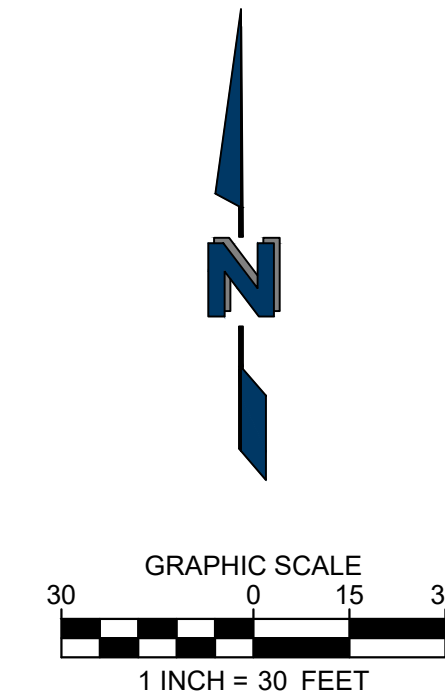
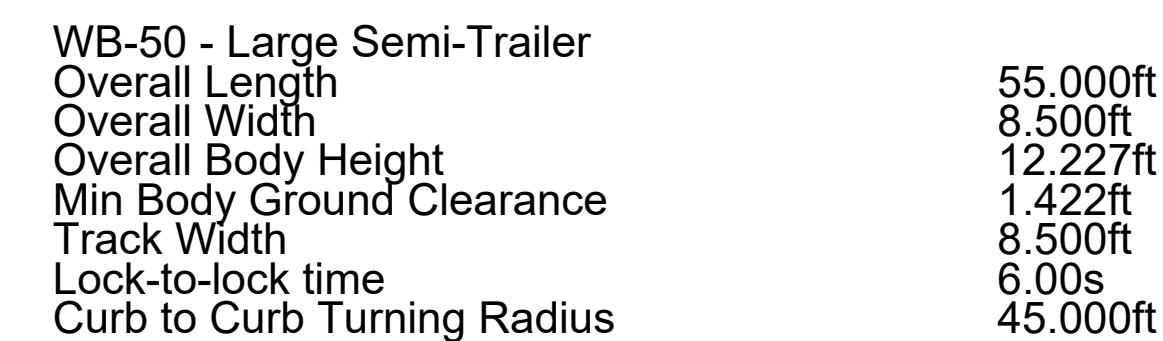


LOT 1, BLOCK 1, PORTEOS PA-9A SUBDIVISION FILING NO. 1
LOCATED IN A PORTION OF THE NORTH ONE-HALF OF SECTION 8,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6th P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



	PARCEL BOUNDARY
	ADJACENT PROPERTY
	SECTION LINE
	EASEMENT LINE
	ADA PATH OF TRAVEL
	PUBLIC STREET STRIPING
	PROPOSED SITE STRIPING
	PUBLIC REGULATORY SIGNS
	STREET LIGHTING/BY-OTHERS
	PROPOSED SITE LIGHTING
	PROPOSED KNOX BOX
	EMERGENCY FUEL SHUT-OFF
	CURB & GUTTER EXISTING/BY-OTHERS
	PROPOSED CURB & GUTTER
	SIDEWALK EXISTING / BY-OTHERS
	PROPOSED SIDEWALK
	PROPOSED ASPHALT PAVING
	PROPOSED CONCRETE PAVING
	SITE TRIANGLES
	BUILDING SETBACK LINE
	ADA PATH



SPECIAL WARRANTY DEED
1287 INVESTORS LLC
REC. No. 2006000986489
[ZONE AD Sub C]

SPECIAL WARRANTY DEED
1287 INVESTORS LLC
REC. No. 2006000986489
[ZONE AD Sub C]

JACKSON GAP STREET
PUBLIC R.O.W. REC. No. 2016000087361
PLAT REC. No. 2013000094501
FOUR-LANE COLLECTOR
PAVEMENT TYPE: R3

[C-Base.dwg] [V-Base (Porteoos).dwg] [ent. 24x36TB (Nicks PA-9a).dwg] [wb-50 circulation of C-Base (2023-11-21).dwg]
Drawing name: L:\Nicks Investments\222-126 - Aurora, CO - 64th & Jackson Gap\02 Civil\CAD\SDP\Truck Exhibit.dwg Dec 12, 2023 - 10:18am

THE DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S Quebec St., Ste. 205B, Greenwood Village, CO 80111
TEL: 720-330-3180 www.dimensiongrp.com

all in one

	DATE	DESCRIPTION
	07/14/2023	INITIAL SUBMITTAL
	10/06/2023	RESPONSE TO COMMENTS UPDATE
	12/11/2023	CHECK PLOTS
	-	-
	-	-
	-	-
drawn by	JDT	
designed by	JDT	
approved by	-	
project no.		

TRUCK MANEUVER EXHIBIT

NICK'S CONVENIENCE
25500 E. 64th AVENUE
AURORA, COLORADO

SHEET