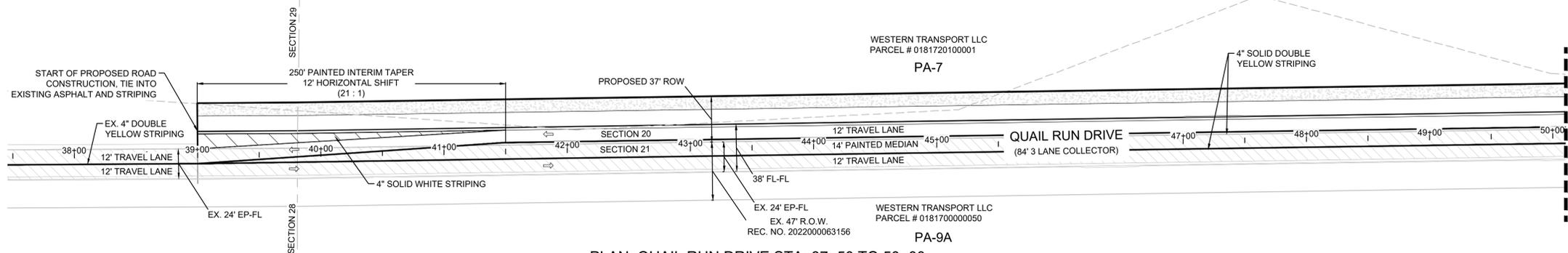


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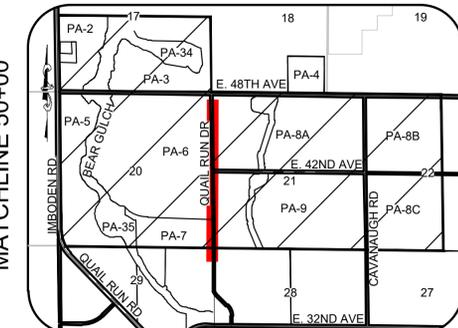
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		CHECKED BY:	JTK
		DATE:	APRIL 2024
		SCALE:	AS SHOWN
		FILE NO.:	R0037494
		WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	
		Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com TEL: 720.482.9526 Westwood Professional Services, Inc.	
Revisions	No.	Date	Appr.

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

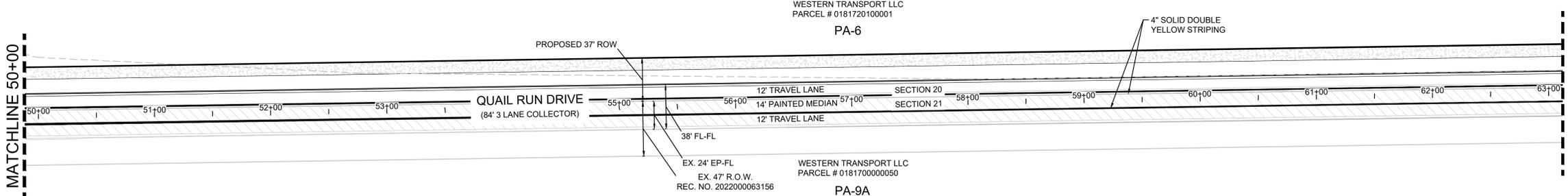
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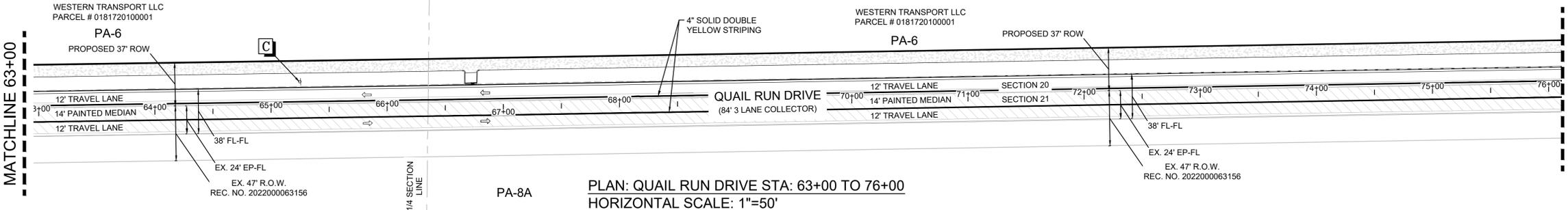
PLAN: QUAIL RUN DRIVE STA: 37+50 TO 50+00
HORIZONTAL SCALE: 1"=50'



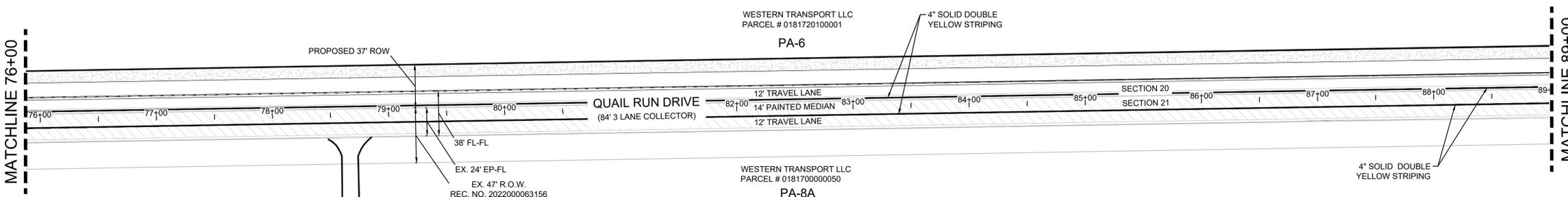
KEYMAP
N.T.S.



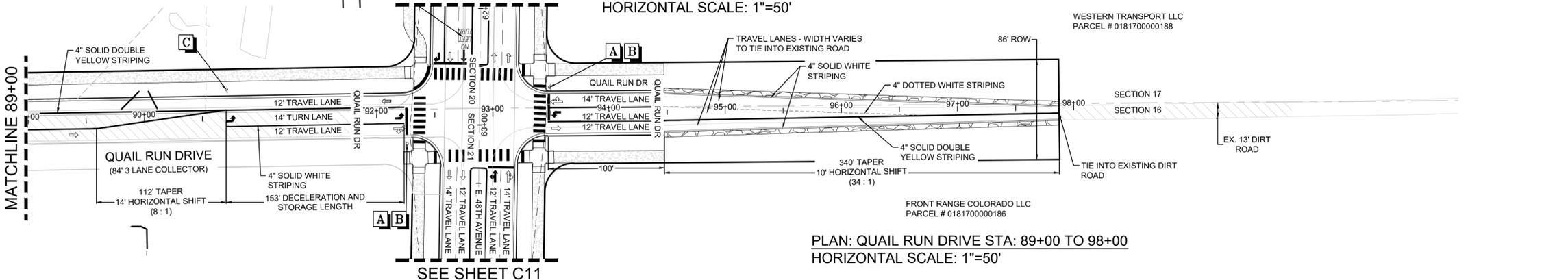
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



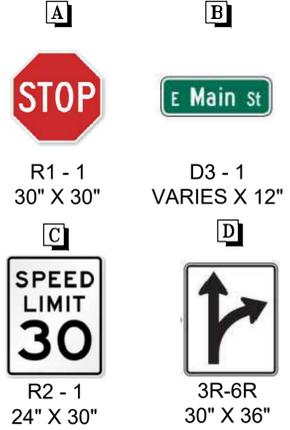
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00
HORIZONTAL SCALE: 1"=50'



PLAN: QUAIL RUN DRIVE STA: 76+00 TO 89+00
HORIZONTAL SCALE: 1"=50'

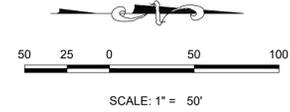


PLAN: QUAIL RUN DRIVE STA: 89+00 TO 98+00
HORIZONTAL SCALE: 1"=50'



HOLLOW ARROWS ARE FOR INFORMATIONAL PURPOSES ONLY.
PAINTED ARROWS.

- NOTES:
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL.
 - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.



No.	Revisions	Date	Init	Appr.	Date

Westwood
10333 E DRY CREEK RD.
ENGLEWOOD, CO 80112
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Westwoodps.com
Westwood Professional Services, Inc.

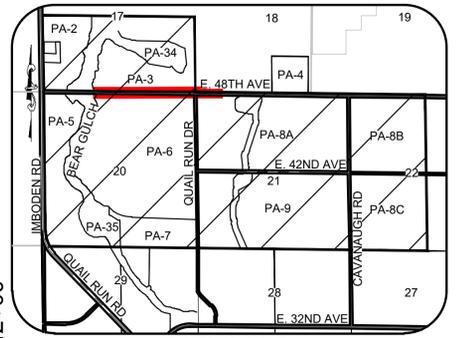
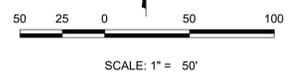
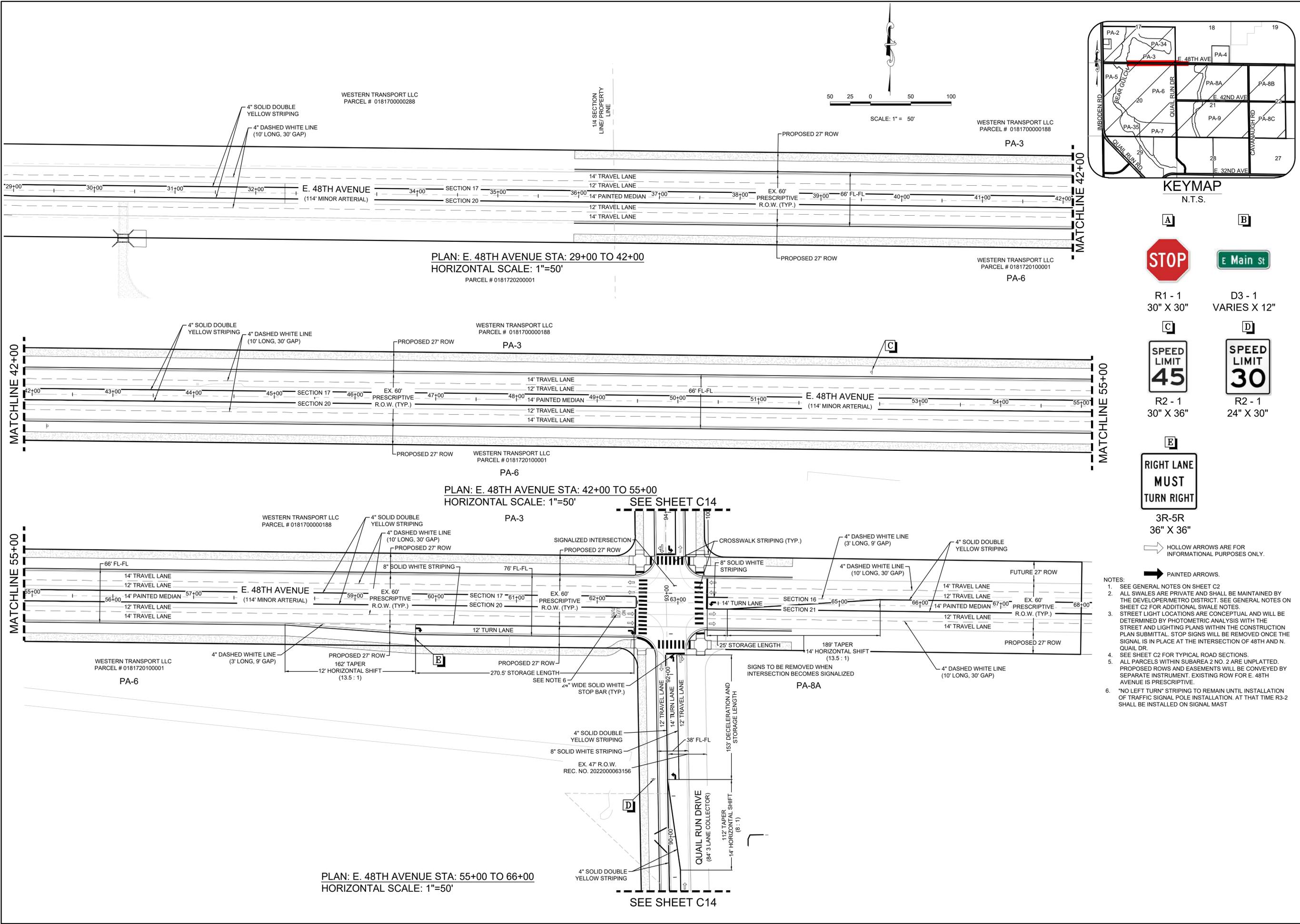
WESTERN TRANSPORT LLC
P.O. BOX 6194
DENVER, COLORADO 80202

TRANSPORT COLORADO -
SUBAREA 2 NO. 2
INFRASTRUCTURE SITE PLAN
SIGNAGE & STRIPING PLAN (INTERIM)

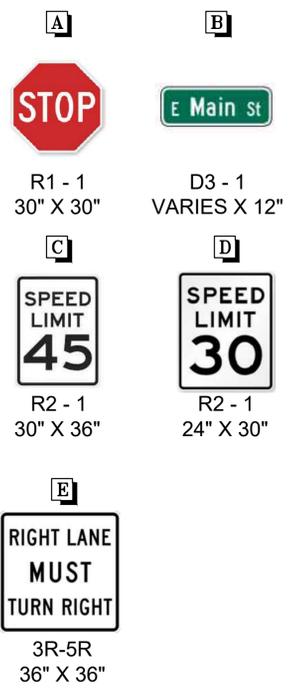
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DRAWN BY: ACM
CHECKED BY: DJO
DATE: SEPT 2024
FILE NO: R0037494

C12

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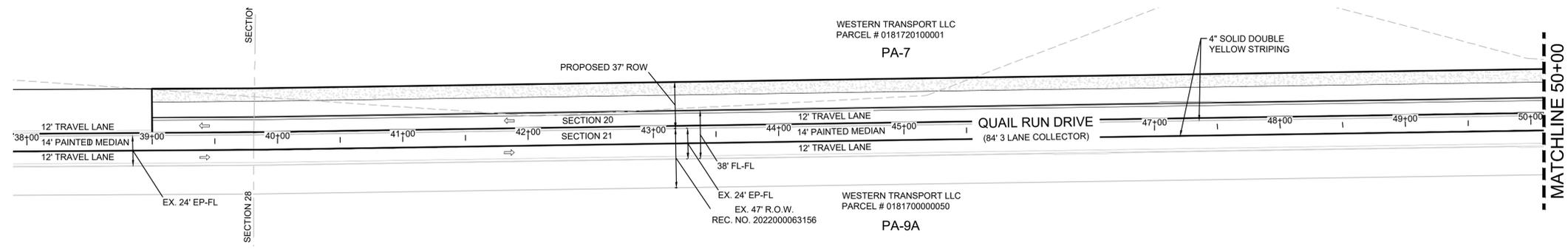
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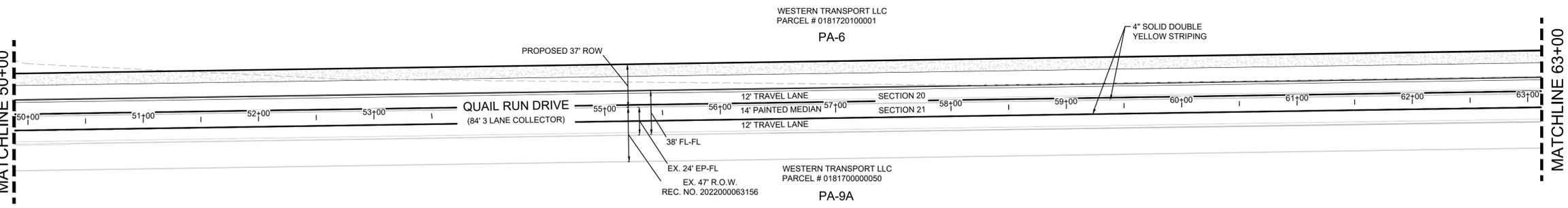
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 - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS AND EASEMENTS WILL BE CONVEYED BY SEPARATE INSTRUMENT. EXISTING ROW FOR E. 48TH AVENUE IS PRESCRIPTIVE.
 - "NO LEFT TURN" STRIPING TO REMAIN UNTIL INSTALLATION OF TRAFFIC SIGNAL POLE INSTALLATION. AT THAT TIME R3-2 SHALL BE INSTALLED ON SIGNAL MAST

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	DATE:	APPR.	DATE
				ACM	DJO	R0037494		
C13	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN SIGNAGE & STRIPING PLAN (ULTIMATE)			WESTERN TRANSPORT LLC P.O. BOX 6194 DENVER, COLORADO 80202		Revisions		
				Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526				

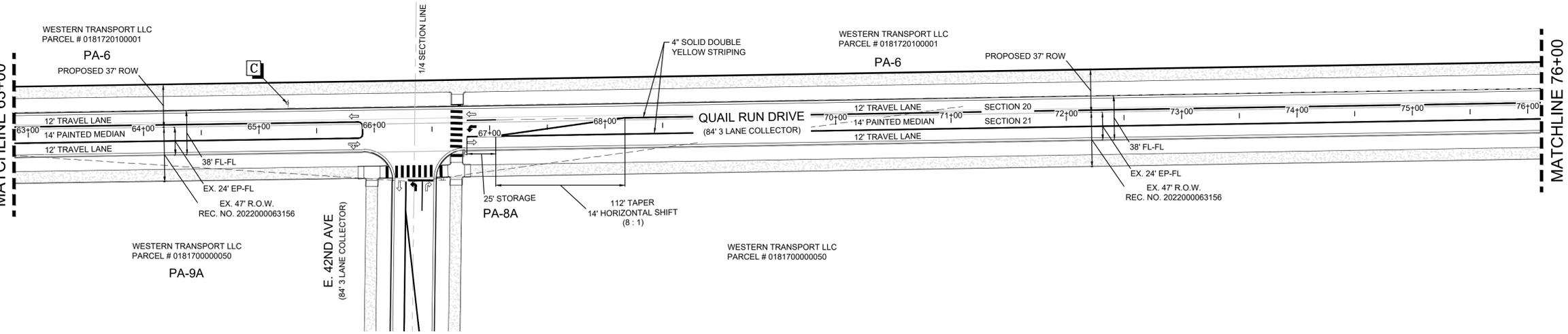
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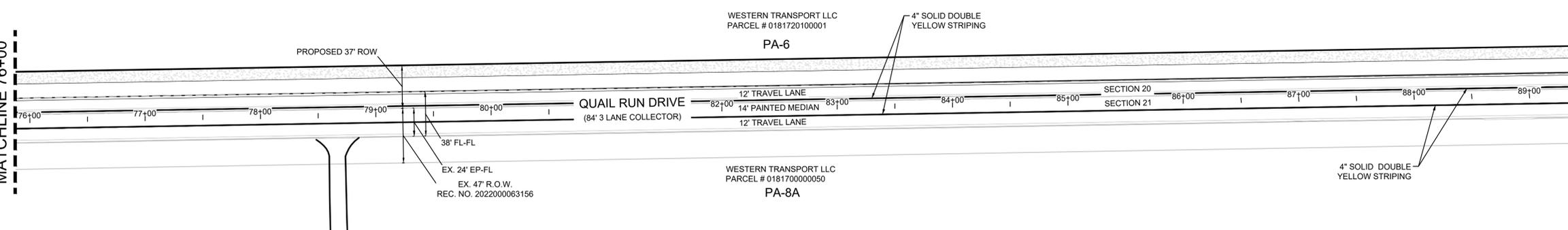
PLAN: QUAIL RUN DRIVE STA: 38+00 TO 50+00
HORIZONTAL SCALE: 1"=50'



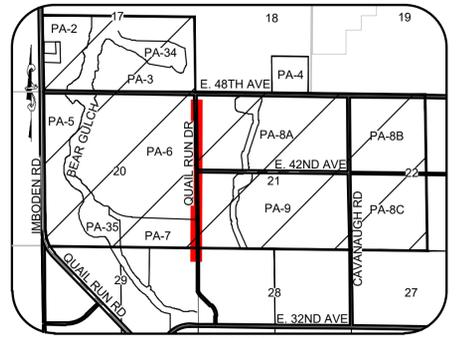
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



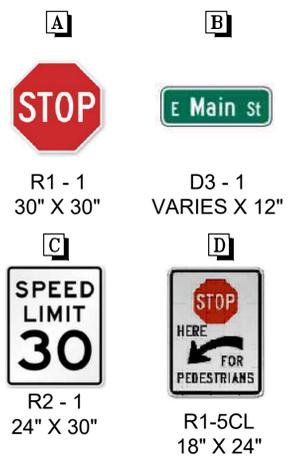
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00
HORIZONTAL SCALE: 1"=50'



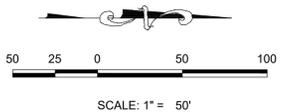
PLAN: QUAIL RUN DRIVE STA: 76+00 TO 89+50
HORIZONTAL SCALE: 1"=50'



KEYMAP
N.T.S.



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 - SEE SHEET C2 FOR TYPICAL ROAD SECTIONS.
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No.	Date	Appr.	Date

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WESTERN TRANSPORT LLC	
P.O. BOX 6194	
DENVER, COLORADO 80202	

TRANSPORT COLORADO -	
SUBAREA 2 NO. 2	
INFRASTRUCTURE SITE PLAN	
SIGNAGE & STRIPING PLAN (ULTIMATE)	

DRAWN BY:	SCALE:
ACM	AS SHOWN
CHECKED BY:	DJO
DATE: SEPT 2024	FILE NO: R0037494

SHEET NUMBER	C14
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