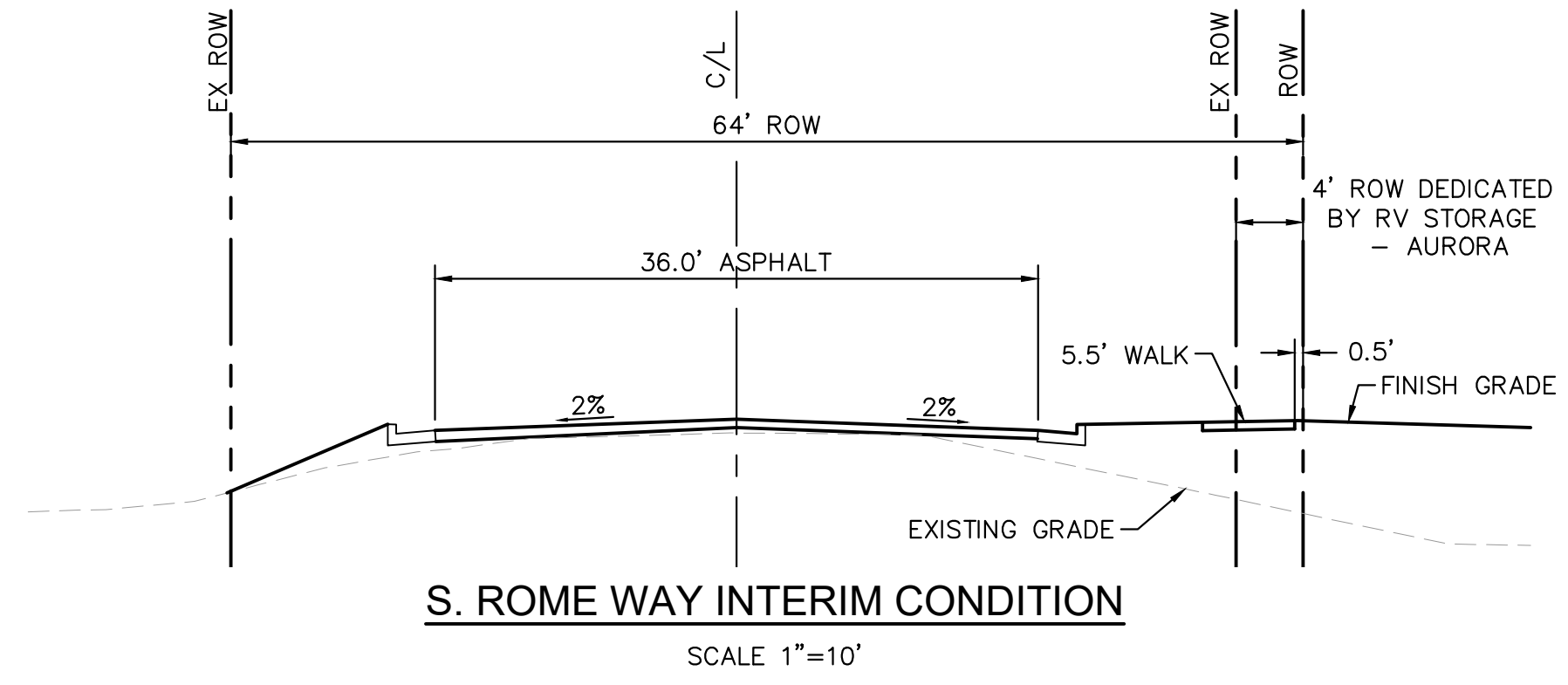
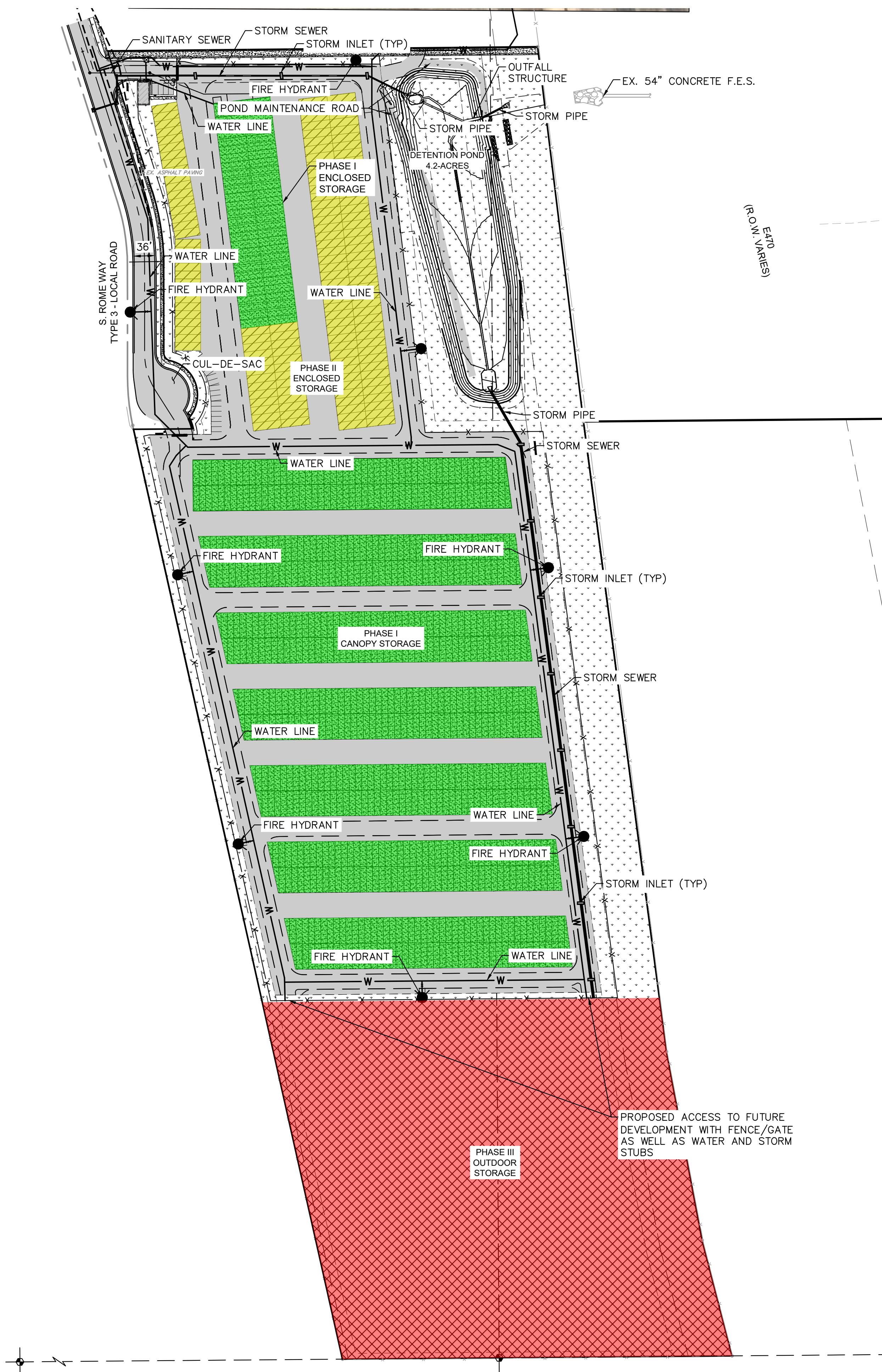


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LEGEND

- EXISTING R.O.W. LINE
- PROPOSED SITE PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- X CEDAR FENCE
- PROPOSED STORM DRAINAGE INLET
- PROPOSED STORM OUTLET
- PROPOSED LANDSCAPE
- SITE PAVEMENT
- PHASE I
- PHASE II
- PHASE III

- PUBLIC IMPROVEMENTS:**
(BELOW WILL BE CONSTRUCTED IN PHASE I)
- EXISTING S. ROME WAY WILL REQUIRE A CUL-DE-SAC AT THE SOUTH END OF THE ROAD IN ADDITION TO IMPROVEMENTS INCLUDING CURBSIDE LANDSCAPING AND STREET LIGHTS.
 - A WATER SUPPLY LOOP TO BE INSTALLED UNDERNEATH THE OUTSIDE DRIVE AISLE TO PROVIDE FIRE PROTECTION THROUGHOUT THE SITE. LOOP IS TO CONNECT TO EXISTING MAIN LOCATED NORTH OF THE SITE.
 - SANITARY SEWER EXTENSION IS TO SERVICE ON SITE DUMP STATION AND OFFICE BUILDING.
 - PUBLIC IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED PRIOR TO THE COMMENCEMENT OF BUSINESS OPERATIONS.

- NARRATIVE:**
(BELOW WILL BE CONSTRUCTED IN PHASE I)
- 40' OF ROME WAY AND THE CUL-DE-SAC TO BE CONSTRUCTED WITH THIS DEVELOPMENT. SEE PLANS
 - PROPOSED DETENTION POND, TEMP STORM INLET AND POND OUTFALL STRUCTURES TO BE CONSTRUCTED WITH CURRENT DEVELOPMENT. SEE PLANS.
 - ALL UTILITIES IN ROME WAY AND THE WATER LINE RUNNING ADJACENT TO THE POND TO BE CONSTRUCTED WITH THIS DEVELOPMENT. SEE PLANS.

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

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DATE: 06/19/2020	REVISION
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RV STORAGE - AURORA AURORA, COLORADO MASTER PLAN PUBLIC IMPROVEMENT PLAN	
PROJECT NO. 096648001	
PUBLIC	
TAB #13	