

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 18 TOWNSHIP 4 SOUTH,
RANGE 66 WEST OF THE 6TH PRICIPAL MERIDIAN

3. 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. COMMERCIAL PROJECTS BUILT UNDER THE 2015 IBC: 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 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 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR 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. 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 CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE CITY OF AURORA RESERVES THE RIGHT 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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. 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 SHALL 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 THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. 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 NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT 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.
13. 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.
14. 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.
15. THE ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. 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.
17. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.

1. STORMWATER IMPROVEMENTS AND UNDERGROUND DETENTION FACILITY
THE PURPOSE OF THIS FACILITY IS TO TREAT THE STORM WATER RUNOFF FOR THE AREA ON THE NORTHWEST OF THE SITE WHERE THE HOTEL AND THE BOLT-ON RESTAURANT ARE PROPOSED. WHEN THE HOTEL OR THE BOLT-ON RESTAURANT IMPROVEMENTS ARE TO BE CONSTRUCTED, THE UNDERGROUND DETENTION WILL NEED TO BE CONSTRUCTED WITH THOSE IMPROVEMENTS.
2. SITE IMPROVEMENTS WEST OF ALAMEDA ENTRANCE:
THESE SITE IMPROVEMENTS WILL INCLUDE THE UNDERGROUND UTILITIES, THE SURFACE PARKING, AND THE PEDESTRIAN CONNECTIVITY THROUGH OUT THE SITE THAT WILL OCCUR WEST OF THE ENTRANCE OFF ALAMEDA. THESE IMPROVEMENT WILL NEED TO BE CONSTRUCTED WHEN THE BOLT-ON RESTAURANT OR THE HOTEL IMPROVEMENTS ARE CONSTRUCTED.
3. SITE IMPROVEMENTS EAST OF ALAMEDA ENTRANCE:
THESE SITE IMPROVEMENTS WILL INCLUDE THE UNDERGROUND UTILITIES, THE SURFACE PARKING, AND THE PEDESTRIAN CONNECTIVITY THROUGHOUT THE SITE THAT WILL OCCUR WEST OF THE ENTRANCE OFF ALAMEDA ADJACENT TO THE PROPOSED MULTI-FAMILY BUILDING. THIS WOULD ALSO INCLUDE THE SIDEWALK CONNECTION TO ALAMEDA ALONG THE EASTERN SIDE OF CRYSTAL ROAD. THESE IMPROVEMENTS WILL NEED TO BE CONSTRUCTED WHEN THE MULTI-FAMILY BUILDING IS CONSTRUCTED.
4. ROUND-ABOUT IMPROVEMENTS
THE ROUNDABOUT IMPROVEMENTS ARE NOT A REQUIRED FOR THE CONSTRUCTION HOTEL, BOLT-ON RESTAURANT, OR MULTIFAMILY BUILDING. AFTER ALL THE PROPOSED IMPROVEMENTS INCLUDED IN THE SITE PLAN ARE COMPLETE, ADDITIONAL ADT COUNTS WILL BE TAKE AND THE INTERSECTION CAN BE REANALYZED TO DETERMINE IF A ROUNDABOUT WILL BE REQUIRED TO IMPROVE THE INTERSECTION AND THE OWNER WILL BE RESPONSIBLE FOR IMPLEMENTATION.



LOT 1, LOT 3, AND LOT 7 AURORA MALL SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

LOT 2, BLOCK 1 AURORA MALL SUBDIVISION FILING NO. 2
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

REFER TO AURORA MALL SUBDIVISION FILING NO. 6 FOR ADDITIONAL DETAILS

COUNTY OF ARAPAHOE BENCHMARK "4S6607SW005"

LOCATED AT 6' WEST OF THE NORTHEAST CORNER OF I-225 BRIDGE IN EAST ALAMEDA AVENUE
WEST OF SOUTH ABILENE STREET.

ELEVATION = 5520.35 FEET (NAVD 1988)

| SHEET NO. | SHEET TITLE |
|-----------|--------------------------|
| 1 | COVER SHEET – PIP |
| 2 | PLANNING AREA SHEET |
| 3 | OVERALL SITE PLAN |
| 4 | DETAILED ROUNDABOUT PLAN |
| 5 | OVERALL UTILITY PLAN |
| 6 | INTERSECTION PLAN |

OWNER:
WASHINGTON PRIME GROUP
180 E. BROAD ST.
COLUMBUS, OH 43215
PHONE: (317) 986-8512
CONTACT: RYAN VANDE BOSCHE

KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER ST, SUITE 1500
DENVER, CO 80237
PHONE: (303) 228-2300
CONTACT: BRYCE CHRISTENSEN, P.E.

KIMLEY-HORN AND ASSOCIATES, INC.
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DENVER, CO 80237
PHONE: (303) 228-2319
CONTACT: CHRIS HEPLER, P.L.A.

OFFICE OF DEVELOPMENT ASSISTANCE
PHONE: (303) 739-7346
CONTACT: JACOB COX

PHONE: (303) 739-7336
CONTACT: BRIANNA MEDEMA

ZONING AND PLAN REVIEW
PHONE: (303) 739-7184
CONTACT: HEATHER LAMBOY

PHONE: (303) 739-7189
CONTACT: KELLY BISH, RLA, LEED AP

DRAINAGE AND PUBLIC IMPROVEMENTS
PHONE: (303) 739-7306
CONTACT: KRISTIN TANABE

PHONE: (303) 739-7437
CONTACT: MICHELLE TELLER

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Denver, Colorado 80237 (303) 228-2300

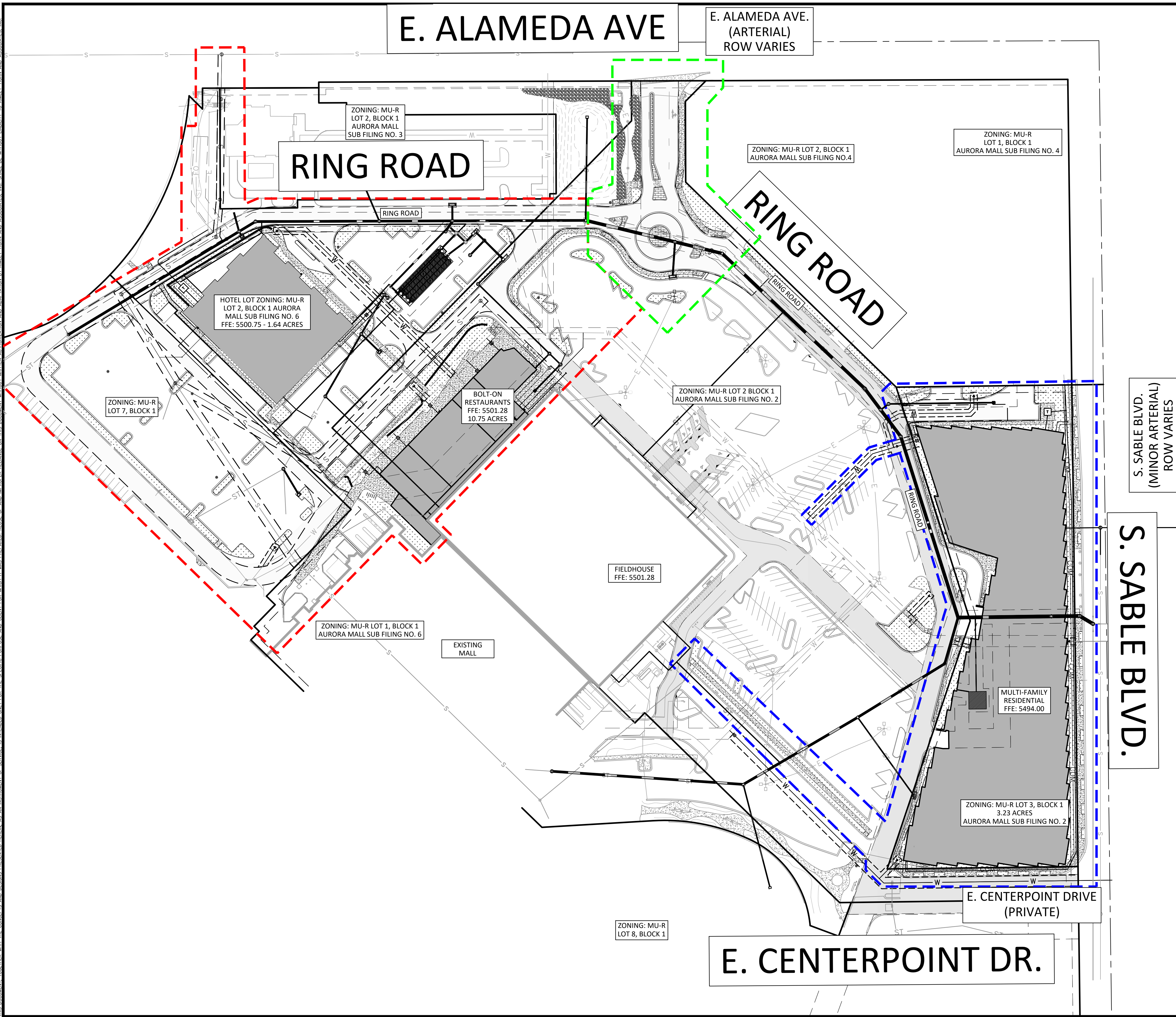
TOWN CENTER AT AURORA PHASE 2 DEVELOPMENT

CITY OF AURORA
PUBLIC IMPROVEMENT PLAN
COVER SHEET - PIP

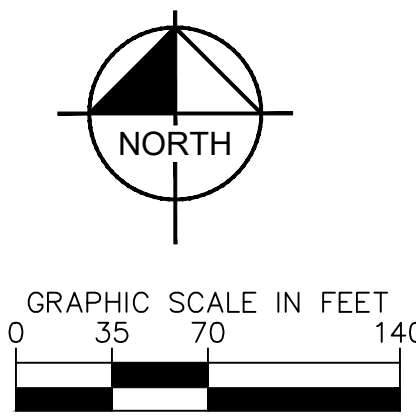
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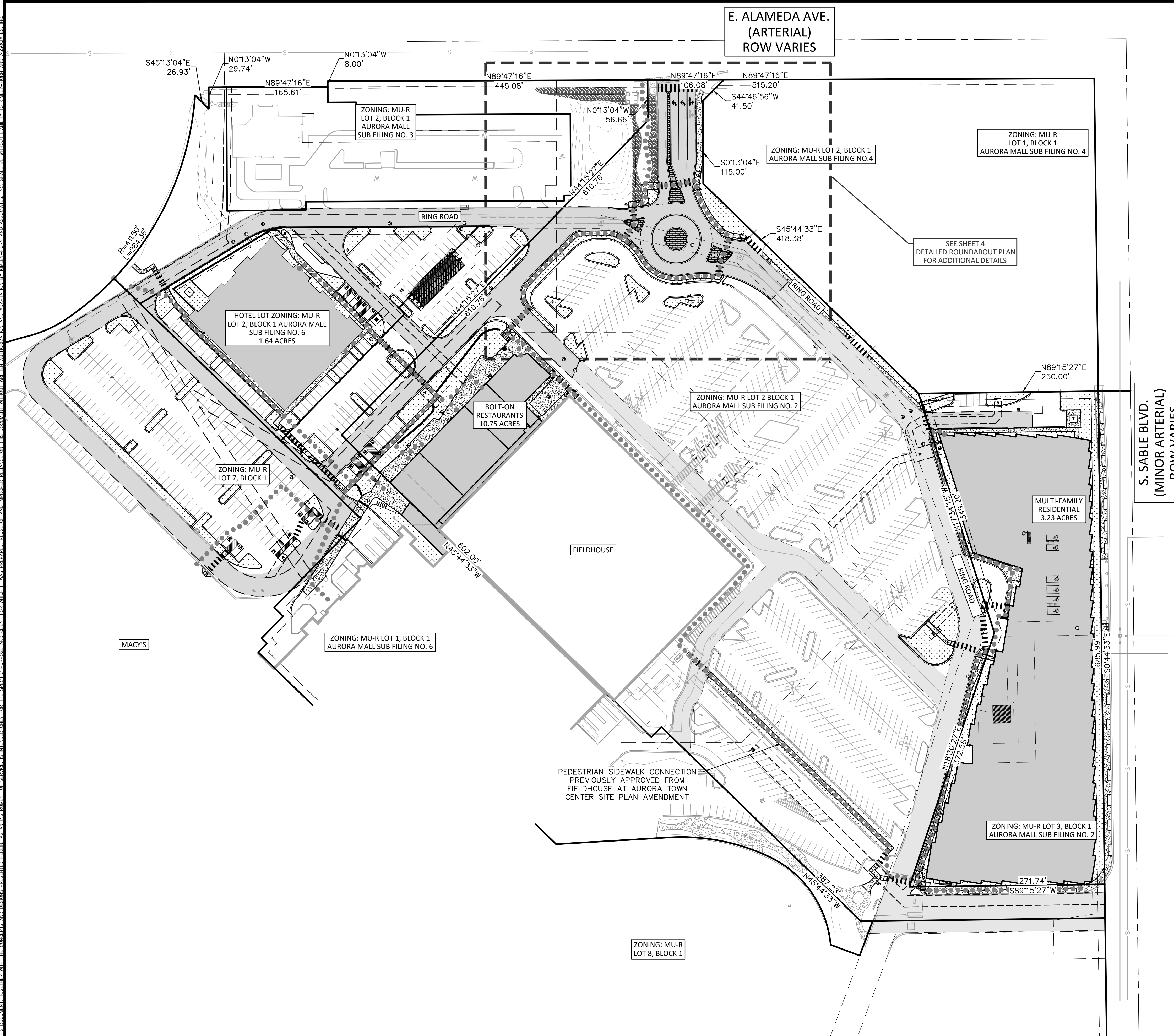


- LEGEND**
- EXISTING LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED LANDSCAPE
 - PROPOSED CONCRETE PAVEMENT OR SIDEWALK
 - EXISTING CONCRETE
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - EXISTING ELECTRICAL LINE
 - PROPOSED ELECTRICAL LINE
 - PROPOSED STORM SEWER
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED FIBER OPTIC LINE
 - EXISTING FIBER OPTIC LINE
 - PROPOSED COMMUNICATIONS LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATIONS LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE
 - PROPOSED LIMITS OF PHASE I
 - PROPOSED LIMITS OF PHASE II
 - PROPOSED LIMITS OF PHASE III



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| REVISION | | | | |
| Kimley»Horn 2022 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300 | | | | |
| DESIGNED BY: JRK DRAWN BY: ZGD CHECKED BY: BC DATE: 1/17/2023 | | | | |
| TOWN CENTER AT AURORA PHASE 2 DEVELOPMENT CITY OF AURORA PUBLIC IMPROVEMENT PLAN PLANNING AREA SHEET | | | | |
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| DRAWING NAME 096820009OVUT_SP.DWG | | | | |
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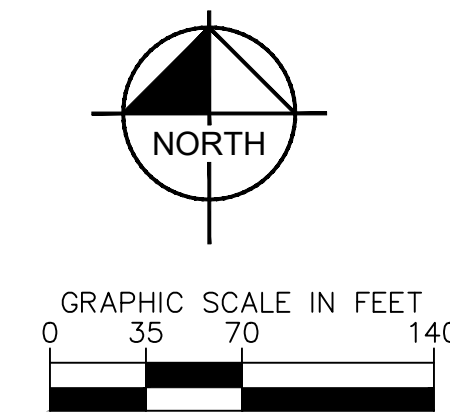
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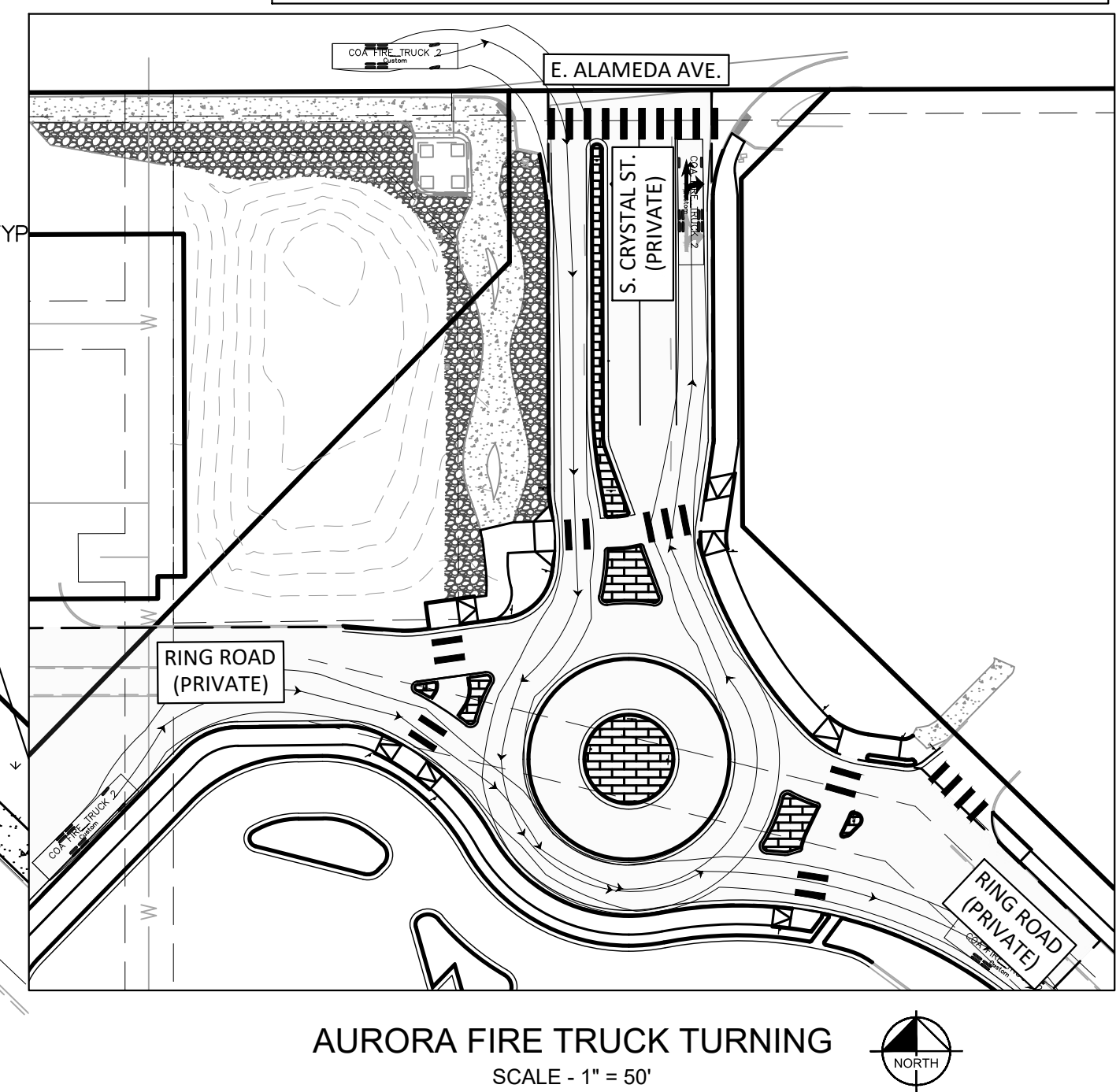
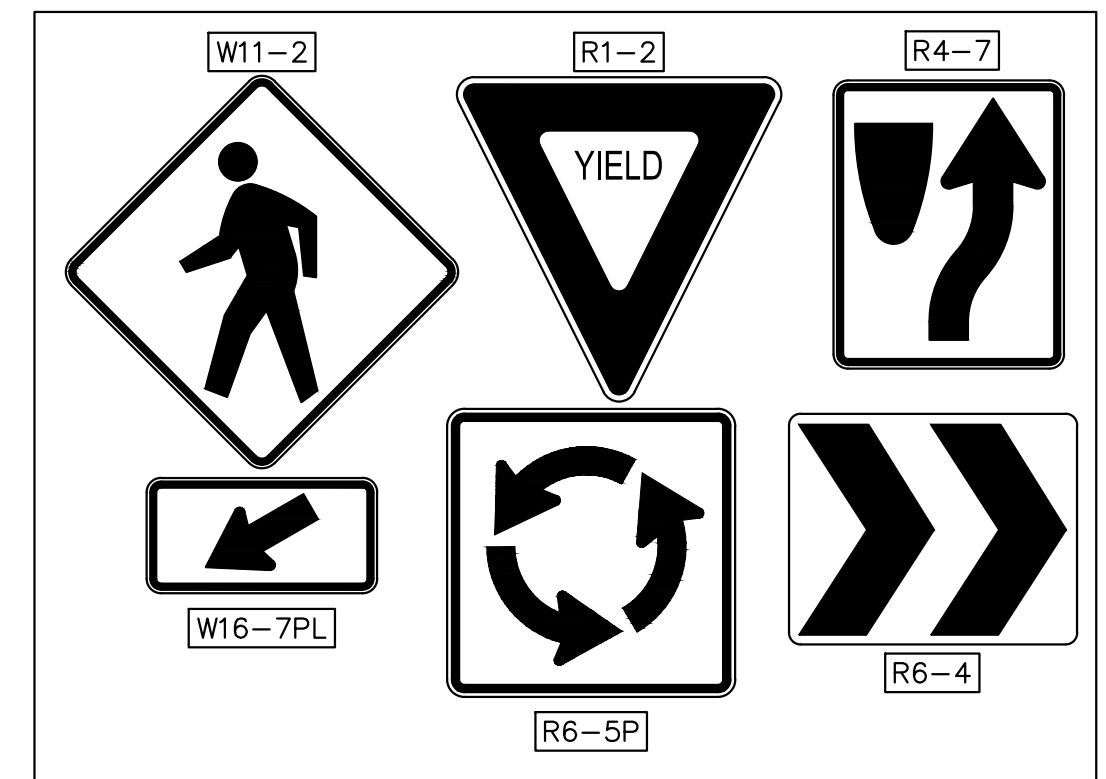
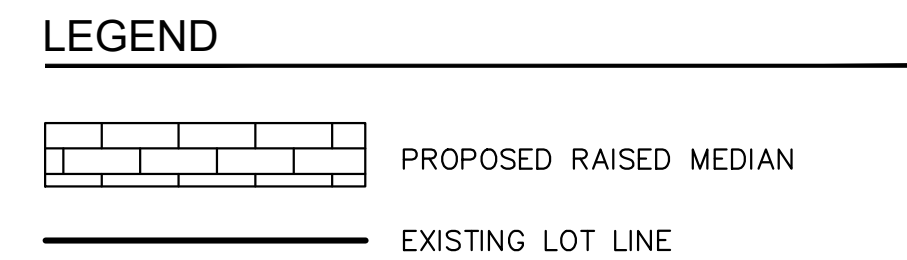
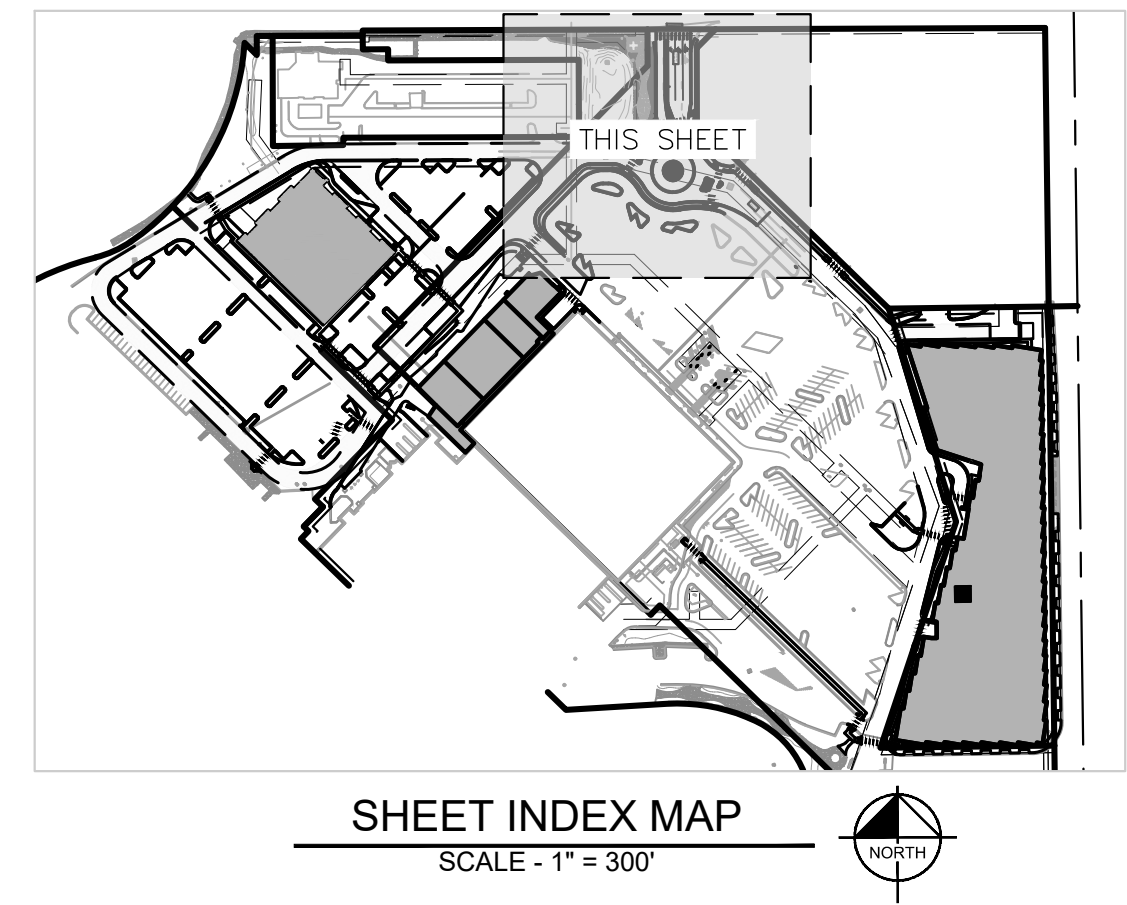
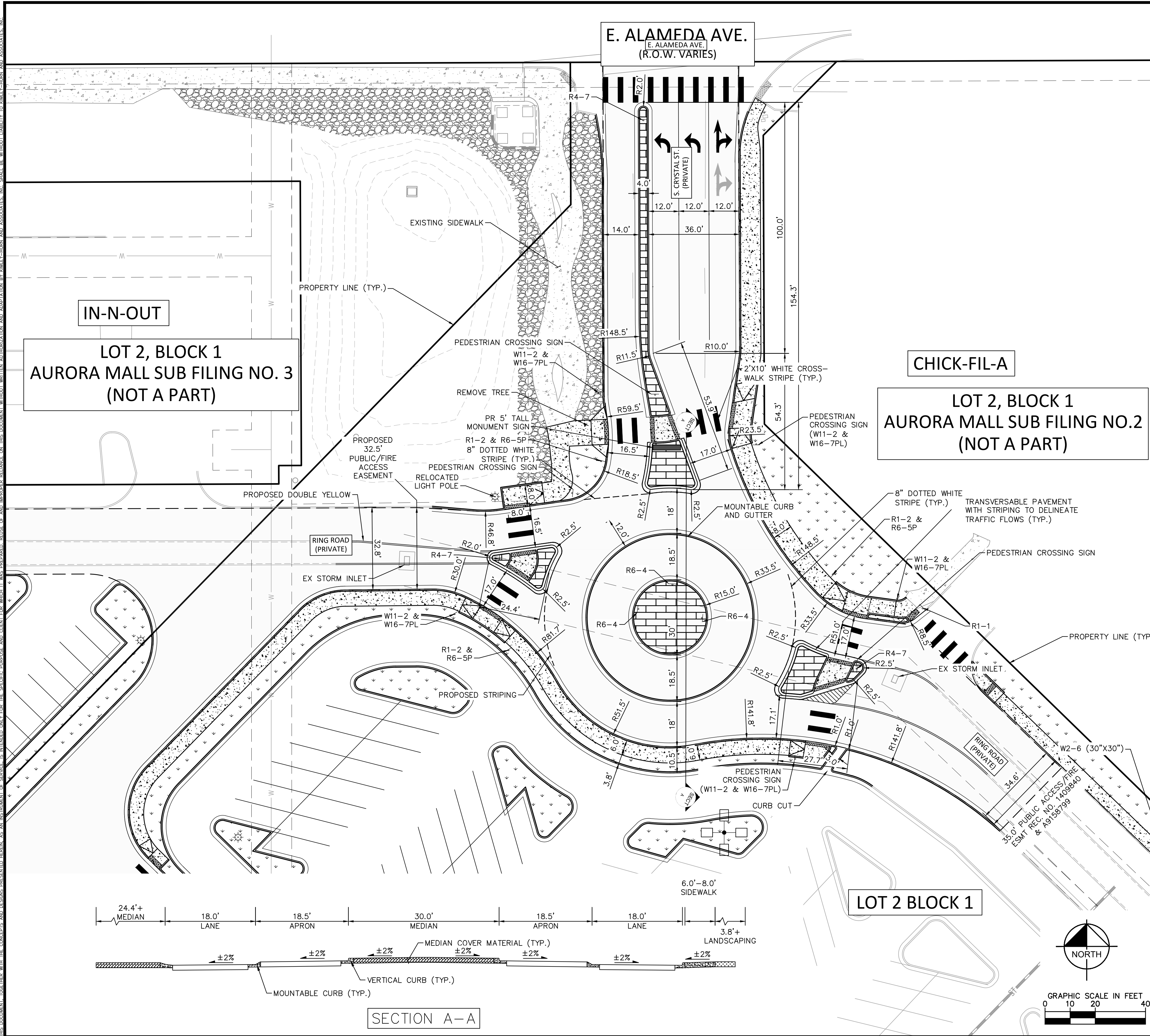
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE PAVEMENT OR SIDEWALK
- MATCH LINE
- PROPOSED BUILDING
- EXISTING CONCRETE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING LIGHTPOLE
- ACCESSIBLE PATH

- NOTES**
1. 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.
 2. IT IS ANTICIPATED THAT THE ON-SITE INTERSECTION AT CRYSTAL ROAD AND THE MALL RING ROAD MY BE MODIFIED TO A NEW THREE-WAY INTERSECTION IN-LIEU OF THE PROPOSED ROUNDABOUT. THE DEVELOPER/OWNER WILL WORK WITH CITY STAFF TO IMPLEMENT AN APPROPRIATE SOLUTION AT THE TIME THE INTERSECTION IMPROVEMENTS ARE REQUIRED, BASED ON UPDATED TRAFFIC DATA.



| | | | | | | | |
|---|--|-----------------|--|-------------------------|--|-------------------|--|
| TOWN CENTER AT AURORA PHASE 2 DEVELOPMENT | | CITY OF AURORA | | PUBLIC IMPROVEMENT PLAN | | OVERALL SITE PLAN | |
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DRAWN BY: ZGD
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DATE: 1/17/2023

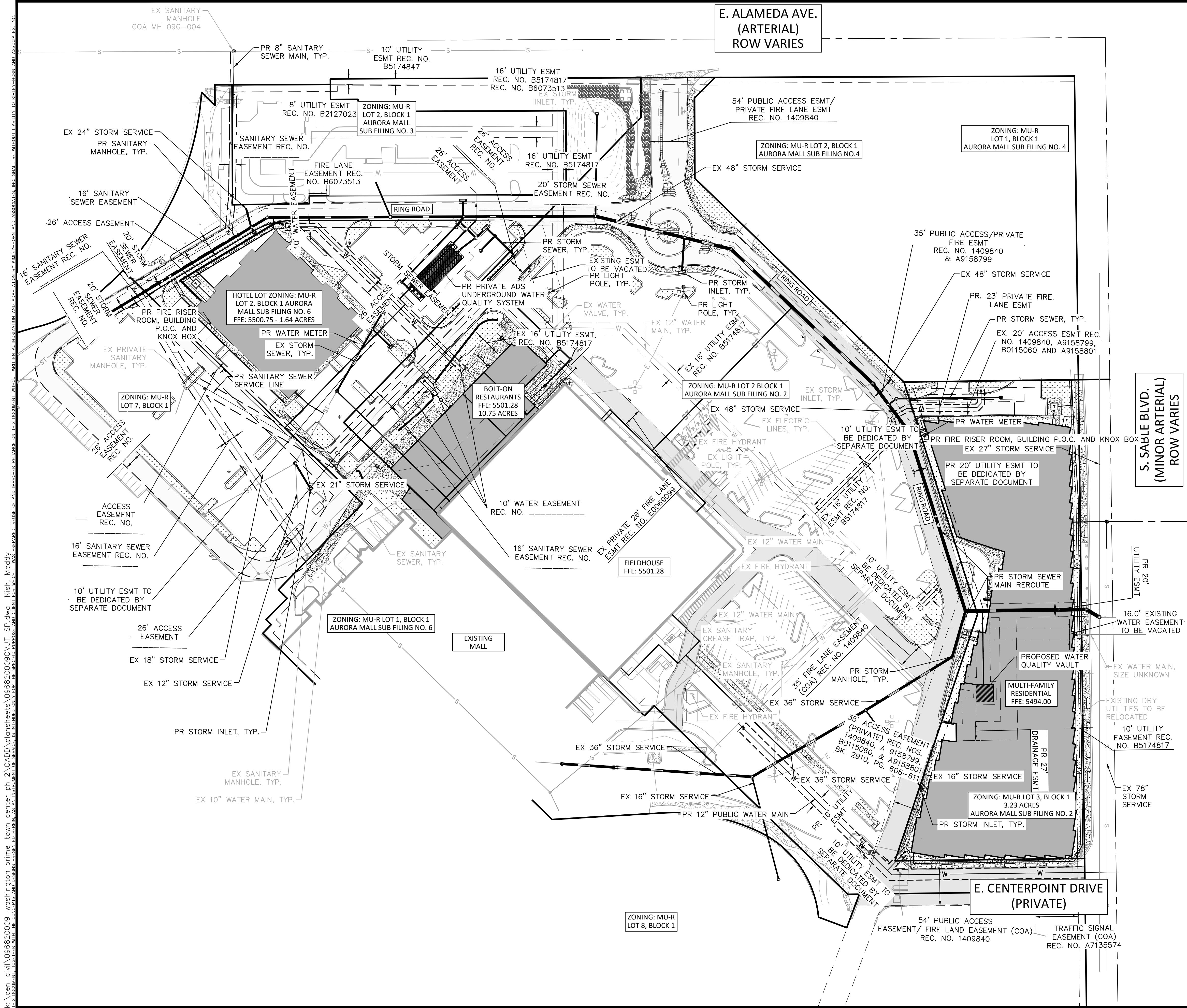
TOWN CENTER AT AURORA PHASE 2 DEVELOPMENT
CITY OF AURORA
PUBLIC IMPROVEMENT PLAN
DETAILED ROUNDABOUT PLAN

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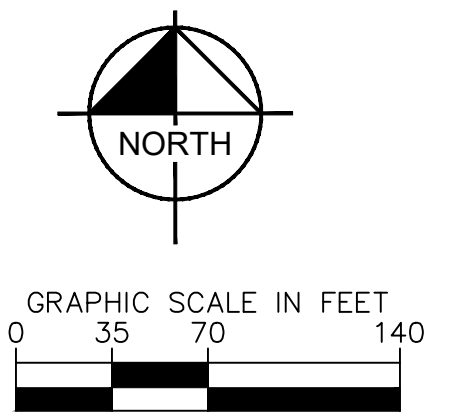
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4 OF 6



- LEGEND**
- EXISTING LOT LINE
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 - PROPOSED FIBER OPTIC LINE
 - EXISTING FIBER OPTIC LINE
 - PROPOSED COMMUNICATIONS LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING STORM SEWER
 - EXISTING COMMUNICATIONS LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING LIGHT POLE
 - PROPOSED LIGHT POLE

- NOTES**
- ALL PROPOSED SANITARY MAIN AND SERVICES ON THIS SITE ARE PRIVATE.
 - PIPING DOWNSTREAM OF WATER METERS ARE PRIVATE.
 - ALL FIRE SUPPRESSION LINES, WATER LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS.
 - ALL PROPOSED STORM ON SITE IS PRIVATE AND TO BE MAINTAINED AND OPERATED BY OWNER.



NO.

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DATE

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TOWN CENTER AT AURORA PHASE 2 DEVELOPMENT

CITY OF AURORA

PUBLIC IMPROVEMENT PLAN

OVERALL UTILITY PLAN

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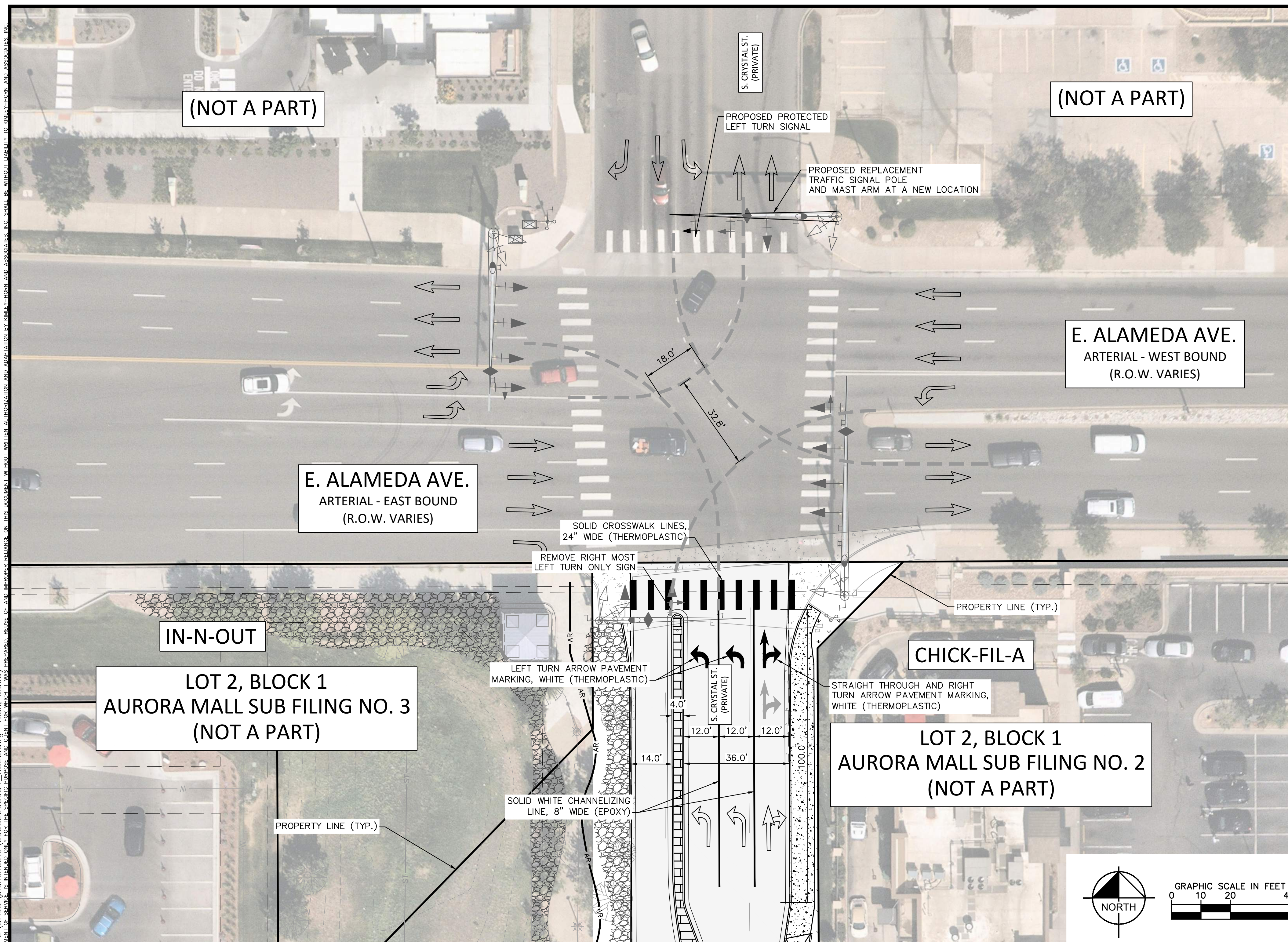
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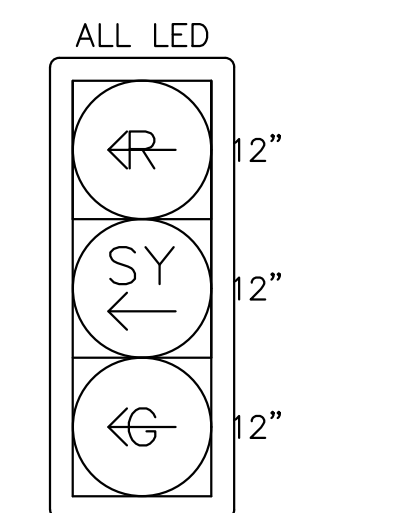
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LEGEND

- | | |
|---|--|
|  | 3-SECTION VERTICAL OVERHEAD MOUNTED SIGNAL FACE WITH BACKPLATE. |
|  | 4-SECTION VERTICAL OVERHEAD MOUNTED SIGNAL FACE WITH BACKPLATE. |
|  | 3-SECTION VERTICAL POLE MOUNTED SIGNAL FACE WITH BACKPLATE. |
|  | PROPOSED 3-SECTION VERTICAL POLE MOUNTED SIGNAL FACE WITH BACKPLATE. |
|  | PEDESTRIAN SIGNAL FACE, COUNTDOWN TYPE, SOLID INDICATIONS |
|  | MAST ARM MOUNTED SIGN |
|  | TRAFFIC DIRECTION (FOR INFORMATION ONLY) |
|  | TRAFFIC SIGNAL POLE, FOUNDATION AND MAST ARM |
|  | PROPOSED TRAFFIC SIGNAL POLE, FOUNDATION AND MAST ARM |
|  | LUMINAIRE |
|  | TRAFFIC SIGNAL CONTROLLER & CABINET |
|  | OPTICOM DETECTORS |

PROPOSED SIGNAL HEAD



3-SECTION VERTICAL HEAD
WITH BACKPLATE
SY = STEADY YELLOW ARROW

INTERSECTION PLAN NOTES:
INTERSECTION PLAN AERIAL SHOWN IS FOR REFERENCE ONLY.

[illegible]