

LEGAL DESCRIPTION

LOT 1, SINGLETREE AT DIA SUBDIVISION FILING NO. 1, RECORDED IN FILE NO. 17, MAP 508, BY THE ADAMS COUNTY CLERK AND RECORDER ON APRIL 11, 1996, COUNTY OF ADAMS, STATE OF COLORADO.

OWNERS SIGNATURES

CFS 2907 DENVER, LLC

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ AD, BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

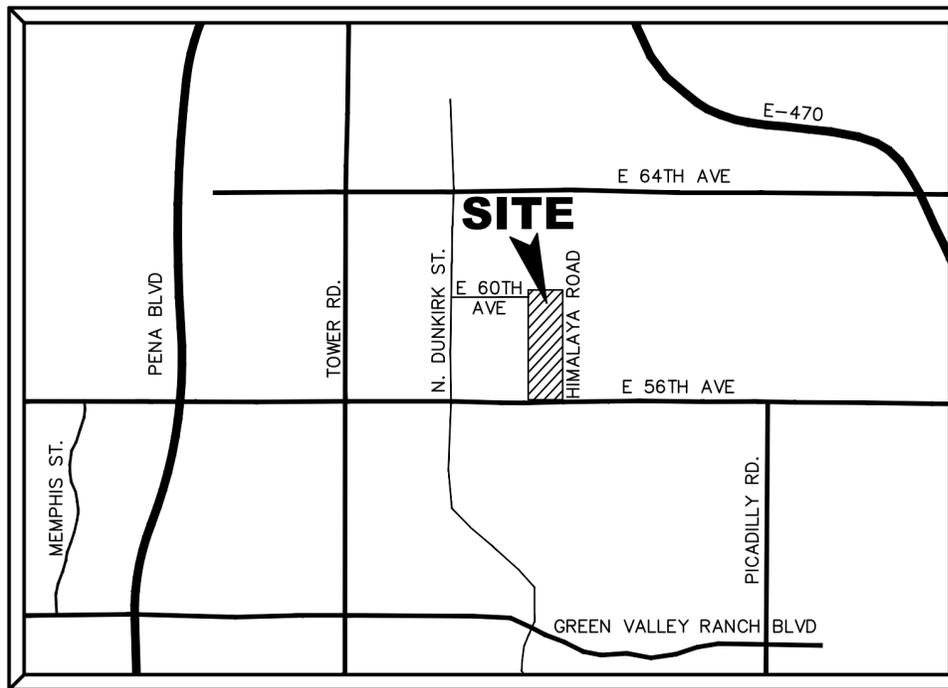
WAIVERS:

THE FOLLOWING WAIVERS WERE APPROVED BY THE CITY OF AURORA PLANNING COMMISSION ON OCTOBER 13, 2016:

1. REDUCE THE EAST LANDSCAPE BUFFER TO 15 FEET AND THE WEST LANDSCAPE BUFFERS TO 20 FEET AND 10 FEET.
2. REDUCE PARKING STALL DIMENSIONS TO 8.5' X 18' FOR STRAIGHT IN PARKING.
3. A TOTAL OF 43 FENCE COLUMNS AS IDENTIFIED ON THE SITE PLAN WILL BE REQUIRED.

SINGLETREE AT DIA SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 3,000'

DATA	
LAND AREA WITHIN PROPERTY LINES	36.87 AC
LAND AREA FOR PROPOSED PARKING ENHANCEMENTS	16.79 AC
GROSS FLOOR AREA	1,463 SF
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDINGS	12'-4"
TOTAL BUILDING COVERAGE	1,463 SF
HARD SURFACE AREA	11.69 AC
LANDSCAPE AREA	5.1 AC
PRESENT ZONING CLASSIFICATION	PD MU-R
PERMITTED MAXIMUM SIGN AREA	
PROPOSED TOTAL SIGN AREA	
PROPOSED NUMBER OF SIGNS	
PARKING SPACES REQUIRED	N/A
EXISTING PARKING SPACES PROVIDED	*
PROPOSED PARKING SPACES PROVIDED	*
PROPOSED PARKING DIMENSIONS	8.5' x 18'
EXISTING PARKING DIMENSIONS	9' x 19'
HANDICAP SPACES REQUIRED	*
HANDICAP SPACES PROVIDED	*
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

*SEE PARKING SUMMARY TABLE ON SHEET 2.

SHEET INDEX

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- 11 - LANDSCAPE NOTES
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- 13 - PLANTING SCHEDULE
- 14-25 - LANDSCAPE PLAN
- 26 - LANDSCAPE DETAILS
- 27 - LANDSCAPE DETAILS AND TREE INVENTORY
- 28 - TREE MITIGATION PLAN

AMENDMENTS



CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____ COLORADO AT _____ O'CLOCK _____ M,

THIS _____ DAY OF _____ 2016 AD.

CLERK AND RECORDER: _____ DEPUTY: _____

DEVELOPER

CFS 2907 DENVER, LLC
d/b/a THE PARKING SPOT
200 WEST MONROE STREET, SUITE 1500
CHICAGO, IL 60606
CONTACT: JOHN LYONS

ENGINEER

CALIBRE ENGINEERING, INC.
9090 SOUTH RIDGELINE BLVD, SUITE 105
HIGHLANDS RANCH, CO 80129
PHONE: (303) 730-0434
CONTACT: TODD JOHNSON

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PHONE: (303) 892-1166
CONTACT: JOSH ORTH

CASE NO: 2010-6028-01; 2016-9001-00
TITLE: TITLE SHEET
DATE: DECEMBER 28, 2016
8/22/2018 - 2ND SUBMITTAL FOR MINOR AMMENDMENTS

Calibre

Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

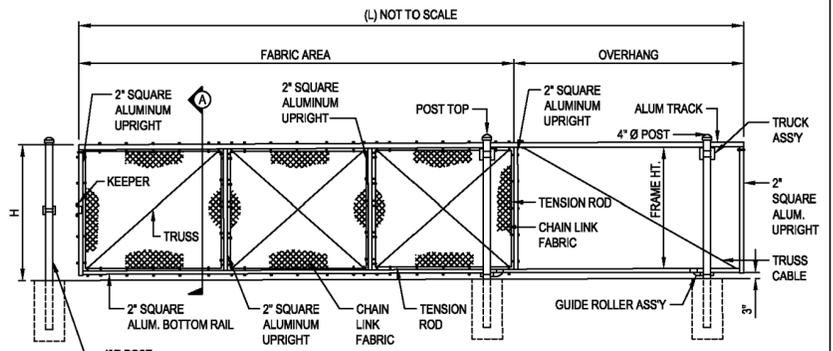
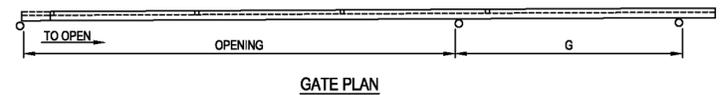
GENERAL NOTES

1. 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 VEHICLE 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) SIREN 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.
2. 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.
3. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
4. 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."
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. 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 UNOBTSTRUCTED 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.
10. 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. 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.
11. 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.
12. 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.
13. CFS 2907 DENVER, LLC SHALL BE RESPONSIBLE FOR FUNDING STRIPING ON ALL PUBLIC STREETS. CFS 2907 DENVER, LLC SHALL BE RESPONSIBLE FOR PLACING TRAFFIC CONTROL SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

14. CFS 2907 DENVER, LLC, 200 WEST MONROE STREET, SUITE 1500 CHICAGO, IL 60606, PHONE: (312) 453-1616 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF HIMALAYA ROAD AND 56TH AVENUE, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE 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 TUR MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. **PURSUAN TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF TRAFFIC SIGNALIZATION COST 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.
15. CFS 2907 DENVER, LLC, 200 WEST MONROE STREET, SUITE 1500 CHICAGO, IL 60606, PHONE: (312) 453-1616 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF HIMALAYA ROAD AND 60TH AVENUE, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE 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 TUR MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. **PURSUAN TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF TRAFFIC SIGNALIZATION COST 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.
16. HIMALAYA ROAD AND 60TH AVENUE IMPROVEMENTS ARE SHOWN FOR INFORMATION. THE WEST HALF OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH AVENUE WILL BE CONSTRUCTED BY THE PARKING SPOT BY THE END OF 2018, WITH THE EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE TREE LAWNS AND SIDEWALKS. SIDEWALK AND TREE LAWN LANDSCAPE FOR HIMALAYA AND 60TH AVENUE WILL BE DESIGNED WITH A FUTURE SITE PLAN FOR THE ULTIMATE CONDITION FOR THIS SITE. A LOOPED WATER LINE CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE, WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS INSTALLED PER THE ADOPTED FIRE CODE IN NOVEMBER, 2018.
17. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CATILEVERED WALLS, ETC..) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.



IRON WORLD
9390 DAVIS AVE.
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7448
TOLL FREE: 1-866-310-2747
FAX: (301) 776-7448
www.ironworldfencing.com



NOM HEIGHT (A)

6'-0"
7'-0"
8'-0"

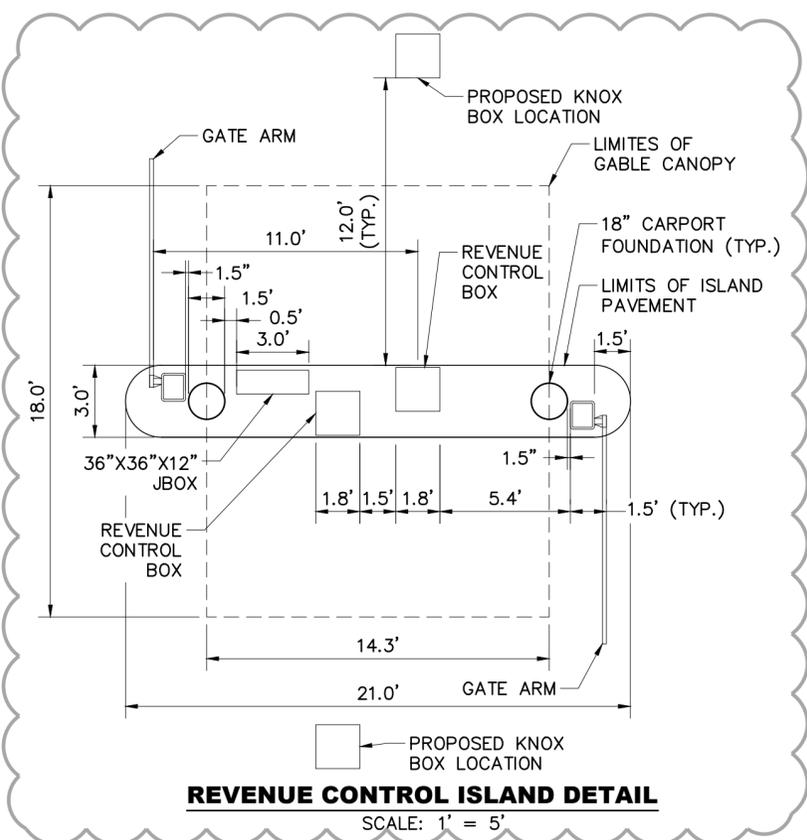
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
 4. FOOTING WIDTH TO BE (4) X POST WIDTH.
 5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 2812-125.

CHAIN LINK FENCES & GATES
IRONWORLD EZ-SLIDER: CHAIN LINK, 6 FT. TO 22 FT. OPENING

2812-125
PROTECTED BY COPYRIGHT 10/09/07
www.CADdetails.com

CONCEPTUAL SLIDING GATE WITH KNOX STYLE LOCK DETAIL

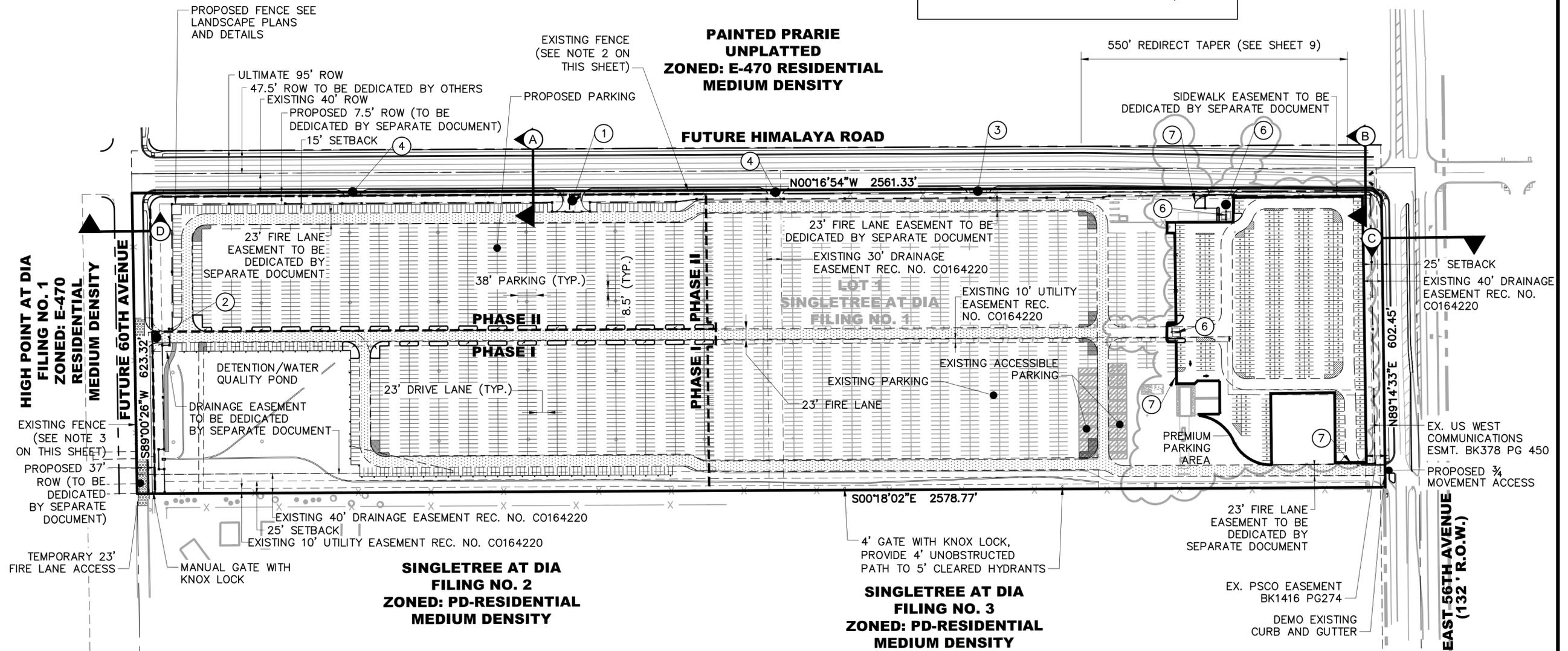
PARKING SUMMARY TABLE	
EXISTING PARKING SPACES	2003
EXISTING ACCESSIBLE PARKING SPACES	56
EXISTING STANDARD PARKING SPACES LOST TO FIRE LANE EASEMENT	11
EXISTING ACCESSIBLE PARKING SPACES LOST TO FIRE LANE EASEMENT	3
REQUIRED ACCESSIBLE PARKING SPACES	49 (9 VAN SPACES)
REMAINING STANDARD PARKING SPACES	1515
REMAINING ACCESSIBLE PARKING SPACES	53
PROPOSED STANDARD PARKING SPACES	1752
PROPOSED PREMIUM PARKING SPACES	500



CASE NO: 2010-6028-01; 2016-9001-00
TITLE: GENERAL NOTES
DATE: DECEMBER 28, 2016
8/22/2018 - 2ND SUBMITTAL FOR MINOR AMMENDMENTS

Calibre
Calibre Engineering, Inc.
9090 South Ridgeline Boulevard, Suite 105
Highlands Ranch, CO 80129 (303) 730-0434
www.calibre-engineering.com
Construction Management Civil Engineering Surveying

NOTE:
 HIMALAYA STREET AND 60TH AVENUE IMPROVEMENTS ARE SHOWN FOR INFORMATION ONLY. THE WEST HALF OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH AVENUE WILL BE CONSTRUCTED BY CFS 2907 DENVER, LLC BY THE END OF 2018, WITH THE EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE TREE LAWNS AND SIDEWALKS. A LOOPED WATER LINE CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE, WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS INSTALLED PER THE ADOPTED FIRE CODE IN NOVEMBER, 2018.



KEYNOTES

- ① PROPOSED FULL MOVEMENT ACCESS
- ② PROPOSED RIGHT-IN/RIGHT-OUT ACCESS
- ③ FUTURE FULL MOVEMENT ACCESS*
- ④ FUTURE RIGHT-IN/RIGHT-OUT ACCESS*
- ⑤ EXISTING ACCESS AND SLIDING GATE TO REMAIN/FUTURE RIGHT-IN/RIGHT-OUT ACCESS
- ⑥ CUSTOMER ENTRANCE/EXIT
- ⑦ GATED BUS ENTRANCE/EXIT

* CURB RETURNS TO BE CONSTRUCTED WITH HIMALAYA ROAD CONSTRUCTION

NOTES:

1. SEE SHEET 3 FOR TYPICAL SECTIONS
 2. THE EXISTING FENCE ALONG HIMALAYA ROAD WILL REMAIN IN PLACE UNTIL EITHER HIMALAYA ROAD OR THE ONSITE PHASE II PARKING IS CONSTRUCTED. AT THAT TIME, A NEW FENCE SHALL BE CONSTRUCTED AT THE BACK OF THE LANDSCAPE BUFFER BY CFS 2907 DENVER, LLC.
 3. THE EXISTING FENCE ALONG 60TH AVENUE WILL REMAIN IN PLACE UNTIL CONSTRUCTION OF 60TH AVENUE COMMENCES, EITHER BY CFS 2907 DENVER, LLC OR HIGH POINT FILING NO. 8 (PROJECT LOCATED TO THE NORTH OF THE PARKING SPOT).
- HIGH POINT FILING NO. 8 WILL RELOCATE THE FENCE TO THE SOUTH RIGHT-OF-WAY LINE OF 60TH AVENUE TO ALLOW CONSTRUCTION OF 60TH AVENUE IF THE HIGH POINT FILING NO. 8 CONSTRUCTION COMMENCES PRIOR TO TPS MANAGEMENT LLC'S DEFERRED 60TH AVENUE IMPROVEMENTS.
- CFS 2907 DENVER, LLC WILL REMOVE THE EXISTING FENCE ALONG 60TH AVENUE AND WILL CONSTRUCT A NEW FENCE AT THE APPROVED LANDSCAPE BUFFER SETBACK LINE

LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	—
EASEMENT	- - - -
SETBACK	---
PREMIUM PARKING	—
PR. STORM	—○—
PR. INLET	□
PR. HYDRANT	⦿
PR. STREET LIGHT	⊙
EX. STREET LIGHT	⊙

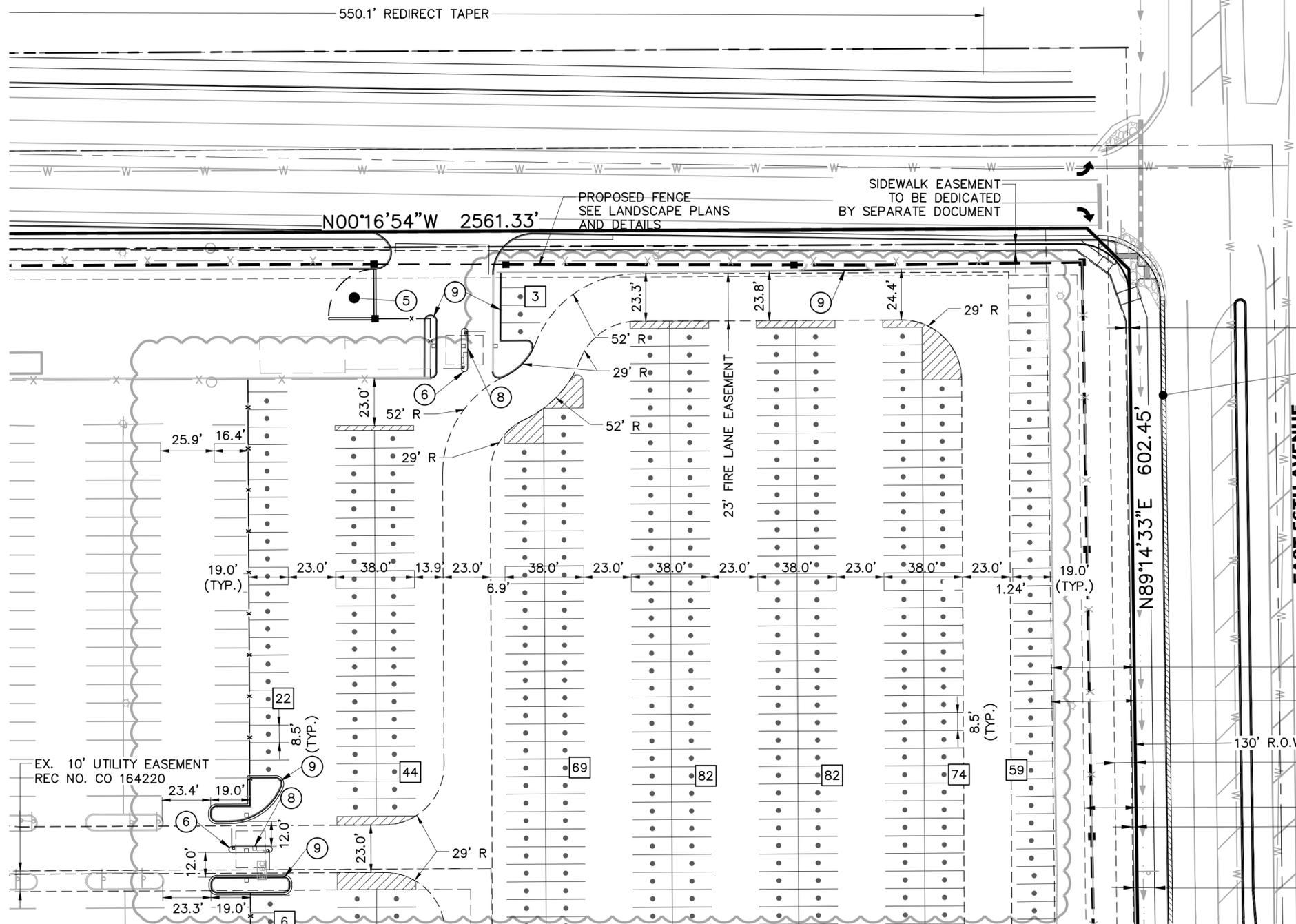


CASE NO: 2010-6028-01; 2016-9001-00
 TITLE: OVERALL SITE PLAN
 DATE: DECEMBER 28, 2016
 8/22/2018 - 2ND SUBMITTAL FOR MINOR AMMENDMENTS

Calibre
 Calibre Engineering, Inc.
 9090 South Ridgeline Boulevard, Suite 105
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 www.calibre-engineering.com
 Construction Management Civil Engineering Surveying

**PAINTED PRAIRIE
UNPLATTED
ZONED: E470 RESIDENTIAL
MEDIUM DENSITY**

NOTE:
HIMALAYA STREET AND 60TH AVENUE IMPROVEMENTS
ARE SHOWN FOR INFORMATION ONLY. THE WEST HALF
OF HIMALAYA ROAD AND THE SOUTH HALF OF 60TH
AVENUE WILL BE CONSTRUCTED BY CFS 2907
DENVER, LLC BY THE END OF 2018, WITH THE
EXCEPTION OF THE DEFERRED IMPROVEMENTS. THE
DEFERRED IMPROVEMENTS INCLUDE THE LANDSCAPE
TREE LAWNS AND SIDEWALKS. A LOOPED WATER LINE
CONNECTION SHALL BE REQUIRED WITHIN HIMALAYA
ROAD, EAST 56TH AVENUE AND EAST 60TH AVENUE,
WITH AN ADEQUATE NUMBER OF FIRE HYDRANTS
INSTALLED PER THE ADOPTED FIRE CODE IN
NOVEMBER, 2018.



SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT
APPROXIMATE LIMITS OF PROPOSED PAVEMENT

EX. 40' DRAINAGE EASEMENT
REC. NO. 164220
EX. PSCO EASEMENT
BK 1416 PG 274

EX. US WEST COMMUNICATIONS EASEMENT
BK 3784 PG 450
25' SETBACK
SIDEWALK EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT

PROPOSED 10' SIDEWALK

KEYNOTES

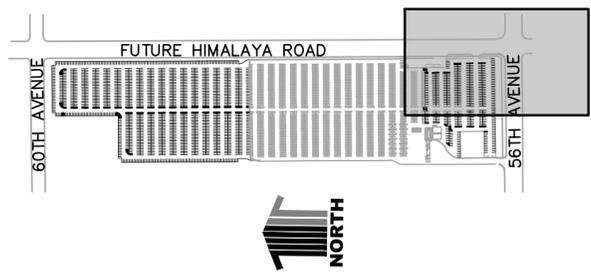
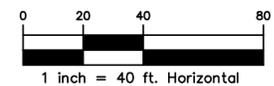
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- ⑤ EXISTING ACCESS AND SLIDING GATE TO BE RELOCATED RIGHT-IN/RIGHT-OUT ACCESS
- ⑥ CUSTOMER ENTRANCE/EXIT
- ⑦ BUS ENTRANCE/EXIT
- ⑧ REVENUE CONTROL ISLAND WITH KNOX BOX- SEE DETAIL SHEET 2
- ⑨ MEDIAN CURB AND GUTTER

* CURB RETURNS TO BE CONSTRUCTED WITH HIMALAYA ROAD CONSTRUCTION

LEGEND

- ROW/PROPERTY LINE ————
- PROPERTY BOUNDARY —————
- EASEMENT - - - - -
- SETBACK - - - - -
- STREET CENTERLINE ————
- EX. STORM ————
- EX. INLET □
- PR. HYDRANT ●
- PR. STREET LIGHT ☼
- EX. STREET LIGHT ☼
- PARKING COUNT #

SEE SHEET 10



CASE NO: 2010-6028-01; 2016-9001-00
TITLE: SITE PLAN
DATE: DECEMBER 28, 2016
8/22/2018 - 2ND SUBMITTAL FOR MINOR AMMENDMENTS



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