

GREAT BASIN ENGINEERING - South

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CONSULTING ENGINEERS
AND LAND SURVEYORS

DRB CASE NO: 10000494
 DRC PROJECT NO: 494
 DATE SUBMITTED:

ORIGINAL
Original

Return to:
Transp. Dev.

DEVELOPMENT REVIEW BOARD REQUIRED INFRASTRUCTURE LISTING FOR

**M S DEVELOPMENT, LLC
 KMART SHOPPING CENTER
 BETWEEN CENTRAL AVENUE AND
 COORS BOULEVARD**

Preliminary Plat Approved 3/7/01
 Preliminary Plat Expires 3/7/02
 11-19-01

SITE PLAN FOR BID & PLAT

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Developer responsibility. In addition, any unforeseen items which arise during Developer's responsibility are the responsibility of the Developer and will be included in the financial guarantee provided to the City.

SIZE	IMPROVEMENT	LOCATION (FROM - TO)
2"	Waterline	Ammanda Street from Ammanda St to East FH N. of Bjarne to Central Ave
10" - 8"	Waterline	Ammanda Street from Bjarne to East 2 nd FH N. of Bjarne Ave.
10"	Waterline	Loop from Coors Blvd. to Central Ave.
6"	Waterline	Bjarne Ave from west of Ammanda & to Coors
6"	Abandoned Waterline	Between NE Fire Hydrant & SE Fire Hydrant
6"	Fire Hydrants	(5 Total) On-Site
8" Stubs	Waterline	To Tract H-1
6"	Sanitary Sewer	Various Laterals to Proposed Buildings
6'	Sidewalk	Coors Blvd. along Project Frontage
10'	Hike/Bike Path	Central Ave. and Loop Rd. to Coors Blvd.
4'	Valley Gutter	All Entrances and Deceleration Lanes
Standard	Curb and Gutter	Southside Central Ave., Eastside Loop Rd. (west leg, both sides Loop Rd. (south leg) and Coors Blvd Widening North Side

40' FF Perm. Paving, STD C & G (Both sides) 4' SDWK (EAST SIDE) Coors to Central (AMAMANDA & ISABEL BJARNE)

12' x 250' LEFT TURN LANE IN ONLY PERM. PAVEMENT, MEDIAN C & G Coors Blvd at ISABEL BJARNE

Development Review Board.doc

ORIGINAL

Standard	Arterial Paving, Curb & Gutter, Sidewalk.	Central Ave. Widening and Deceleration Lane, Loop Rd. (west leg) partial section of 30' wide Asphalt and with 6' Striped Bike Lane. Coors Blvd. Widening and Deceleration. Loop Rd. (south leg) 40' Curb and Gutter with the Sidewalk on North side only.
Standard	Curb & Gutter	Remove Right Turn in/out Access on Coors Blvd.
Standard	Median	Revise and Construct Median in Central Ave. East of Airport Dr. to accommodate Left Turn Access to the Site.
Standard	Median	Modify and extend Median in Central Ave. West of Airport Dr. to accommodate Left Turn Access to Airport Dr. and Loop Rd.
Standard	Median	Modify and Shorten Median North of Proposed Loop Rd. to accommodate Left Turn Access to Property North of Central and Loop Rd.
Standard	Median	Modify and Construct 250' Left Turn Lane And Opening on Coors Blvd. for Left in to Loop Rd.
Standard	Median 13.4 % Participation	Add Southbound left turn lane at the Intersection of Unser and Central.
Standard	Intersection 7.7 % Participation	Modification of Coors Road and Central Ave. intersection to include the right turn lane. Three lanes and dual left turn lanes on all 4 approaches.

12 x (30p) LEFT TURN LANE AT UNSER / Central Intersection
 (AS REQD BY TIS) perm. PAVEMENT, MEDIAN C & G southbound to EAST Bound

As shown on SITE PLAN MEDIAN Reconstruction w/perm. PAVEMENT & MEDIAN C & G CENTRAL at Airport (JUST EAST OF Airport) 1 LEFT TURN LANE BACK TO BACK

As shown on SITE PLAN. 2 4 LEFT TURN LANES (1 OF WHICH IS BACK TO BACK LEFT TURN LANES) CENTRAL at Amanda to Airport

REMOVE EXISTING RT IN ONLY Access point on COORS And Replace at ISABEL BIANNE

SIGNAL @ MAIN ENTRANCE (TO Be deferred) (Modified "B") \$120,000.00

ORIGINAL

Paul P. =
PAUL J. PIETSCH
3/7/01

PREPARED BY:



Great Basin Engineering, Inc.

Development Review Board Member Approvals

R. D. [Signature] 3-07-01
Traffic Date

Roger A. [Signature] 3/7/01
PWD Date

Adrienne E. [Signature] 3/7/01
Parks & Rec. Date

[Signature] 3/7/01
City Engineer Date

[Signature] 3/7/01
DRB Chairman Date

Improvements to be constructed and accepted by City - March 7, 2003

Grading certification per DPM required for release of financial guarantee; cert. of occupancy

Private drainage covenant for drainage maintenance responsibility

18" - 24" RCP Storm Drain Cools to WPL

Revision	DRC CHAIR and DATE	USER DEPT. and DATE	OWNER and DATE
1		Danny Dzusink 7/18/01	B. [Signature] 7/20/01
2	[Signature]	[Signature] 10/24/01	Paul P. = 10/24/01
3	[Signature]	R. D. [Signature] 11-19-01	[Signature] 11/19/01
4	[Signature] 12-10-2001	[Signature]	[Signature] 12/10/01