

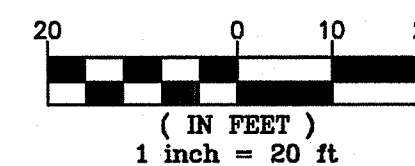
1200SF-8(S)-2015v2

SHEET NO.

C-1.1

LEGEND

- PROPOSED PROPERTY LINE AFTER ROW TAKING
- PROPOSED PROPERTY LINE AFTER ROW TAKING
- PROPOSED ROW TAKING AREA
- CONCRETE INTEGRAL CURB



INTERSTATE 76
(PUBLIC R.O.W. VARIES)
~ASPHALT SURFACE~

EAST 88TH AVENUE
(PUBLIC R.O.W. VARIES, BOOK 1581, PAGE 163)

TRACT AREA
74,216 S.F.
1.704 ACRES
PARCEL VACANT AT TIME
OF SURVEY

BASIS OF BEARINGS
(WEST LINE, SE1/4, SECTION 20)

N00°13'02"E 178.30' (R)
N00°13'02"E 2644.48' (M)

178.24' (M)

N63°40'47"E 144.40' (R)
N63°36'35"E 144.36' (M)

25' REAR SETBACK

S63°00'43"E 302.70' (R)
S63°02'38"E 302.82' (M)

25' REAR SETBACK

S55°24'57"E 34.70' (R)
S55°17'25"E 34.37' (M)

TURNING VEHICLES
CROSS OVER BICYCLE
LANE

ROW TAKING UP
TO BACK OF
PROPOSED
SIDEWALK. (±17.07
FT NORTH)

12' WIDE RIGHT
TURN ONLY
DECELERATION TAPER

EXISTING UTILITY POLE
TO BE REMOVED AND
ALL CONNECTED
UTILITIES TO BE SHIFTED
UNDERGROUND

ROW TAKING UP TO BACK
OF PROPOSED CURB.
(±5.39 FT NORTH)

CURB WITH
2" GUTTER
PAN

6' CONCRETE
SIDEWALK

6' BIKE
LANE

12' DRIVE
LANE

12' WIDE RIGHT
TURN ONLY
DECELERATION LANE

BRIGHTON ROAD
(PUBLIC R.O.W. VARIES)

S89°53'47"W 1333.48' (M)
(SOUTH LINE, SW1/4,
SE1/4, SECTION 20)

16" DUCTILE IRON PIPE

PROPOSED ROAD STRIPING

CURB WITH
2" GUTTER
PAN

P.O.C., S1/4 CORNER, SECTION 20,
FOUND STONE WITH CHISELED "X"
ON TOP AT SE CORNER OF
GARAGE, 2' BELOW GRADE,

GreenbergFarrow

1430 W. PEACHTREE ST., NW SUITE 200
ATLANTA, GA 30309
PHONE: (404) 601 4000
FAX: (404) 601 5970
DWC: N. CO. COMM. CITY, COLORADO
JOB NO.: 2010026

MURPHY OIL USA, INC.

422 N WASHINGTON STREET
EL DORADO, AR 71730

MURPHY
USA

DATE: DESCRIPTION

08/16/16 DEVELOPMENT PLAN REV-0

10/07/16 CITY COMMENTS #1

RS

DRW

RS

DES

GB

PM

REA

PRN

DATE

08-16-16

FUTURE ROW TAKING
DEVELOPMENT PLAN

MURPHY EXPRESS

SEQ BRIGHTON ROAD & E. 88TH AVE. CO

COMMERCE CITY

TWP: 2 SOUTH, SECT: SE 1/4 OF 20, RANG: 67 WEST

PIN: 172120400001