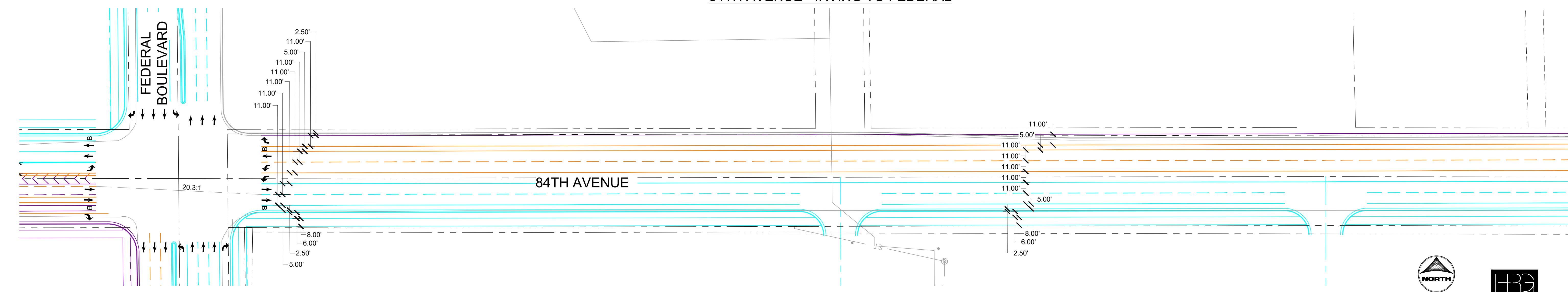
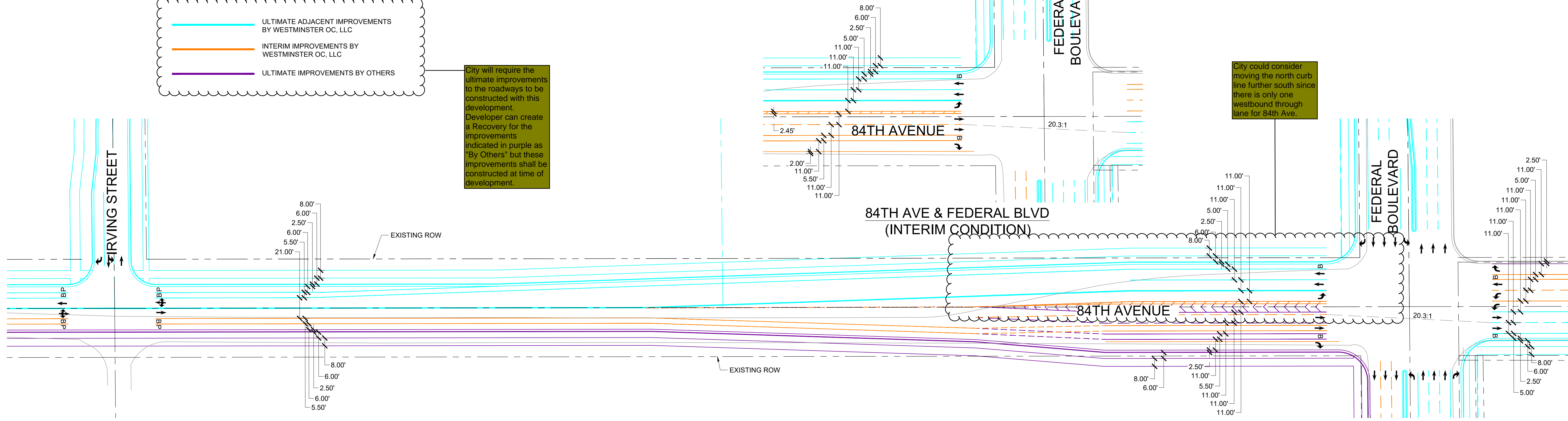
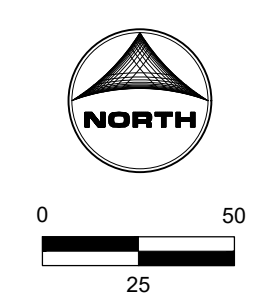


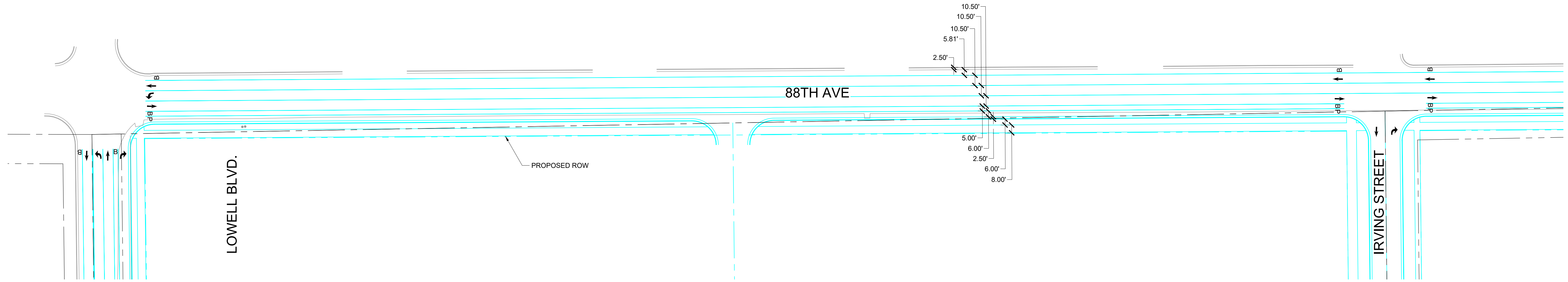
City will require the ultimate improvements to the roadways to be constructed with this development. Developer can create a Recovery for the improvements indicated in purple as "By Others" but these improvements shall be constructed at time of development.

City could consider moving the north curb line further south since there is only one westbound through lane for 84th Ave.

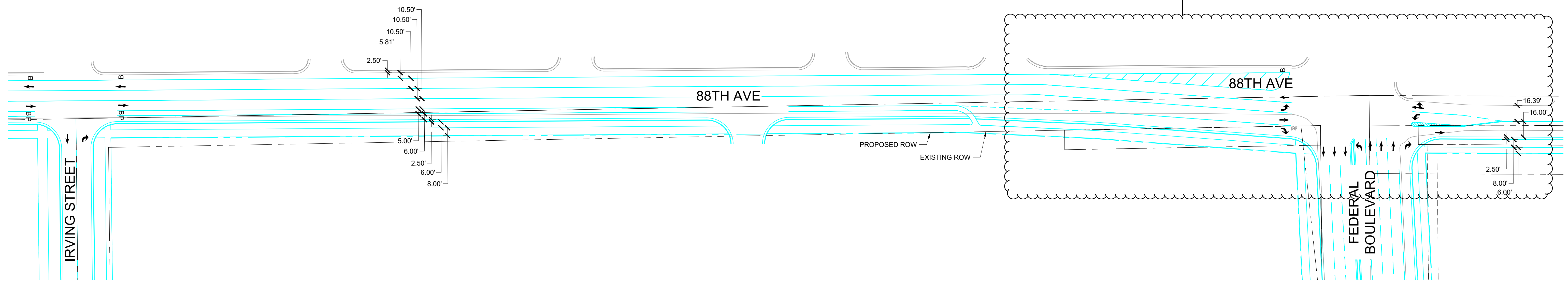


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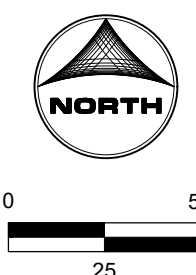
88TH AVENUE - LOWELL TO IRVING

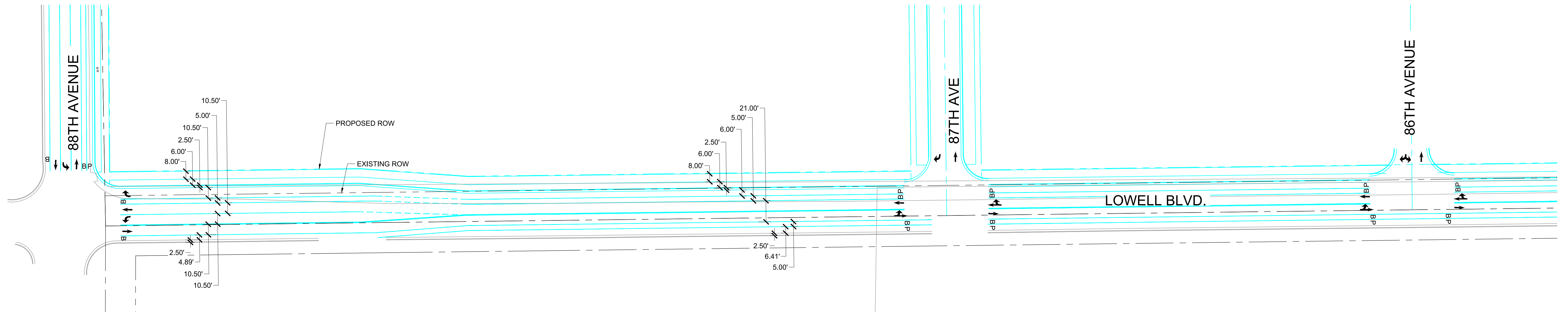


88TH AVENUE - IRVING TO FEDERAL

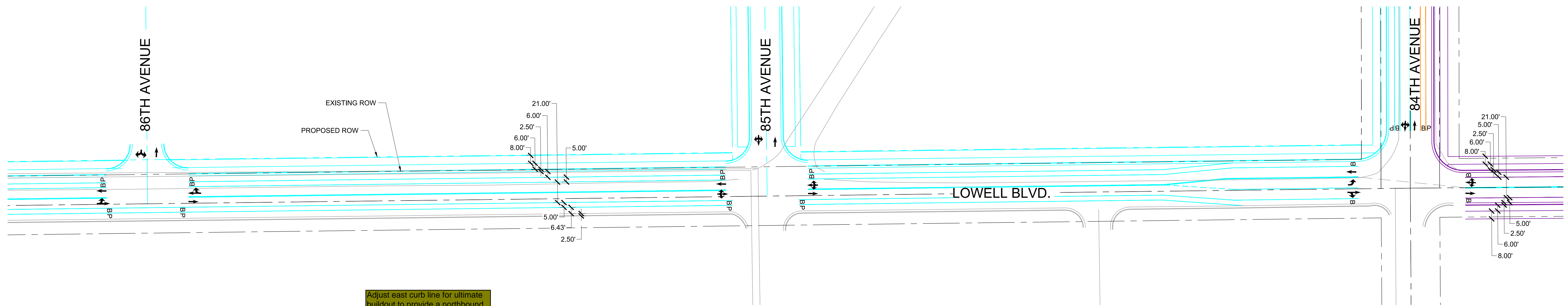
- ULTIMATE ADJACENT IMPROVEMENTS BY WESTMINSTER OC, LLC
- INTERIM IMPROVEMENTS BY WESTMINSTER OC, LLC
- ULTIMATE IMPROVEMENTS BY OTHERS

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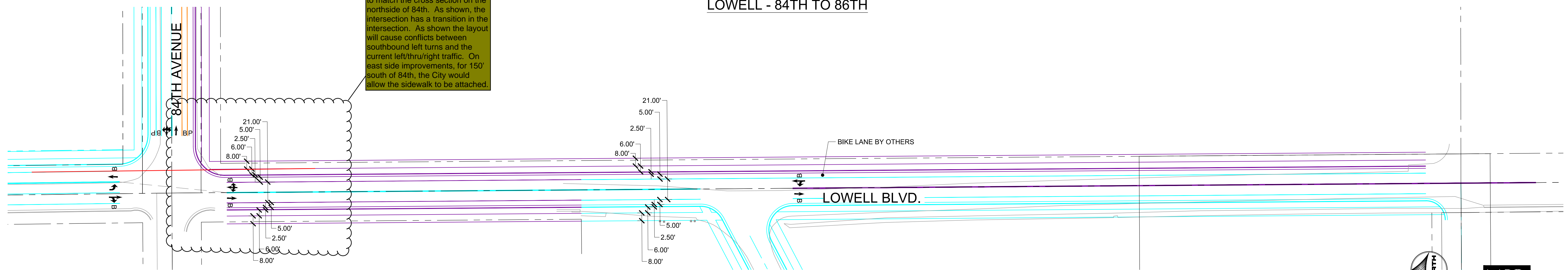




LOWELL - 86TH TO 88TH



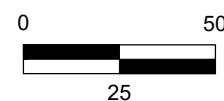
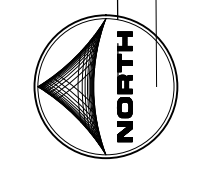
LOWELL - 84TH TO 86TH

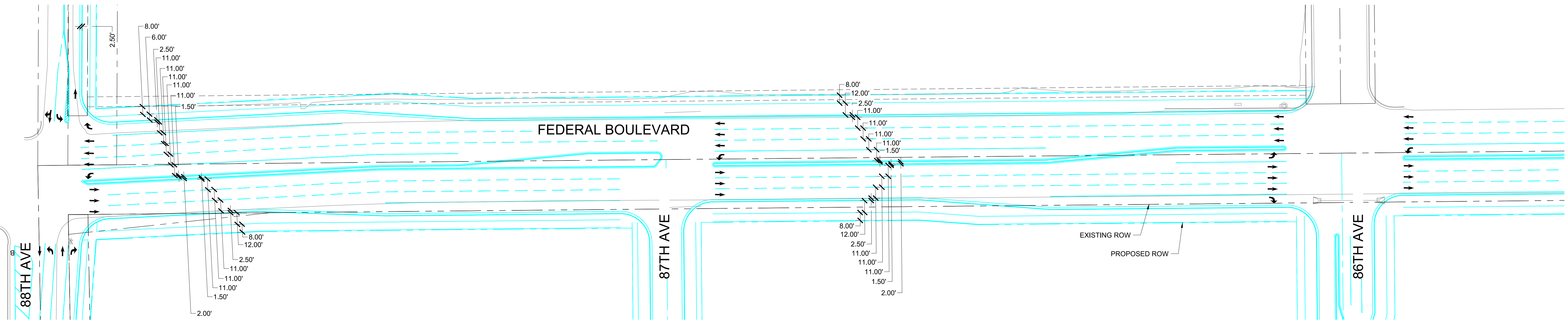


LOWELL - SOUTH OF 84TH

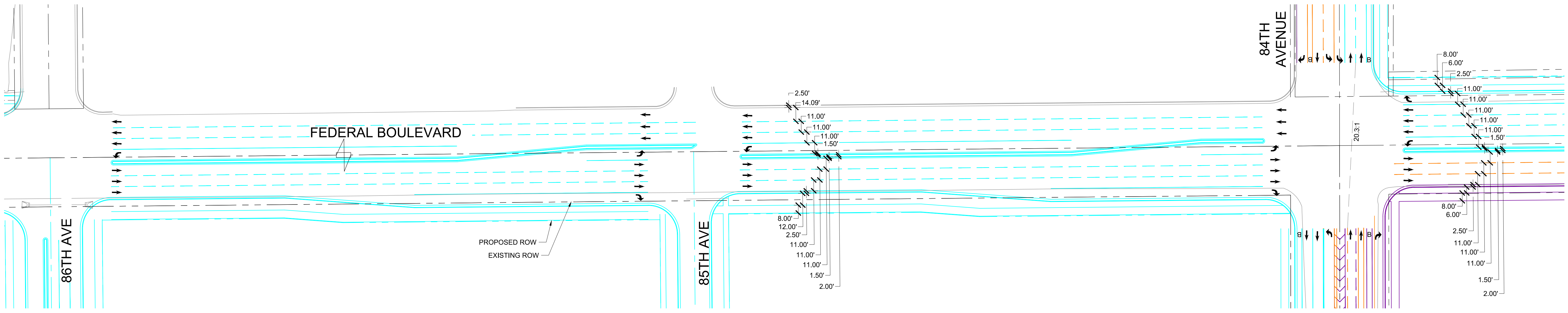
Adjust east curb line for ultimate buildout to provide a northbound left turn lane and a through/right to match the cross section on the northside of 84th. As shown, the intersection has a transition in the intersection. As shown the layout will cause conflicts between southbound left turns and the current left/thru/right traffic. On east side improvements, for 150' south of 84th, the City would allow the sidewalk to be attached.

- ULTIMATE ADJACENT IMPROVEMENTS BY WESTMINSTER OC, LLC
- INTERIM IMPROVEMENTS BY WESTMINSTER OC, LLC
- ULTIMATE IMPROVEMENTS BY OTHERS

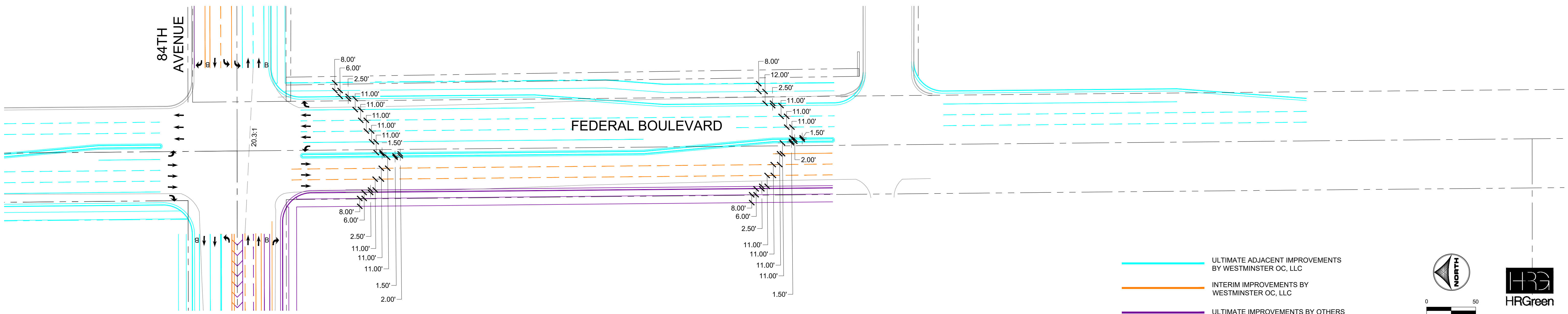




FEDERAL - 86TH TO 88TH



FEDERAL - 84TH TO 86TH



FEDERAL - SOUTH OF 84TH

- ULTIMATE ADJACENT IMPROVEMENTS BY WESTMINSTER OC, LLC
- INTERIM IMPROVEMENTS BY WESTMINSTER OC, LLC
- ULTIMATE IMPROVEMENTS BY OTHERS

