








LEGEND	
	PROPERTY LINE
	COMMUNITY ENCROACHMENT
	FEMA FLOODWAY
	EXISTING 100 YEAR FLOODPLAIN
	FUTURE 100 YEAR FLOODPLAIN
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER

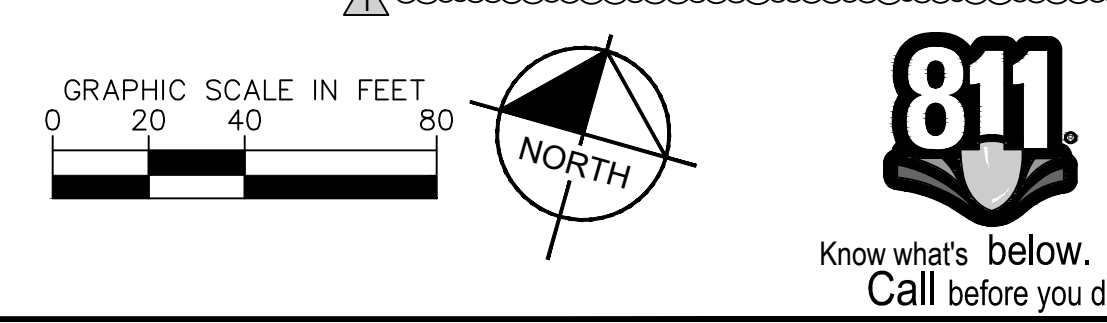
CONDITIONAL NOTES

STATE STREET SHALL HAVE A 35.5' RIGHT-OF-WAY MEASURED FROM THE CENTERLINE OF THE ROAD.

A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, TRICK FOUNTAINS, ETC.) WITHIN THE PROPOSED EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNER'S BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE OBTAINED PRIOR TO ADDITIONAL CONSTRUCTION. FOR PRIOR TO ADDITIONAL INSTALLATION, CONTACT CDOT FOR CONSTRUCTION INFORMATION CONCERNING COST, SCHEDULING, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER SHALL SET A 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

[illegible]

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			