

SOUTHBRIDGE SUBDIVISION FILING NO. 12A

REPLAT OF A PORTION OF LOT 1, SOUTHBRIDGE SUBDIVISION FILING NO. 12, SITUATED IN
THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PM,
CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO
2 COMMERCIAL LOTS - 8.95 ACRES± - CASE # (MAJ17-0001)

PRELIMINARY PLAT

BASIS OF BEARINGS:

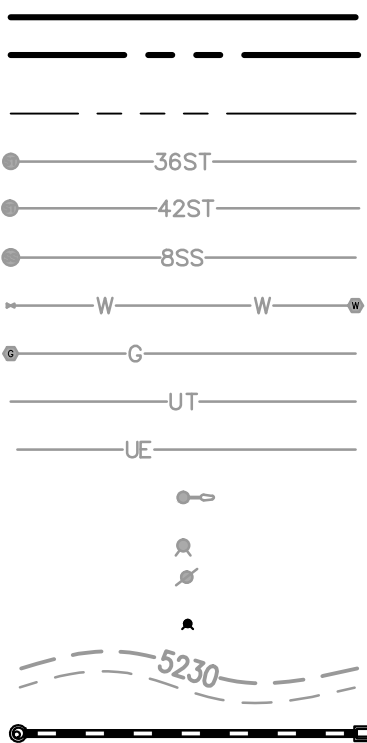
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LITTLETON, COUNTY OF ARAPAHOE, STATE OF COLORADO, AS BEARING NORTH 00°08'40" EAST AS SHOWN ON SOUTHBRIDGE FILING NO. 12 RECORDED AT RECEPTION NO. A8142506.

LAND USE TABLE

	ACREAGE	LAND USE
LOT 1	4.29	OFFICE/ASSISTED LIVING/MEMORY CARE
LOT 2	4.66	OFFICE PARK

LEGEND:

EXISTING PROPERTY BOUNDARY
PROPOSED PROPERTY BOUNDARY
RIGHT-OF-WAY
EXISTING 36" STORM SEWER W/MANHOLE
EXISTING 42" STORM SEWER W/MANHOLE
EXISTING SANITARY SEWER W/MANHOLE
EXISTING WATER LINE W/ VALVE & METER
EXISTING GAS LINE W/ METER
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC W/ METER
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING UTILITY POLE
PROPOSED FIRE HYDRANT
EXISTING CONTOURS
PROPOSED STORM SEWER W/ INLET AND MANHOLE



NOTE:

ALL PROPOSED STORM PIPES, INLETS, AND MANHOLES ARE PRIVATE UNLESS LABELED OTHERWISE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: P:\160906\ENGINEERING\PLATS\PRELIMINARY\PRELIM PLAT DWG LAYOUT.LAYOUT
DATE: 04/06/2017
BY: HKS

PROJECT NUMBER: 160906

50 0 50 100
SCALE: 1" = 50'

ISSUE DATE: 01/18/2016	PROJECT #: 160906
DATE	REVISION COMMENTS
04/06/2017	PER CITY COMMENTS

PREPARED BY:

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com