

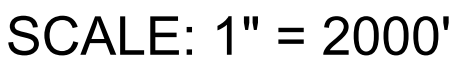
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development.

Note has been revised.

Note has been revised.

Acknowledged.

A PART OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE
6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PROPOSED SIDEWALK AREA:	47,730 +/- SQ FT (1.10 +/- AC)
PROPOSED ROADWAY ASPHALT AREA:	133,562 +/- SQ FT (3.07 +/- AC)
PROPOSED LANDSCAPE AREA:	2,036,499 +/- SQ FT (46.75 +/- AC)
PRESENT ZONING CLASSIFICATION:	MIXED COMMERCIAL (DIA TO THE NORTH)
OVERALL ISP DISTURBANCE AREA:	2,513,396 +/- SQ FT (57.70 +/- AC)

Multiple intersections are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

- **(Applicant/owner name, address, phone)** shall be responsible for payment of 50% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movement and 50% of right turn movements unless otherwise determined by the traffic engineer. **Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code.** The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

My commisission expires _____

AMENDMENTS

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

4. "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 ENTRANCES 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 ALONG A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALK ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODES, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTION (ICC/ANSI) A117-2009.

5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SIGNS AS REQUIRED BY THE CITY OF AURORA SIGN CODE. THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT, ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

6. 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 THE 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.

7. 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.

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 FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO 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 OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTICE.

9. ANY STREET LIGHTS, STREET LIGHT FIXTURES, OR STREET LIGHTS TO BE INSTALLED ON THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND 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. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THE PROJECT AND THE PROJECT'S IMPACTS SHALL BE CONSIDERED AS PART OF THE RECORD. ANY CHANGES TO THE PROJECT SHALL BE APPROVED BY THE CITY OF AURORA.

12. ALL STREET TRAFFIC SIGNS PROVIDED BY THE PORTS&PAV3 ISP1 SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

13. EMERGENCY INGRESS AND EGRESS - 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."

14. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY RESPONSE PURPOSES.

15. THE STREET LIGHT 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 PHOTOMETRICS 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 SUBMITTED TO THE PERMIT CENTER FOR THE 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 THE AGENCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY OPERATED.

16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.

17. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE CHAPTER 126 ARTICLE VII-NUMBERING OF BUILDINGS OF THE AURORA CITY CODE.

18. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS MUST BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

19. EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW COMMERCIAL BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT THE FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNERS/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHERE THE STRUCTURE IS FOUND DEFICIENT AND SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.

20. 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 ACHIEVE EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (LDN VALUE TO BE DETERMINED) UNDER WORSE-CASE NOISE CONDITIONS.

21. 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.

23. 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.

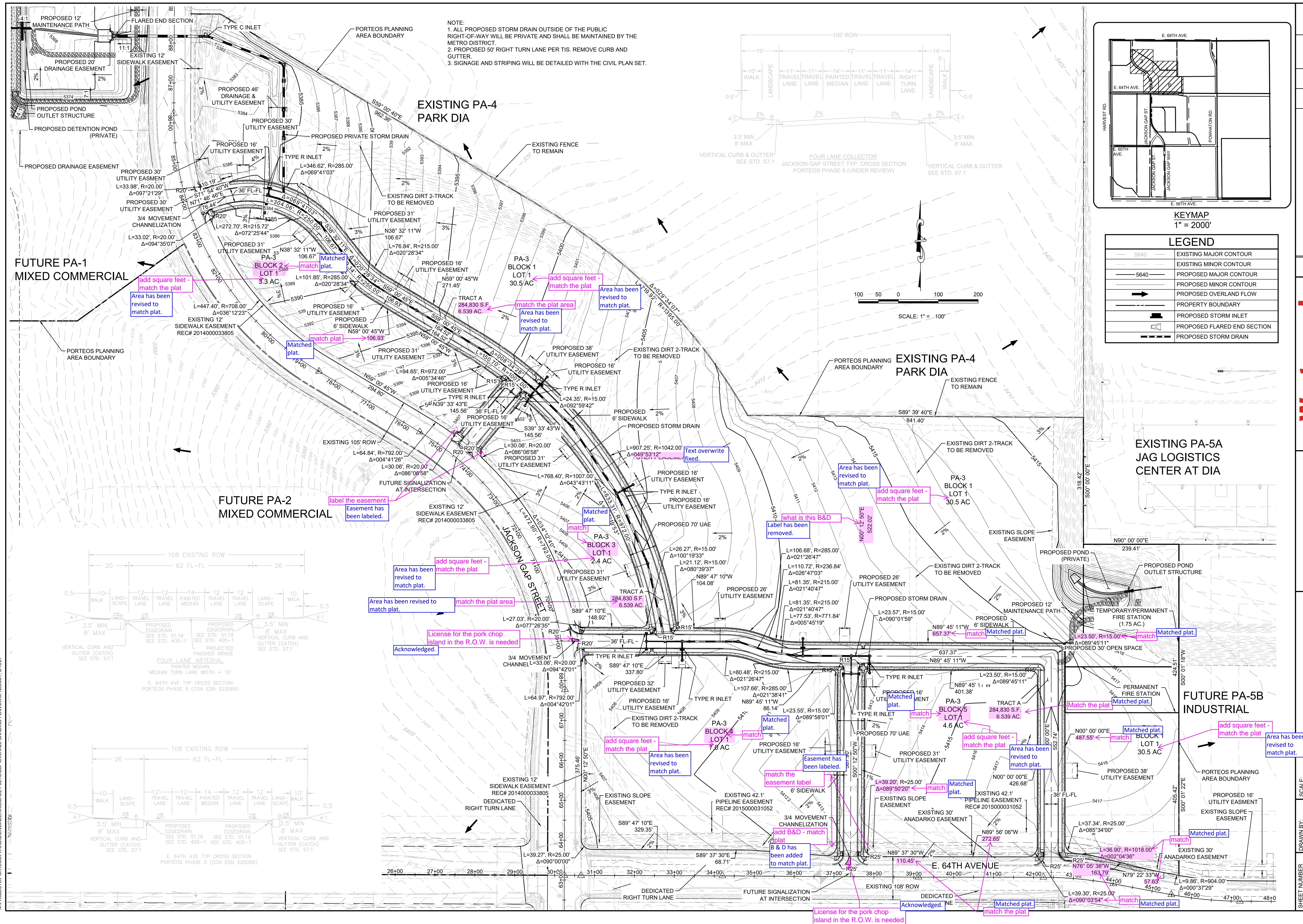
24. SINCE A TRAFFIC SIGNAL IS ANTICIPATED TO BE WARRANTED FOR THE BUILD YEAR, THE DEVELOPER HAS THE OPTION TO BUILD THE SIGNAL IN ADVANCE OF THE TRAFFIC SIGNAL.

25. LANDSCAPE SHEETS INCLUDED IN THE PRELIMINARY PLAT REPRESENT A PRELIMINARY LANDSCAPE PLAN. ACTUAL LAYOUT, SPECIES SELECTION AND PLANT COUNT TO BE COORDINATED WITH THE CIVIL PLANS DURING CONSTRUCTION DOCUMENT PHASES. SHOULD CHANGES IN LAYOUT, SPECIES SELECTION OR PLANT COUNTS DEViate DURING THE CONSTRUCTION DOCUMENT PHASE, THIS PRELIMINARY PLAT LANDSCAPE PLAN WILL NEED TO BE AMENDED TO REFLECT THESE CHANGES.

CIVITAS
1200 BANNOCK ST.
DENVER CO 80204
TEL: (303) 571-0053
CONTACT: CHRIS PAREZO

**SURVEYOR/
ENGINEER:
WESTWOOD**
10333 E. DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: SARAH KOLZ

N:\PROJECTS\PORTEOS\PA-3\CAD\ENGINEERING\SHEET SETS\CSP\COVER.DWG, NEJOST, 8/10/21



KEYMAP
1" = 2000'

Westwood

PORTEOS FILING NO. 4

SCALE:

DRAWN BY: NJ

ET NUMBER

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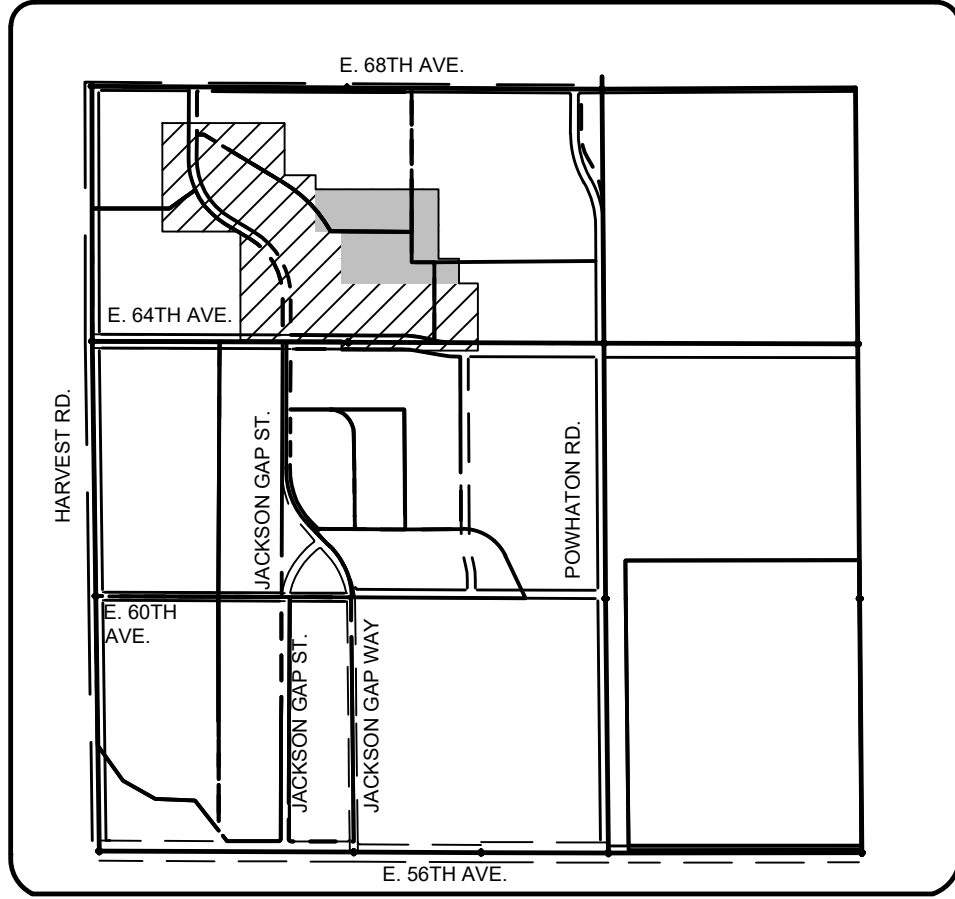
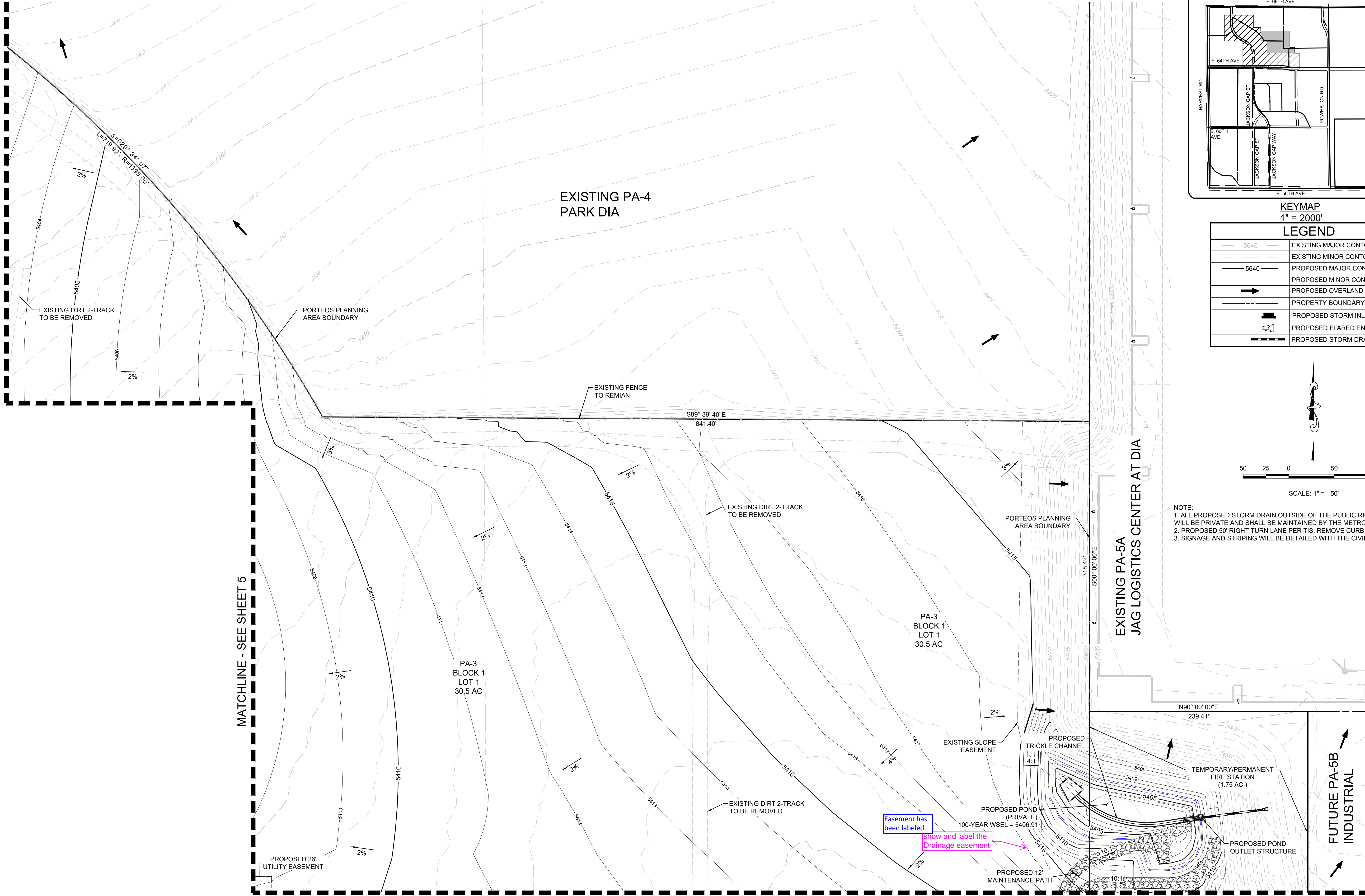
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MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

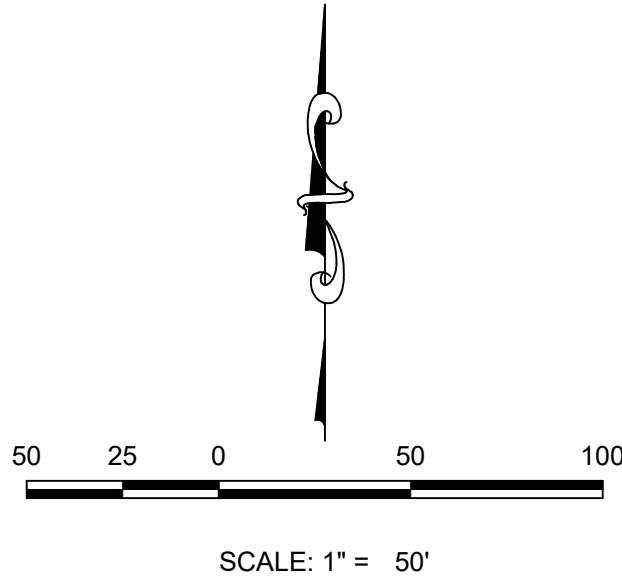
MATCHLINE - SEE SHEET 6



KEYMAP
1" = 2000'

LEGEND

5640	EXISTING MAJOR CONTOUR
5640	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5640	PROPOSED MINOR CONTOUR
→	PROPOSED OVERLAND FLOW
---	PROPERTY BOUNDARY
▲	PROPOSED STORM INLET
▲	PROPOSED FLARED END SECTION
---	PROPOSED STORM DRAIN

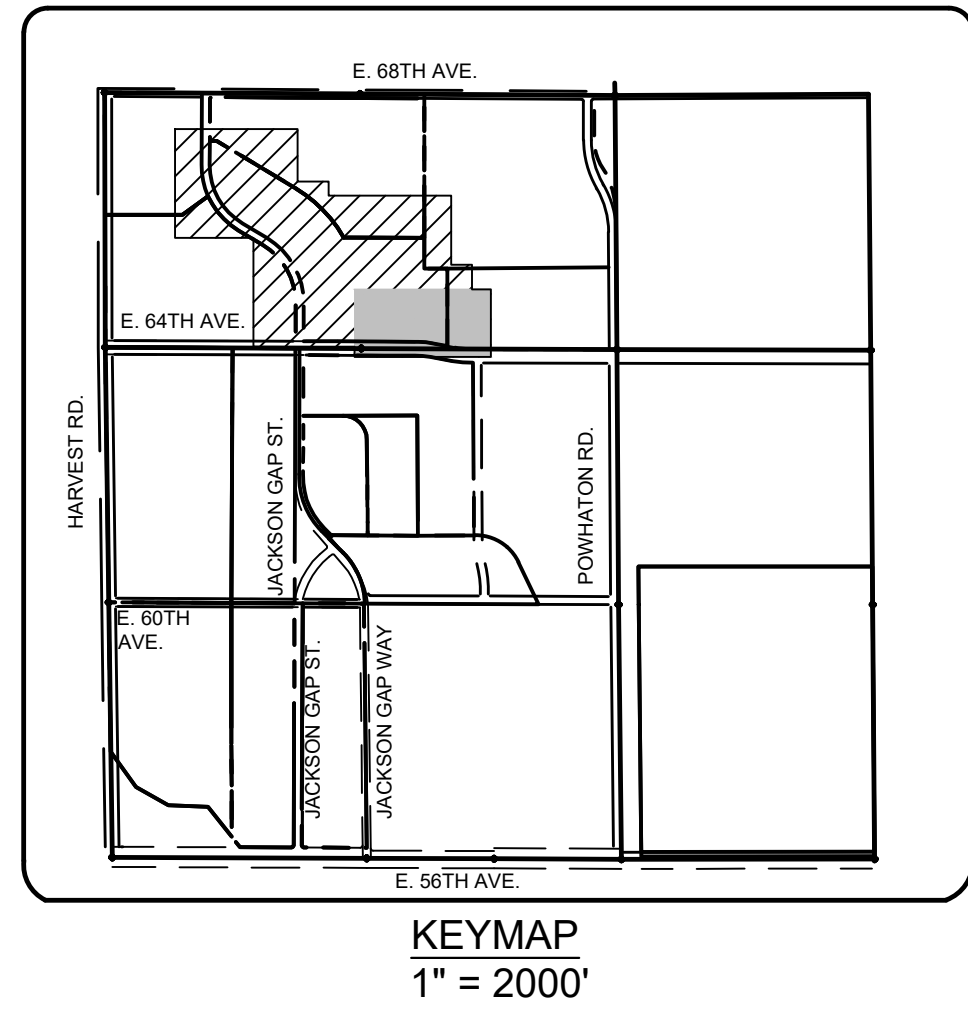
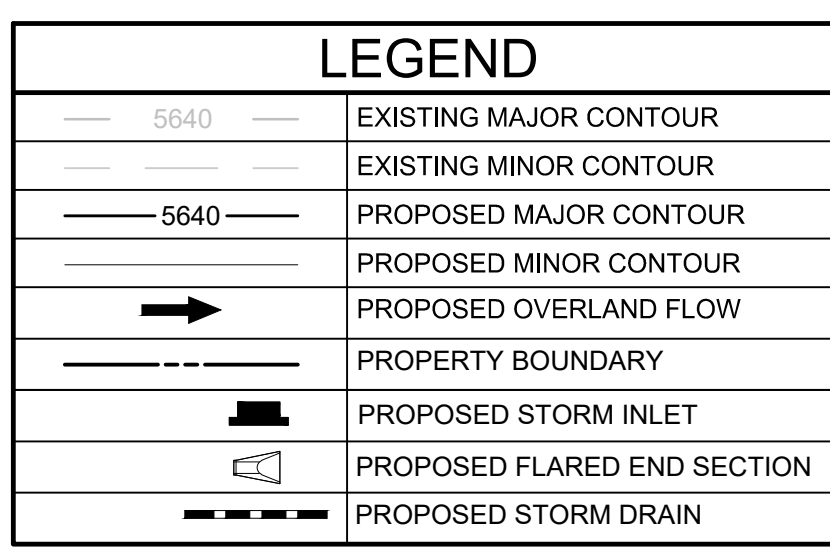
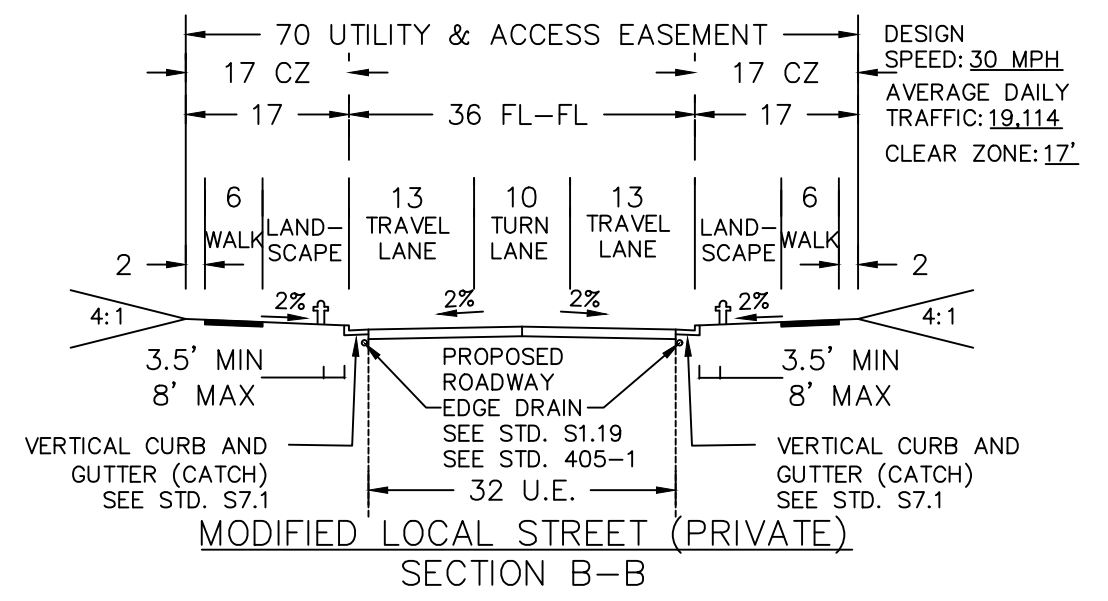


NOTE:
1. ALL PROPOSED STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATE AND SHALL BE MAINTAINED BY THE METRO DISTRICT.
2. PROPOSED 50' RIGHT TURN LANE PER TIS. REMOVE CURB AND GUTTER.
3. SIGNAGE AND STRIPING WILL BE DETAILED WITH THE CIVIL PLAN SET.

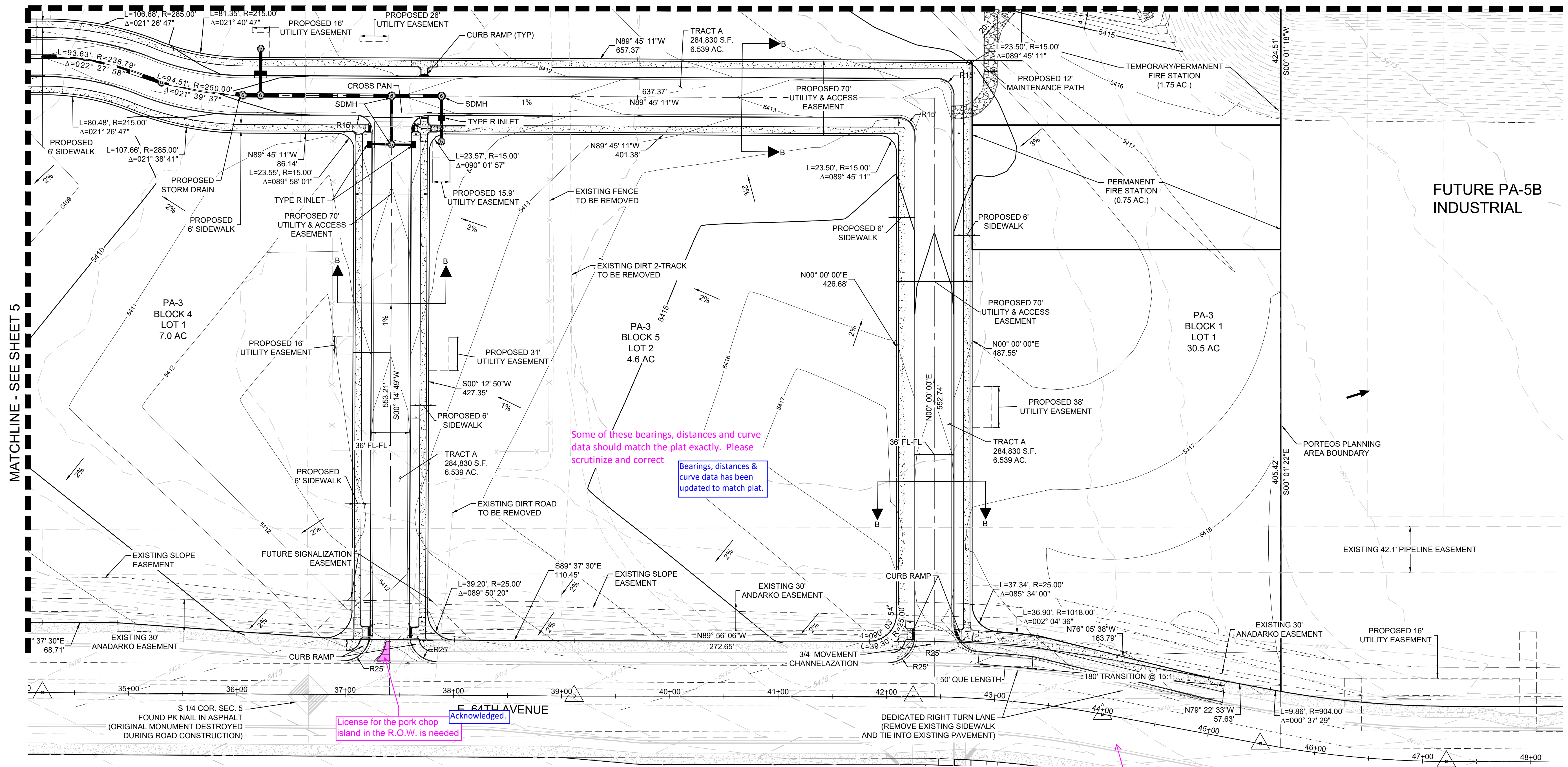
Easement has been labeled.
show and label the Drainage easement

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	PORTEOS FILING NO. 4 PRELIMINARY PLAT AREA GRADING PLAN	ACP DIA 1287 INVESTORS, LLC ATTN: BILL WICHTERMAN 4350 S. DESERIE BLVD. SUITE 100 PHOENIX, AZ 85028 TEL: (602) 494-7800	Revisions	No.	Date	Init.	Appr.	Date
4	NJ	JJU	FEBRUARY 2021	AS SHOWN FILE NO: 8130249712								
OF 17												

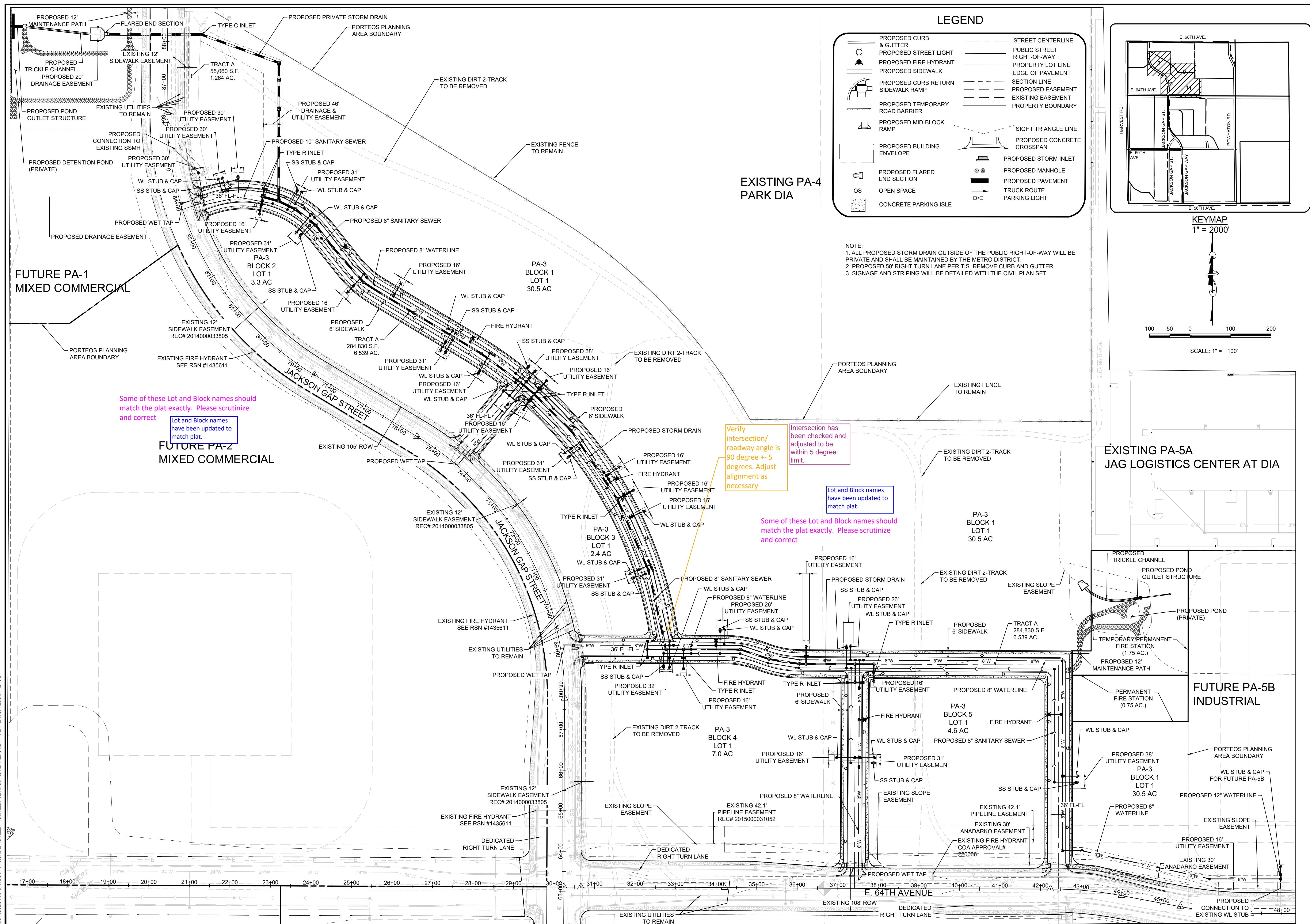
Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80152
TEL: 720.482.9526
Westwood.com
Westwood Professional Services, Inc.



MATCHLINE - SEE SHEET 4



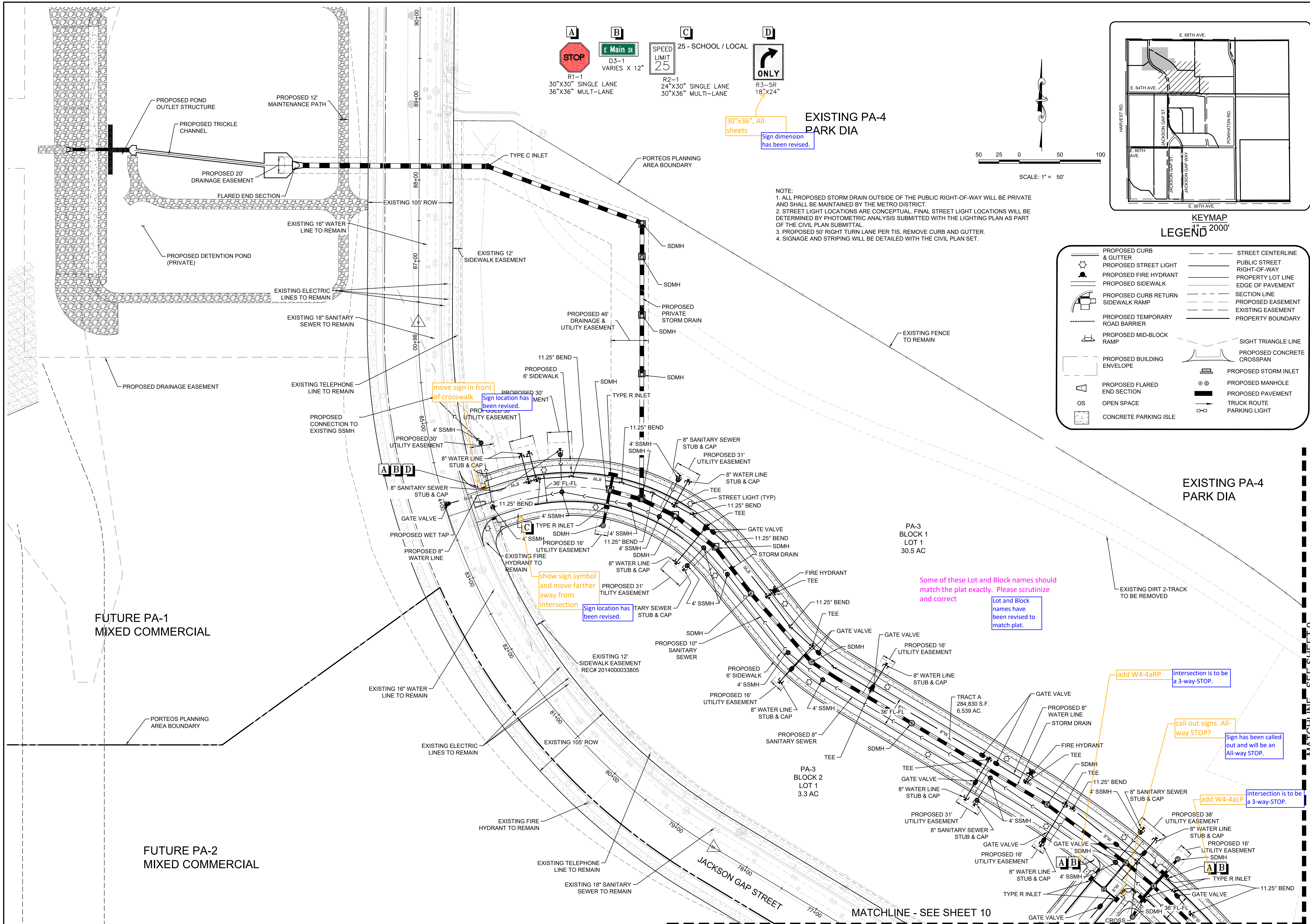
License for the pork chop island in the R.O.W. is needed



NOTE:

1. ALL PROPOSED STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATE AND SHALL BE MAINTAINED BY THE METRO DISTRICT.
2. PROPOSED 50' RIGHT TURN LANE PER TIS. REMOVE CURB AND GUTTER.
3. SIGNAGE AND STRIPING WILL BE DETAILED WITH THE CIVIL PLAN SET.

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Revisions		Westwood		ACP DIA 1287		PORTOS FILING NO. 4		SCALE:		DRAWN BY:		SHEET NUMBER	
No.	Date	Init.	Appr.	No.	Date	ATTN: BILL WICHTERMAN	PRELIMINARY PLAT	AS SHOWN	DATE:	FILE NO:	DATE:	8	
						10333 E DRY CREEK RD.	AREA UTILITY PLAN			8130249712	FEBRUARY 2021	OF 17	
						SUITE 240							
						ENGLEWOOD, CO 80112							
						TEL: 720.482.9526							
						Westwoodps.com							
						Westwood Professional Services, Inc.							

N:\PROJECTS\PORTEOS\PA-3\CAD\ENGINEERING\SHSHEET SETS\USPAREA\UTILITY PLANDWG. NEW.DWG. 8/10/21

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 11

EXISTING PA-4
PARK DIA

EXISTING PA-5A
JAG LOGISTICS CENTER AT DIA

EXISTING DIRT 2-TRACK
TO BE REMOVED

PORTEOS PLANNING
AREA BOUNDARY

EXISTING FENCE
TO REMIAN

EXISTING DIRT 2-TRACK
TO BE REMOVED

PORTEOS PLANNING
AREA BOUNDARY

PA-3
BLOCK 1
LOT 1
30.5 AC

PA-3
BLOCK 1
LOT 1
30.5 AC

EXISTING DIRT 2-TRACK
TO BE REMOVED

8" SANITARY
SEWER STUB
& CAP

4" SSMH

PROPOSED 26'
UTILITY EASEMENT

8" WATER LINE
STUB & CAP

PROPOSED POND
(PRIVATE)

TEMPORARY/PERMANENT
FIRE STATION
(1.75 AC.)

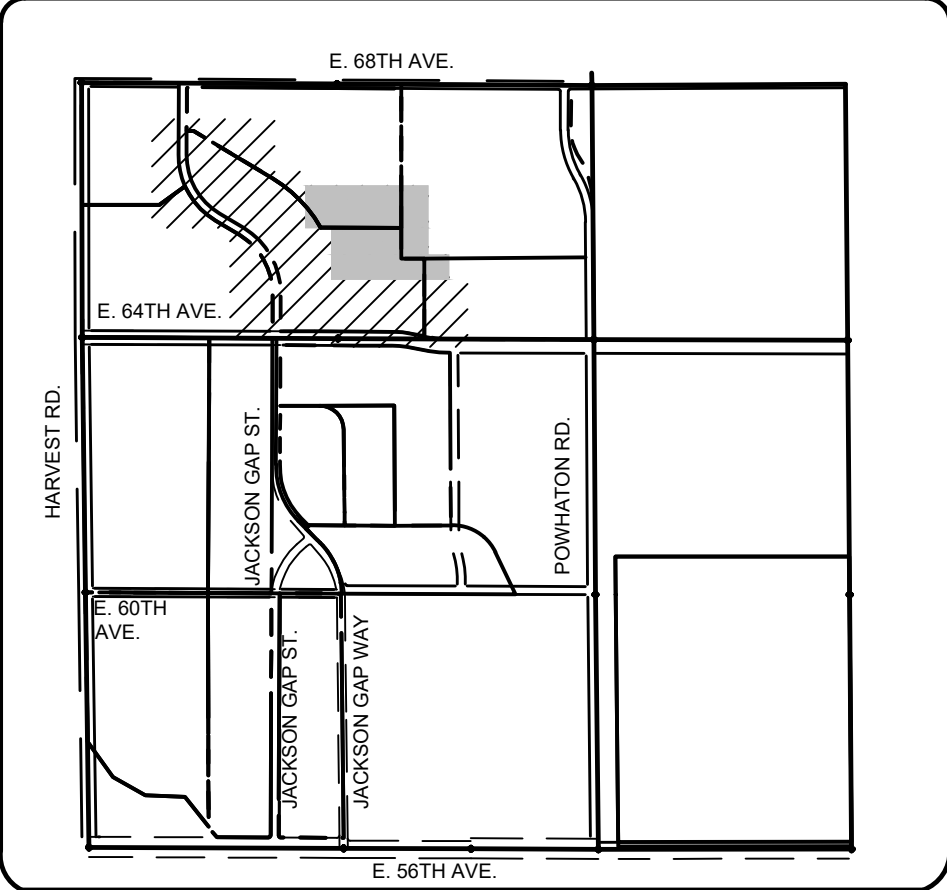
FLARED END SECTION

PROPOSED TRICKLE
CHANNEL

PROPOSED 12'
MAINTENANCE PATH

PROPOSED 12'
MAINTENANCE PATH

PROPOSED POND
OUTLET STRUCTURE



KEYMAP
1" = 2000'

- | | |
|------------------------------------|----------------------------|
| PROPOSED CURB & GUTTER | STREET CENTERLINE |
| PROPOSED STREET LIGHT | PUBLIC STREET RIGHT-OF-WAY |
| PROPOSED FIRE HYDRANT | PROPERTY LOT LINE |
| PROPOSED SIDEWALK | EDGE OF PAVEMENT |
| PROPOSED CURB RETURN SIDEWALK RAMP | SECTION LINE |
| PROPOSED TEMPORARY ROAD BARRIER | PROPOSED EASEMENT |
| PROPOSED MID-BLOCK RAMP | EXISTING EASEMENT |
| PROPOSED BUILDING ENVELOPE | PROPERTY BOUNDARY |
| PROPOSED FLARED END SECTION | SIGHT TRIANGLE LINE |
| OS OPEN SPACE | PROPOSED CONCRETE CROSSPAN |
| CONCRETE PARKING ISLE | PROPOSED STORM INLET |
| | PROPOSED MANHOLE |
| | PROPOSED PAVEMENT |
| | TRUCK ROUTE |
| | PARKING LIGHT |

NOTE:
1. ALL PROPOSED STORM DRAIN OUTSIDE OF THE PUBLIC RIGHT-OF-WAY WILL BE PRIVATE AND SHALL BE MAINTAINED BY THE METRO DISTRICT.
2. PROPOSED 50' RIGHT TURN LANE PER TIS. REMOVE CURB AND GUTTER.
3. SIGNAGE AND STRIPING WILL BE DETAILED WITH THE CIVIL PLAN SET.

50 25 0 50 100

SCALE: 1" = 50'

SHEET NUMBER
9
OF 17

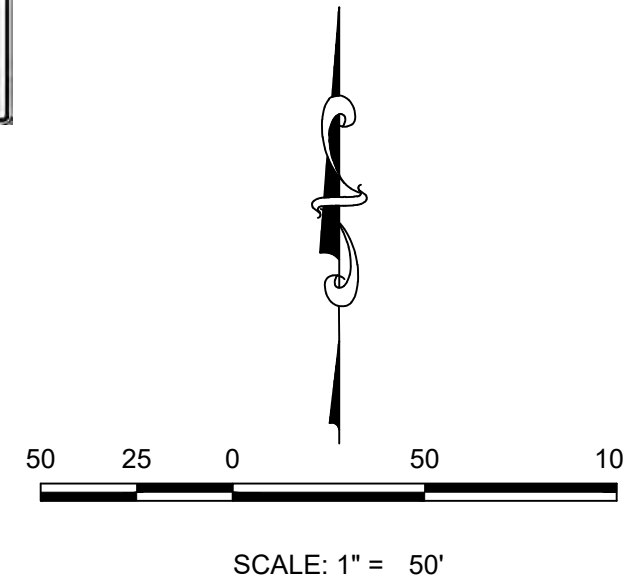
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CHECKED BY: JJJ
DATE: FEBRUARY 2021

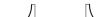
SCALE: AS SHOWN
FILE NO: 8130249712

ACP DIA 1287
INVESTORS, LLC
ATTN: BILL WICHTERMAN
4350 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
TEL: (602) 484-7800

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Westwoodps.com
Westwood Professional Services, Inc.

No.	Revisions	Date	Init.	Appr.	Date



	PROPOSED CURB & GUTTER		STREET CENTERLINE
	PROPOSED STREET LIGHT		PUBLIC STREET
	PROPOSED FIRE HYDRANT		RIGHT-OF-WAY
	PROPOSED SIDEWALK		PROPERTY LOT LINE
	PROPOSED CURB RETURN SIDEWALK RAMP		EDGE OF PAVEMENT
	PROPOSED TEMPORARY ROAD BARRIER		SECTION LINE
	PROPOSED MID-BLOCK RAMP		PROPOSED EASEMENT
	PROPOSED BUILDING ENVELOPE		EXISTING EASEMENT
	PROPOSED FLARED END SECTION		PROPERTY BOUNDARY
OS	OPEN SPACE		SIGHT TRIANGLE LINE
	CONCRETE PARKING ISLE		PROPOSED CONCRETE CROSSPAN
			PROPOSED STORM INLET
			PROPOSED MANHOLE
			PROPOSED PAVEMENT
			TRUCK ROUTE
			PARKING LIGHT

KEYMAP
1" = 2000'

[illegible]

MATCHLINE - SEE SHEET 10

\\projects\porteos\ipa-3\cadi\engineering\sheet sets\csp\area utility plan.dwg, NEJOST, 8/10/21

Westwoodps.com
Westwood Professional Services, Inc.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

350 E. SHEA BLVD., SUITE 100
PHOENIX, AZ 85028
TEL: (602) 494-7800

DRAWN BY:	NJ	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130249712
DATE:		FEBRUARY 2021	

11