

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.

1. 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.
2. 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 PERMIT.
3. 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.
4. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODE.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. SITE 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 THE PLANT. PER LOCAL JURISDICTIONAL REQUIREMENTS, NO PLANT MATERIAL OTHER THAN GRASS COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
7. 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.
8. 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 PLAN.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 IS REQUIRED PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
16. THE DEVELOPER IS REQUIRED 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.
17. 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/PEDESTRIANS 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 PROVIDED WITH THE BUILDING PERMIT. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY FOR OBTAINING AN ADDRESS FOR THE METER 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.
18. 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.
19. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, INCLUDING AN ACOUSTIC IMPACT ANALYSIS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING NBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
20. 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".
21. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% 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. CROSSLAND ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM AND MAXIMUM WIDTH OF 48" AND 60" RESPECTIVELY. 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.
22. 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 ACCESS 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) A BUREAU 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.
23. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.

NONE

COLORADO AIR & SPACE PORT (C.A.S.P.)

E. 48TH AVE.

QUAIL RUN RD

E. 42ND AVE.

IMBODEN RD

COLFAX AVE.

INTERSTATE 70

NORTH

NOT TO SCALE

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 THE E. SIDE OF IMBODEN RD. SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 1664.739 METERS (5461.73 FEET) NAVD88 DATUM.

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.

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

C1	TITLE SHEET
C2	NOTES & SECTIONS
C3	R.O.W. & EASEMENT PLAN
C4	KEYMAP
C5	OVERALL GRADING & UTILITY PLAN
C6	GRADING & UTILITY PLAN
C7	GRADING & UTILITY PLAN
C8	GRADING & UTILITY PLAN
C9	GRADING & UTILITY PLAN
C11	SIGNAGE & STRIPING PLAN (INTERIM)
C12	SIGNAGE & STRIPING PLAN (INTERIM)
C13	SIGNAGE & STRIPING PLAN (ULTIMATE)
C14	SIGNAGE & STRIPING PLAN (ULTIMATE)
L0	LANDSCAPE OVERALL KEY MAP
L1 - L11	LANDSCAPE PLANS
L12 - L13	LANDSCAPE SCHEDULE & NOTES & DETAILS
L14 - L25	HYDROZONE PLANS

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

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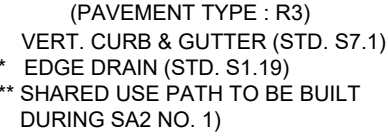
1. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. THE EXISTING UTILITIES DEPICTED MAY NOT BE ALL INCLUSIVE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. UNLINED PRIVATE TEMPORARY SWALES WITH SLOPES LESS THAN 2% ARE PERMITTED FOR UP TO 60 MONTHS OR UNTIL ADJACENT DEVELOPMENT OCCURS. OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LOW FLOW TRICKLE CHANNELS AT A MINIMUM OF 0.5% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST THE CONSTRUCTION OF THE TRICKLE CHANNEL SHOULD THERE BE AN ISSUE WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. DUE TO THE PROXIMITY OF THE AIRPORT STANDING WATER IS NOT PERMITTED. THE DEVELOPER/ METRO DISTRICT SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.
4. PRIVATE, GRASS-LINED SWALES WITH SLOPES LESS THAN 2% IN CUT AND FILL LOCATIONS WITHIN THE TOP OF ROW SWALE IS LESS THAN 10' OUTSIDE OF ROW SHALL BE DESIGNED AND EVALUATED AT THE TIME OF CIVIL/PLANS/FINAL DRAINAGE REPORT. THESE AREAS MAY NEED TO BE CONCRETE LINED TO PREVENT DAMAGE TO THE ROADWAYS SUBSTRUCTURE, IN ADDITION TO PROVIDING FREEBOARD FOR SWALES WITHIN A CUT SECTION.
5. THE OVERLOT GRADING CONDITION ADJACENT TO THE ROW WILL BE MAINTAINED BY THE OWNERSHIP GROUP UNTIL ADJACENT DEVELOPMENT OCCURS. SEED AND MULCH WILL BE APPLIED PER THE CITY OF AURORA STANDARD SWMP REQUIREMENTS. THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUEST ADDITIONAL BMP MEASURES BE INSTALLED.
6. BEAR GULCH HAS BEEN DEEMED NON-JURISDICTIONAL BY THE ARMY CORPS OF ENGINEERS.

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS.
2. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LANDOWNER, THE DEVELOPER MUST PARTICIPATE IN THE SIGNAL COST.
4. TRANSITION PAVING WILL BE CONSTRUCTED AS REQUIRED.
5. THE MASTER DEVELOPER IS RESPONSIBLE FOR STREET LIGHTS ALONG ALL PUBLIC STREETS.

1. PER THE APPROVED MASTER UTILITY REPORT, A FUTURE OFFSITE 24 INCH DIAMETER EXTENSION TO E. 32ND AVENUE AND IMBODEN ROAD IS ANTICIPATED BY JUNE 2024.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
3. REFER TO THE PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT ADDENDUMS FOR ADDITIONAL INFORMATION REGARDING PHASING REQUIREMENTS.

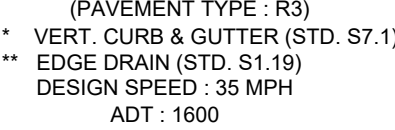
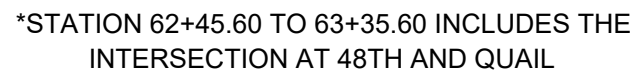
1. THE CITY IS COLLABORATING WITH THE METRO WASTEWATER RECLAMATION DISTRICT ON A FEASIBILITY STUDY TO DEVELOP A REGIONAL APPROACH FOR DEVELOPMENT IN THE BOX ELDER BASIN.
2. UNTIL A REGIONAL / SUB-REGIONAL SOLUTION IS DETERMINED, SANITARY TREATMENT WILL BE BY INDIVIDUAL SEWER DISPOSAL SYSTEM (ISDS) OR OTHER PACKAGE PLANT SOLUTIONS.
3. AT 70% OF SUB-AREA 1 AND SUB-AREA 2 ESTIMATED LOADING, A STUDY SHOULD BE CONDUCTED TO DETERMINE THE FEASIBILITY OF A WASTEWATER TREATMENT PLANT AT BEAR GULCH AND E. 64TH AVE. A TIME TABLE FOR THESE IMPROVEMENTS HAS YET TO BE DETERMINED. REFER TO THE MASTER UTILITY STUDY FOR ADDITIONAL INFORMATION.
4. PROPOSED SANITARY SEWER MAINS AND STUBS SHALL BE CONSTRUCTED AS PART OF THESE ISP IMPROVEMENTS TO FACILITATE USE OF A REGIONAL SYSTEM WHEN IT COMES ONLINE. ADDITIONAL SANITARY SEWER MAINS WILL BE REQUIRED AS OTHER PLANNING DEVELOPMENT IN THE OUTLIER ZONE. PUBLIC IMPROVEMENT PLANS, MASTER UTILITY REPORT, FDP AND SUBSEQUENT AMENDMENTS TO THESE DOCUMENTS.
5. WITH CITY APPROVAL, SANITARY SEWER MAIN ALIGNMENTS MAY BE SHIFTED TO THE NORTH HALF OF THE STREET ROW SO THEY CAN BE INSTALLED AT A LATER DATE TO MINIMIZE DORMANT INFRASTRUCTURE AND/OR PAVEMENT REPLACEMENT.
6. CONNECTION TO THE SANITARY STUBS SHALL BE SHOWN ON THE SITE PLANS FOR INDIVIDUAL PARCELS AS THEY ARE DEVELOPED.

1. BOX CULVERTS, INLETS, MANHOLES AND CULVERT CROSSINGS CONSTRUCTED AS PART OF THIS ISP SHALL BE DESIGNED AND CONSTRUCTED FOR FULLY DEVELOPED FLOW RATES.
2. UNDERDRAINS SHALL BE INSTALLED AT EACH SUMP INLET AND EXTEND 100' ON BOTH SIDES.
3. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.
4. ADDITIONAL PUBLIC STORM DRAIN SYSTEMS MAY BE REQUIRED AS PLANNING AREA DEVELOPS.
5. WATER QUALITY MANHOLES ARE PROPOSED HEREIN TO ADDRESS RUNOFF FROM THE PUBLIC ROADWAY. THEY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE METRO DISTRICT. PER THE MASTER DRAINAGE REPORT, ONCE THE ADJACENT PRIVATE PROPERTY DEVELOPS, THESE WATER QUALITY FACILITIES WILL BE REMOVED AND WATER QUALITY FOR THE PUBLIC RIGHT OF WAY AND PRIVATE PROPERTY WILL BE COLLECTIVELY TREATED PRIOR TO DISCHARGING INTO A WATERWAY.

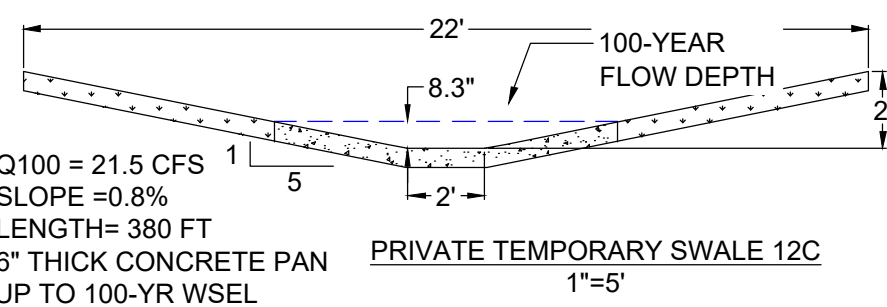
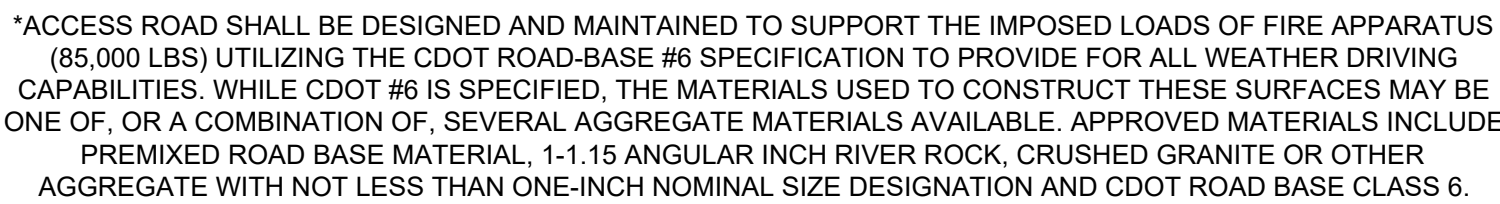
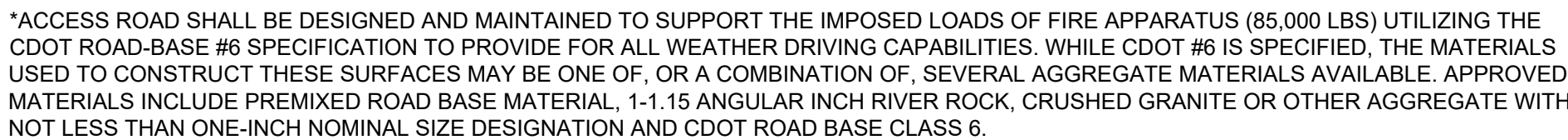


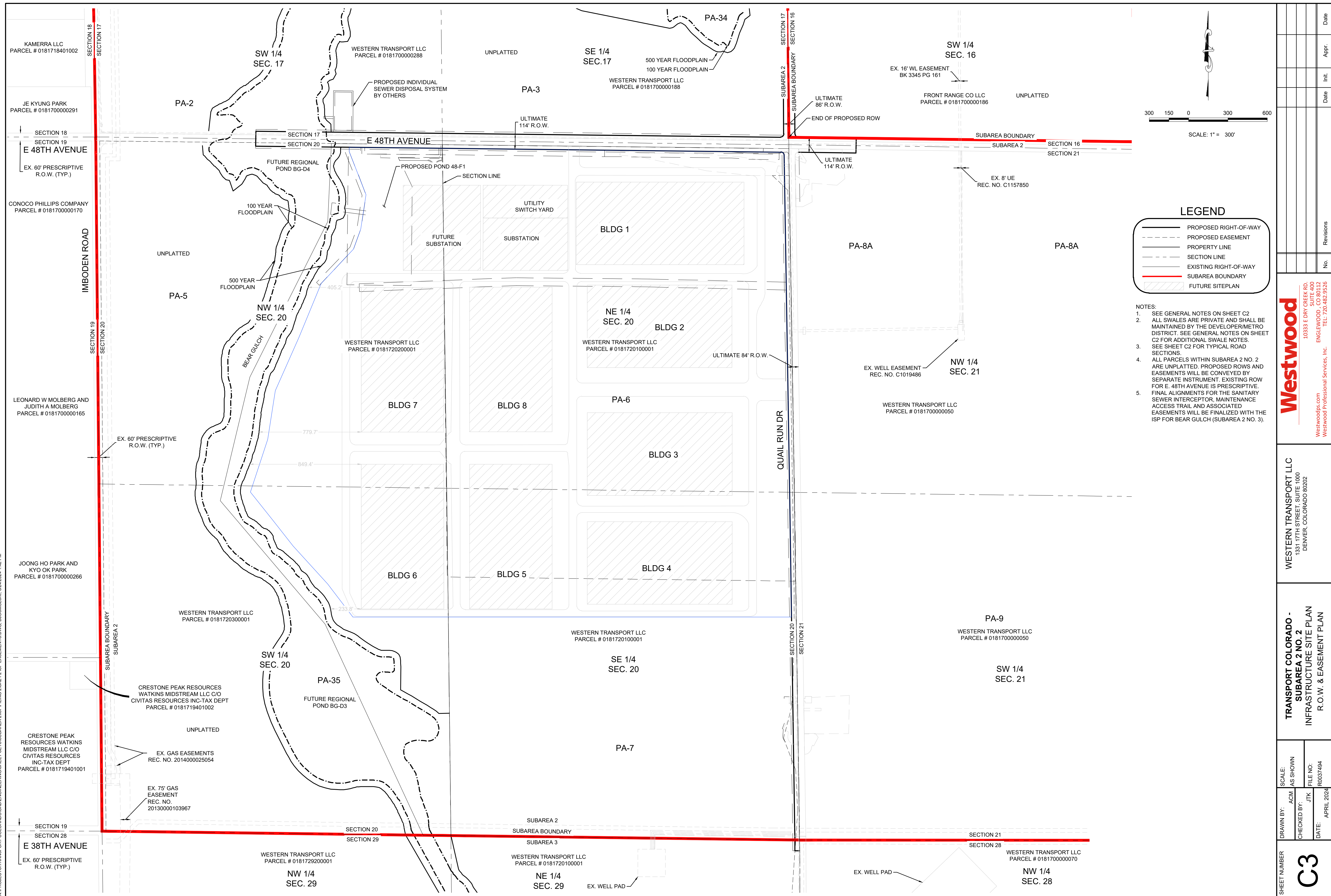
(MEDIUM PEDESTRIAN ACTIVITY)
(PAVEMENT TYPE : R3)
DESIGN SPEED : 50 MPH
ADT : 2200

WITH (S1.5) * VERT. CURB &
GUTTER (STD. S7.1)
** EDGE DRAIN (STD.
S1.19)

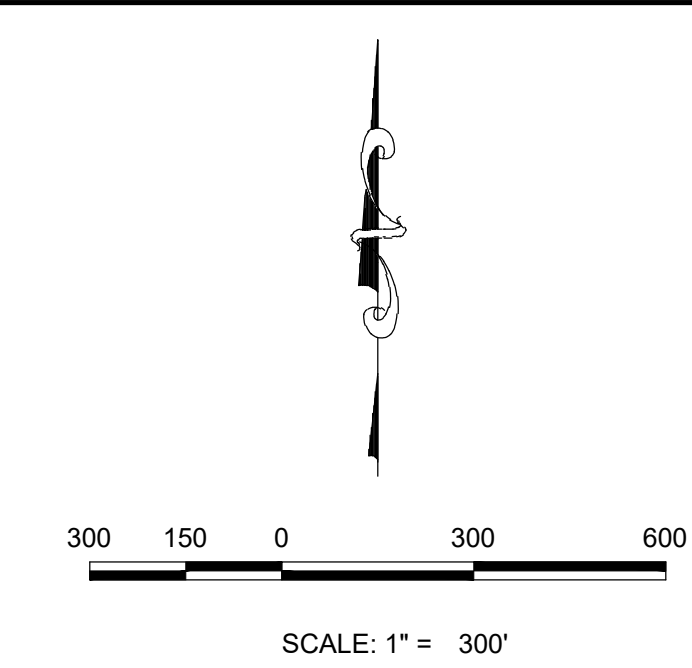
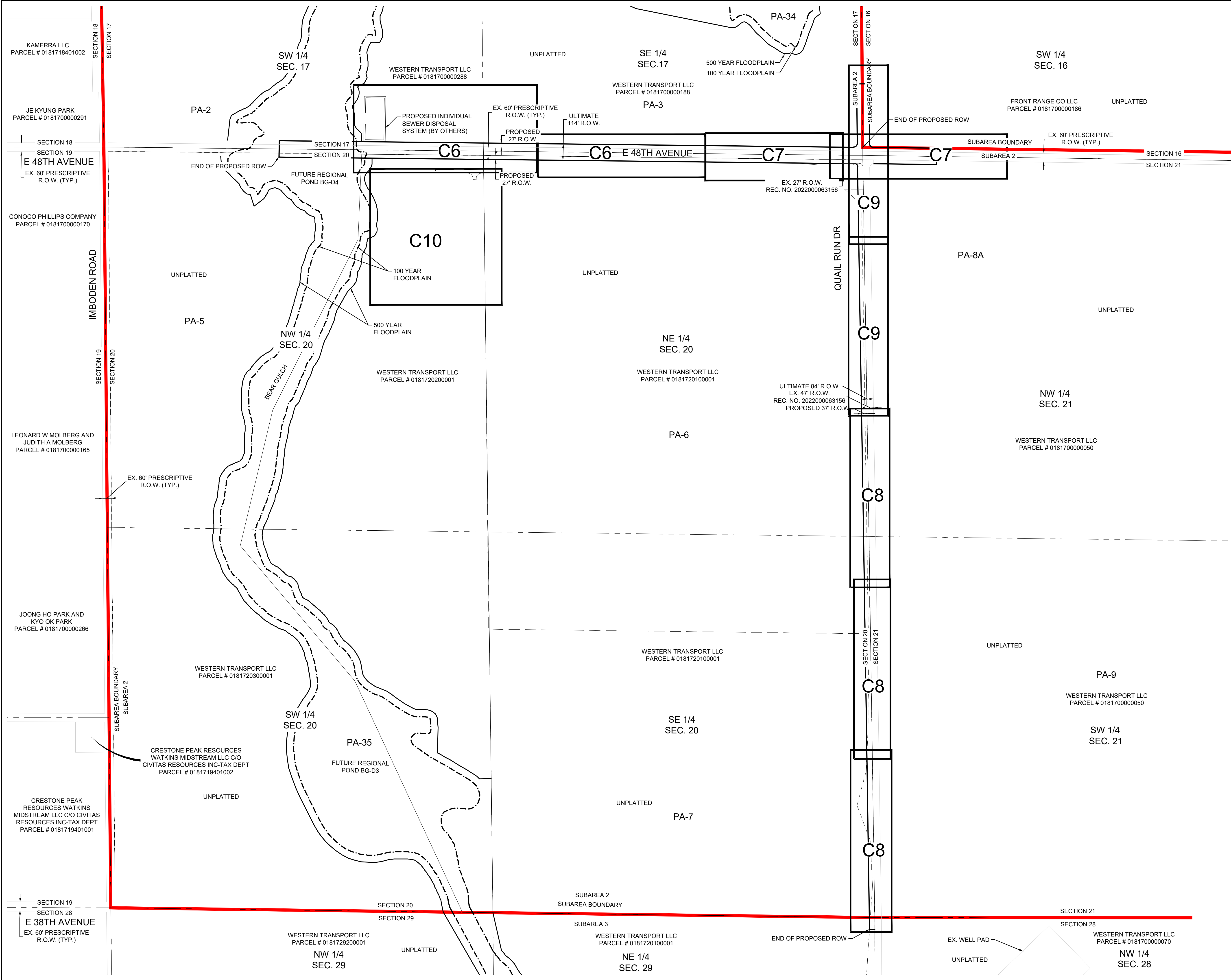


AVE FROM 35+84.20 TO 64+51.40
END IN DIFFERENT LOCATIONS WITHIN THE ROAD





N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\SHEET SETS\SUBAREA 2\SPILLING 2\SA2 F2 ISP KEYMAP.DWG, D:\BMLSKI, 6/24/2024 1:42 PM



LEGEND

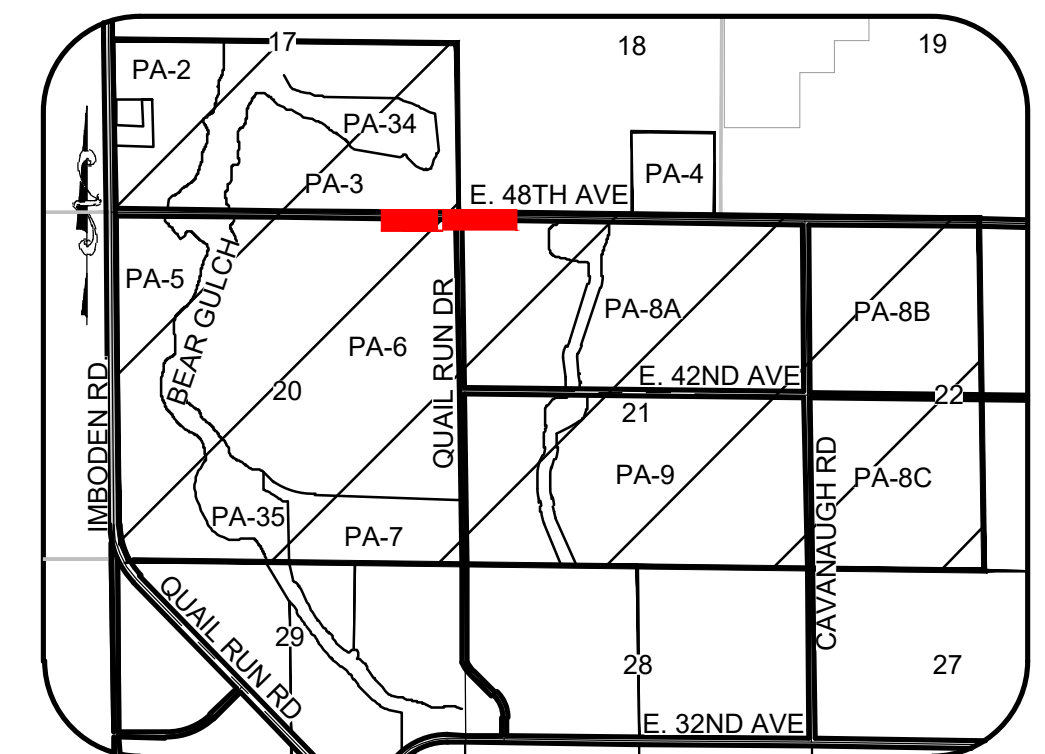
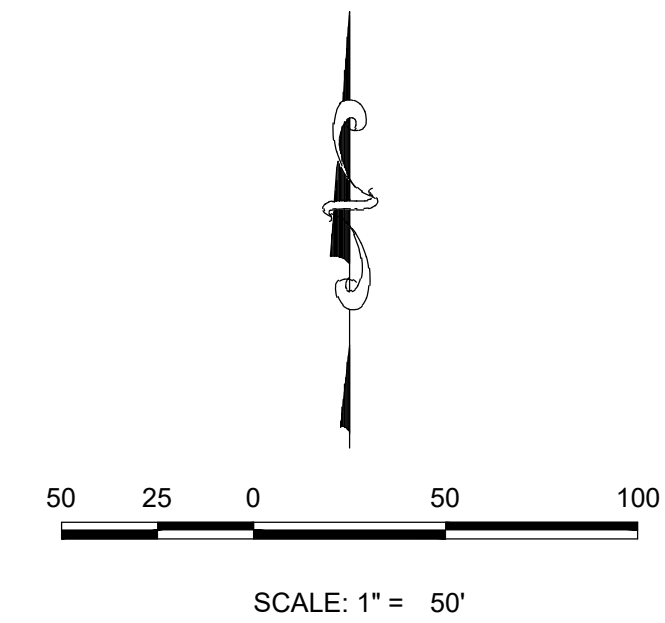
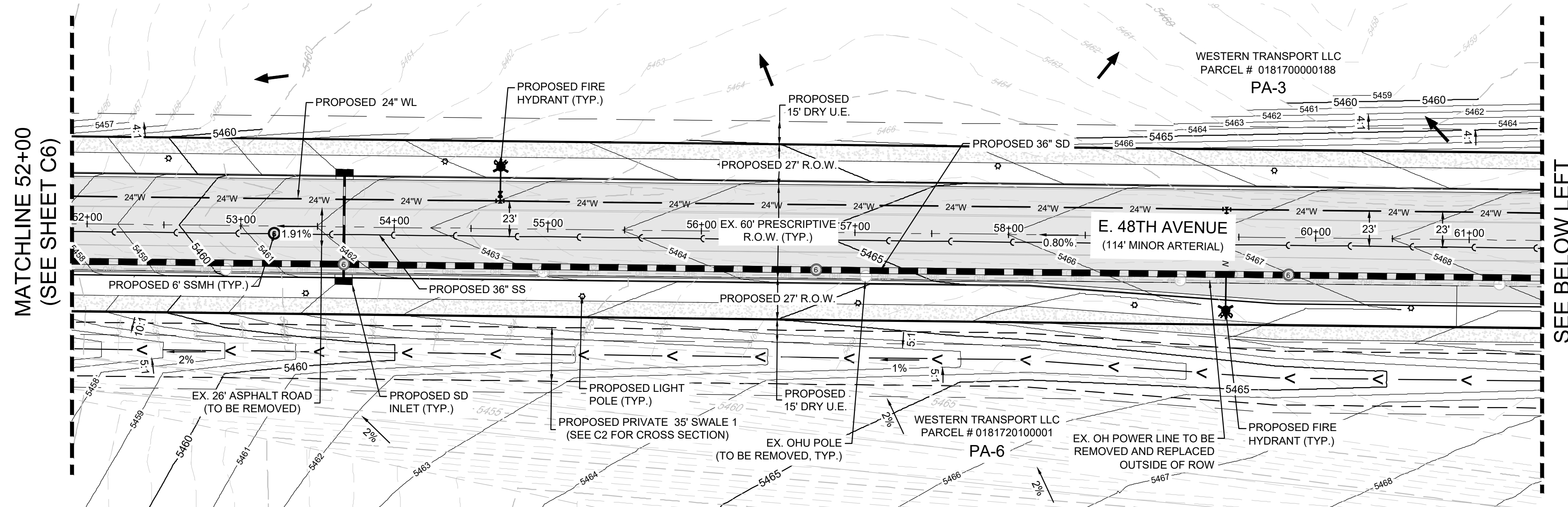
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPERTY LINE
- SECTION LINE
- EXISTING RIGHT-OF-WAY
- SUBAREA BOUNDARY

- 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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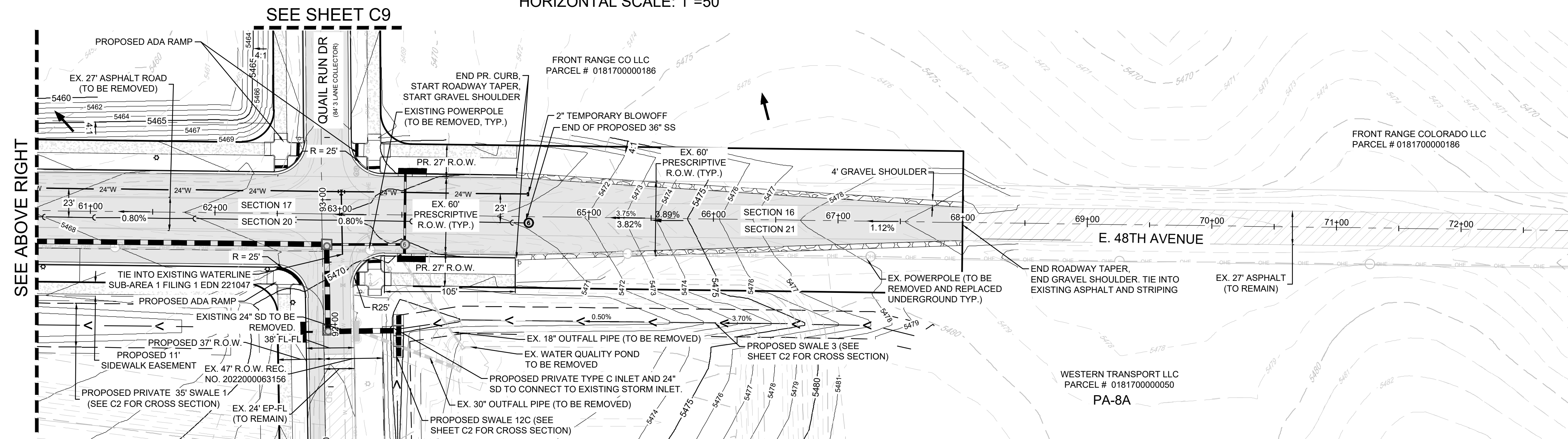
SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: JTK	DATE: APRIL 2024	TRANSPORT COLORADO - SUBAREA 2 NO. 2		WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202		10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.482.9526		Westwood													
				INFRASTRUCTURE SITE PLAN																			
				KEYMAP																			
C4				SCALE: AS SHOWN		FILE NO: R0037494						Revisions		No.		Date		Init.		Appr.		Date	

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

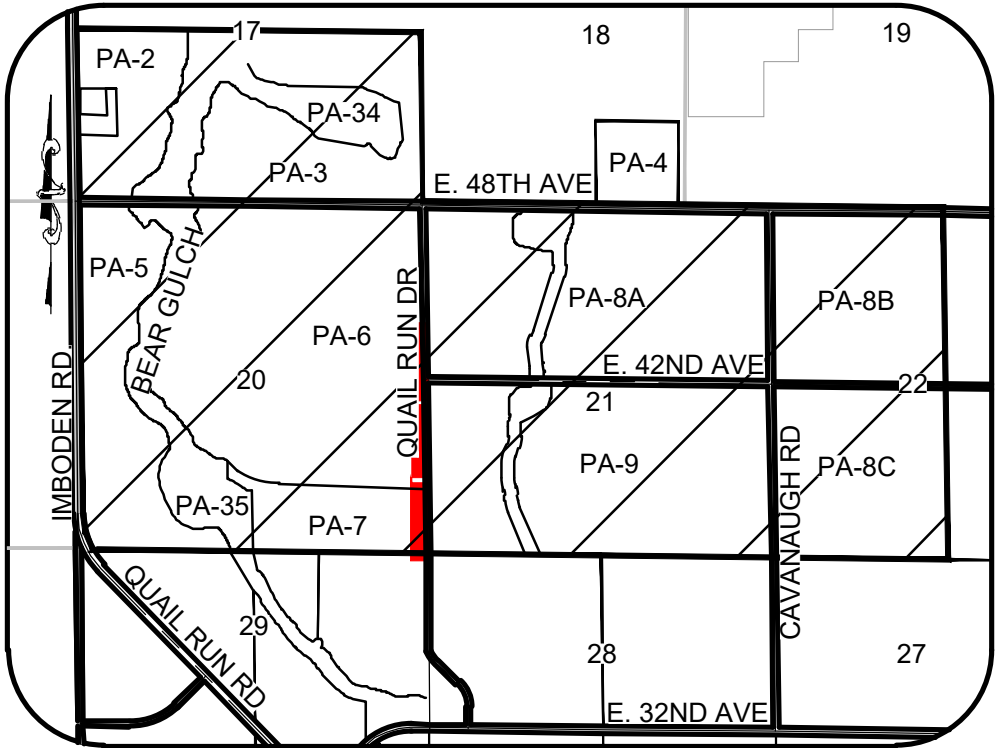




PLAN: E. 48TH AVENUE STA: 52+00 TO 62+00
HORIZONTAL SCALE: 1"=50'






































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



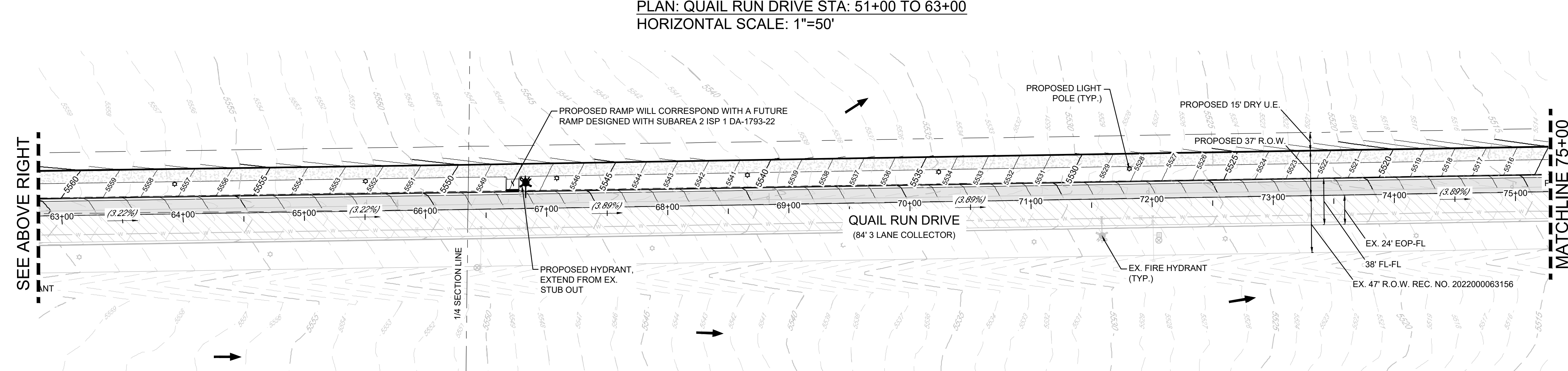
KEYMAP

N.T.S.

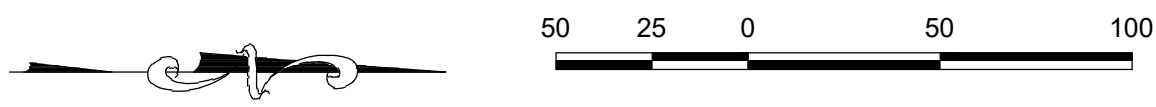
LEGEND

- | | |
|---------------------------------------------------------------------------------------|-----------------------------------------------|
|  | 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 |
|  | EXISTING 2' CONTOUR |
|  | PROPOSED 10' CONTOUR |
|  | PROPOSED 2' CONTOUR |
|  | 100 YEAR WATER SURFACE ELEVATION |
|  | PLAN AREA BOUNDARY |
|  | PROPOSED WATER LINE (WL) |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED STORM DRAIN (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 45° W/ 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:**
1. SEE GENERAL NOTES ON SHEET C2
 2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOGRAPHIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL.
 4. SEE SHEET C2 FOR TYPICAL ROAD, MAINTENANCE PATHS, REGIONAL TRAIL, AND SWALE TYPICAL SECTIONS.
 5. 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.
 6. 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).
 7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.




PLAN: QUAIL RUN DRIVE STA: 63+00 TO 75+00
HORIZONTAL SCALE: 1"=50'

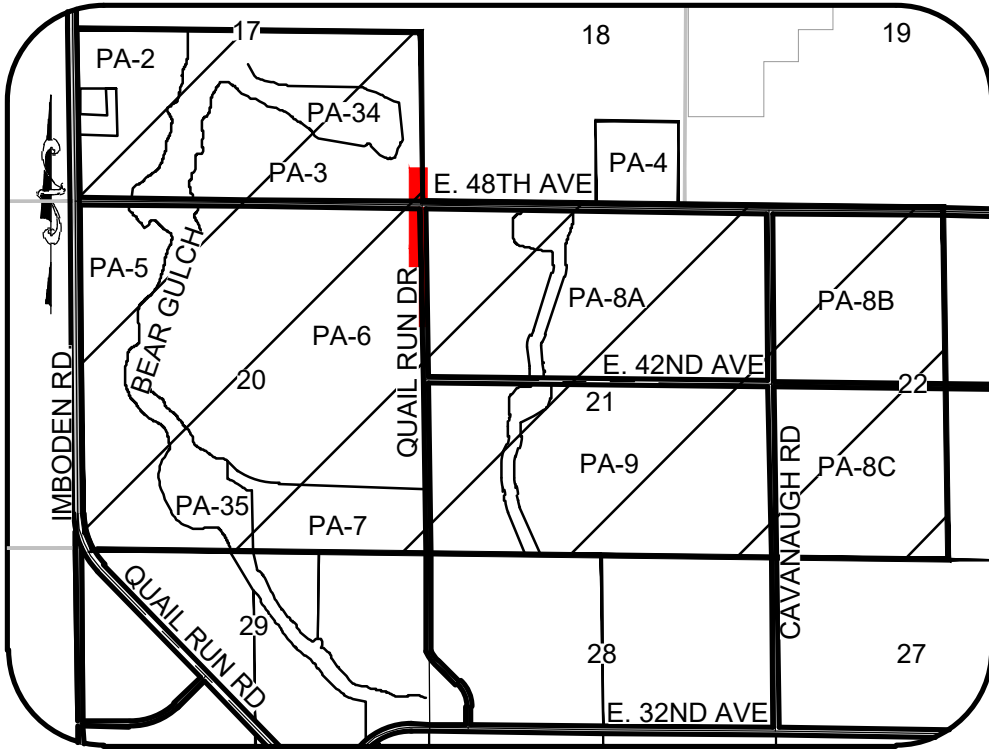
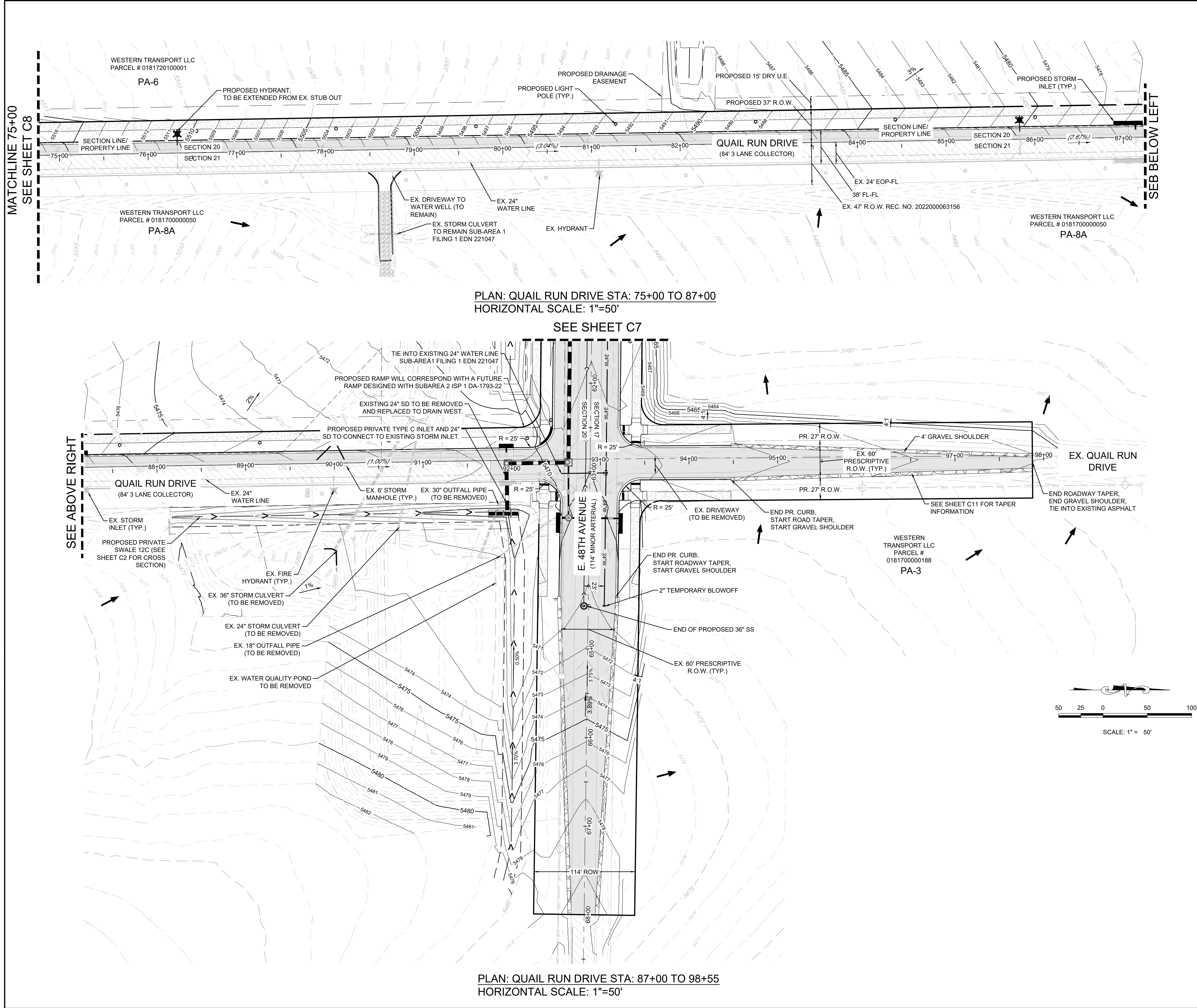


SCALE: 1" = 50'

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

SHEET NUMBER C8	DRAWN BY:	SCALE:	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING & UTILITY PLAN	WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80155 TEL: 720.462.9326 Westwoodas.com Westwood Professional Services, Inc.						
	CHECKED BY:	JTK									
	DATE:	APRIL 2024									
						No.	Revisions	Date	Init.	Appr.	Date

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LEGEND

FO	EXISTING FIBER OPTIC LINE
G	EXISTING GAS LINE
OHE	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
---	EXISTING 2' 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

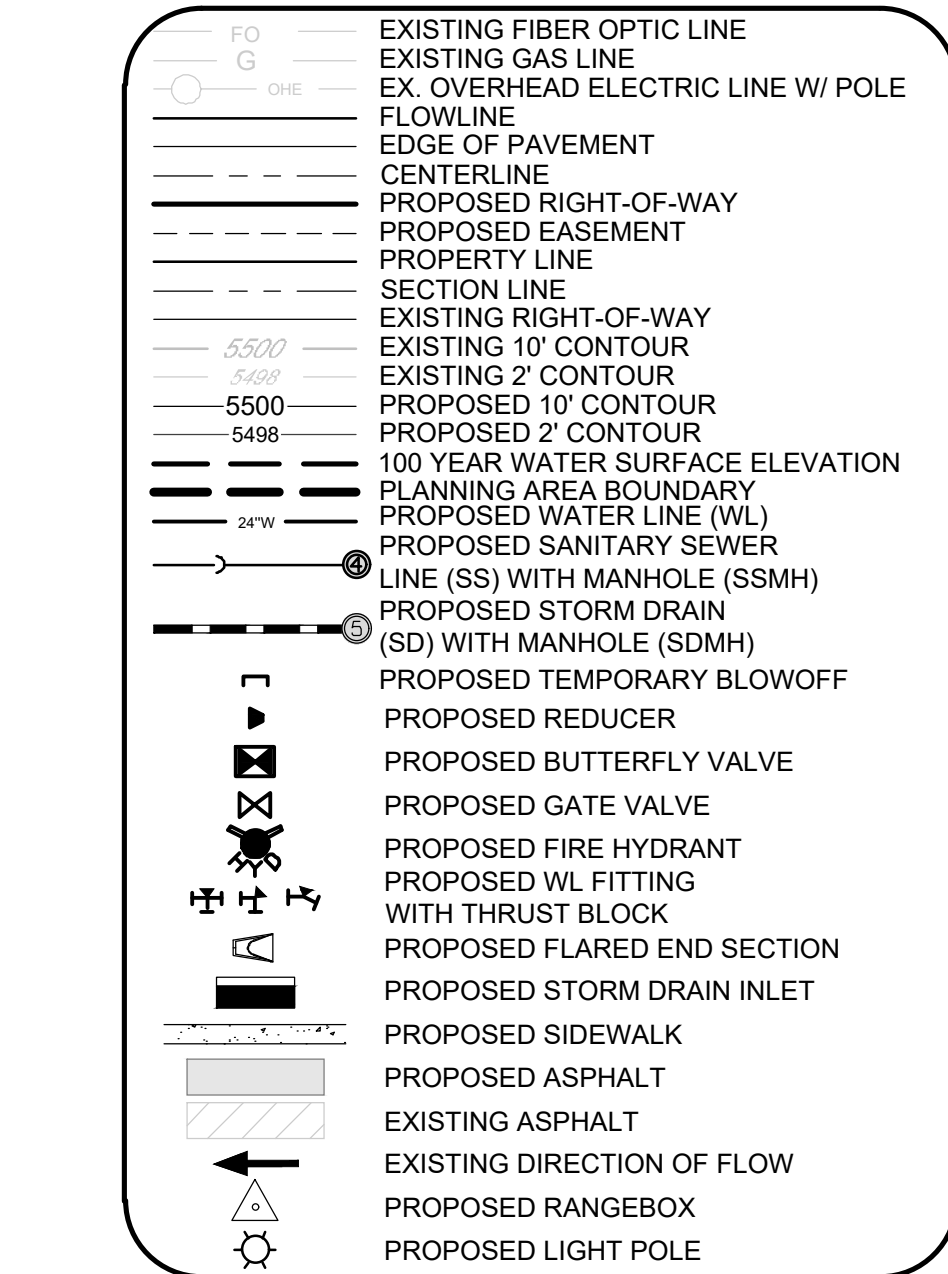
- NOTES:
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
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 - ALL PARCELS WITHIN SUBAREA 2 NO. 2 ARE UNPLATTED. PROPOSED ROWS 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.

SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: JTK	DATE: APRIL 2024	SCALE: AS SHOWN	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING & UTILITY PLAN	WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoods.com Westwood Professional Services, Inc. TEL: 720.482.9526	Revisions	No.	Date	Init.	Appr.	Date

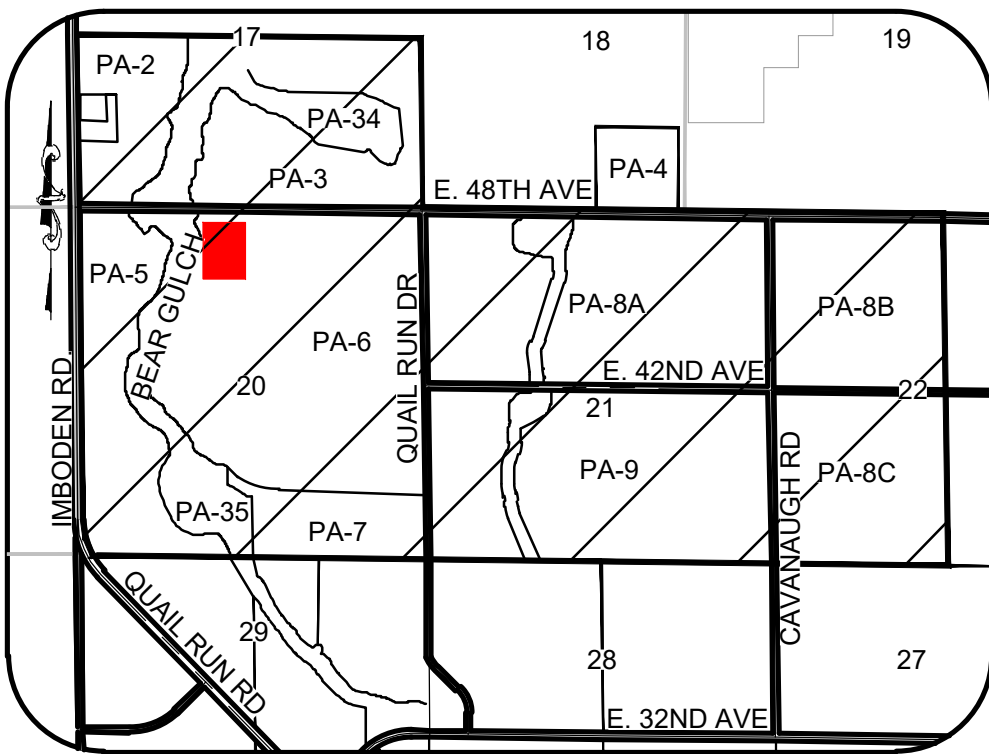
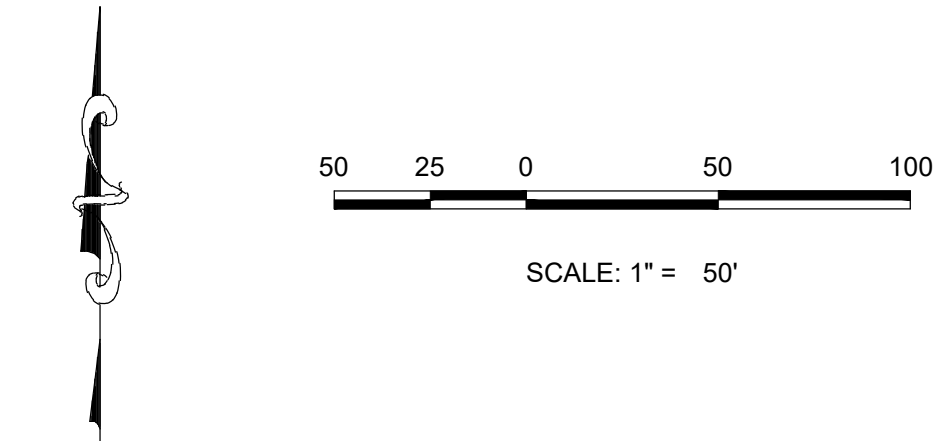
C9

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

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



- NOTES:**
1. SEE GENERAL NOTES ON SHEET C2
 2. ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL.
 4. SEE SHEET C2 FOR TYPICAL ROAD, MAINTENANCE PATHS, REGIONAL TRAIL, AND SWALE TYPICAL SECTIONS.
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 6. FINAL ALIGNMENTS FOR THE SANITARY SEWER INTERCEPTOR, MAINTENANCE ACCESS TRAIL AND ASSOCIATED EASEMENTS WILL BE FINALIZED WITH THE ISP FOR BEAR GULCH (SA 3 N. 3).
 7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB PARCS WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



KEYMAP

N.T.S.

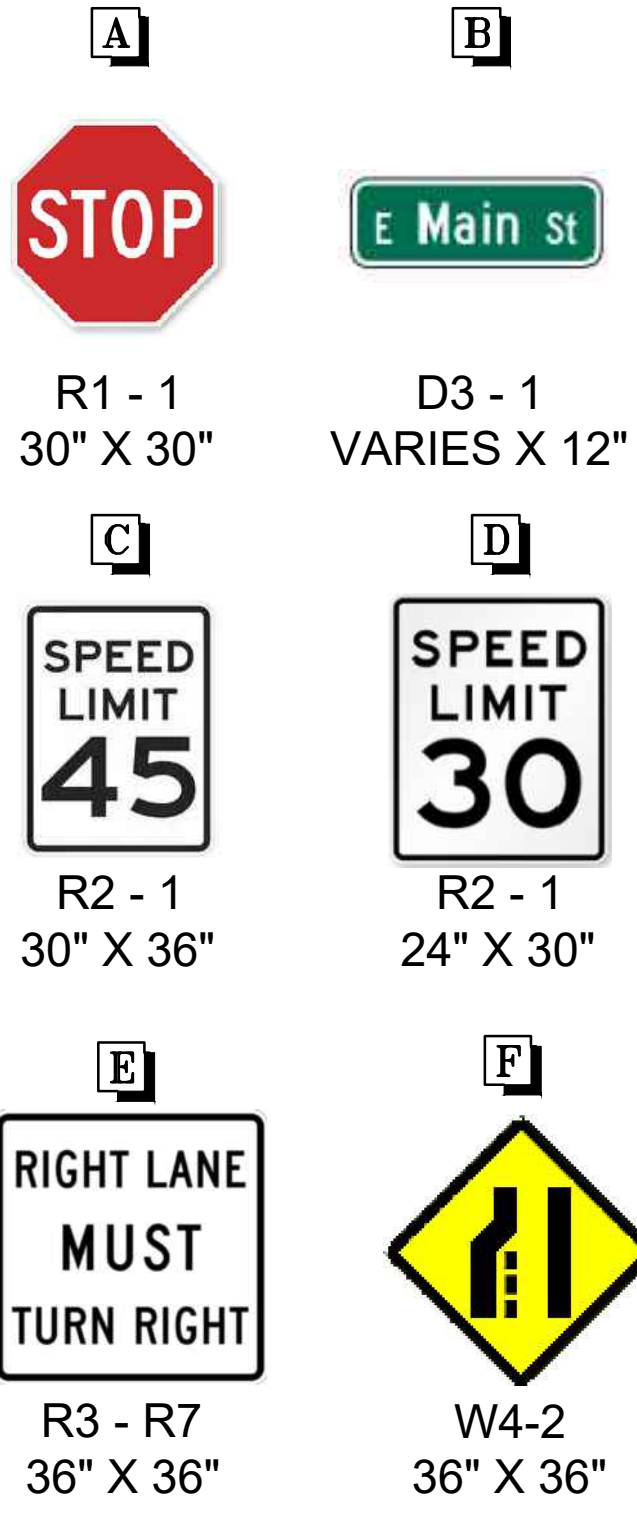
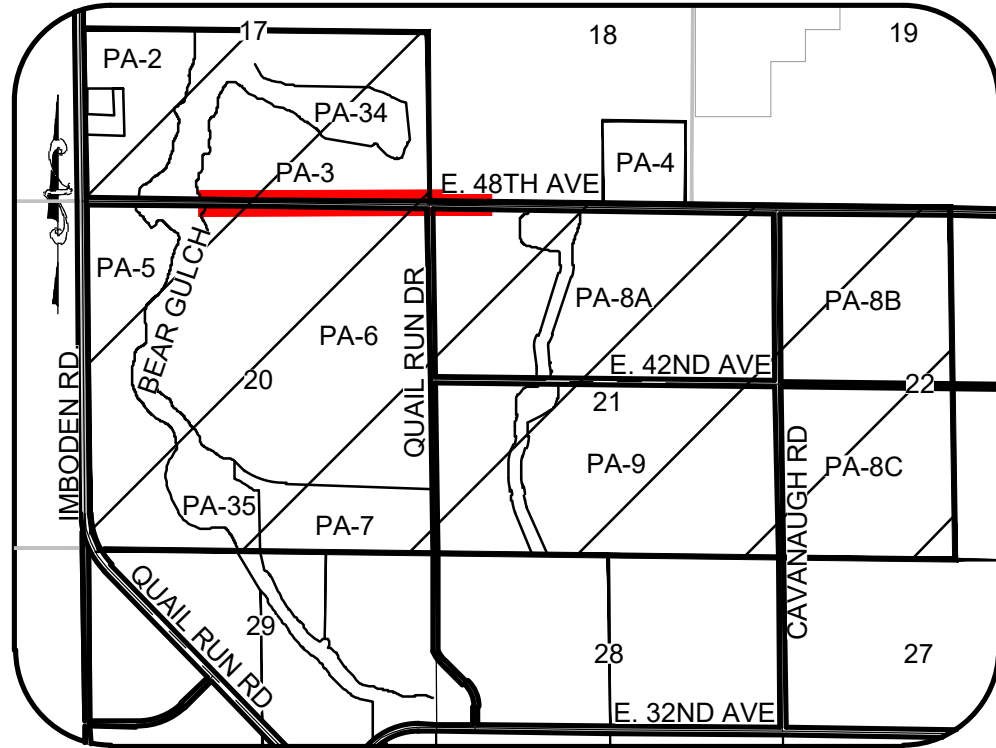
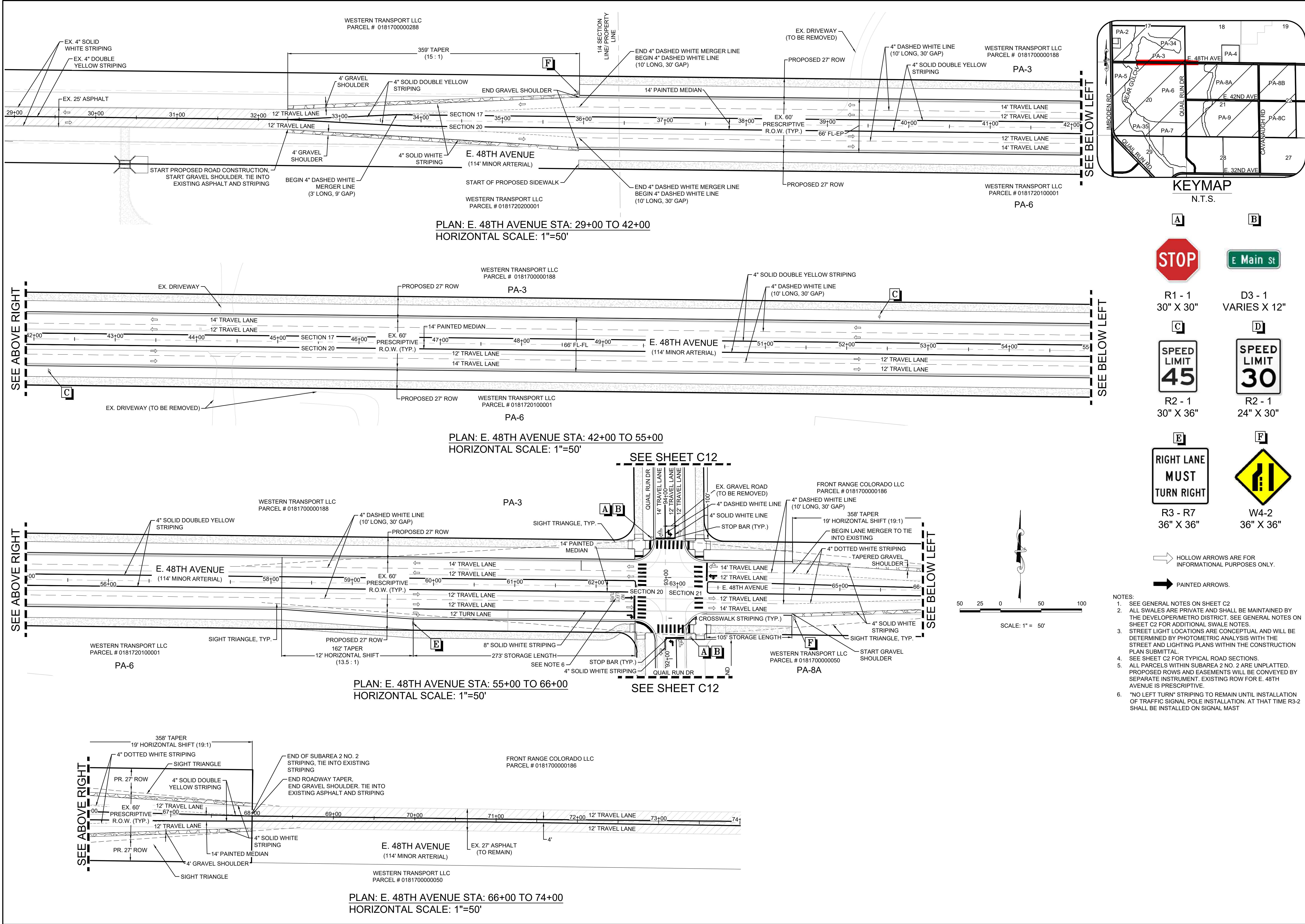
LEGEND

C10	SHEET NUMBER	DRAWN BY:	SCALE:	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN GRADING AND UTILITY PLAN	WESTERN TRANSPORT LLC 1331 17TH STREET, SUITE 1000 DENVER, COLORADO 80202	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoods.com Westwood Professional Services, Inc.</div>								
		CHECKED BY:	AS SHOWN											
		JTK	FILE NO:											
		DATE:	R0037494											
		APRIL 2024												
							No.	Revisions	Date	Init.	Appr.	Date		

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

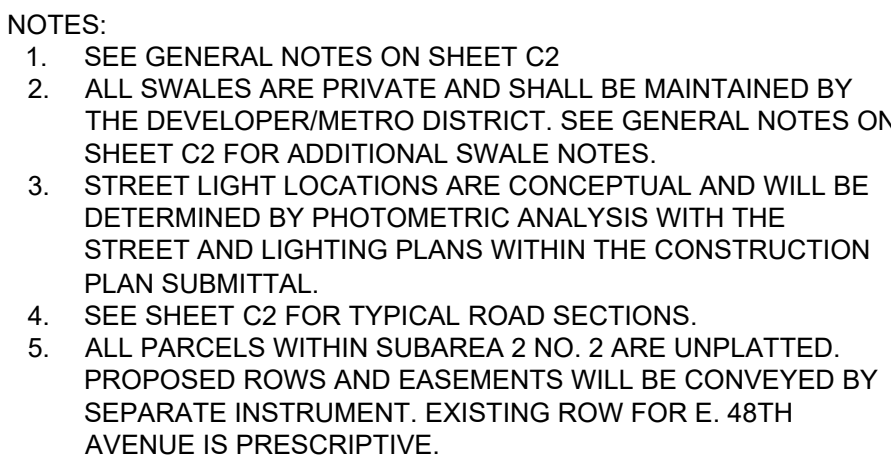
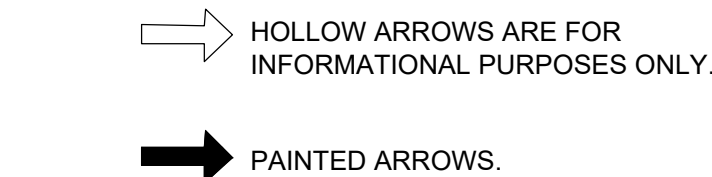
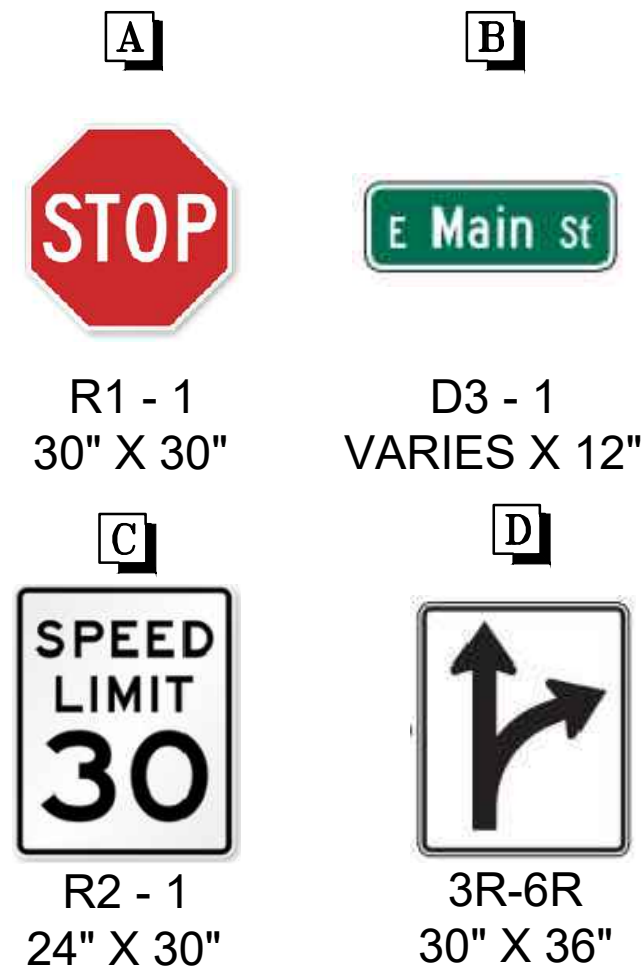
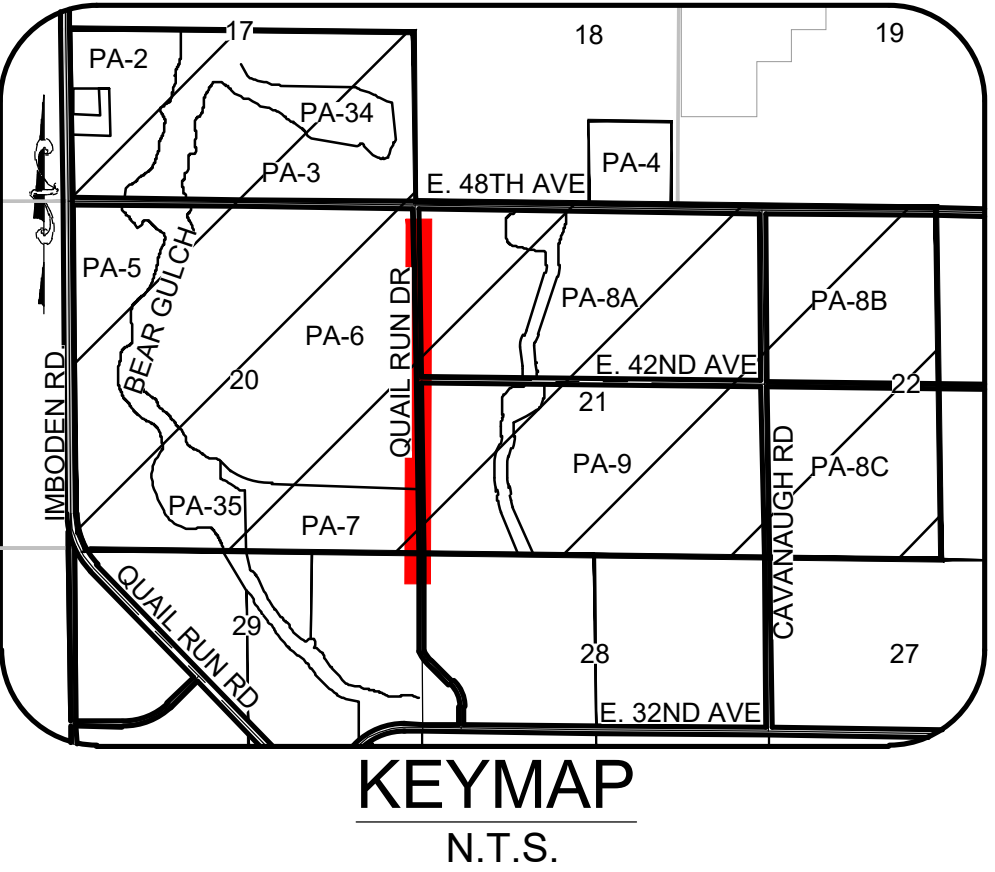
N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\SUBAREA 2\SUBAREA 2\SP SIGNAGE & STRIPING.DWG, ANDRELAND, 9/20/2024 5:20 PM



- 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 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:	PROJECT:	NO.	DATE	INIT.	APPR.	DATE
C11	ACM	DJO	SEPT 2024	AS SHOWN	TRANSPORT COLORADO - SUBAREA 2 NO. 2 INFRASTRUCTURE SITE PLAN SIGNAGE & STRIPING PLAN (INTERIM)	10331 E DRY CREEK RD. ENGINEWOOD, CO 80112				

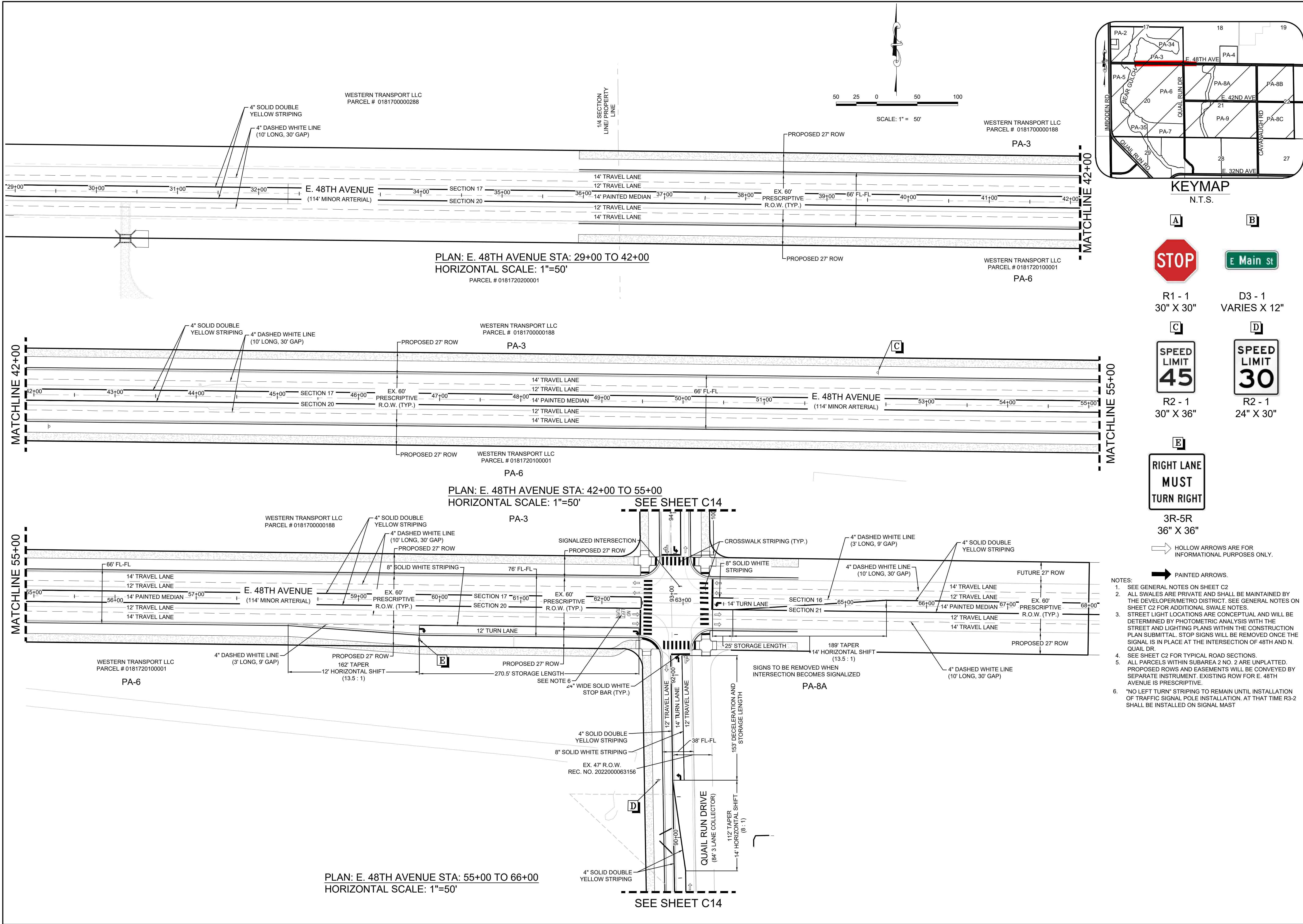
CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE



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

<div>C12</div>	<div> <div> <div>SHEET NUMBER</div> <div>DRAWN BY:</div> <div>CHECKED BY:</div> <div>DATE: SEPT 2024</div> </div> <div> <div>SCALE:</div> <div>AS SHOWN</div> <div>FILE NO:</div> <div>R0037494</div> </div> </div>	<div> <div>TRANSPORT COLORADO -</div> <div>SUBAREA 2 NO. 2</div> <div>INFRASTRUCTURE SITE PLAN</div> <div>SIGNAGE & STRIPING PLAN (INTERIM)</div> </div>	<div> <div>WESTERN TRANSPORT LLC</div> <div>P.O. BOX 6104</div> <div>DENVER, COLORADO 80202</div> </div>	<div> <div>Westwood</div> <div>10333 E DRY CREEK RD.</div> <div>CO 80119</div> <div>ENGLEWOOD</div> <div>Westwood's.com</div> <div>Westwood Professional Services, Inc.</div> <div>TEL: 720.482.9526</div> </div>	No.	Revisions	Date	Init.	Appr.

N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\PROJECTS\SUBAREA 2\SUBAREA 2\SP SIGNAGE & STRIPING.DWG, ANDRELAND, 9/20/2024 5:30 PM

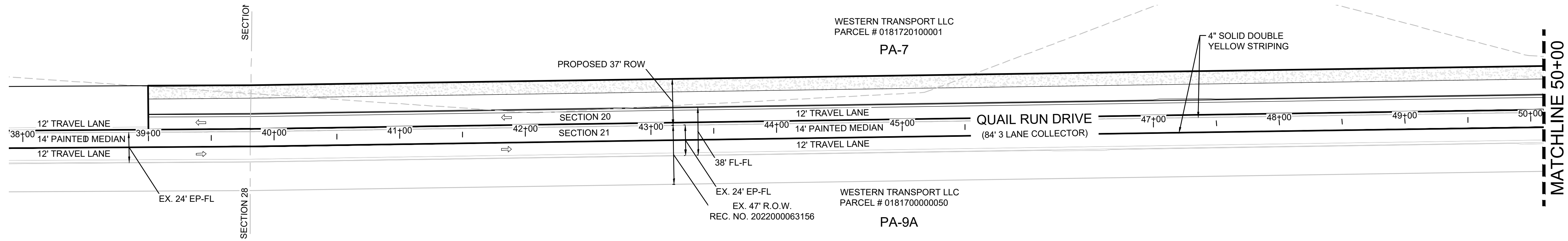


- NOTES:
- SEE GENERAL NOTES ON SHEET C2
 - ALL SWALES ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER/METRO DISTRICT. SEE GENERAL NOTES ON SHEET C2 FOR ADDITIONAL SWALE NOTES.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS WITH THE STREET AND LIGHTING PLANS WITHIN THE CONSTRUCTION PLAN SUBMITTAL. STOP SIGNS WILL BE REMOVED ONCE THE SIGNAL IS IN PLACE AT THE INTERSECTION OF 48TH AND N. QUAIL DR.
 - 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 PRESRIPTIVE.
 - "NO LEFT TURN" STRIPING TO REMAIN UNTIL INSTALLATION OF TRAFFIC SIGNAL POLE INSTALLATION. AT THAT TIME R3-2 SHALL BE INSTALLED ON SIGNAL MAST

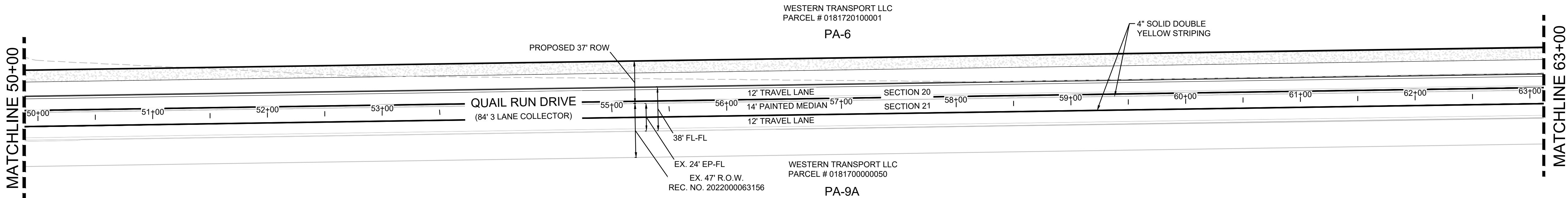
C13	SHEET NUMBER	DRAWN BY:	SCALE:	TRANSPORT COLORADO - SUBAREA 2 NO. 2				WESTERN TRANSPORT LLC				<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
	CHECKED BY:	ACM	AS SHOWN	INFRASTRUCTURE SITE PLAN SIGNAGE & STRIPING PLAN (ULTIMATE)				P.O. BOX 6194 DENVER, COLORADO 80202																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT AND NOT TO SCALE

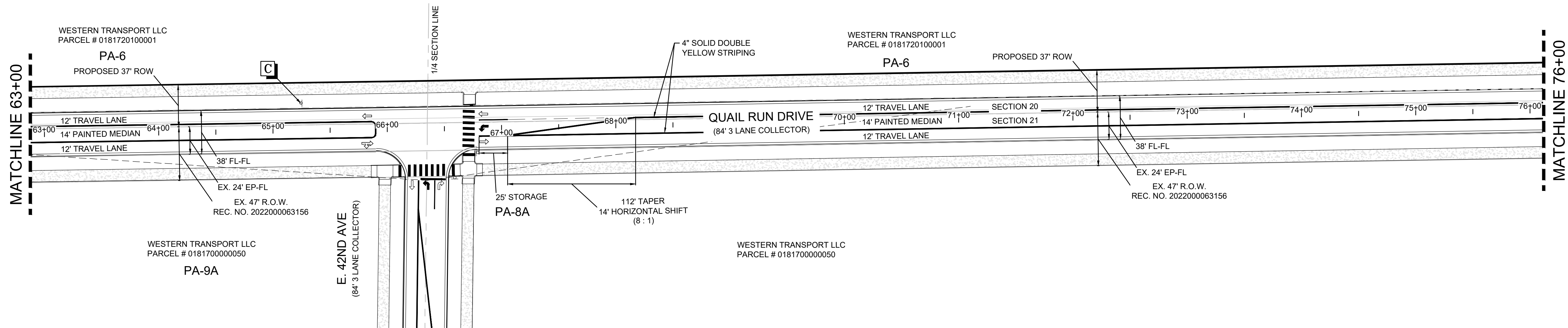
N:\PROJECTS\TRANSPORT COLORADO\ENGINEERING\SUBAREA 2\SUBAREA 2\SP\SP SIGNAGE & STRIPING.DWG, 9/20/2024 5:30 PM



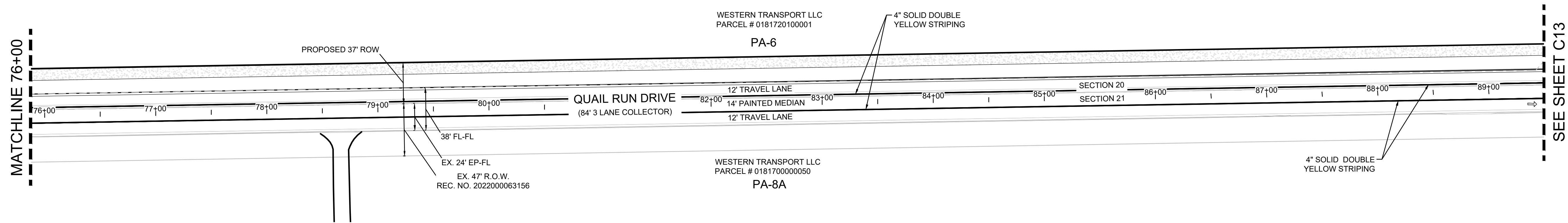
PLAN: QUAIL RUN DRIVE STA: 38+00 TO 50+00
HORIZONTAL SCALE: 1"=50'



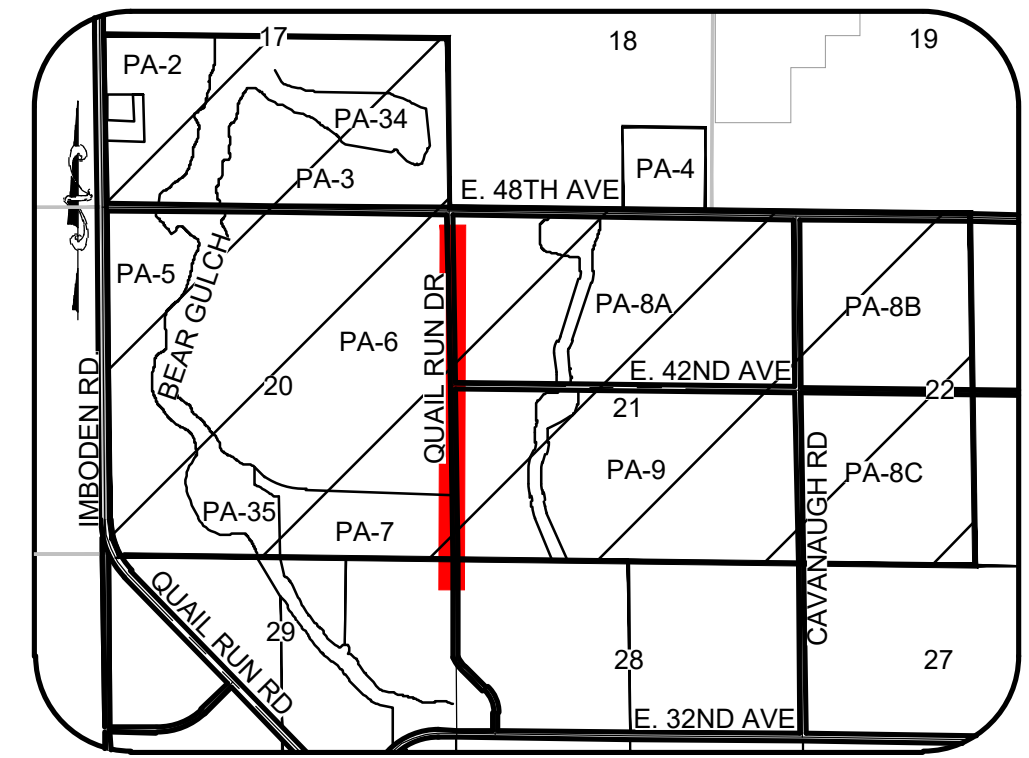
PLAN: QUAIL RUN DRIVE STA: 50+00 TO 63+00
HORIZONTAL SCALE: 1"=50'



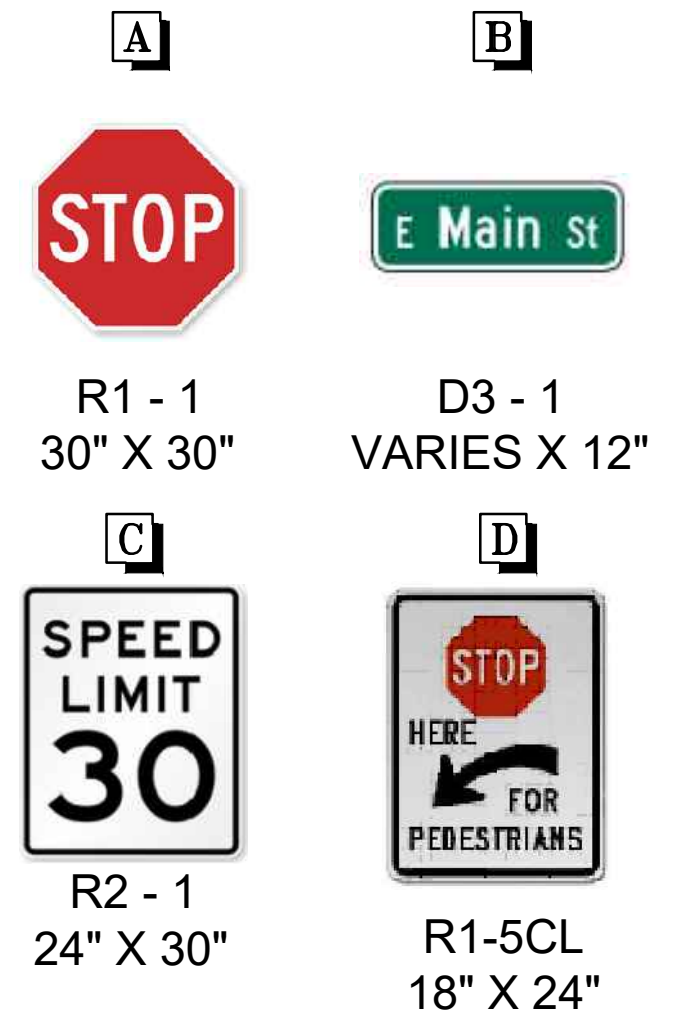
PLAN: QUAIL RUN DRIVE STA: 63+00 TO 76+00
HORIZONTAL SCALE: 1"=50'



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



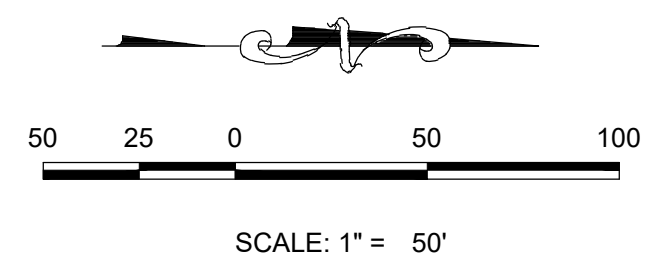
KEYMAP
N.T.S.



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.



Westwood

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

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

SHEET NUMBER
C14

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