

56TH AVENUE

E-470 TO HARVEST ROAD - INFRASTRUCTURE SITE PLAN

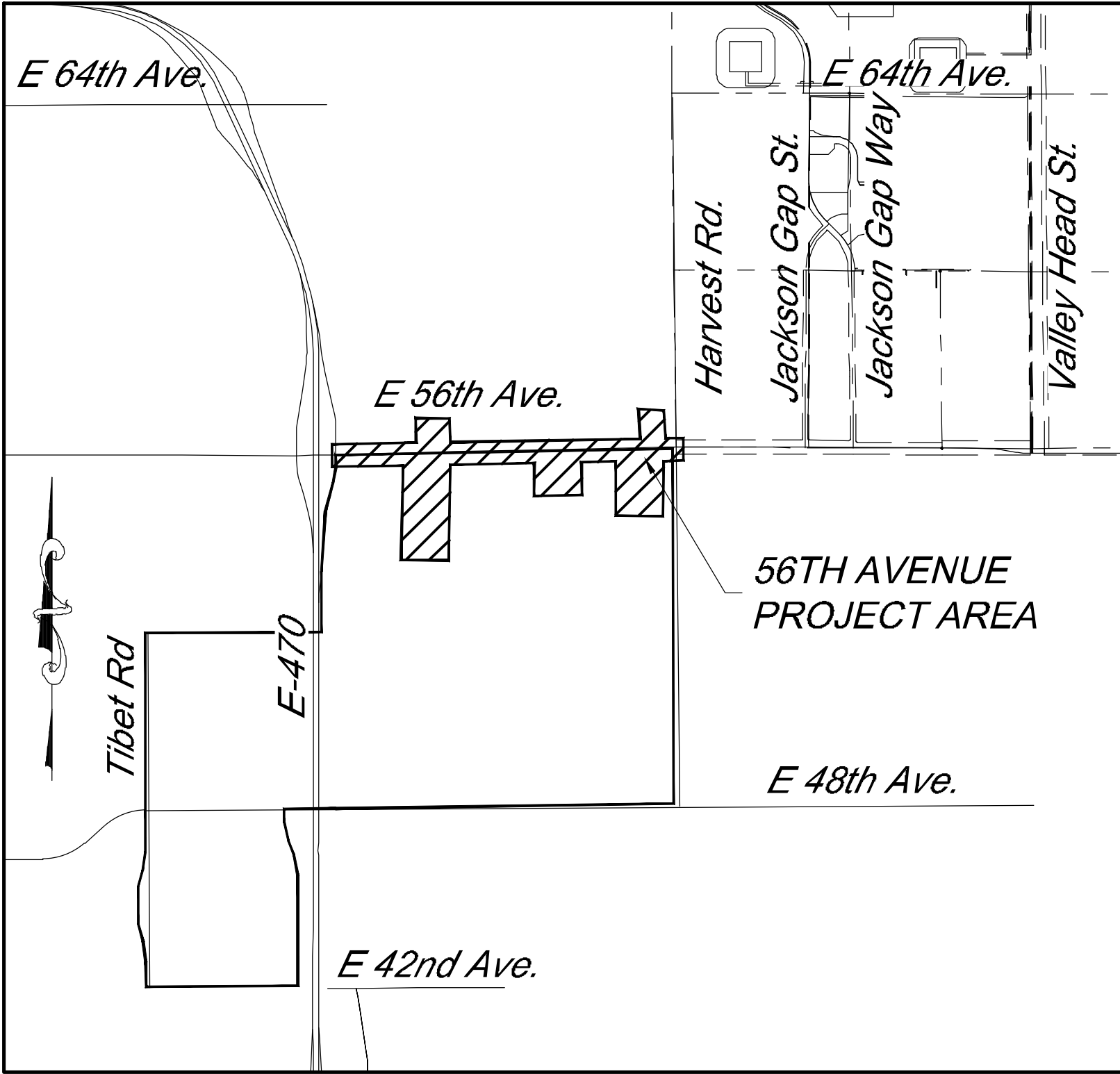
LOCATED ALONG THE NORTH SECTION LINE OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 65 WEST, WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS DISABILITIES ACT.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF HARVEST ROAD. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHENEVER THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (36") AND NOT MORE THAN EIGHT FEET (8') FROM BACK OF CURB TO THE CENTER OF THE HYDRANT, WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE FEET (5').
- APPLICANTS SHALL PROVIDE THREE INCHES (3") CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX SEVEN HUNDRED AND FIFTY FEET (750') SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EVERY INTERSECTION.

PHASING NOTES

- THE COMPLETE 56TH AVENUE CROSS SECTION WILL BE BUILT FROM EAST OF THE E-470 INTERCHANGE TO HARVEST ROAD, INCLUDING THE INTERSECTIONS OF DENALI STREET AND HARVEST ROAD PLUS SITE DRIVES TO THE NORTH AND SOUTH AS DEPICTED IN THIS PLAN. THE ROADWAY CONSTRUCTION PROJECT WILL OCCUR ALL AT ONCE AND NO PHASING, BEYOND CONSTRUCTION TRAFFIC CONTROL, IS ANTICIPATED.
- TRAFFIC SIGNALS WILL BR BUILT OUT AT THE 56TH AVENUE INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNALS ESCROW WILL APPLY FOR THIS PROJECT. TRAFFIC ESCROW WILL BE COLLECTED AT A LATER DATE AND WILL BE TRIGGERED BY VERTICAL DEVELOPMENT AS IS INDICATED BY THE TRAFFIC SIGNALS ESCROW ORDINANCE.
- MINOR CHANGES TO PAVEMENT MARKINGS WILL BE REQUIRED ONCE 56TH AVENUE BECOMES WIDENED EAST AND WEST OF THE PROJECT SITE.
- TEMPORARY PONDS WILL BE CONSTRUCTED ON THE NORTH SIDE OF 56TH AVENUE TO PROVIDE WATER QUALITY FOR THE ROAD DRAINAGE UNTIL THE HARVEST MILE PROPERTY IS BUILT OUT AND CAN ACCEPT THE DRAINAGE/PROVIDE THE NECESSARY WATER QUALITY.
- RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS



VICINITY MAP SCALE 1" = 2000'

A PARCEL OF LAND, LOCATED IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "1/4K CENTENNIAL T3S R66W/R65W S13S18S24S18 PL S 24S13 1998", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 1/4 S13S24 2023 PL S 385W", IS ASSUMED TO BEAR SOUTH 89°36'39" WEST, A DISTANCE OF 2646.93 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE NORTH 58°45'42" EAST, A DISTANCE OF 237.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLORADO E-470 PARCEL TK-113, AS DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5849 AT PAGE 596, BEING THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING SIX (6) COURSES TO FOLLOW SAID THE EAST BOUNDARY OF SAID E-470 PARCEL TK-113;

- NORTH 00°51'50" WEST, A DISTANCE OF 134.17 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 406.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1999.86 FEET, A CENTRAL ANGLE OF 11°39'25", A CHORD BEARING OF NORTH 06°41'32" WEST, AND A CHORD LENGTH OF 406.17 FEET TO A POINT OF TANGENCY;
- NORTH 12°31'14" WEST, A DISTANCE OF 476.04 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 462.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.81 FEET, A CENTRAL ANGLE OF 12°31'14", A CHORD BEARING OF NORTH 06°15'37" WEST, AND A CHORD LENGTH OF 491.32 FEET TO A POINT OF TANGENCY;
- NORTH 00°00'00" EAST, A DISTANCE OF 935.52 FEET;
- NORTH 13°50'55" WEST, A DISTANCE OF 30.54 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
- NORTH 00°13'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 69.97 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
- NORTH 00°14'00" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 902.42 FEET TO THE SOUTHERLY MOST CORNER OF E-470 PARCEL TK-115, AS DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING SEVEN (7) COURSES TO FOLLOW THE EAST BOUNDARY OF SAID E-470 PARCEL TK-115;

- NORTH 04°06'07" EAST, A DISTANCE OF 865.62 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 234.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1055.92 FEET, A CENTRAL ANGLE OF 12°42'37", A CHORD BEARING OF NORTH 10°27'25" EAST, AND A CHORD LENGTH OF 233.76 FEET TO A POINT OF TANGENCY;
- NORTH 16°48'44" EAST, A DISTANCE OF 247.48 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 248.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1044.93 FEET, A CENTRAL ANGLE OF 13°38'02", A CHORD BEARING OF NORTH 09°59'43" EAST, AND A CHORD LENGTH OF 248.06 FEET TO A POINT OF NON-TANGENCY;
- NORTH 48°50'48" EAST, A DISTANCE OF 75.85 FEET;
- NORTH 87°43'32" EAST, A DISTANCE OF 853.88 FEET;
- NORTH 00°00'15" EAST, A DISTANCE OF 99.83 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER.
- NORTH 89°19'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1471.49 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 18, SAID POINT BEING THE NORTHWESTERLY MOST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 3541 AT PAGE 503;
- SOUTH 00°14'34" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 30.01 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT BEING THE NORTHWESTERLY MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2021000040475 IN THE RECORDS OF SAID CLERK AND RECORDER;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW SAID NORTH BOUNDARY;

- NORTH 88°36'07" EAST, A DISTANCE OF 100.60 FEET;
- SOUTH 01°23'53" EAST, A DISTANCE OF 42.00 FEET;
- NORTH 88°36'07" EAST, A DISTANCE OF 1231.58 FEET;
- NORTH 00°09'58" WEST, A DISTANCE OF 72.01 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18;
- NORTH 88°36'07" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1261.04 FEET TO THE WEST LINE OF HARVEST ROAD, AS DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 20060516000505740, BEING THE NORTHEASTERLY MOST CORNER OF THE PARCEL HEREIN DESCRIBED;
- SOUTH 00°05'28" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2655.13 FEET;
- CONTINUING ALONG THE WEST RIGHT OF WAY OF HARVEST ROAD, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBERS 20060515000496490 AND 200605240005333770, SOUTH 00°01'51" EAST, A DISTANCE OF 2584.71 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2018000045211;
- ALONG SAID NORTH RIGHT OF WAY, SOUTH 89°08'07" WEST, A DISTANCE OF 2577.98 FEET;
- SOUTH 00°51'51" EAST, A DISTANCE OF 72.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;
- SOUTH 89°08'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 94.00 FEET;
- NORTH 00°51'51" WEST, A DISTANCE OF 72.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2007000085459;

THENCE THE FOLLOWING FIVE (5) COURSES TO FOLLOW SAID NORTH RIGHT OF WAY LINE;

- SOUTH 89°08'09" WEST, A DISTANCE OF 1159.09 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 39.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'54", A CHORD BEARING OF NORTH 45°51'51" WEST, AND A CHORD LENGTH OF 35.36 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 89°08'09" WEST, A DISTANCE OF 84.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 39.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'54", A CHORD BEARING OF SOUTH 44°08'09" WEST, AND A CHORD LENGTH OF 35.36 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 89°08'09" WEST, A DISTANCE OF 608.88 FEET TO A POINT ON THE BOUNDARY LINE OF SAID E-470 TRACT TK113;
- NORTH 84°07'05" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 410.02 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 26,585.155 SQUARE FEET OR 610.311 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS PROPERTY DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

- MA1: SITE PLAN AMENDMENT TO REVISE THE 56TH AVENUE INFRASTRUCTURE SITE PLAN TO CHANGE LANDSCAPING AND OPEN SPACE DESIGN TO MEET POND (PARKS, RECREATION, AND OPEN SPACE) REQUIREMENTS FOR NORTH PARK AND DETENTION POND MASTER PLAN REQUIREMENTS
- MA2: SITE PLAN AMENDMENT TO REVISE THE NORTH PARK AREA TO REMOVE BOULDERS AND TREES FROM SPILLWAYS. UPDATES TO U120 AMENITIES

APPLICANT:

WINDLER PUBLIC
IMPROVEMENT AUTHORTIY
5750 DTC PARKWAY, SUITE 220
GREENWOOD VILLAGE, CO 80111
CONTACT: DON PROVOST

PLANNER/ LANDSCAPE ARCHITECT:

CIVITAS
1200 BANNOCK ST
DENVER, CO 80204
TEL: (303) 571-0053
CONTACT: MARK NAYLOR

SURVEYOR/ ENGINEER:

WESTWOOD
PROFESSIONAL SERVICES,
INC.
10333 E. DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
FAX: (720) 482-9546
CONTACT: TOM ODLE

OWNER'S SIGNATURES

56TH AVENUE INFRASTRUCTURE SITE PLAN

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

OWNER

In witness thereof, _____ has caused these
presents to be executed this _____ day of _____ AD.

By: _____ Corporate
(Principals or Owners) Seal

State of Colorado)ss

County of _____)

The foregoing instrument was acknowledged before me this
_____ day of _____ AD, _____ by

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

My commission expires _____ Notary Business Address:

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning & Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____

Attest: _____ Date: _____
(City Clerk)

SHEET INDEX

SHEET NO.
1
2-3
4
5-8
9-12
13-17
18-42

DESCRIPTION
TITLE SHEET
TYPICAL SECTION
HORIZONTAL & VERTICAL CONTROL
ROADWAY PLANS
GRADING & UTILITY PLANS
POND PLANS
LANDSCAPING PLANS

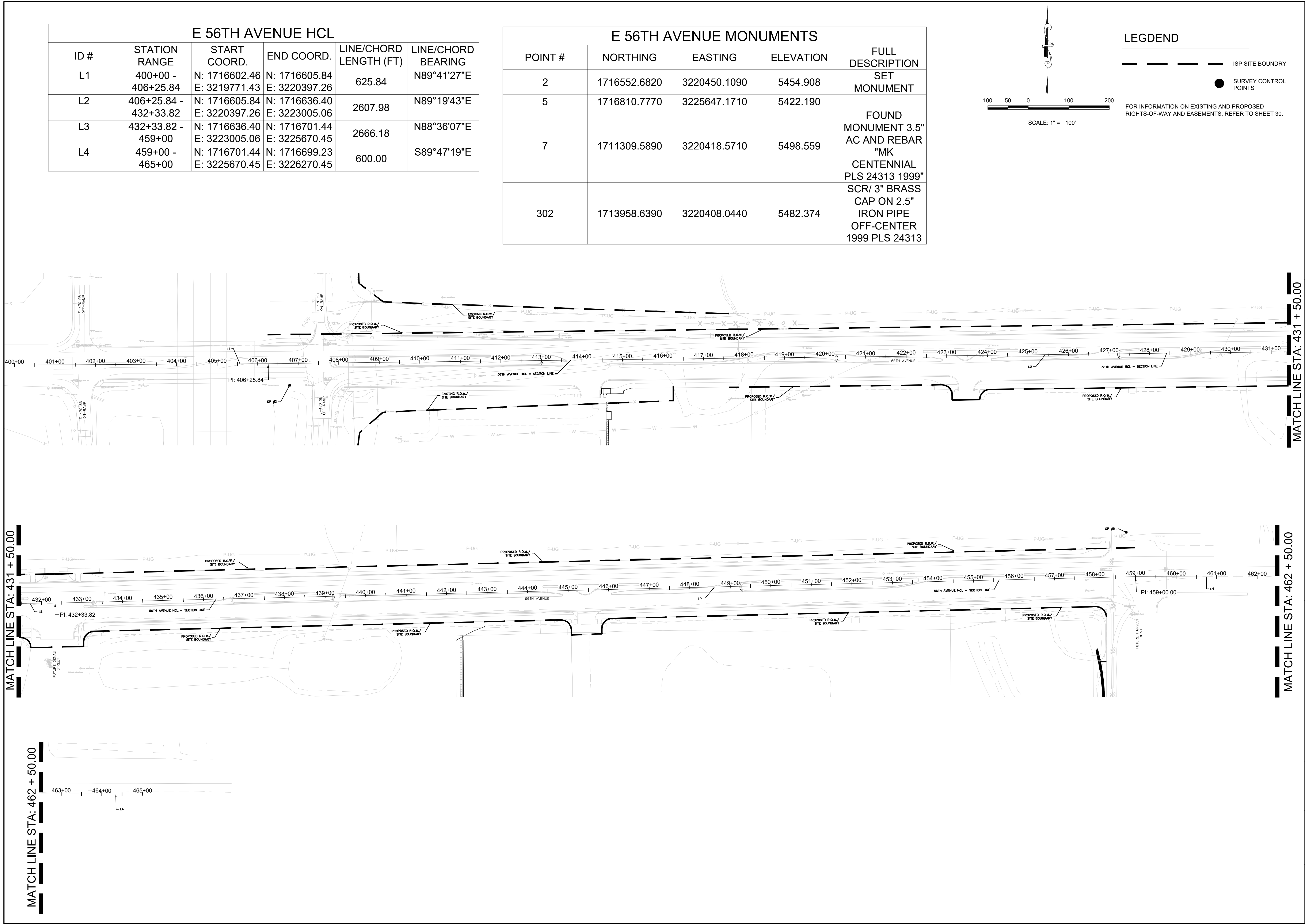
AMENDMENTS

△	8/19/2024	REVISIONS AND ADDITION OF PARKS LANDSCAPING
△	3/5/2025	REVISIONS AND ADDITION OF POND LANDSCAPING

SCALE: AS SHOWN
DRAWN BY: JCN
CHECKED BY: DLD
FILE NO: NOVEMBER 2023

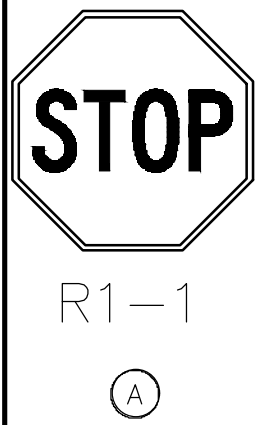
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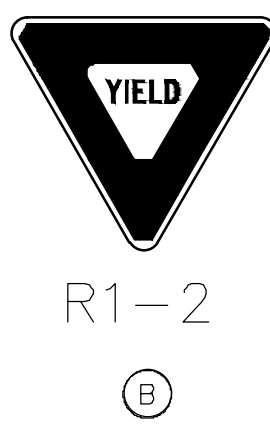
4	DRAWN BY: JCN CHECKED BY: DJC DATE: NOVEMBER 2023	SCALE: AS SHOWN FILE NO:	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD HORIZONTAL & VERTICAL CONTROL PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.	No.	Revisions	Appr.	Date	

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R1-1

(A)



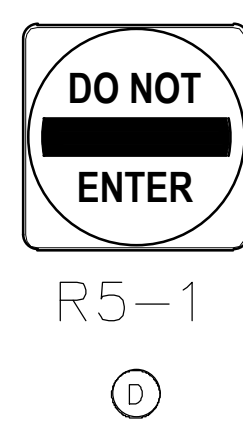
R1-2

(B)



R2-1

(C)



R5-1

(D)



R3-5R

(E)



R3-7

(F)



R4-7

(G)



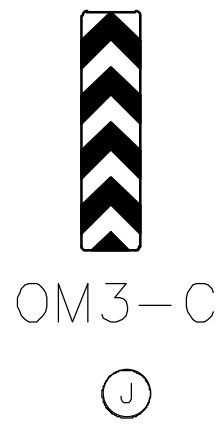
R4-7C

(H)



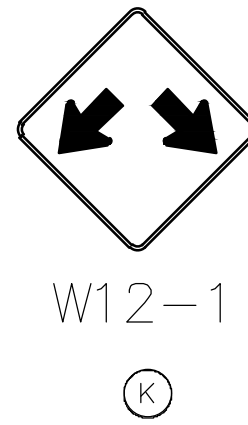
R11-2

(I)



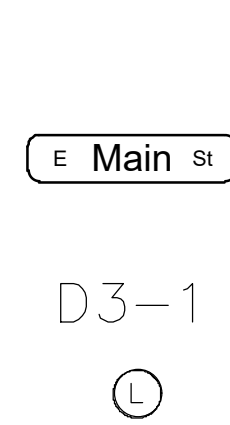
OM3-C

(J)



W12-1

(K)



D3-1

(L)



OM3-L

(M)



OM3-R

(N)



R5-1A

(O)

LEGEND

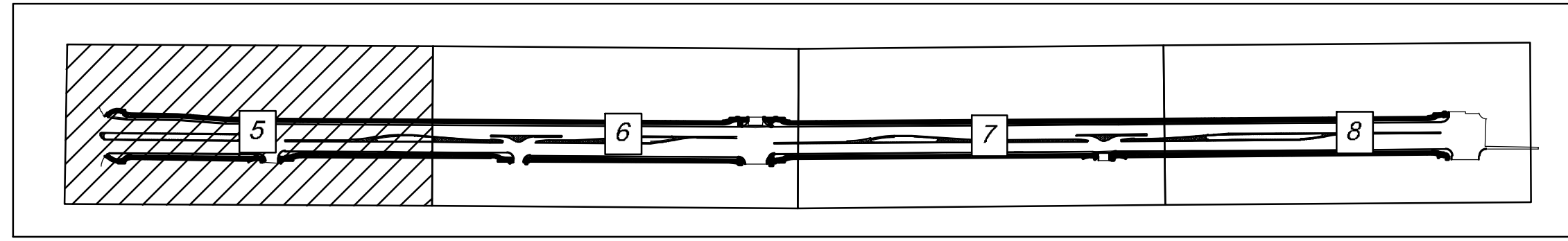
	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED MAINTENANCE AREA		EXISTING UNDERGROUND POWER
	PROPOSED SIDEWALK		EXISTING FENCE
	PROPOSED CONCRETE MEDIAN COVER		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED ALL WEATHER ACCESS PATH		SIGHT TRIANGLE
	EXISTING FIRE HYDRANT		PROPOSED PEDESTRIAN BICYCLE RAILING
	PROPOSED FIRE HYDRANT		

NOTES:

- LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 - EXISTING AND PROPOSED UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO THE GRADING & UTILITY SHEETS FOR ADDITIONAL INFORMATION.
 - STRIPING SHOWN IS FOR THE ULTIMATE CONDITION. INTERIM STRIPING TO BE DESIGNED IN CONSTRUCTION DOCUMENTS.
- * DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED

FLAG NOTES

- CONSTRUCT 6" CONCRETE SIDEWALK
- CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- CONSTRUCT STANDARD MEDIAN CURB (S7.2)
- CONSTRUCT SPLASH BLOCK (S2.9)
- CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- CONSTRUCT 26' RAISED MEDIAN PARABOLIC FLARE (S2.3)
- CONSTRUCT RAISED MEDIAN NOSE 2' (S2.4)
- INSTALL RAISED MEDIAN TURNING LANE AND TRANSITION (S2.1)
- CONSTRUCT 14' RAISED MEDIAN PARABOLIC FLARE (S2.2)
- TYPE 3 BARRICADE
- CONSTRUCT FUTURE 6" CONC. SIDEWALK
- MEDIAN ACCESS RAMP (P&OS M-1.0)



KEY MAP
1" = 500'

BENCHMARK
THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 3S6518NW001, 2008". ON ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, 7'-0.44' MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN CLUB ROAD, ELEVATION = 5,479.90' (NAVD88)

BASIS OF BEARINGS
THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "T3S R65W S7/S18 1/4 LS 38058" AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "VIGIL LAND CONSULTANTS T3S R65W S7/S8/S18/S17 1999 LS 20699" IS NORTH 88° 36' 07" EAST, FOR 2,666.18 FEET.

Westwood

10333 E DRY CREEK RD.
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TEL: 720.482.9526
Westwoods.com
Westwood Professional Services, Inc.

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9600

56TH AVENUE INFRASTRUCTURE SITE PLAN
E-470 TO HARVEST ROAD
ROADWAY PLANS

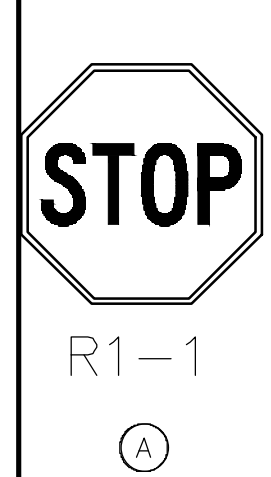
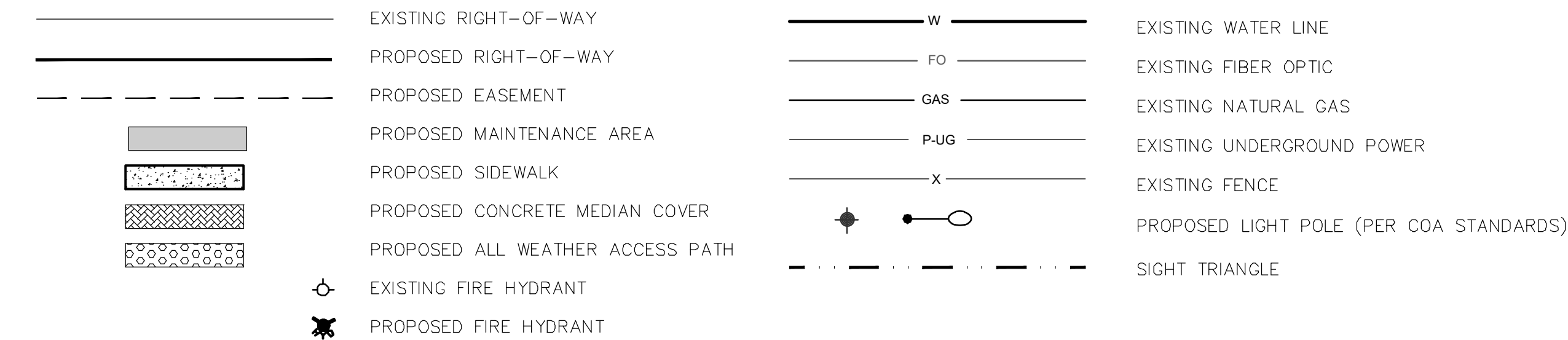
SCALE: AS SHOWN
DRAWN BY: JCN
CHECKED BY: DJD
FILE NO:
DATE: NOVEMBER 2023

5

No.	Revisions	Init.	Date	Appr.	Date

N:\PROJECTS\WINDLER\FLING\56TH AVE\CAD\ENGINEERING\SET\56TH AVE\ROADWAY PLANS\DWG.LMAYER_3525

MATCHLINE
SEE SHEET 5



R1-1
(A)



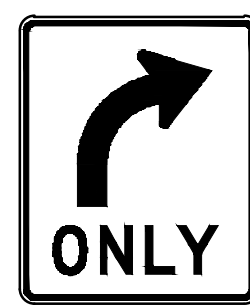
R1-2
(B)



R2-1
(C)



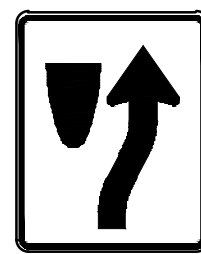
R5-1
(D)



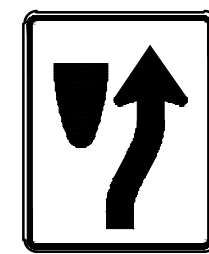
R3-5R
(E)



R3-7
(F)



R4-7
(G)



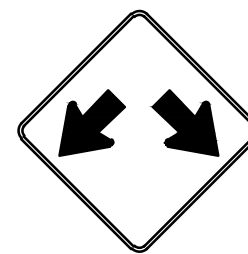
R4-7C
(H)



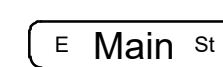
R11-2
(I)



OM3-C
(J)



W12-1
(K)



D3-1
(L)



OM3-L
(M)



OM3-R
(N)



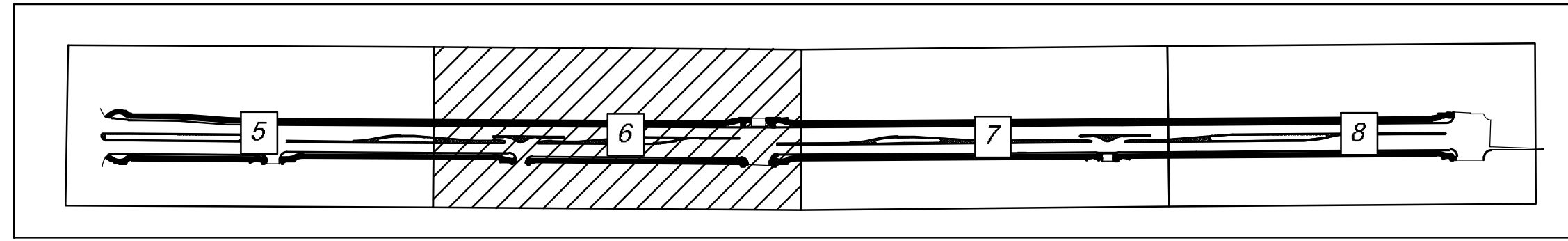
R5-1A
(O)

NOTES:

- LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 - EXISTING AND PROPOSED UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO THE GRADING & UTILITY SHEETS FOR ADDITIONAL INFORMATION.
 - STRIPING SHOWN IS FOR THE ULTIMATE CONDITION. INTERIM STRIPING TO BE DESIGNED IN CONSTRUCTION DOCUMENTS.
- * DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED

FLAG NOTES

- CONSTRUCT 6" CONCRETE SIDEWALK
- CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- CONSTRUCT STANDARD MEDIAN CURB (S7.2)
- CONSTRUCT SPLASH BLOCK (S2.9)
- CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- CONSTRUCT 26' RAISED MEDIAN PARABOLIC FLARE (S2.3)
- CONSTRUCT RAISED MEDIAN NOSE 2'R (S2.4)
- INSTALL RAISED MEDIAN TURNING LANE AND TRANSITION (S2.1)
- CONSTRUCT 14' RAISED MEDIAN PARABOLIC FLARE (S2.2)
- TYPE 3 BARRICADE
- CONSTRUCT FUTURE 6" CONC. SIDEWALK
- MEDIAN ACCESS RAMP (P&OS M-1.0)



KEY MAP
1" = 500'

BENCHMARK
THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 3S6518NW001, 2008", ON ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN CLUB ROAD, ELEVATION = 5,479.90' (NAVD88)

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PHONE: (303) 795-9600

56TH AVENUE INFRASTRUCTURE SITE PLAN
E-470 TO HARVEST ROAD
ROADWAY PLANS

SCALE: AS SHOWN
DRAWN BY: JCN
CHECKED BY: DJD
FILE NO:
DATE: NOVEMBER 2023

6

No.	Revisions	Date	Init.	Appr.	Date



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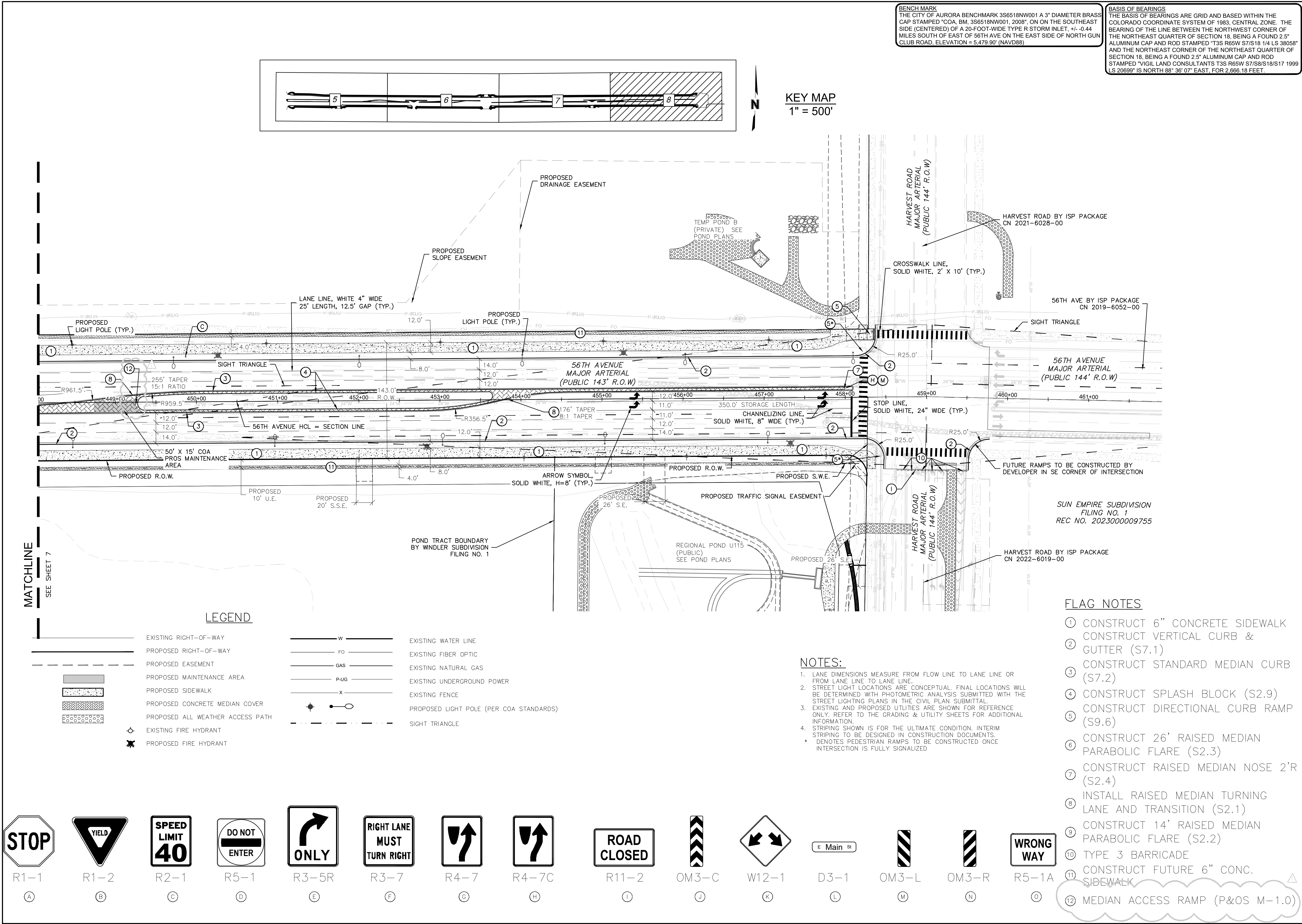


WRONG WAY

R1-1	R1-2	R2-1	R5-1	R3-5R	R3-7	R4-7	R4-7C	R11-2	OM3-C	W12-1	D3-1	OM3-L	OM3-R	R5-1A
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)

7	DRAWN BY: JCN		SCALE: AS SHOWN	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD ROADWAY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 35750 HARVEST ROAD, SUITE 410 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526</div>								
	CHECKED BY: DJG		FILE NO:											
	DATE: NOVEMBER 2023													
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N:\PROJECTS\WINDLER\FLINGS\56TH AVE\CAD\ENGINEERING\SET\56TH AVE\ROADWAY PLANS.DWG, LMEYER, 3/5/25



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LEGEND			
	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING FENCE
	PROPOSED ALL WEATHER ACCESS PATH		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED STORM SEWER		EXISTING 1' CONTOUR
	PROPOSED SANITARY SEWER		EXISTING 5' CONTOUR
	PROPOSED WATER LINE		PROPOSED 1' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED 5' CONTOUR
	PROPOSED FIRE HYDRANT		

- NOTES:
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BENCHMARK
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SCALE:	AS SHOWN
DRAWN BY:	JCN
CHECKED BY:	DJC
DATE:	NOVEMBER 2023

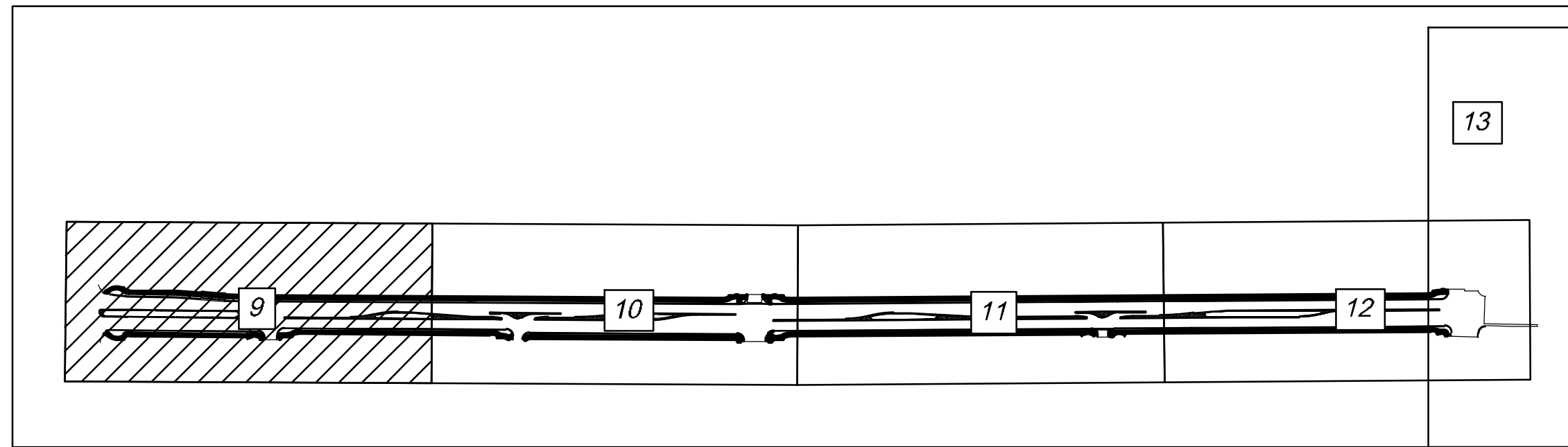
56TH AVENUE INFRASTRUCTURE SITE PLAN
E-470 TO HARVEST ROAD
GRADING AND UTILITY PLANS

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
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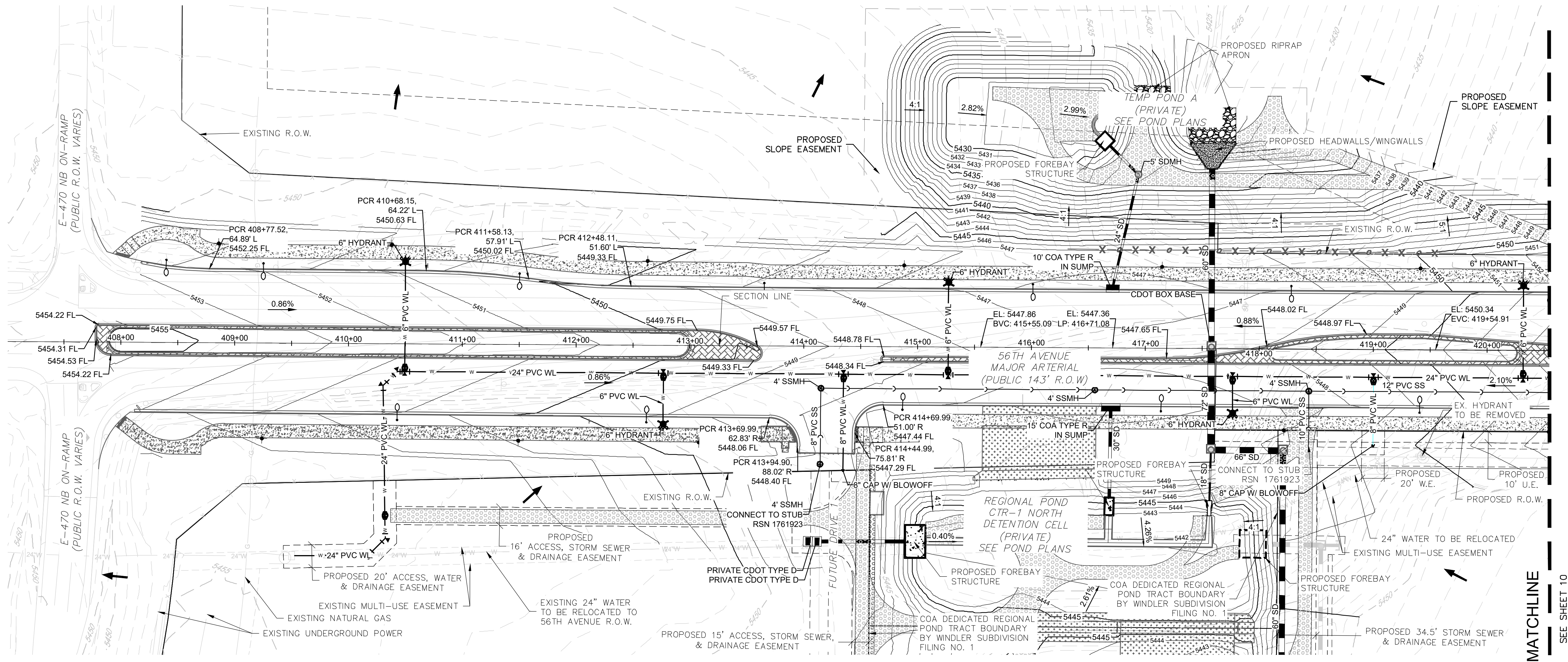
Westwood
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Westwood Professional Services, Inc.

No.	Date	Init.	Appr.	Date

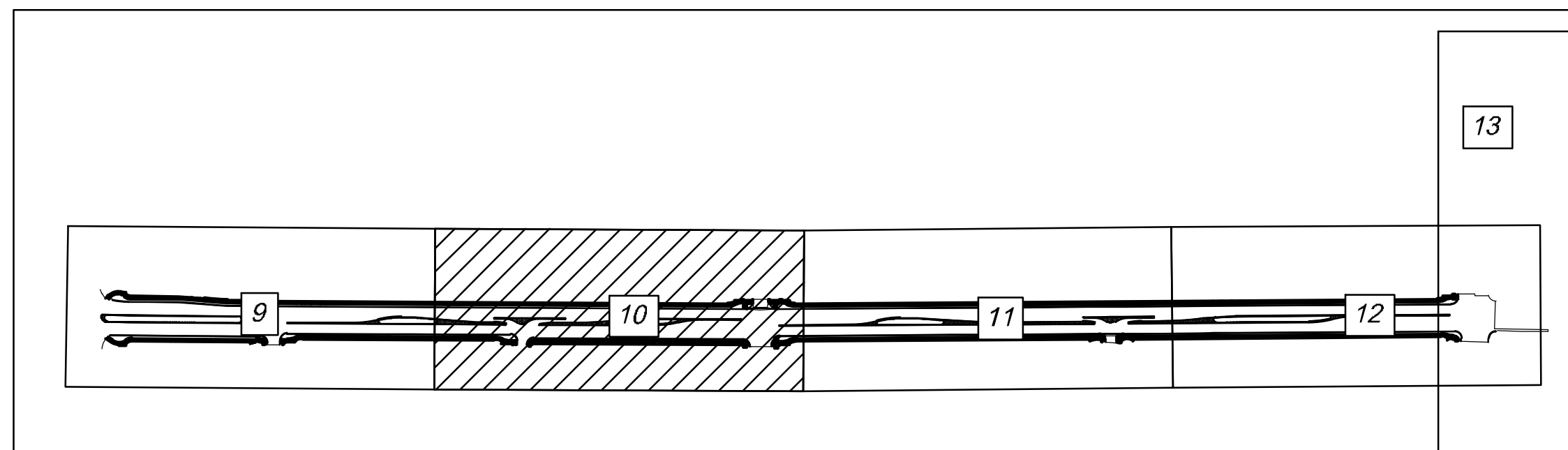
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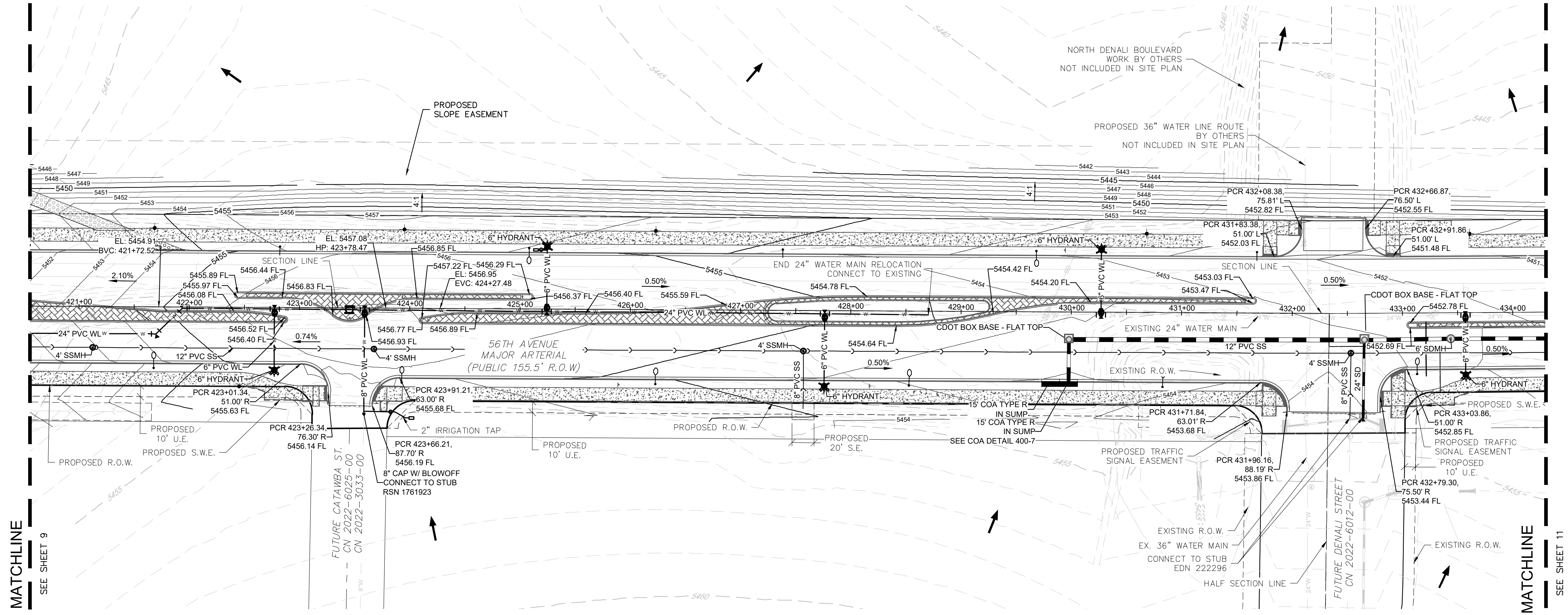
KEY MAP
1" = 500'



SEE SHEET 10



KEY MAP
1" = 500'



LEGEND


	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING FENCE
	PROPOSED ALL WEATHER ACCESS PATH		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED STORM SEWER		EXISTING 1' CONTOUR
	PROPOSED SANITARY SEWER		EXISTING 5' CONTOUR
	PROPOSED WATER LINE		PROPOSED 1' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED 5' CONTOUR
	PROPOSED FIRE HYDRANT		

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BENCHMARK
THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS
CAP STAMPED "COA, BM, 3S6518NW001, 2008", ON ON THE SOUTHEAST
SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/-0.44
MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN
CLUB ROAD, ELEVATION = 5,479.90" (NAVD88)

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10	DRAWN BY: JCN CHECKED BY: DJD DATE: NOVEMBER 2023	SCALE: AS SHOWN FILE NO:	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 3500 COLLEGE AVENUE, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.

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LEGEND			
	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING FENCE
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	PROPOSED WATER LINE		PROPOSED 1' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED 5' CONTOUR
	PROPOSED FIRE HYDRANT		

MATCHLINE

SEE SHEET 10

MATCHLINE

SEE SHEET 12

NOTES:

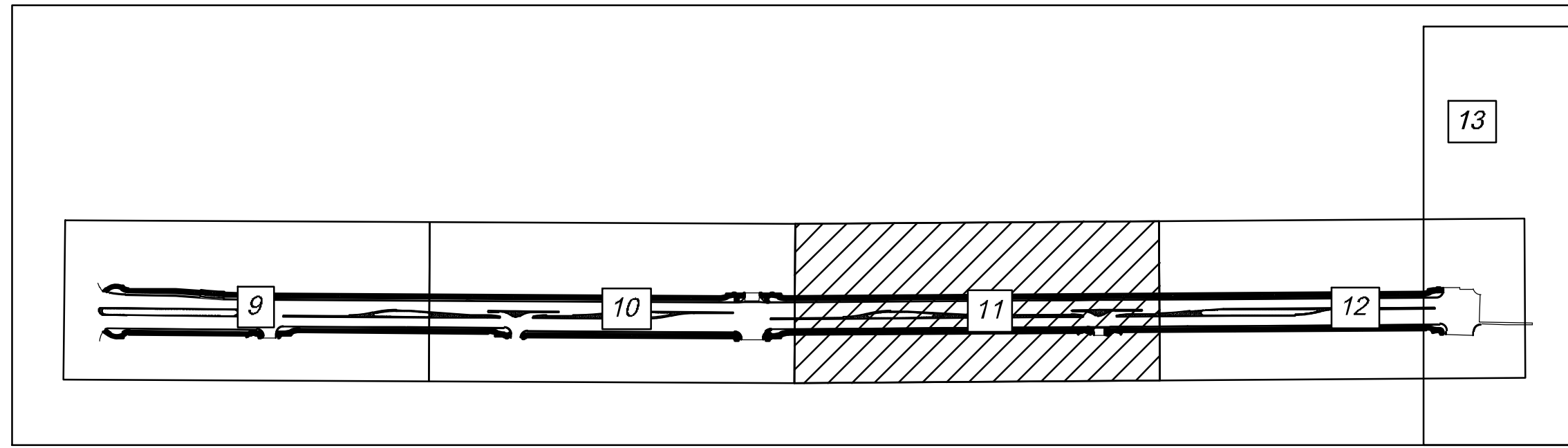
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KEY MAP
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<div>11</div>	DRAWN BY:	JCN	SCALE: AS SHOWN FILE NO:	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9600	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.</div>											
	CHECKED BY:	DJD															
	DATE:	NOVEMBER 2023															
						A		SIDEWALK AND RETAINING WALL GRADING ADDED		3/15/24		JCN					
								No.		Revisions		Date		Init.		Appr.	

11

N:\PROJECTS\WINDLER\FILINGS\56TH AVE\CAD\ENGINEERING\SET\SS\IS\GRADING AND UTILITY PLANS.DWG, LMEYER, 3/6/25

MATCHLINE

SEE SHEET 11

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING FENCE
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DRAWN BY: JCN

CHECKED BY: D/C

DATE: NOVEMBER 2023

SCALE: AS SHOWN

FILE NO:

56TH AVENUE INFRASTRUCTURE SITE PLAN
E-470 TO HARVEST ROAD
GRADING AND UTILITY PLANS

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9600

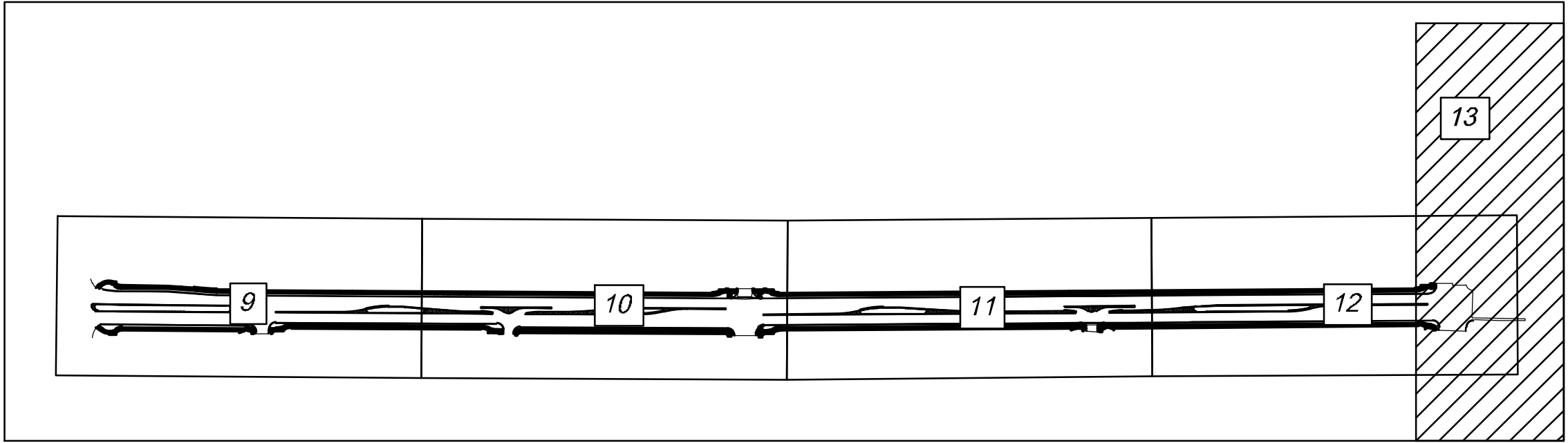
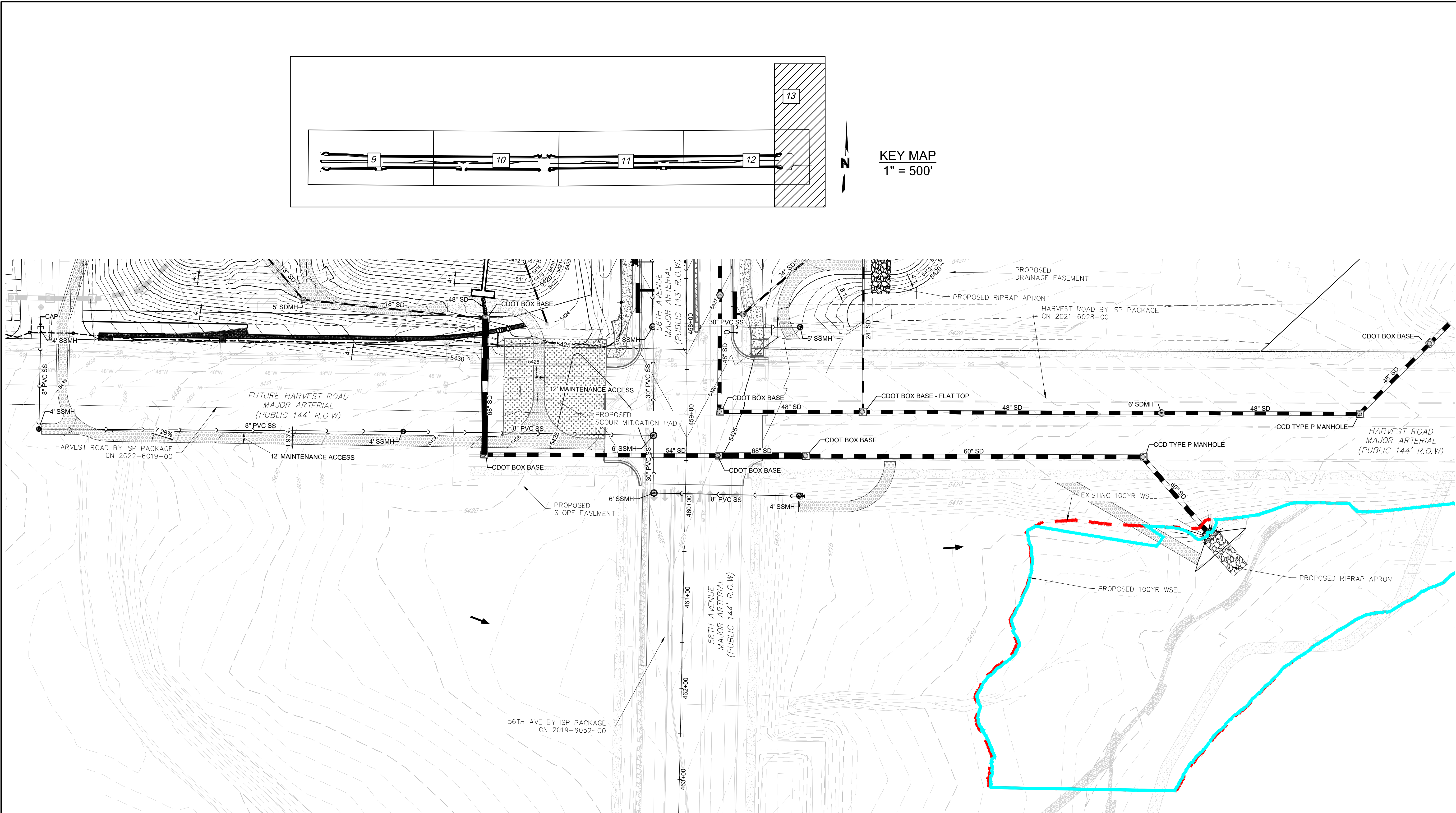
Westwood

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Westwood Professional Services, Inc.

No.	Revisions	Date	Init.	Appr.	Date

12

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KEY MAP
1" = 500'

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED EASEMENT		EXISTING NATURAL GAS
	PROPOSED SIDEWALK		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE MEDIAN COVER		EXISTING FENCE
	PROPOSED ALL WEATHER ACCESS PATH		PROPOSED LIGHT POLE (PER COA STANDARDS)
	PROPOSED STORM SEWER		EXISTING 1' CONTOUR
	PROPOSED SANITARY SEWER		EXISTING 5' CONTOUR
	PROPOSED WATER LINE		PROPOSED 1' CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED 5' CONTOUR
	PROPOSED FIRE HYDRANT		

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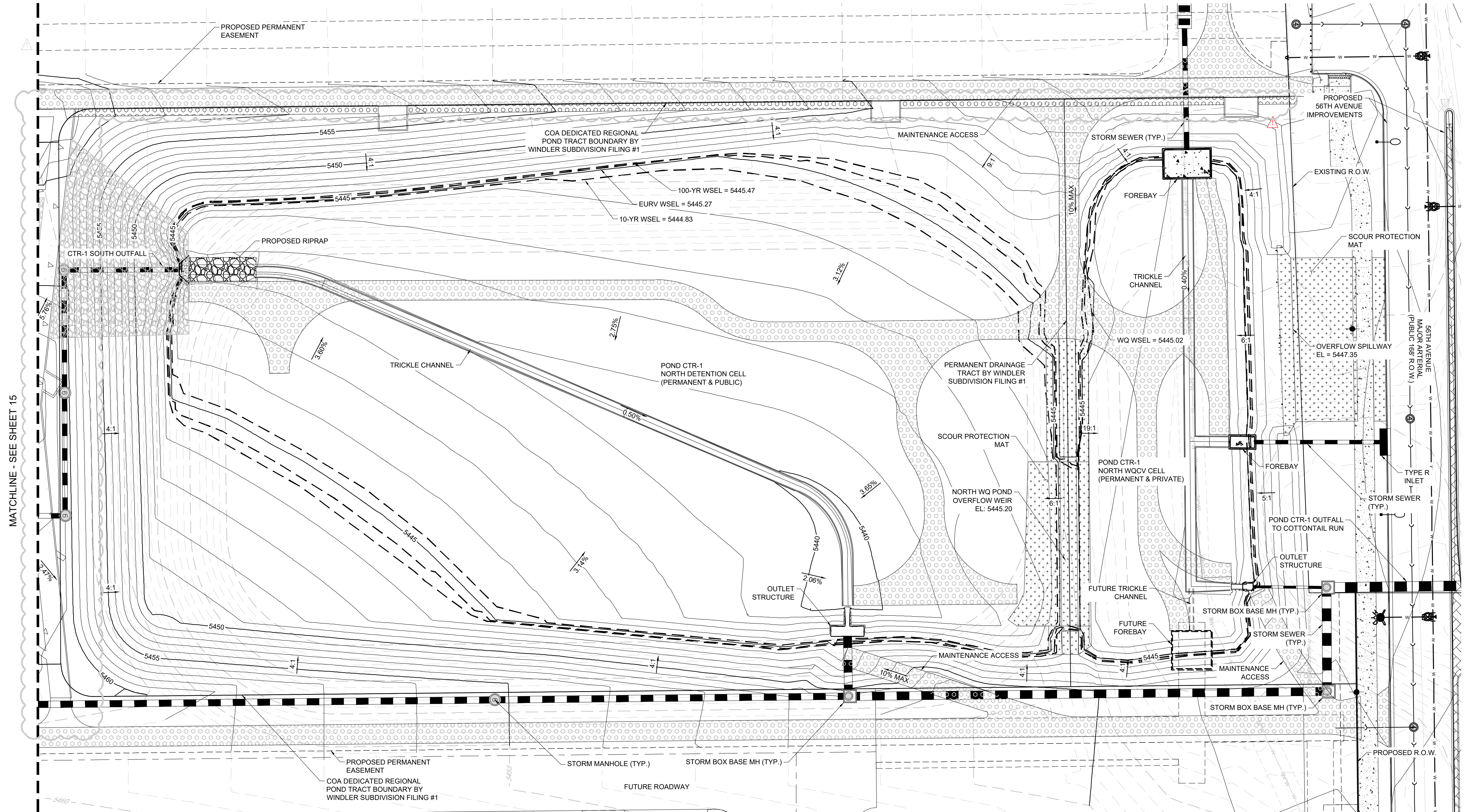
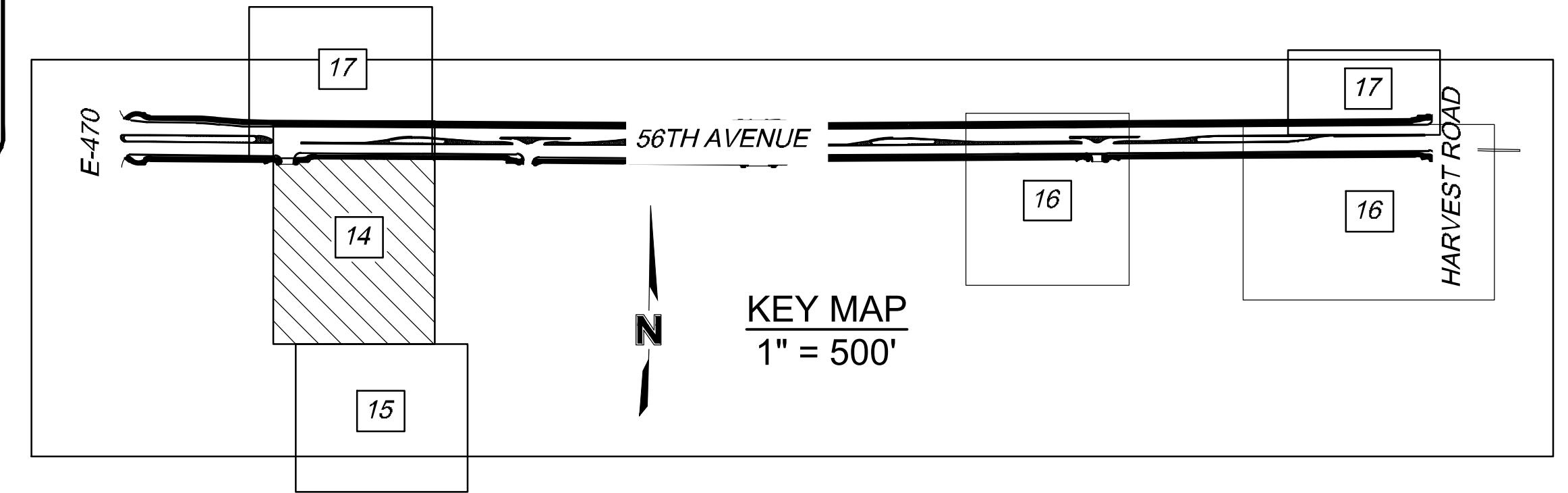
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BENCHMARK
THE CITY OF AURORA BENCHMARK 3S8518NW001 A 3" DIAMETER BRASS CAP STAMPED "COA, BM, 3S8518NW001, 2008" ON ON THE SOUTHEAST SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN CLUB ROAD, ELEVATION = 5,479.90' (NAVD88)

BASIS OF BEARINGS
THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "T3S R65W S7/S18 1/4 LS 38058" AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "VIGIL LAND CONSULTANTS T3S R65W S7/S8/S18/S17 1999 LS 20699" IS NORTH 88° 36' 07" EAST, FOR 2,666.18 FEET.

DRAWN BY: JCN	CHECKED BY: DJD	DATE: NOVEMBER 2023	SCALE: AS SHOWN FILE NO:	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9800	Westwood Westwoods.com Westwood Professional Services, Inc.	10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526	Revisions	Appr.	Date	
								No.	Date	Init.	Date

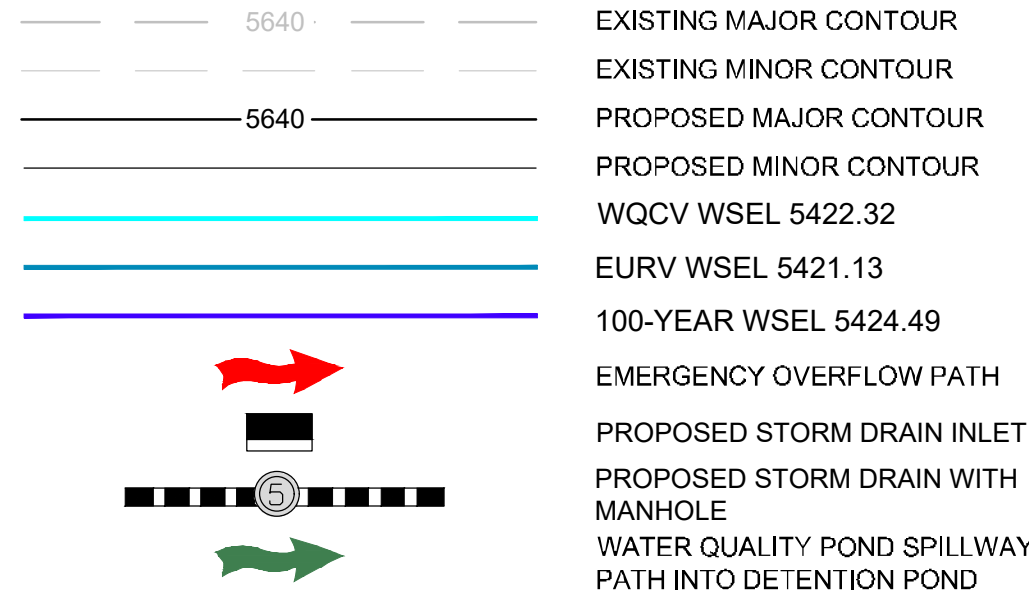
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LEGEND

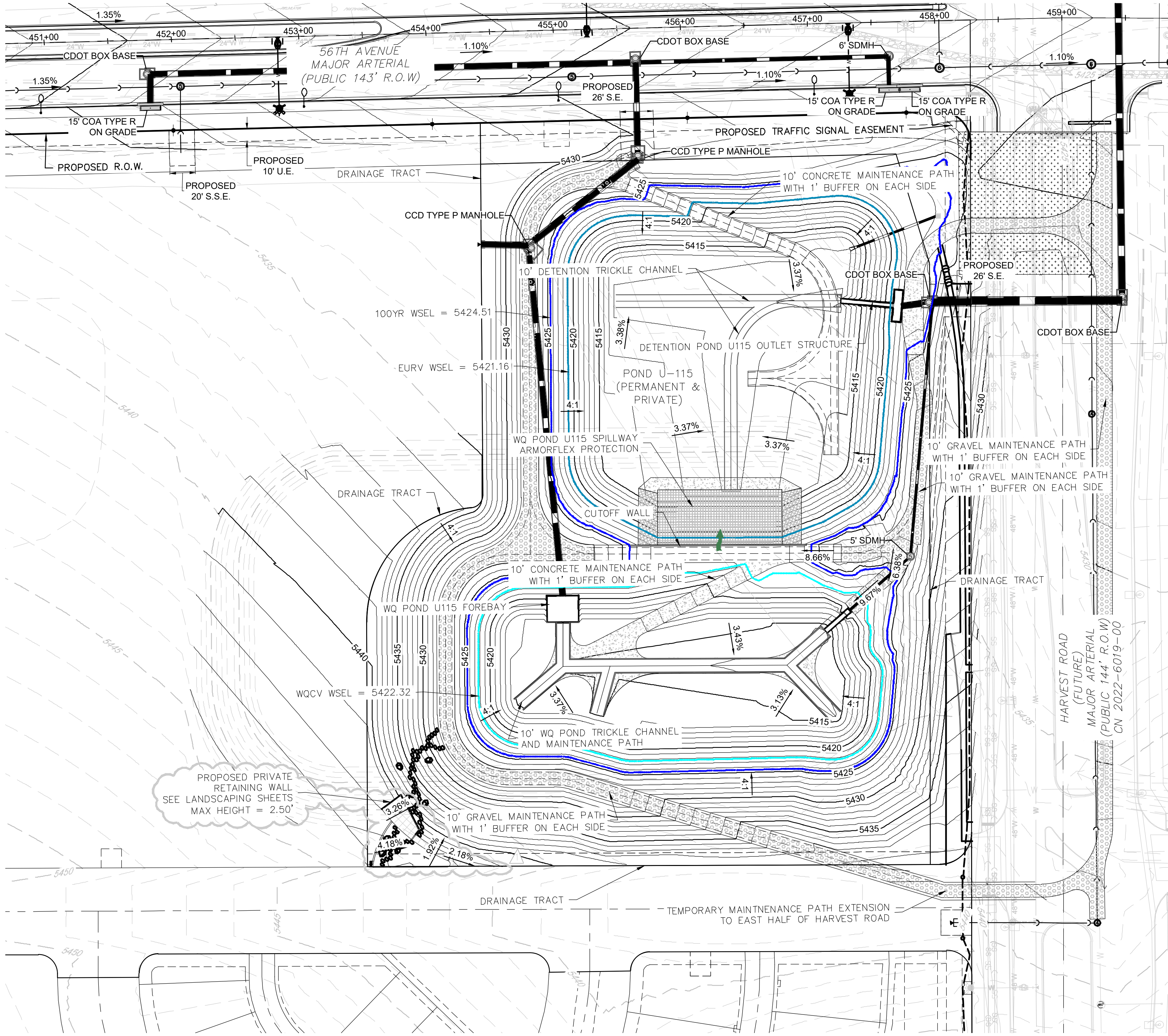
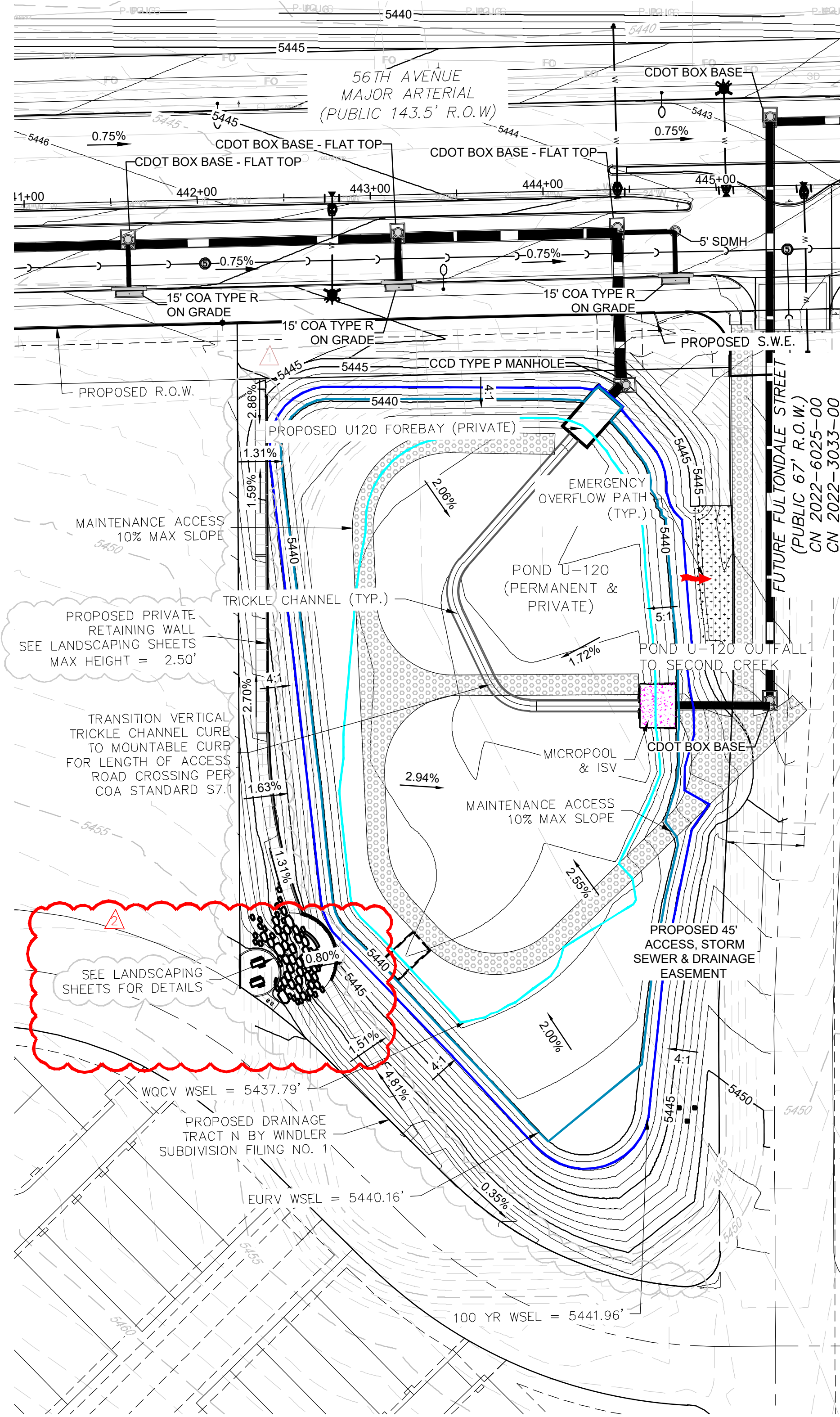
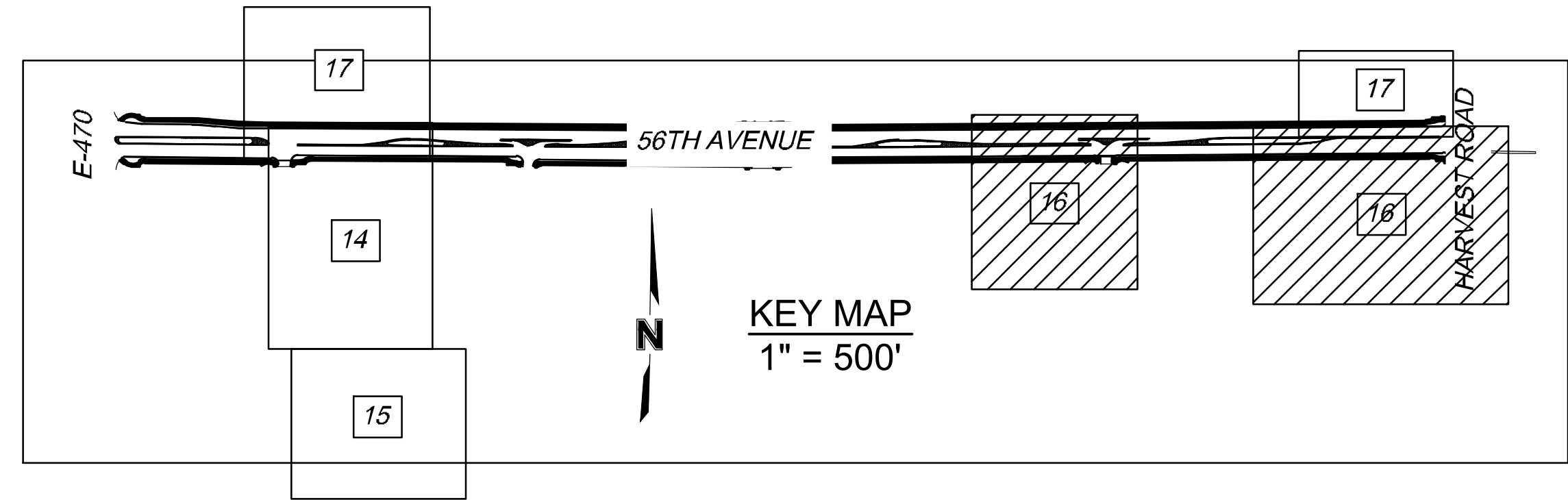


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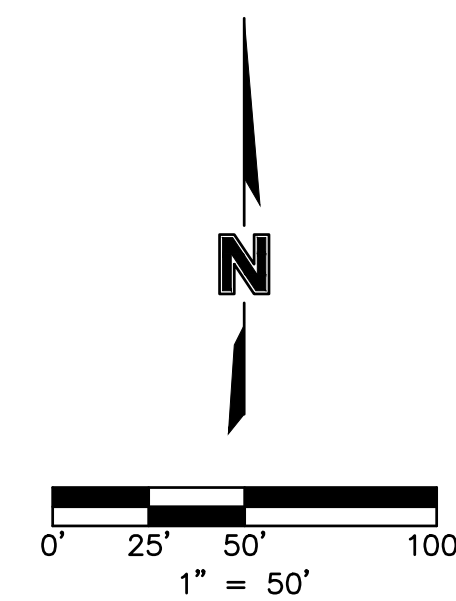
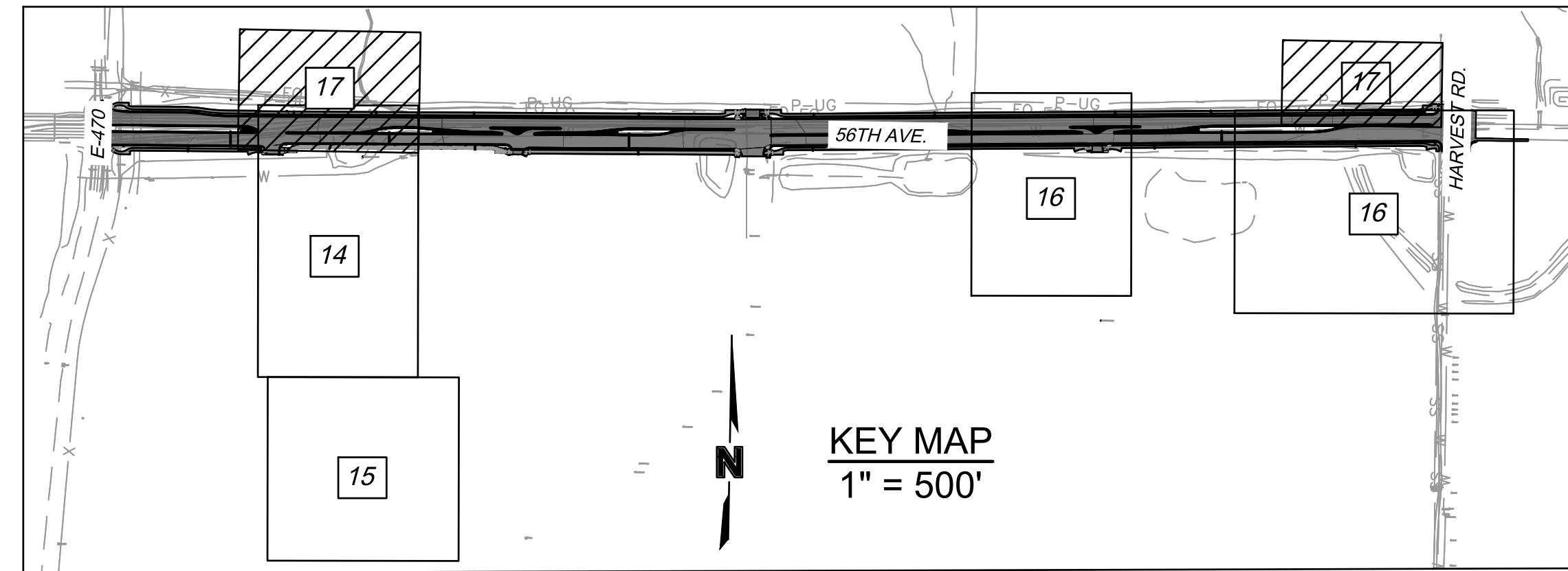
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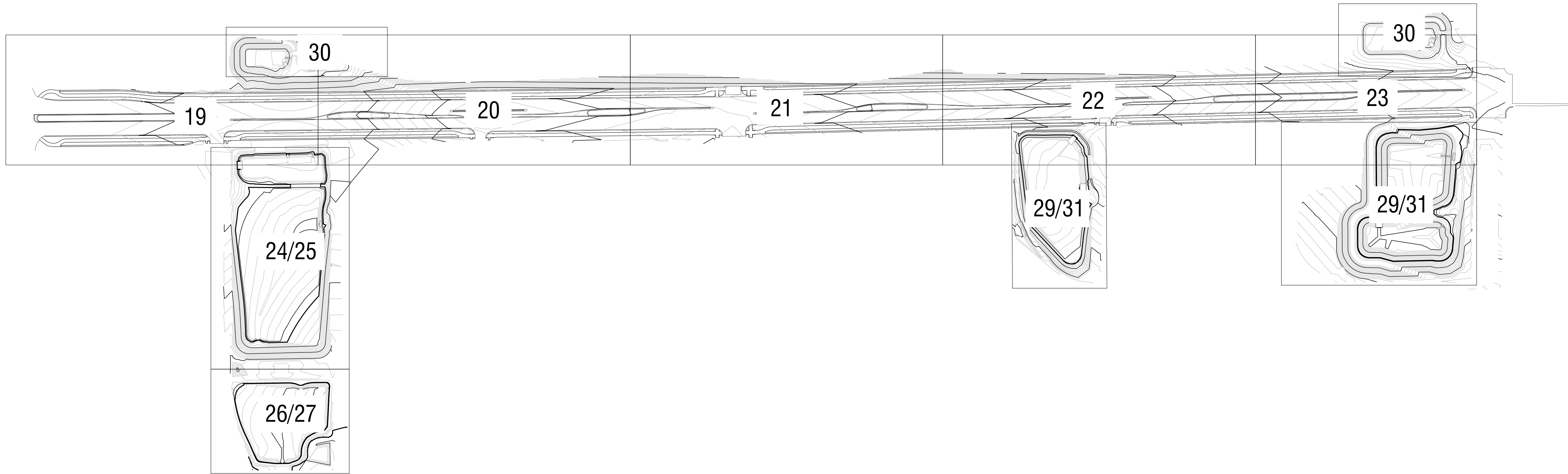


16		DRAWN BY:	SCALE:	56TH AVENUE INFRASTRUCTURE SITE PLAN E-470 TO HARVEST ROAD POND PLANS - U115 & U120	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>					
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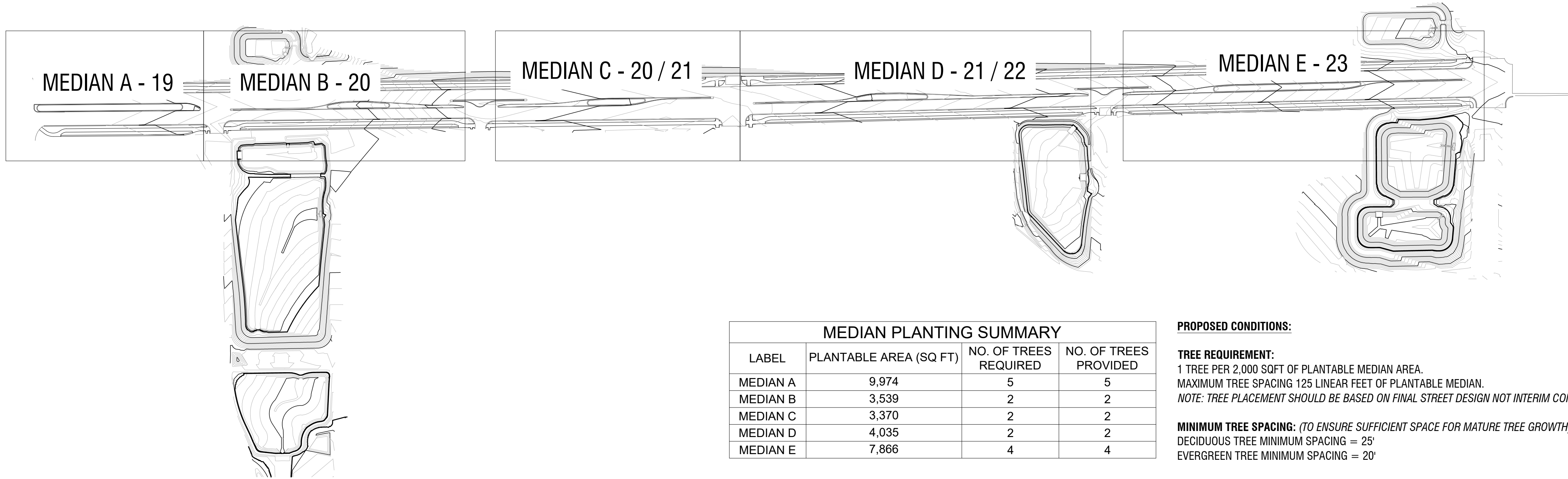


F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE_SHEETS.DWG, RASSER, 3/6/25

1 PLAN ENLARGEMENTS
SCALE: 1"=200'



2 MEDIAN LANDSCAPE
SCALE: 1"=200'



MEDIAN PLANTING SUMMARY			
LABEL	PLANTABLE AREA (SQ FT)	NO. OF TREES REQUIRED	NO. OF TREES PROVIDED
MEDIAN A	9,974	5	5
MEDIAN B	3,539	2	2
MEDIAN C	3,370	2	2
MEDIAN D	4,035	2	2
MEDIAN E	7,866	4	4

PROPOSED CONDITIONS:

TREE REQUIREMENT:
1 TREE PER 2,000 SQFT OF PLANTABLE MEDIAN AREA.
MAXIMUM TREE SPACING 125 LINEAR FEET OF PLANTABLE MEDIAN.
NOTE: TREE PLACEMENT SHOULD BE BASED ON FINAL STREET DESIGN NOT INTERIM CONDITIONS.

MINIMUM TREE SPACING: (TO ENSURE SUFFICIENT SPACE FOR MATURE TREE GROWTH)
DECIDUOUS TREE MINIMUM SPACING = 25'
EVERGREEN TREE MINIMUM SPACING = 20'

SHEET NUMBER 18 OF 40	DRAWN BY: SG RA SK	SCALE: AS SHOWN	WINDLER 56TH AVENUE ISP AMENDMENT E-470 TO HARVEST ROAD	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	PAGE NUMBERS AND KEY MAPS UPDATED						
	CHECKED BY: NL	FILE NO:										
	DATE: 08/11/2024											
				Revisions			Date	Init.	Appr.	Date		

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LEGEND

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--- PROPOSED RIGHT-OF-WAY; RE: CIVIL
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WOOD FIBER PLAY SURFACING
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POND MIX A - BOTTOM OF POND GRASS MIX
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NOTE:
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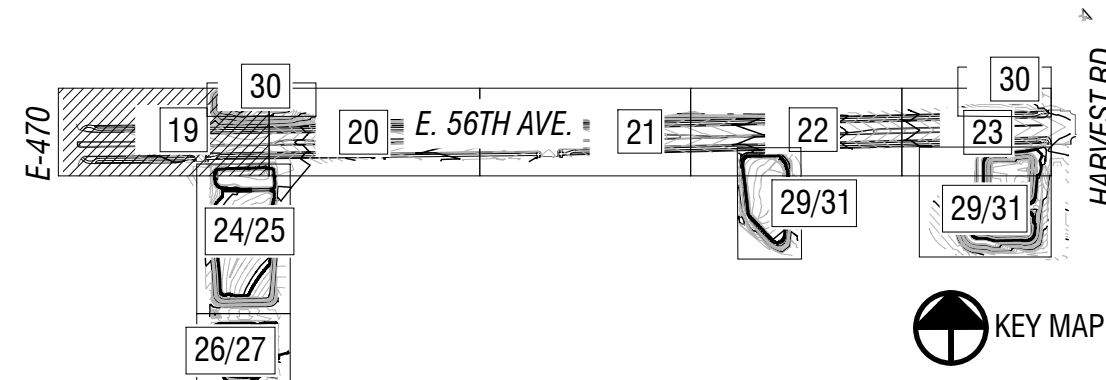
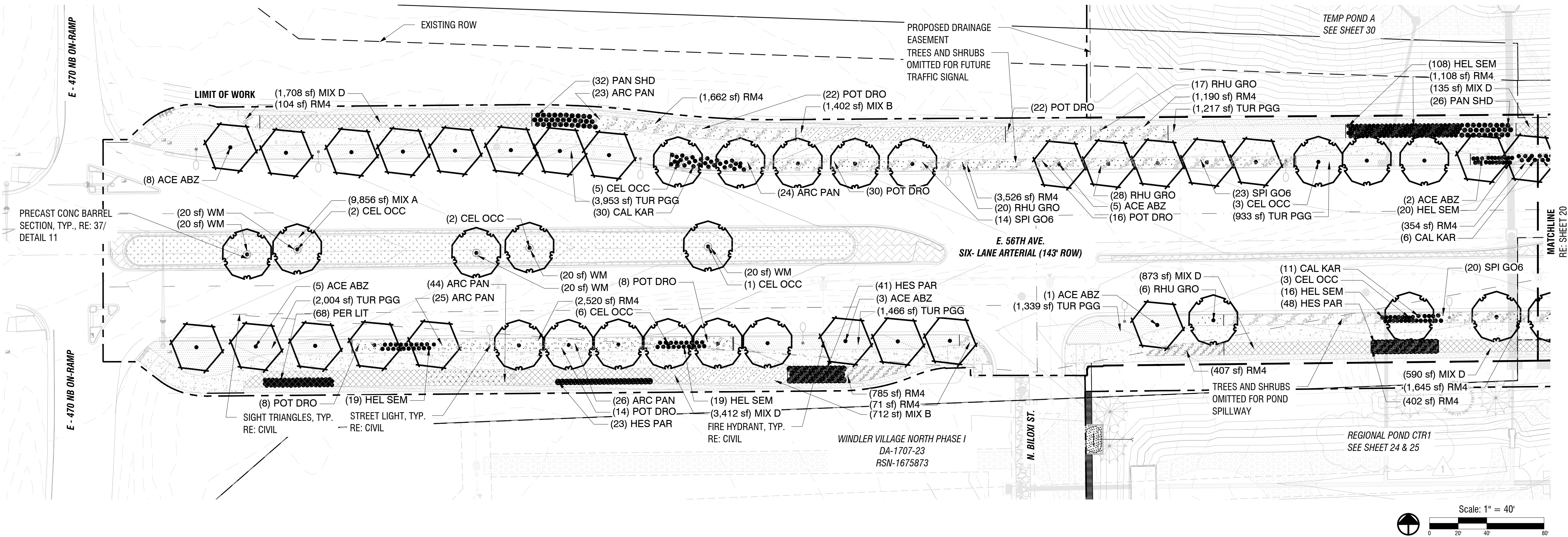
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SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	DATE:	Revisions	No.	Date	Init.	Appr.	Date
19	SS RA SK	AS SHOWN	NL	08/11/2024							
OF 40											

WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY

5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER

56TH AVENUE ISP AMENDMENT

E-470 TO HARVEST ROAD

LANDSCAPE PLANS

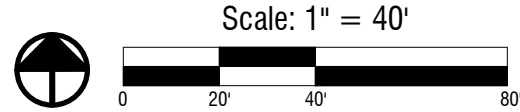
1200 Barnock St.
Denver, CO 80204
303.571.0053
civiltasinc.com

CIVITAS

PAGE NUMBERS AND NOTE UPDATED

1

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1200 Bannock St.
Denver, CO 80204
303.571.0053
civitasinc.com

**WPIA WINDLER PUBLIC
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5750 DTC PARKWAY, SUITE 210
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WINDLER
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E-470 TO HARVEST ROAD
LANDSCAPE PLANS

DRAWN BY: SG, RA, SK	SCALE: AS SHOWN
CHECKED BY: NL	FILE NO:
DATE: 06/11/2024	

HEET NUMB
20
OF 40

NOT FOR CONSTRUCTION

— — —	EXISTING RIGHT-OF-WAY ; RE: CIVIL
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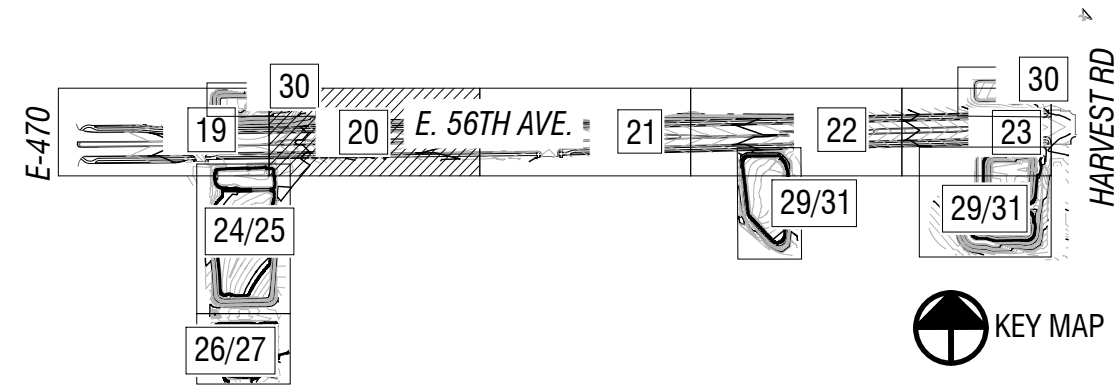
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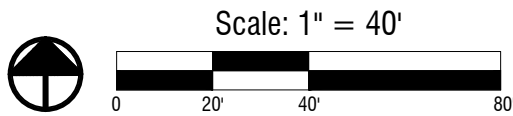
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F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE_SHEETS.DWG, RASSER, 3/6/25

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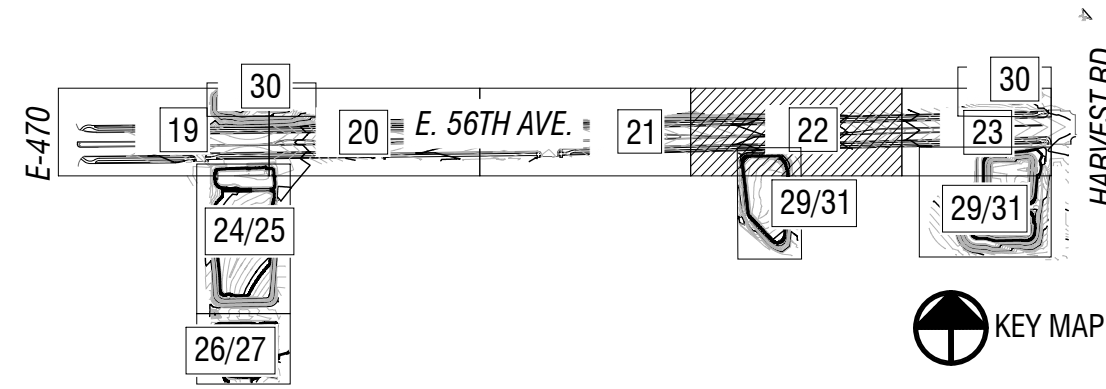
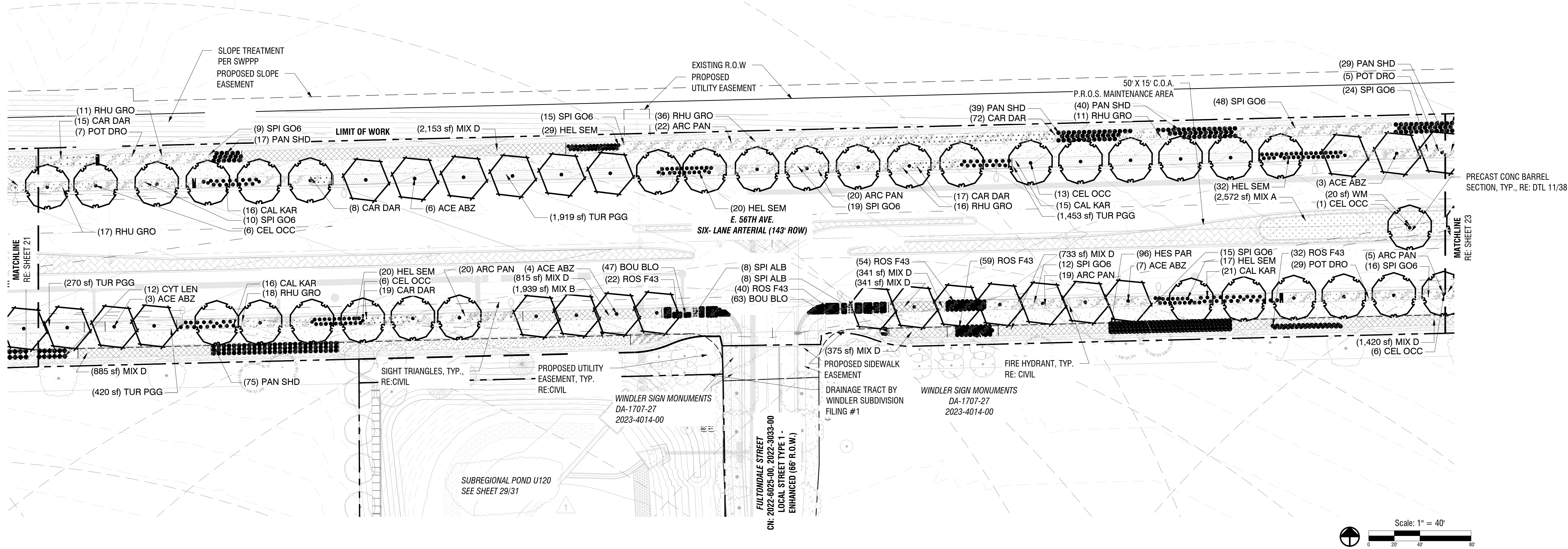
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SHEET NUMBER	DRAWN BY: SS RA SK	SCALE: AS SHOWN	CHECKED BY: NL	DATE: 08/11/2024	Revisions	No.	Date	Init.	Appr.	Date
22										
OF 40										

WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY

5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER

56TH AVENUE ISP AMENDMENT

E-470 TO HARVEST ROAD

LANDSCAPE PLANS

1200 Barnock St.
Denver, CO 80204
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F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE_SHEETS.DWG, RASSER, 3/6/25

LEGEND

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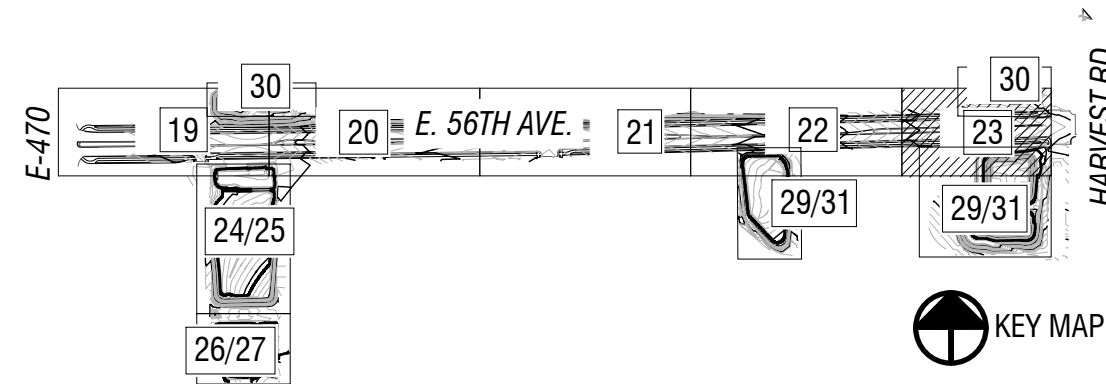
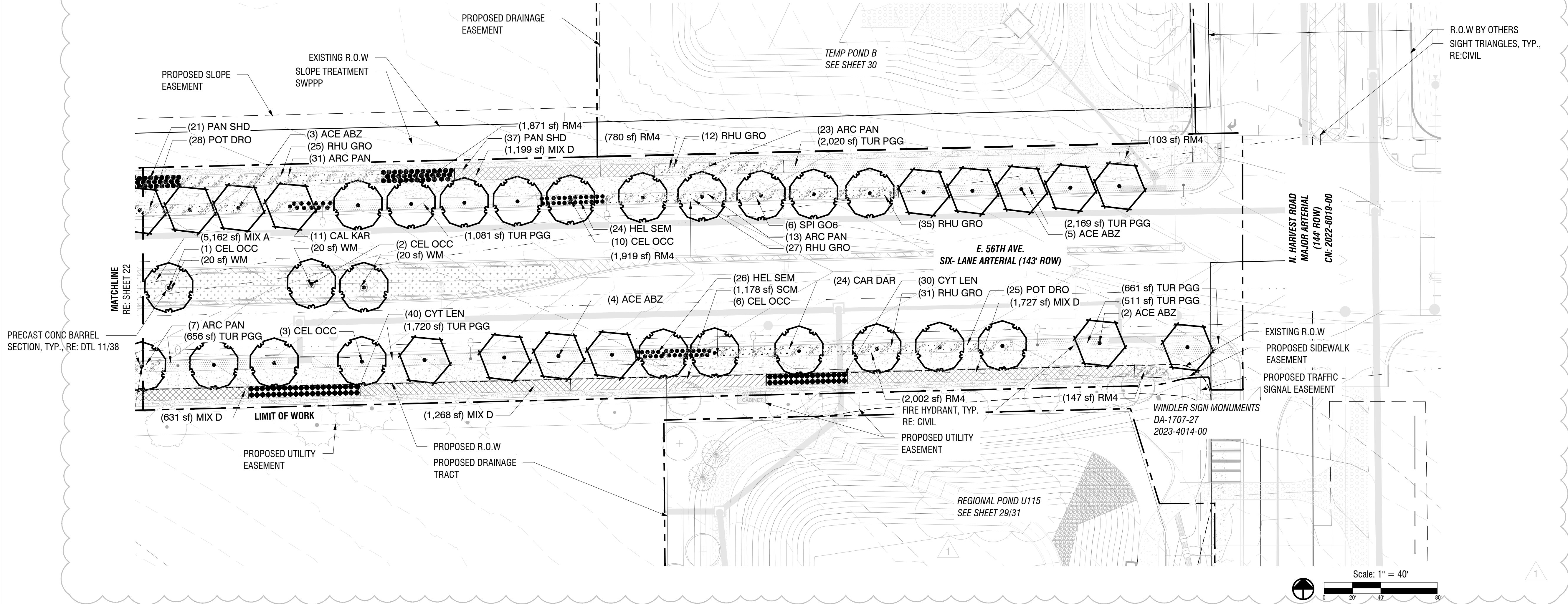
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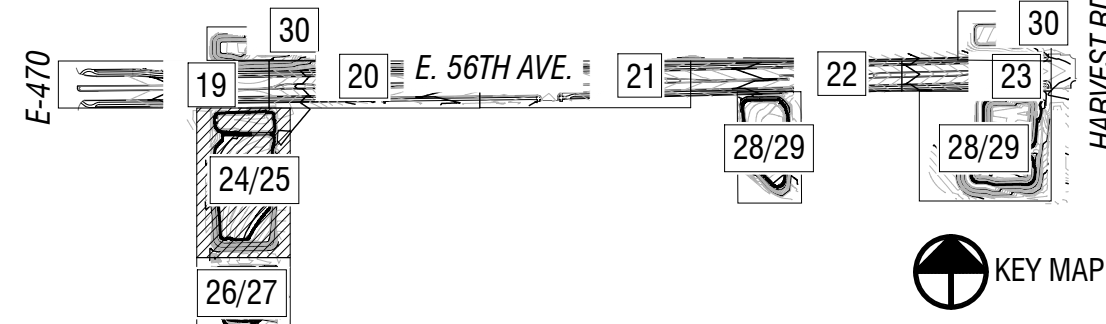
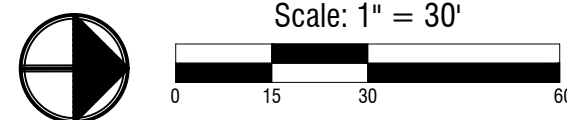
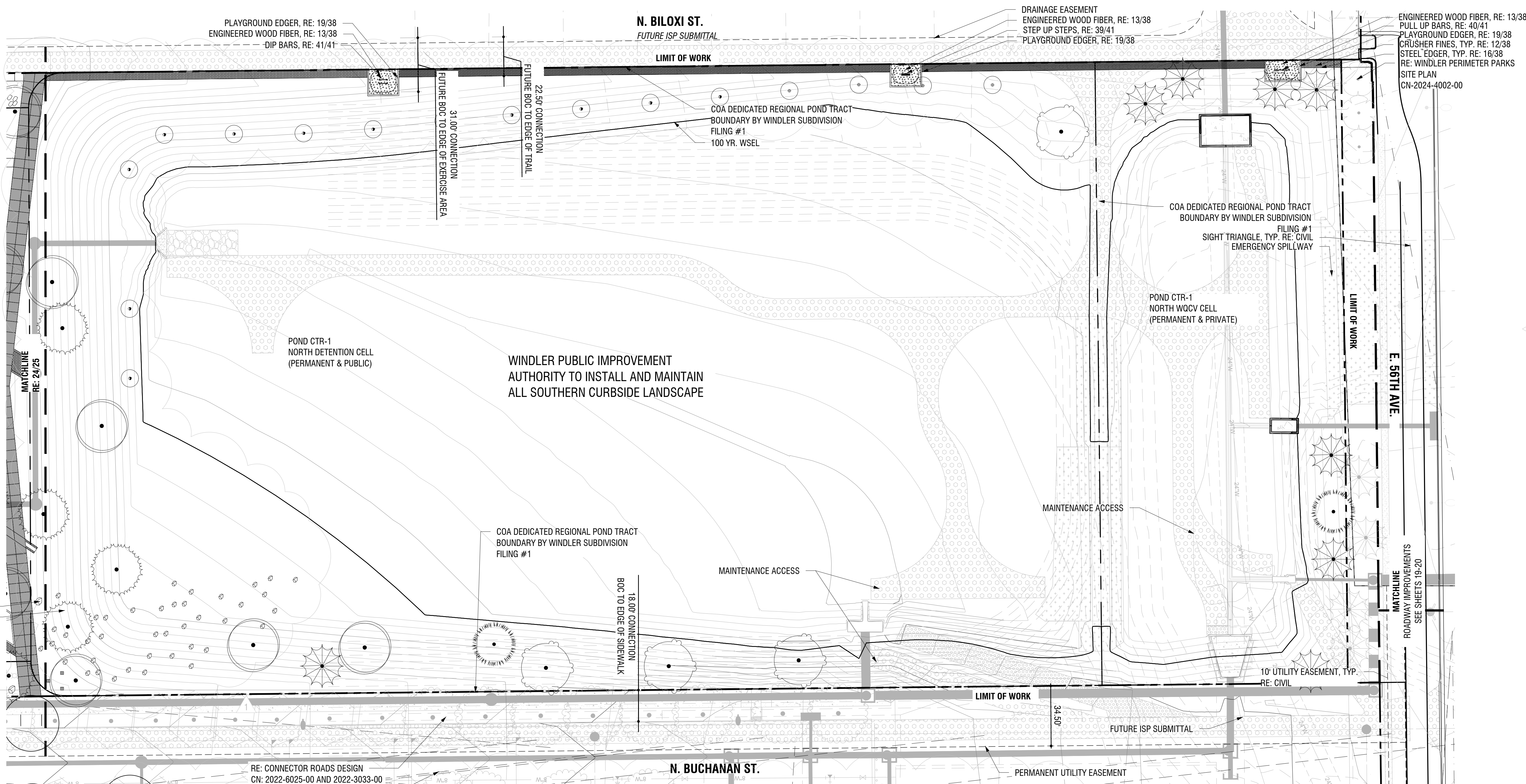
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HARDSCAPE LAYOUT AND LANDSCAPE FEATURES ADDED NOTE UPDATED									
1									
ENGINEERED WOOD FIBER, RE: 13/38 PULL UP BARS, RE: 40/41 PLAYGROUND EDGER, RE: 19/38 CRUSHER FINES, TYP. RE: 12/38 STEEL EDGER, TYP. RE: 16/38 RE: WINDLER PERIMETER PARKS SITE PLAN CN-2024-4002-00									

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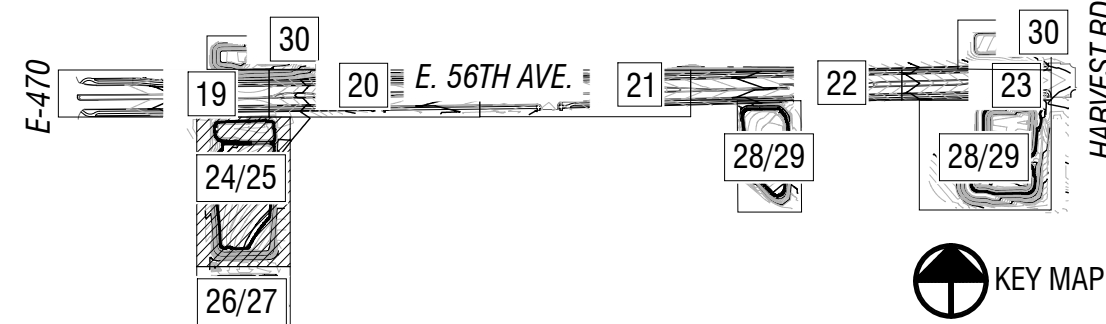
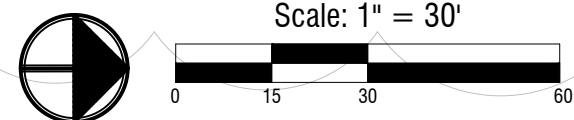
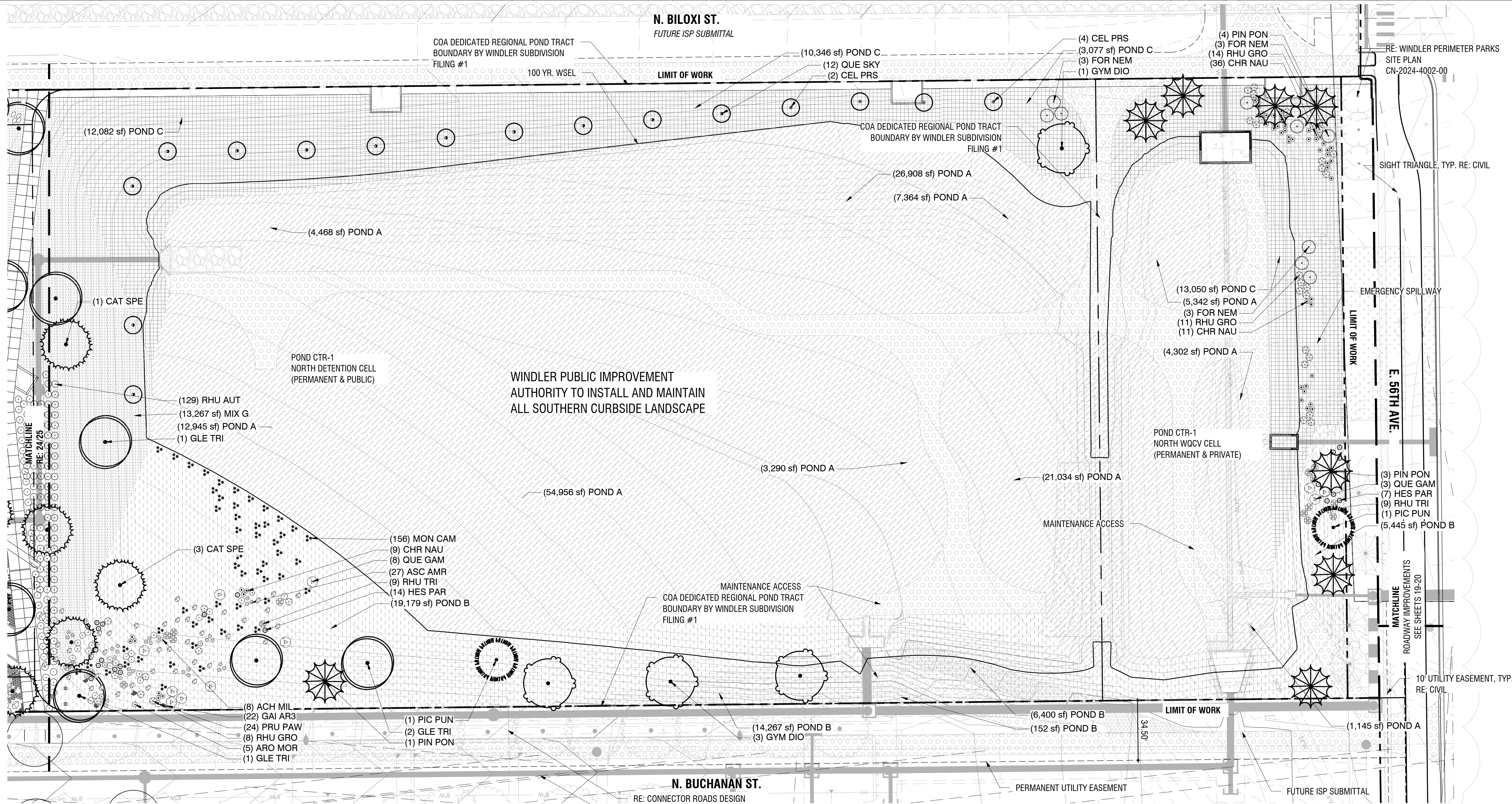
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PLANTING LAYOUT AND SPECIES MODIFIED	NOTE UPDATED	Date	Init.	Appr.	Date
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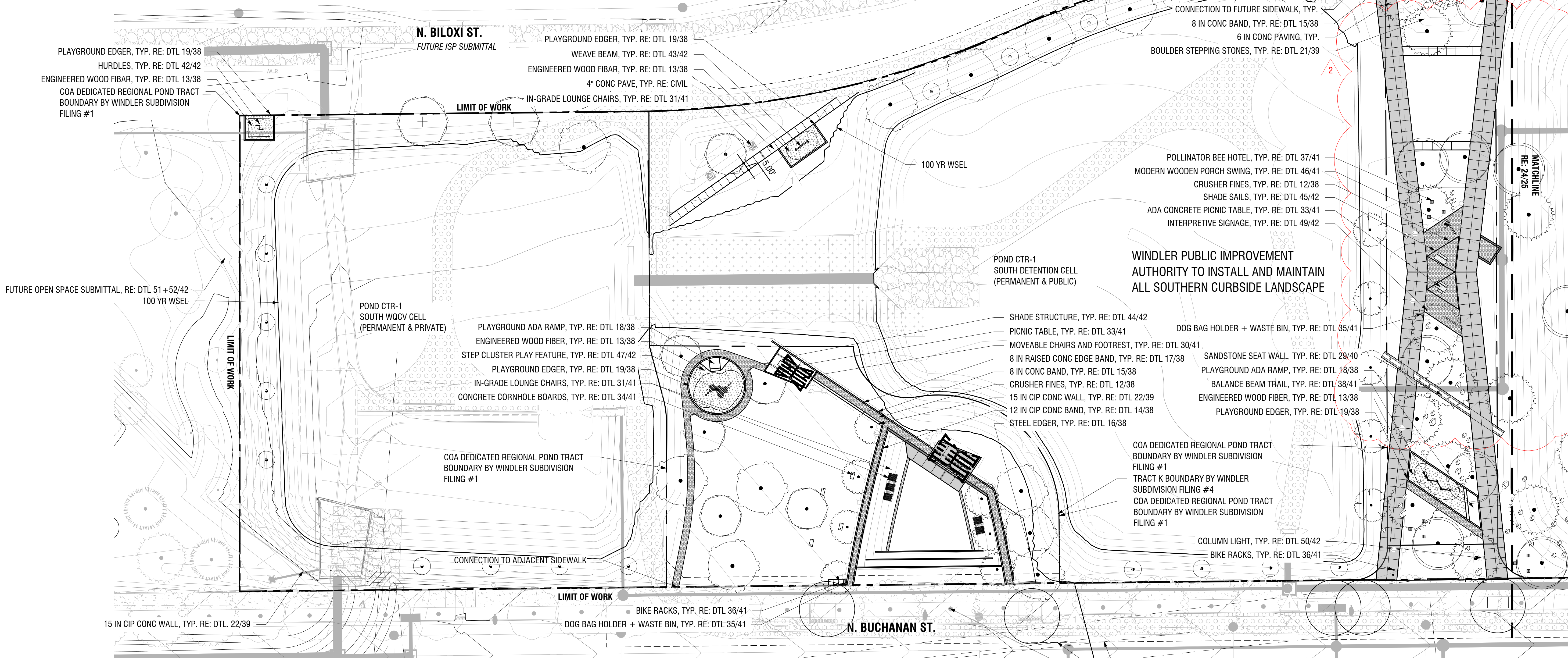
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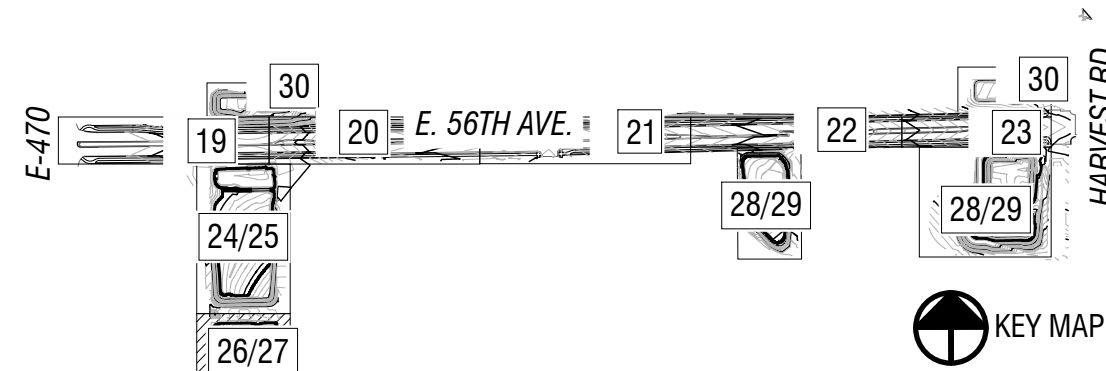
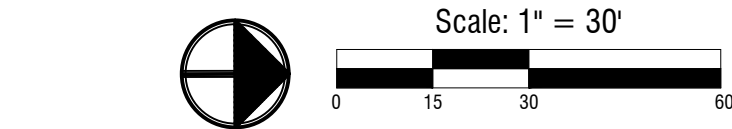
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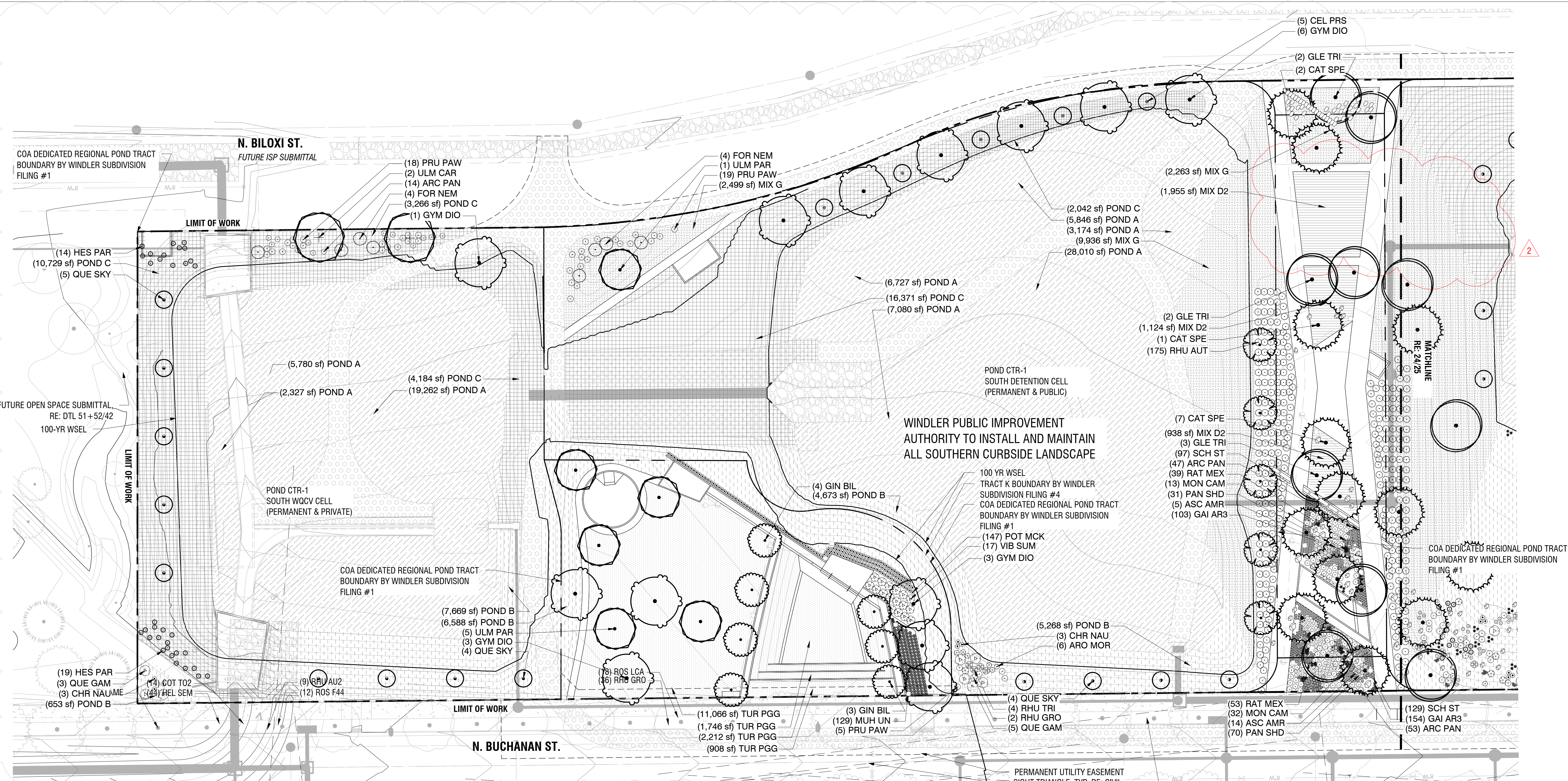
PERMANENT UTILITY EASEMENT
SIGHT TRIANGLE, TYP. RE: CIVIL
RE: CONNECTOR ROADS DESIGN
CN: 2022-6025-00 AND 2022-3033-00



SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	DATE:	Revisions	WINDLER PUBLIC IMPROVEMENT AUTHORITY			WINDLER 56TH AVENUE ISP AMENDMENT E-470 TO HARVEST ROAD LAYOUT PLANS		
							No.	Date	Init.	Appr.	Date	Date
26	SS RA SK	AS SHOWN	NL	08/11/2024	08/11/2024	1	HARDSCAPE LAYOUT AND AMENITIES ADDED			1200 Barnock St. Denver, CO 80204		
	CHECKED BY:					2	BOULDERS REMOVED FROM EMERGENCY SPILLWAY. GABION SEATWALL CHANGED TO SANDSTONE SEATWALL			303.571.0053 civiltasinc.com		

NOT FOR CONSTRUCTION

F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE POND, SHEETS.DWG, RASSER, 3/6/25



LEGEND	
	EXISTING RIGHT-OF-WAY; RE: CIVIL
	PROPOSED RIGHT-OF-WAY; RE: CIVIL
	EXISTING EASEMENT; RE: CIVIL
	RM4 - ROCK MULCH
	RM3 - RIVER ROCK
	CRUSHER FINES
	WOOD FIBER PLAY SURFACING
	TUR PGG - TURF LAWN
	MIX A - NATIVE SEED
	GRA WAT - WATER TOLERANT GRASS MIX
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	MIX G - SWITCHGRASS AND LITTLE BLUESTEM GRASS MIX
	PROPOSED ASPHALT PAVEMENT
	MATERIAL BY OTHERS, TYP.
	PROPOSED CONCRETE SIDEWALK, TYP. ; RE: CIVIL
	POND AGGREGATE
	MAINTENANCE ACCESS, TYP. RE: CIVIL
	PROPOSED CONCRETE MEDIAN COVER
	MATERIAL
	OMAHA TAN, 5x5' CONTROL JOINTS PARALLEL TO VEHICLE DIRECTION, LIGHT BROOM FINISH.
	MATERIAL BY OTHERS, TYP. RE: CIVIL

NOTE:
REFER TO SHEET 32/33 FOR LANDSCAPE SCHEDULES

- LANDSCAPE NOTES:**
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RE: CONNECTOR ROADS DESIGN
CN: 2022-6025-00 AND 2022-3033-00

PERMANENT UTILITY EASEMENT
SIGHT TRIANGLE, TYP. RE: CIVIL

Scale: 1" = 30'

KEY MAP

SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	CHECKED BY:	FILE NO:	DATE:	Revisions	No.	Date	Init.	Appr.	Date
27	SG RA SK	AS SHOWN	AS SHOWN	NL	27	08/11/2024						
OF 40												

PLANTING LAYOUT AND SPECIES MODIFIED

NOTE UPDATED

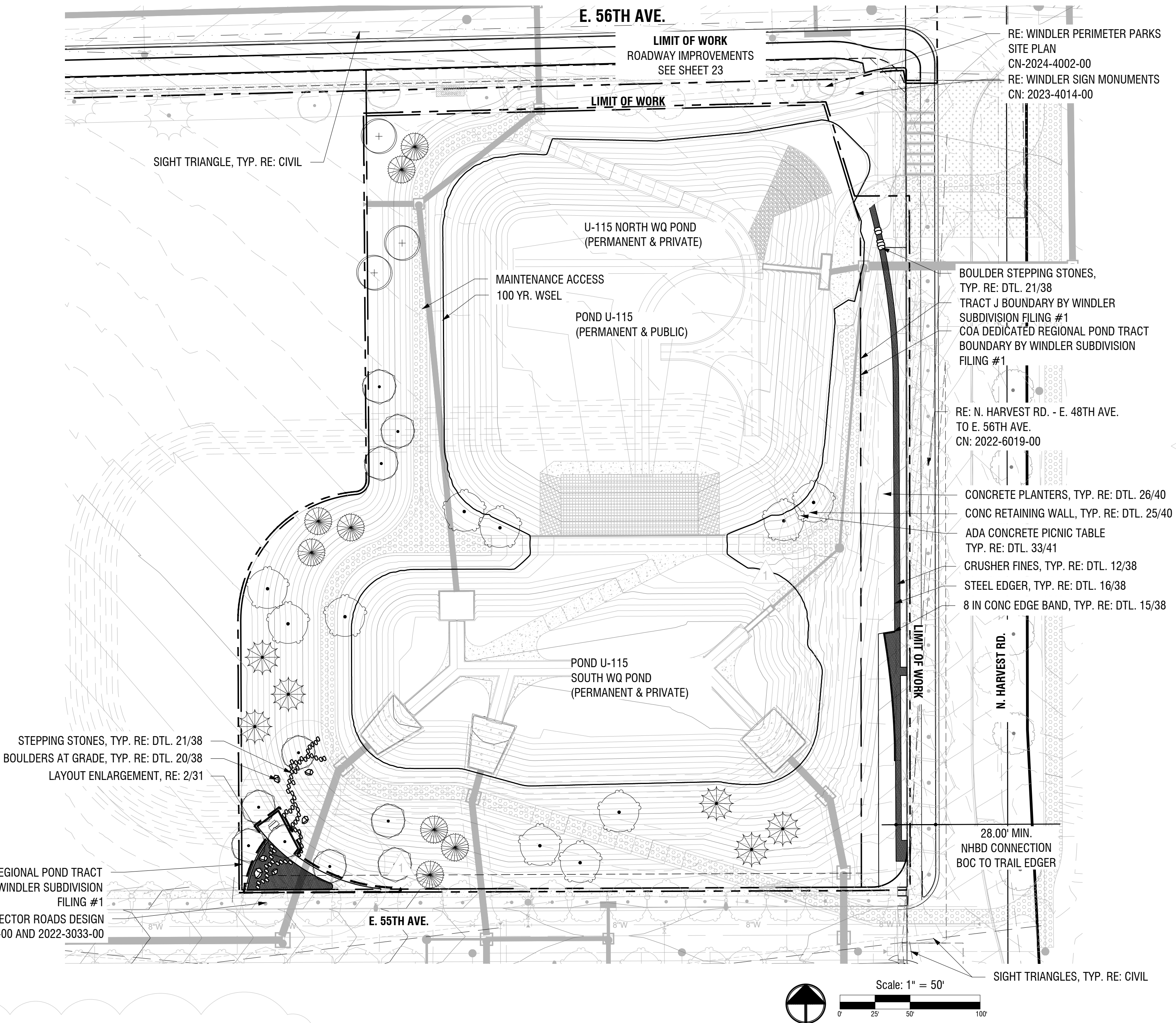
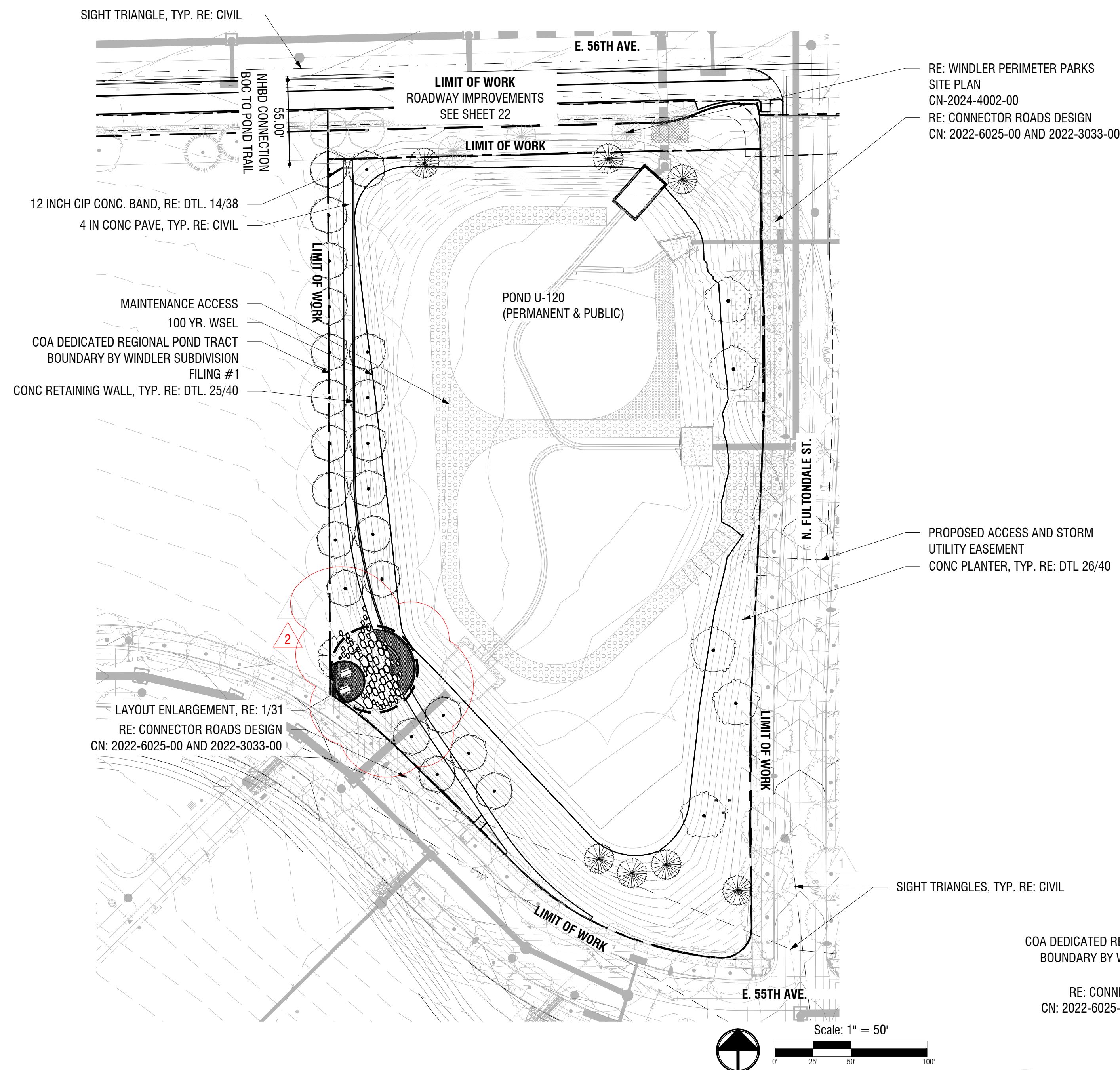
TREES AND SHRUBS REMOVED FROM EMERGENCY SPILLWAY

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY
1200 Barnock St.
Denver, CO 80204
303.571.0053
civiltasinc.com

WINDLER
56TH AVENUE ISP AMENDMENT
E-470 TO HARVEST ROAD
LANDSCAPE PLANS

NOT FOR CONSTRUCTION



1	HARDSCAPE LAYOUT, LANDSCAPE FEATURES, AND AMENITIES ADDED. LAYOUT MODIFIED TO MOVE OUT OF SIGHT TRIANGLE. NOTE UPDATED.				
2	DESIGN HAS BEEN UPDATED				
No.	Revisions	Date	Init.	Appr.	Date

1200 Bannock St.
Denver, CO 80204
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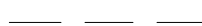
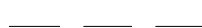




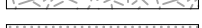





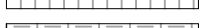








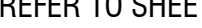

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5750 DTC PARKWAY, SUITE 210
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PHONE: (303) 795-9900
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**WINDLER
J AVENUE ISP AMENDMENT
E-470 TO HARVEST ROAD
LAYOUT PLANS**

SHEET NUMBER	DRAWN BY: SG RA, SK	SCALE:
28	CHECKED BY:	AS SHOWN
	DATE: 06/11/2024	FILE NO:
OF 40		

F:\2021\2-21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE PONDS SHEETS.DWG, RASSER, 3/6/25

LEGEND

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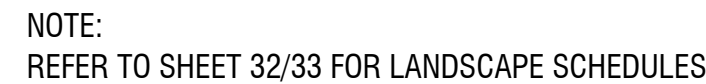
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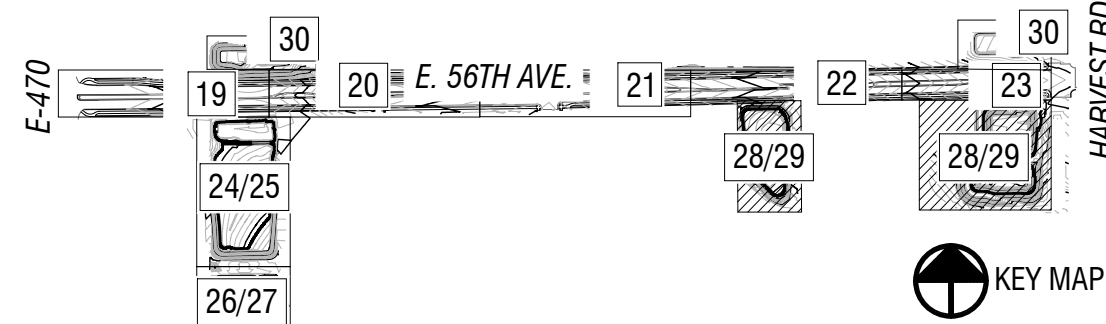
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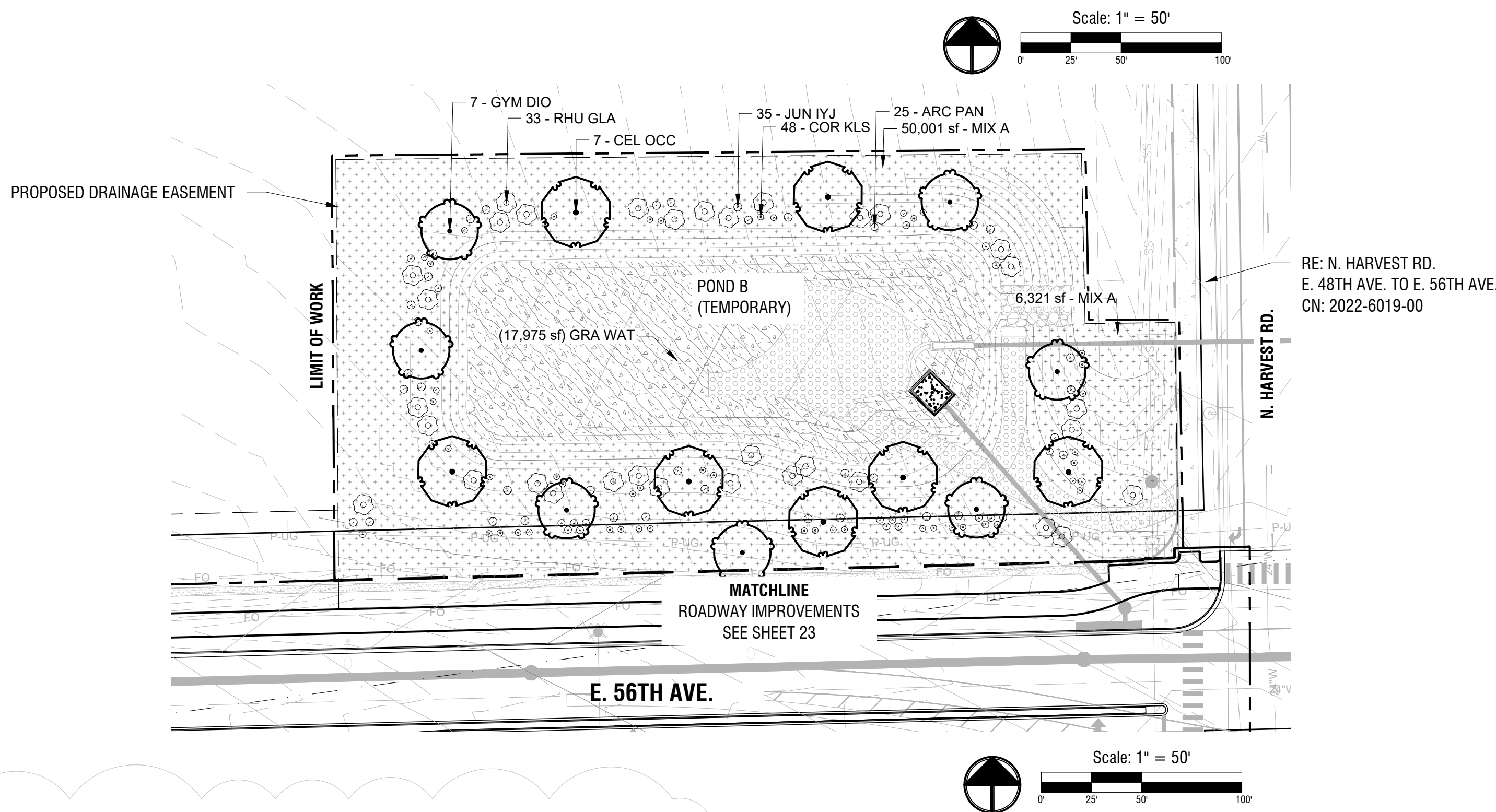
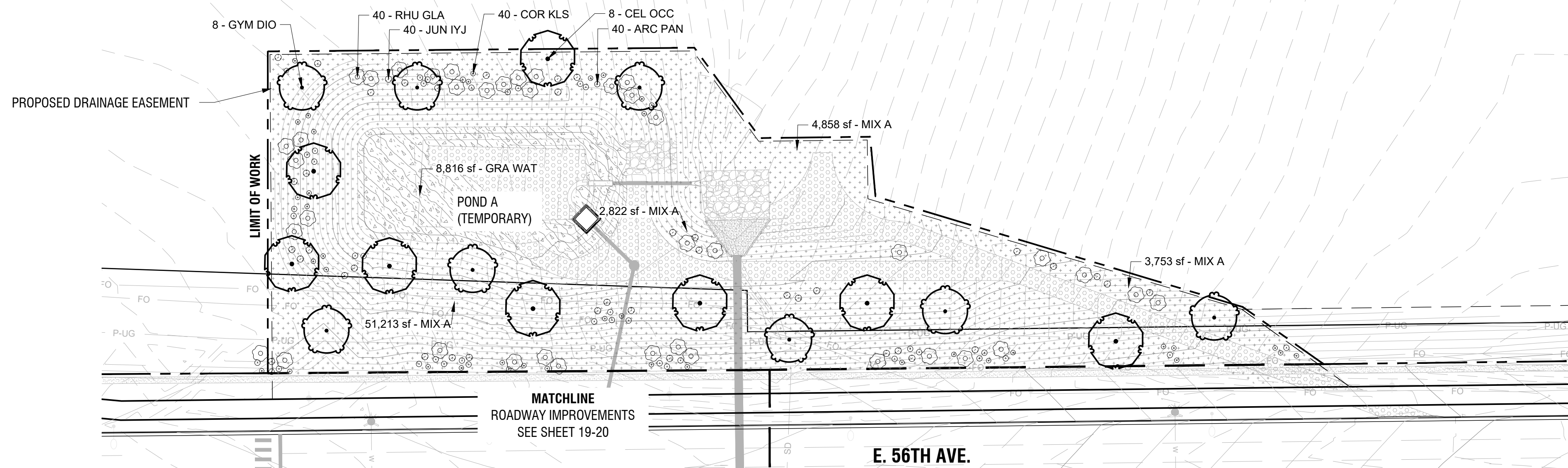
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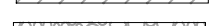


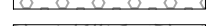


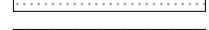


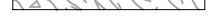





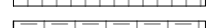

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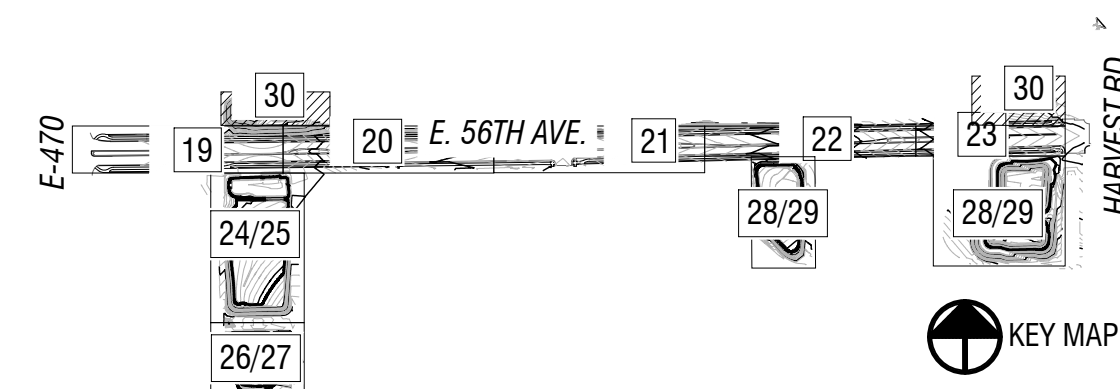
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2. THE MEDIANS SHALL BE WATERED BY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.

LEGEND

	EXISTING RIGHT-OF-WAY ; RE: CIVIL
	PROPOSED RIGHT-OF-WAY; RE: CIVIL
	EXISTING EASEMENT ; RE: CIVIL
	RM4 - ROCK MULCH
	RM3 - RIVER ROCK
	CRUSHER FINES
	WOOD FIBAR PLAY SURFACING
	TUR PGG - TURF LAWN
	MIX A - NATIVE SEED
	GRA WAT - WATER TOLERANT GRASS MIX
	POND MIX A - BOTTOM OF POND GRASS MIX
	POND MIX B - WARM SEASON GRASS MIX
	POND MIX C - COOL SEASON GRASS MIX
	MIX D2 - BOUTELOUA GRACILIS GRASS MIX
	MIX G - SWITCHGRASS AND LITTLE BLUESTEM GRASS MIX
	PROPOSED ASPHALT PAVEMENT
	MATERIAL BY OTHERS, TYP.
	PROPOSED CONCRETE SIDEWALK, TYP. ; RE: CIVIL
	POND AGGREGATE
	MAINTENANCE ACCESS, TYP. RE:CIVIL
	PROPOSED CONCRETE MEDIAN COVER
	MATERIAL
	OMAHA TAN, 5x5' CONTROL JOINTS PARALLEL TO VIEWER'S DIRECTION, LIGHT ROOM FINISH



NOT FOR CONSTRUCTION

[illegible]

F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH STREETSCAPE PONDS, SHEETS.DWG, RASSER, 3/6/25

LEGEND

	EXISTING RIGHT-OF-WAY ; RE: CIVIL
	PROPOSED RIGHT-OF-WAY; RE: CIVIL
	EXISTING EASEMENT; RE: CIVIL
	RM4 - ROCK MULCH
	RM3 - RIVER ROCK
	CRUSHER FINES
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	MAINTENANCE ACCESS, TYP. RE:CIVIL
	PROPOSED CONCRETE MEDIAN COVER MATERIAL
	OMAHA TAN, 5x5' CONTROL JOINTS PARALLEL TO VEHICLE DIRECTION, LIGHT BROOM FINISH. MATERIAL BY OTHERS, TYP. RE:CIVIL

NOTE:
REFER TO SHEET 32/33 FOR LANDSCAPE SCHEDULES

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
2. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

INSTALLATION AND MAINTENANCE NOTES:

1. HARVEST MILE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF ALL NORTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION AND ESTABLISHMENT OF ALL SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
2. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
3. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. THE TREES WITHIN THE MEDIANS WILL BE ON A PERMANENT IRRIGATION SYSTEM PER CODE AND THE TREES, IRRIGATION AND BARRELS AROUND THE TREES WILL BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS WITHIN THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE FOLLOWING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S STANDARD MEDIAN NOTES

1. NATIVE SEED AREAS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO 3 TIMES DURING THE 3-YEAR ESTABLISHMENT PERIOD, TO IDENTIFY AREAS THAT HAVE UNSATISFACTORY GERMINATION OR AREAS THAT REQUIRE HAND WEEDING. THE CONTRACTOR SHALL RESEED AREAS THAT HAVE BEEN IDENTIFIED BY EITHER THE CITY OR THE WINDLER PUBLIC IMPROVEMENT AUTHORITY UNTIL SATISFACTORY GERMINATION HAS BEEN ACHIEVED.

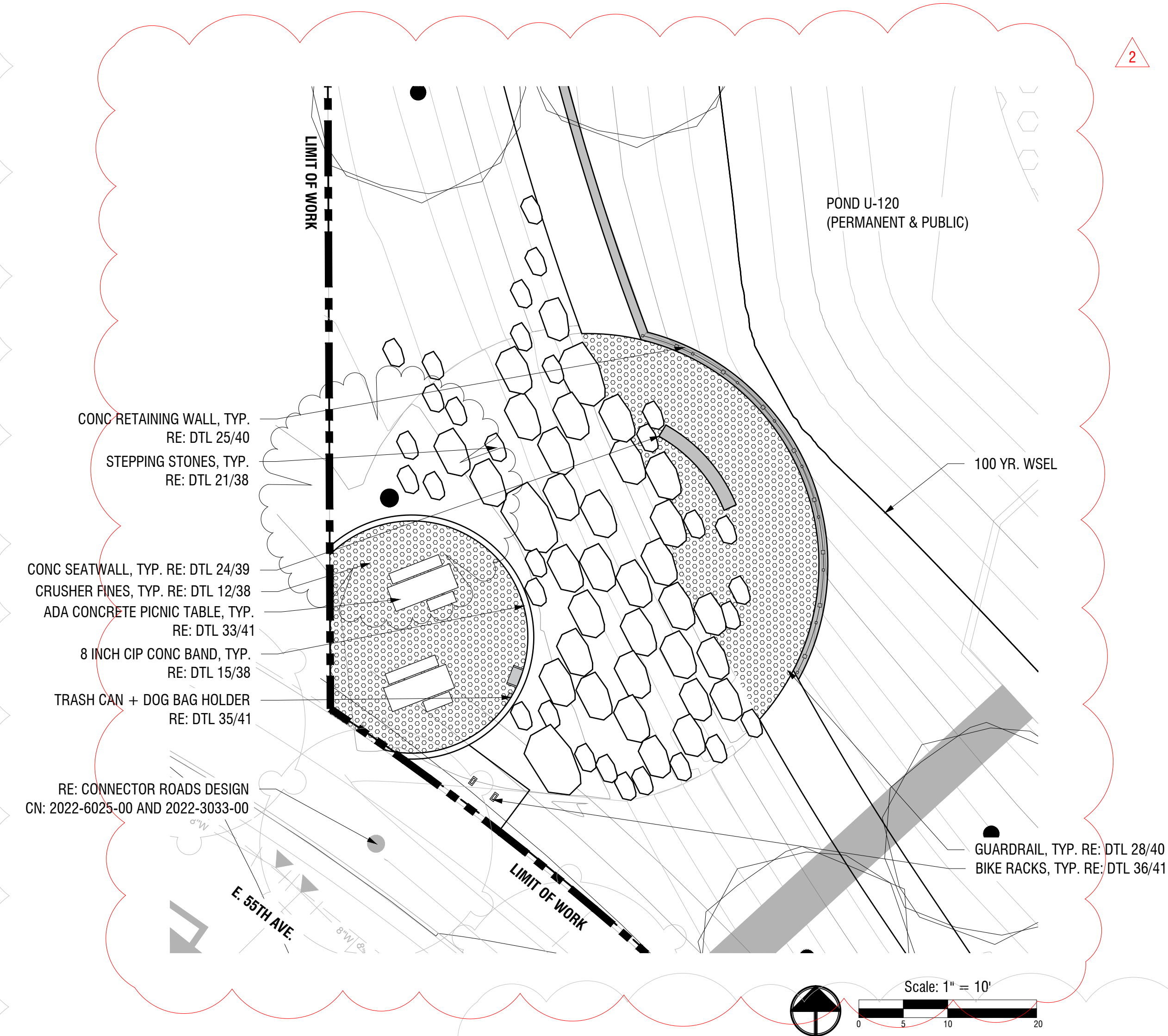
2. THE CONTRACTOR TO HAND WEED THE SEEDED MEDIANS UNTIL THE INTENDED STAND OF NATIVE GRASS IS FULLY ESTABLISHED AND IS WEED FREE.

3. THE MEDIAN TREES, THE TREE DRIP IRRIGATION AND CONCRETE PLANTER TREE RINGS ARE TO BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY.

4. CONTRACTORS SHALL REPLACE DEAD OR DYING TREES WITH THE ORIGINAL SPECIFIED SPECIES UNLESS OTHER WISE DIRECTED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY.

P.R.O.S MAINTENANCE NOTES

1. THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. THE MEDIANS SHALL BE WATERED BY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



CONC RETAINING WALL, TYP. RE: DTL 25/40
ADA CONCRETE PICNIC TABLE, TYP. RE: DTL 33/41
12 INCH CONC BAND, TYP. RE: DTL 25/38

CRUSHER FINES, TYP. RE: DTL 12/38
BOULDERS AT GRADE, TYP. RE: DTL 20/38
STEPPING STONES, TYP. RE: DTL 21/38
TRASH CAN + DOG BAG HOLDER, TYP. RE: DTL 35/41

RE: CONNECTOR ROADS DESIGN
CN: 2022-6025-00 AND 2022-3033-00

GUARDRAIL, TYP. RE: DTL 28/40
BIKE RACKS, TYP. RE: DTL 36/41

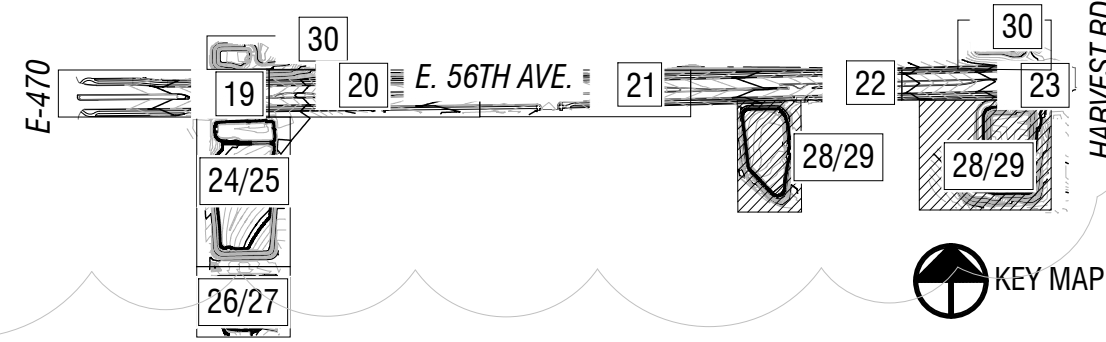


CONC RETAINING WALL, TYP. RE: DTL 25/40
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RE: CONNECTOR ROADS DESIGN
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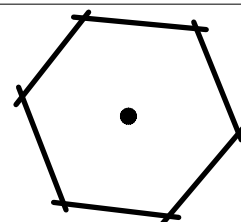
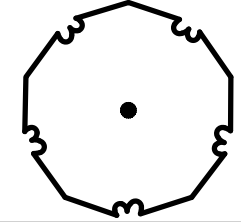



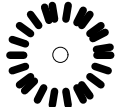


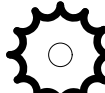
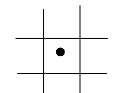

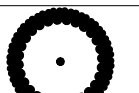





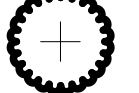




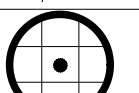
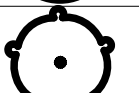
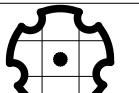

GUARDRAIL, TYP. RE: DTL 28/40
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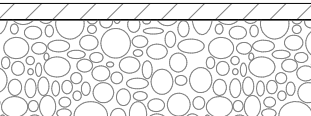


SHEET NUMBER	DRAWN BY:	SCALE:	WINDLER	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY	Revisions	Init.	Appr.	Date
31	SS RA SK	AS SHOWN	56TH AVENUE ISP AMENDMENT	5750 DTC PARKWAY, SUITE 210 GREENWOOD PARK, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	1			
OF 40	CHECKED BY:	FILE NO:	E-470 TO HARVEST ROAD	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	2			
	DATE:		LAYOUT ENLARGEMENTS					

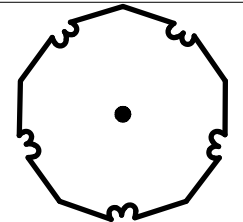
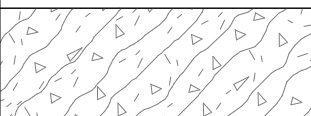
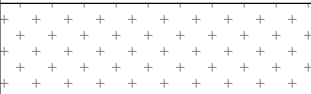
NOT FOR CONSTRUCTION

F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREET\SCAPE\WINDLER 56TH STREET\SCAPE_SHEETS.DWG, RASSER, 3/6/25

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	ACE ABZ	102	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.
	CEL OCC	110	Celtis occidentalis / Common Hackberry	2.5" Cal.
SHRUBS				
	ARC PAN	429	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.
	CAR DAR	226	Caryopteris x clandonensis 'Dark Knight' / Dark Knight Bluebeard	5 gal.
	CYT LEN	177	Cytisus x 'Lena' / Lena Broom	5 gal.
	HES PAR	259	Hesperaloe parviflora / Red Yucca	5 gal.
	POT DRO	436	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	5 gal.
	RHU GRO	387	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.
	ROS F43	207	Rosa x 'Noare' / Flower Carpet® Red Groundcover Rose	5 gal.
	SPI ALB	42	Spiraea albiflora / Japanese White Spirea	5 gal.
	SPI GO6	300	Spiraea japonica `Goldflame` / Goldflame Japanese Spirea	5 gal.
GRASSES				
	BOU BLO	110	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	5 gal.
	CAL KAR	257	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal.
	CAL STC	26	Calamagrostis x acutiflora 'Stricta' / Karl Foerster Feather Reed Grass	1 gal
	HEL SEM	495	Helictotrichon sempervirens / Blue Oat Grass	5 gal.
	MUH UN4	252	Muhlenbergia reverchonii 'PUND01S' TM / Undaunted Ruby Muhly	5 gal.
	PAN SHD	424	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal
	SCH ST2	266	Schizachyrium `Standing Ovation` / Standing Ovation Little Bluestem	5 gal.
PERENNIALS				
	ALL SCH	12	Allium schoenoprasum / Common Chives	---
	MON CAM	6	Monarda x 'Cambridge Scarlet' / Cambridge Scarlet Bee Balm	1 gal
	NEP WAL	265	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	1 gal.
	PEN PKP	4	Penstemon x mexicali 'P007S' / Pikes Peak Purple® Penstemon	1 gal.
	PER LIT	68	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal
	SAL BQN	6	Salvia x sylvestris 'Blue Queen' / Blue Queen Salvia	1 gal
	SED AU6	6	Sedum spectabile 'Autumn Joy' / Autumn Joy Stonecrop	1 gal.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	SCM	1,178 sf	3" SHREDDED CEDAR MULCH / 3" SHREDDED CEDAR MULCH	mulch

	RM3	76 sf	RIVER ROCK / 1-1/2" Gray Rounded River Rock	mulch
	RM4	70,455 sf	ROCK MULCH / 3/4" Gray Decorative Rock Mulch	mulch
	TUR PGG	35,746 sf	Turf grass / Xeriscape Lawn Mix	seed
SOD/SEED				
	MIX D	34,176 sf	Blue Grama Seed	seed
	MIX B	9,802 sf	Native Seed Mix	seed

PLANT SCHEDULE MEDIAN LANDSCAPE



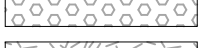
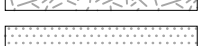



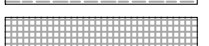
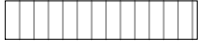


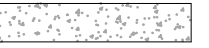







SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	CEL OCC	15	Celtis occidentalis / Common Hackberry	2.5" Cal.
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	WM	300 sf	WOOD MULCH / Shredded Cedar	mulch
SOD/SEED				
	MIX A	28,436 sf	Native Seed Mix	seed

CURBSIDE LANDSCAPE TABLE

CURBSIDE LANDSCAPE TABLE									
STREET/TRACT	DISTANCE IN CURBSIDE LESS THAN 10' WIDE	REQUIRED TREES (1 PER 40 FT)	TREES PROVIDED	SF OF AREAS LESS THAN 10' WIDE (SF)	SHRUBS REQUIRED 1/40 SF	5 GAL SHRUBS PROVIDED	5 GAL. GRASSES AS SHRUB EQUIVALENTS	TREE EQUIVALENTS PROVIDED AS SHRUB EQUIVALENTS (12 SHRUBS PER TREE)	TOTAL 5 GAL. SHRUBS + TOTAL SHRUB EQUIVALENTS PROVIDED
56TH AVE. NORTH CURB: E-470 TO N. DENALI ST.	2246	56	56	18553	464	330	139	0	469
56TH AVE. NORTH CURB: N. DENALI ST. TO N. HARVEST RD.	2431	61	61	18343	459	330	138	-	468
56TH AVE. SOUTH CURB: E-470 TO DRIVE #1	495	12	14	4647	116	116	0	-	116
56TH AVE. SOUTH CURB: DRIVE #1 TO DRIVE #2	755	19	18	5734	143	88	43	12	143
56TH AVE. SOUTH CURB: DRIVE #2 TO N. DENALI ST.	792	20	18	5829	146	237	44	24	305
56TH AVE. SOUTH CURB: N. DENALI ST. TO N. FULTONDALE ST.	1157	29	28	8696	217	304	65	12	381
N. FULTONDALE ST. TO N. HARVEST RD.	1220	31	28	9097	227	213	68	36	317
TOTAL			223						2199

- NOTES:
- ALL TREES THAT CANNOT BE PROVIDED WILL CONVERTED TO SHRUBS AT 1:12 RATIO TO MEET MINIMUM CURBSIDE LANDSCAPE REQUIREMENTS
 - UNABLE TO PROVIDE REQUIRED TREES IN SOME AREAS DUE TO SITE CONSTRAINTS LIKE: SITE VISIBILITY, SITE LIGHTING, EXISTING OR PROPOSED UTILITIES AND FIRE HYDRANTS.
 - PLANT COUNTS FOR PLANTING BETWEEN THE SIDEWALK AND 10' WALKWAY WILL BE INCLUDED IN ANOTHER SUBMITTAL.

LEGEND

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- — — PROPOSED RIGHT-OF-WAY; RE: CIVIL
- — — EXISTING EASEMENT; RE: CIVIL
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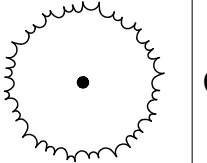
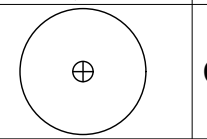
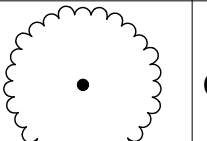
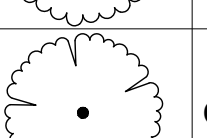

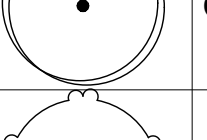
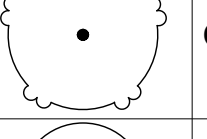
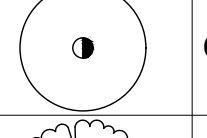
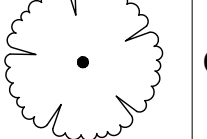
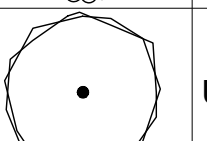
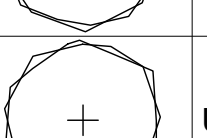

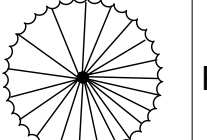
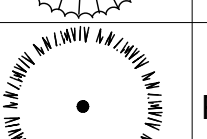


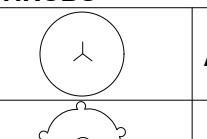
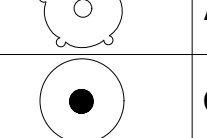
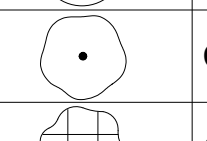
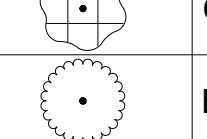
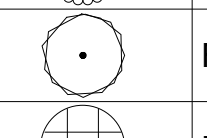
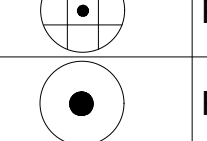
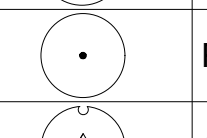
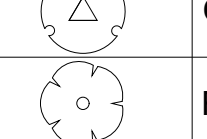
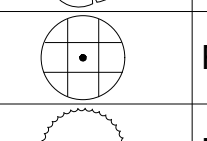
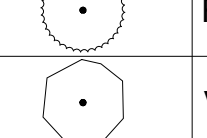
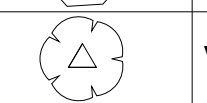

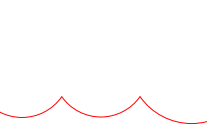
NOTE:
REFER TO SHEET 32/33 FOR LANDSCAPE SCHEDULES

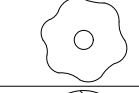
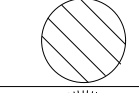
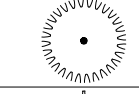
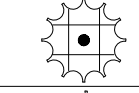
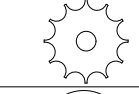

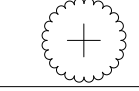
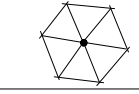

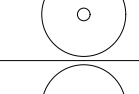
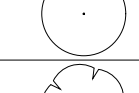





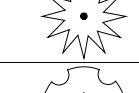
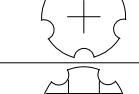
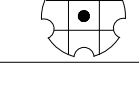



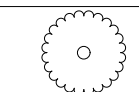

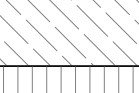
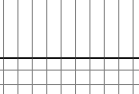

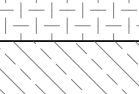
SHEET NUMBER	32	OF 40	DRAWN BY: SG RA SK	SCALE: AS SHOWN	WINDLER 56TH AVENUE ISP AMENDMENT E-470 TO HARVEST ROAD CURBSIDE PLANTING SCHEDULE	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	/ 1	SCHEDULES UPDATED AND REORGANIZED	Revisions	No.	Date	Init.	Appr.	Date

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PLANT SCHEDULE 56TH AVE PONDS

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
DECIDUOUS TREES				
	CAT SPE	13	Catalpa speciosa / Northern Catalpa	2.5" Cal.
	CEL PRS	9	Celtis occidentalis 'JFS-KSU1' / Prairie Sentinel® Hackberry	2.5" Cal.
	GIN BIL	7	Ginkgo biloba / Maidenhair Tree	2.5" Cal.
	GLE TTI	1	Gleditsia triacanthos f. inermis / Thornless Honey Locust	3" Cal.
	GLE TRI	12	Gleditsia triacanthos inermis 'Impcole' / Imperial Honey Locust	2.5" Cal.
	GYM DIO	28	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.
	QUE SKY	26	Quercus robur 'Fastigiata' / Skyrocket® English Oak	2" Cal.
	QUE CRI	5	Quercus robur x alba 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.
	ULM PAR	35	Ulmus parvifolia / Lacebark Elm	2.5" Cal.
	ULM CAR	2	Ulmus x `Frontier` / Frontier Elm	2.5" Cal.
EVERGREEN TREES				
	PIC BLA	13	Picea glauca densata / Black Hills Spruce	6` Ht.
	PIC PUN	2	Picea pungens / Colorado Spruce	6` Ht.
	PIN PON	14	Pinus ponderosa / Ponderosa Pine	6` Ht.
SHRUBS				
	ARC PAN	183	Arctostaphylos x coloradensis `Panchito` / Panchito Manzanita	5 gal
	ARO MOR	27	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	5 gal.
	CHR NAU	62	Chrysothamnus nauseosus nauseosus / Dwarf Blue Rabbitbrush	5 gal.
	COR FA	7	Cornus sericea 'Arctic Fire' / Arctic Fire Red Twig Dogwood	5 gal
	COR ISA	32	Cornus sericea 'Isanti' / Isanti Red Twig Dogwood	5 gal
	EUO ALA	9	Euonymus alatus / Burning Bush	5 gal.
	FOR NEM	22	Forestiera neomexicana / New Mexico Privet	5 gal.
	PER LIT	31	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	5 gal
	POT MCK	147	Potentilla fruticosa 'McKay's White' / McKay's White Bush Cinquefoil	5 gal
	PRU PAW	206	Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry	5 gal
	QUE GAM	19	Quercus gambelii / Gambel Oak	5 gal
	RHU GRO	51	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	RHU TRI	31	Rhus trilobata / Skunkbush Sumac	5 gal
	RHU AUT	306	Rhus trilobata 'Autumn Amber' / Autumn Amber Sumac	5 gal
	VIB AR	50	Viburnum dentatum 'Christom' TM / Blue Muffin Arrowwood Viburnum	5 gal.
	VIB SUM	27	Viburnum plicatum tomentosum 'Summer Snowflake' / Summer Snowflake Viburnum	5 gal

GRASSES				
	BOU BLO	618	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal
	CAL KAR	24	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal
	MUH LNC	46	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass	1 gal.
	MUH UN	320	Muhlenbergia reverchonii 'PUND01S' TM / Undaunted Ruby Muhly	1 gal
	NAS TEN	24	Nassella tenuissima / Mexican Feather Grass	1 gal.
	PAN SHD	101	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal
	SCH ST	226	Schizachyrium `Standing Ovation` / Standing Ovation Little Bluestem	1 gal.
	SPO HE	25	Sporobolus heterolepis / Prairie Dropseed	1 gal.
PERENNIALS				
	ACH MIL	8	Achillea millefolium / Common Yarrow	1 gal.
	AGA CR	78	Agastache aurantiaca 'Coronado' / Coronado Giant Hyssop	1 gal
	ALL SCH	43	Allium schoenoprasum / Common Chives	1 gal.
	ASC AMR	46	Asclepias tuberosa 'Hello Orange' / Hello Orange Butterfly Milkweed	1 gal.
	ECH PUR	114	Echinacea purpurea / Coneflower	1 gal.
	GAI AR3	279	Gaillardia aristata 'Arizona Sun' / Arizona Sun Blanket Flower	1 gal.
	LIA VTN	69	Liatris punctata / Native Blazing Star	1 gal
	MON CAM	316	Monarda x 'Cambridge Scarlet' / Cambridge Scarlet Bee Balm	1 gal
	RAT MEX	92	Ratibida columnifera 'Mexican Hat' / Prairie Coneflower	1 gal.
	SED AU	24	Sedum spectabile 'Autumn Joy' / Autumn Joy Stonecrop	1 gal.
EVERGREEN SHRUBS				
	HES PAR	78	Hesperaloe parviflora / Red Yucca	5 gal
	PIN LCN	9	Pinus sylvestris 'Vireidis Compacta' / Dwarf Green Scotch Pine	5 gal
ORNAMENTAL GRASSES				
	SPO WRI	60	Sporobolus wrightii / Big Sacaton	1 gal
SOD/SEED				
	POND A	285,289 sf	Bottom of Pond Seed Mix	seed
	MIX D2	4,017 sf	Bouteloua gracilis Seed	seed
	POND C	134,600 sf	Cool Season Seed Mix	seed
	MIX G	27,802 sf	Switchgrass and Little Bluestem Seed	seed
	MIX B	1,762 sf	Tall Cool Native With Forbs	seed
	TUR PGG	15,932 sf	Turf grass / Xeriscape Lawn Mix	seed
	POND B	141,661 sf	Warm Season Seed Mix	seed

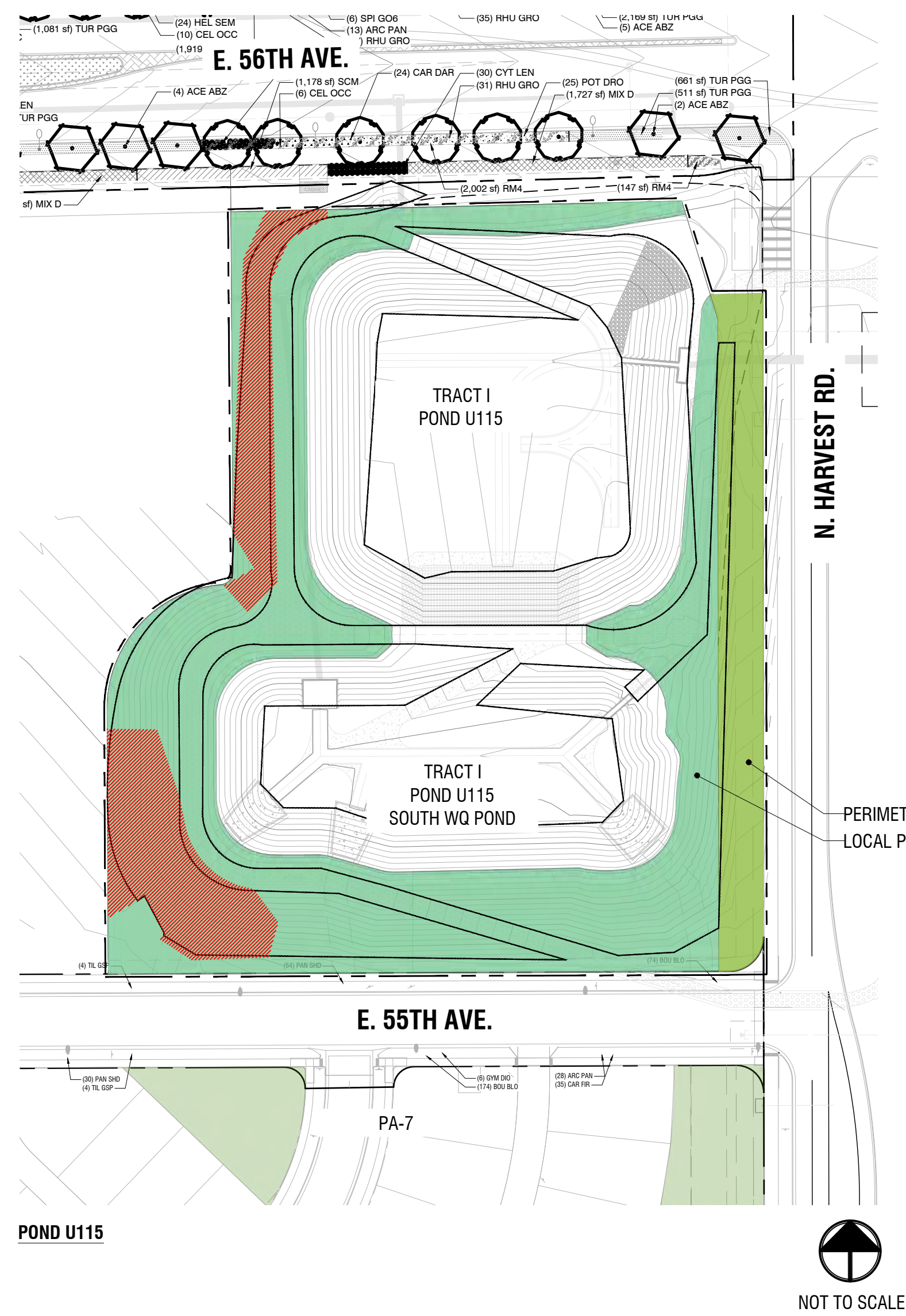
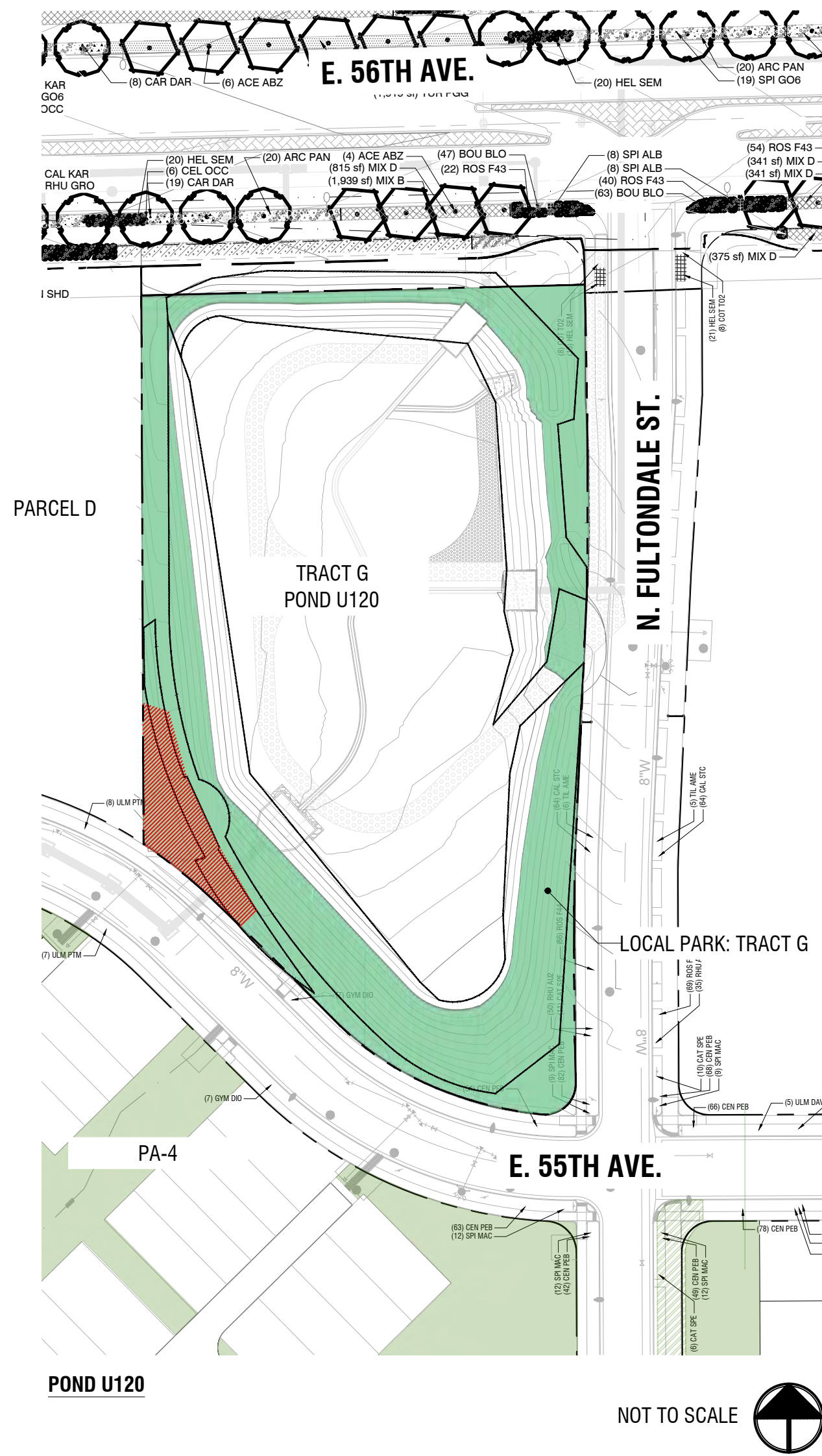
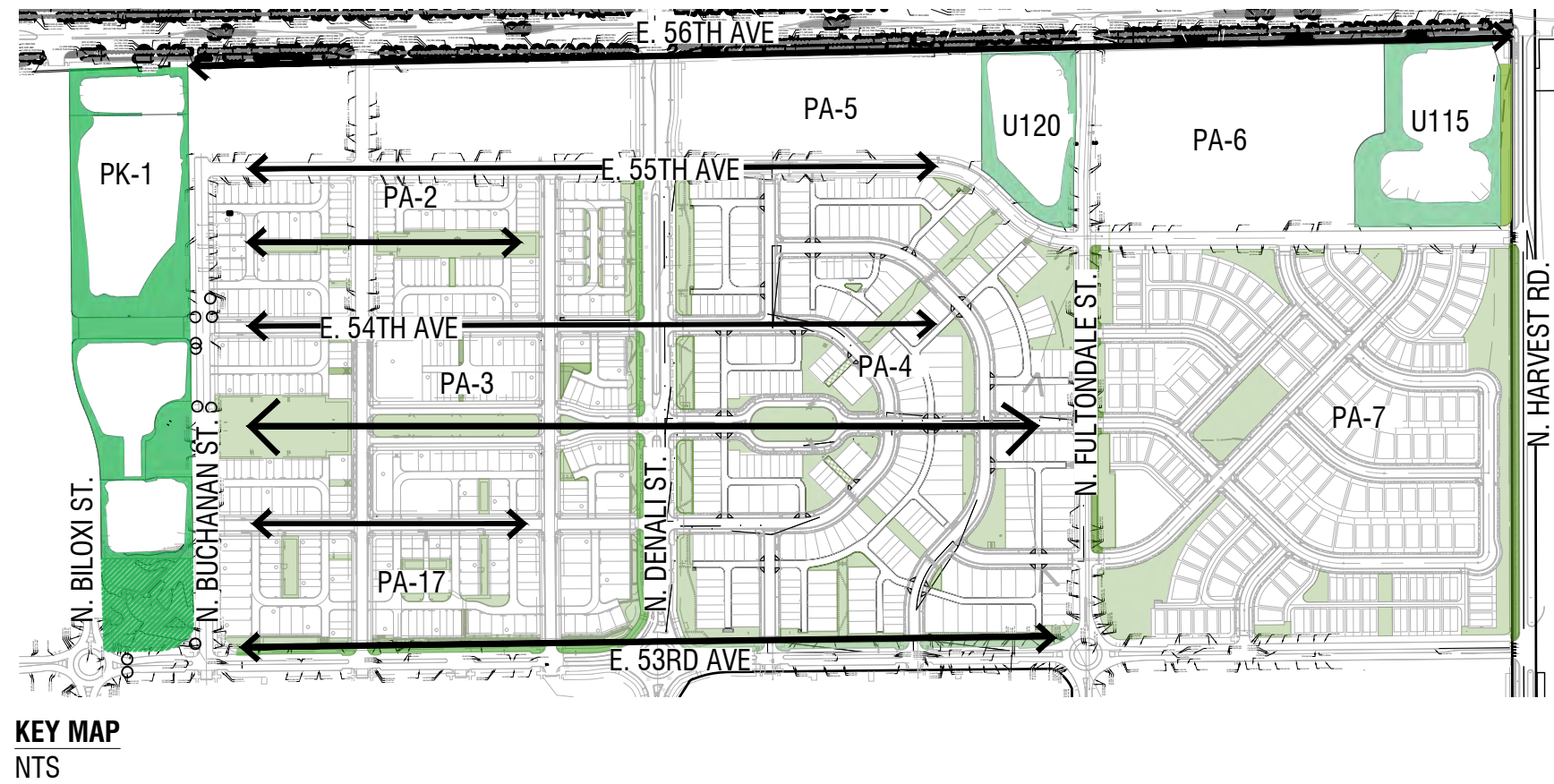
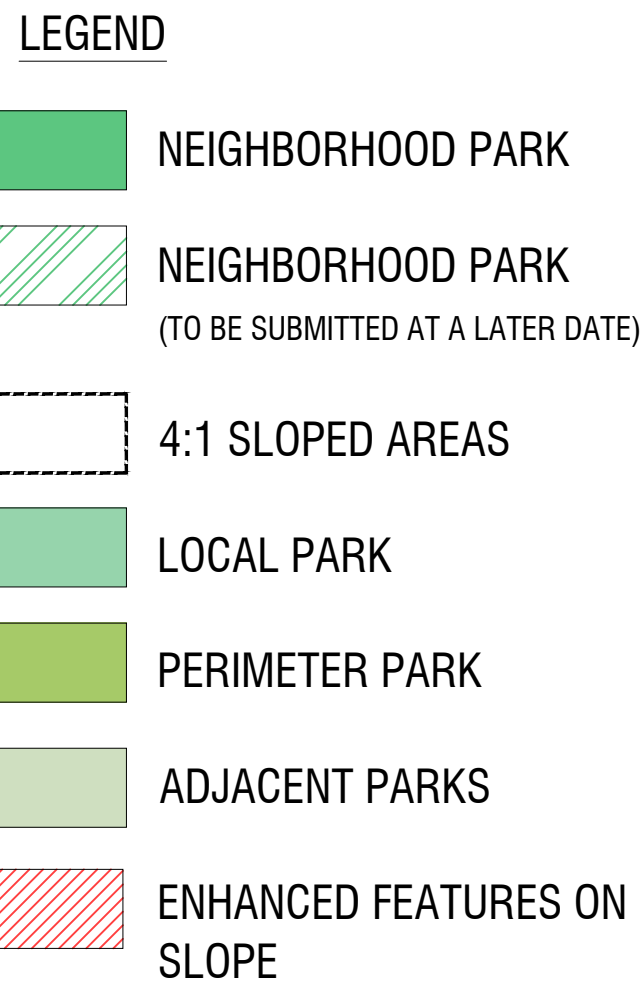
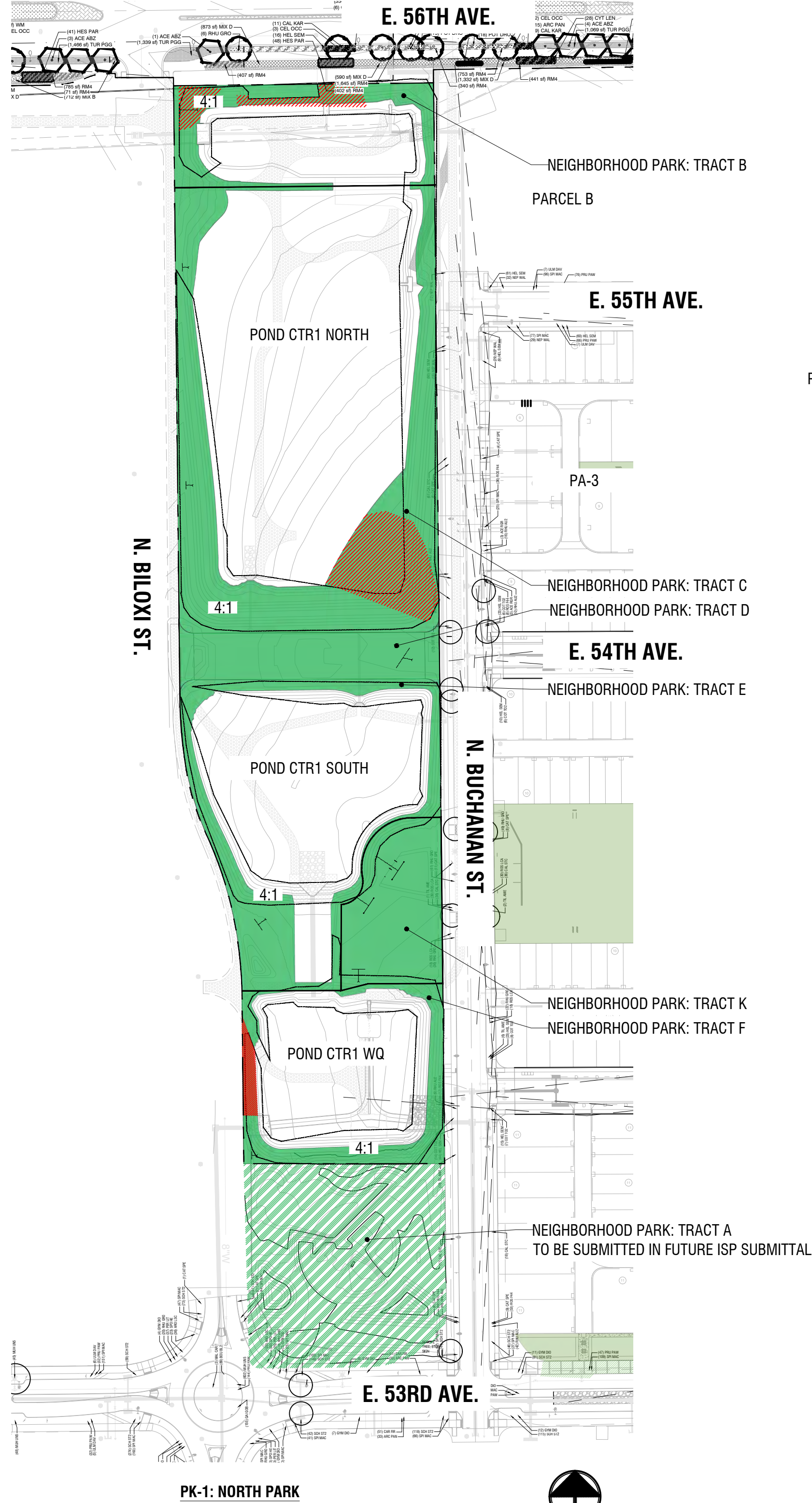
CTR-1, POND U120, AND POND U115 DETENTION POND LANDSCAPE TABLE

LOCATION	AREA ABOVE 100 YR WSEL	REQUIRED TREES, 1 TREE PER 4,000 SF ABOVE 100 YR WSEL	PROVIDED TREES	REQUIRED SHRUBS, 10 SHRUBS PER 4,000 SF ABOVE 100 YR WSEL	SHRUBS PROVIDED
POND CTR1 NORTH	105,849 SF	27 TREES	39	265 SHRUBS	270
POND CTR1 SOUTH	35,497 SF	9 TREES	21	89 SHRUBS	167
POND CTR1 WQ CELL	22,441 SF	6 TREES	12	56 SHRUBS	75
TRACT D	20,353 SF	5 TREES	16	51 SHRUBS	195
TRACT K	27,591 SF	7 TREES	18	69 SHRUBS	122
POND U120	52,459 SF	13 TREES	35	130 SHRUBS	164
POND U115	33,249 SF	8 TREES	12	83 SHRUBS	139
POND U115 WQ CELL	57,492 SF	14 TREES	25	144 SHRUBS	150
TRACT J	15,232 SF	4 TREES	0*	38 SHRUBS	89
TEMPORARY POND A	64,072 SF	16 TREES	16	160 SHRUBS	160
TEMPORARY POND B	56,322 SF	14 TREES	14	141 SHRUBS	141
TOTAL	470,204 SF	118 TREES	208	1,083 SHRUBS	1672

* REQUIRED TREES SATISFIED BY SHRUB EQUIVALENT, 1 TREE EQUALS 12 SHRUBS

SHEET NUMBER	33	DRAWN BY: SG RA SK	CHECKED BY: NL	DATE: 08/11/2024	SCALE: AS SHOWN	WINDLER 56TH AVENUE (SP AMENDMENT) E-470 TO HARVEST ROAD POND PLANTING SCHEDULE	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	CIVIL TAS	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com	1	2	SCHEDULES, PLANT COUNTS UPDATED AND REORGANIZED	PLANT SCHEDULES AND COUNTS UPDATED.	Revisions	No.	Date	Date

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NOTES:

- ALL CREDITED OPEN SPACE IS IN COMPLIANCE WITH PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL SEC 6.21B WITH MAXIMUM SLOPES OF 4:1 WITH GRADED AREAS FREE OF RUTS, DEPRESSIONS, AND IRREGULARITIES. SEED MIXES AND PLANTING ON SLOPES CONTAIN DROUGHT TOLERANT NATIVE GRASSES, SHRUBS, AND/OR POLLINATOR PLANT SPECIES TO ENHANCE ENVIRONMENTAL QUALITY OF PONDS.
- ALL OPEN SPACE IS IN COMPLIANCE WITH PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL SEC 3.8A AS ALL AMENITIES AND CREDITED OPEN SPACE IS LOCATED ABOVE THE 100 YR WSEL AND WILL HAVE A TWENTY-FOUR (24) HOUR RECOVERY FROM STORMWATER INUNDATION.
- PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL SEC 6.2B REQUIRES NEIGHBORHOOD CONNECTIONS TO CONTAIN TRAILS NO LESS THAN 6' IN WIDTH AND MINIMAL CORRIDOR WIDTH OF 26'. IN ADDITION TO SIDEWALKS, NORTH-SOUTH ACTIVATED TRAIL CONNECTIONS WERE ACHIEVED WHERE POND GRADES ALLOWED. A 5' EXERCISE TRAIL WITH FITNESS EQUIPMENT ABUTS THE SIDEWALK OF N. BILLOXI ST. HOWEVER, THE DESIGN INTENT IS TO CREATE STRONG EAST-WEST CONNECTIONS THAT FURTHER CONNECTS PK-1 TO OPEN SPACES IN PA-2, PA-3, PA-4, AND PA-7 (SEE KEY MAP). STRONG EAST-WEST CORRIDORS CREATE GATHERING AND ACTIVITY SPACES WITH HIGH POINTS ORIENTED TOWARDS VIEWS OF LONGS PEAK AND PROVIDE POINTS OF INTEREST AMONGST THE STORMWATER INFRASTRUCTURE.

WINDLER MASTER PLAN - TAB 9 - FORM J					SITE PLAN			
PLANNING AREA	OPEN SPACE	PROS CLASSIFICATION	FORM J PLANNED	PARK DEPT. CREDITED	E. 56TH AVE. PONDS			
			ACRES	ACRES	TRACT	SF	PARK CLASSIFICATION	ACRES CREDITED
PA-1	PK-1	NEIGHBORHOOD PARK	16.6	5.5	A	74,848**	NEIGHBORHOOD PARK	1.71
					B	17,330*		.40
					C	88,519*		2.03
					D	20,353		.47
					E	28,786*		.66
					F	17,453*		.40
					K	27,591		.63
			16.6	5.5		274,880		6.3
PA-5	ADDITIONAL OS	NA	NA	NA	G	52,459*	LOCAL PARK	1.20
PA-6	ADDITIONAL OS	NA	NA	NA	I	90,741*	LOCAL PARK	2.08
	ADDITIONAL OS	PERIMETER PARK	NA	NA	J	15,979	PERIMETER PARK	.37
						159,179		3.65
16.6 5.5					434,059 9.95			

* SQUARE FOOTAGE CALCULATED ABOVE 100 YR WSEL
** DESIGN TO BE INCLUDED IN FUTURE ISP SUBMITTAL

SHEET NUMBER	DRAWN BY:	SCALE:	CHECKED BY:	DATE:	Revisions	No.	Date	Init.	Appr.	Date
34	SS RA SK	AS SHOWN	NL	08/11/2024						
WINDLER 56TH AVENUE ISP AMENDMENT E-470 TO HARVEST ROAD OPEN SPACE TRACKING					WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREEKWOOD, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM					
					1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com					
					PAGE ADDED DIAGRAMS, TEXT, AND OPEN SPACE TRACKING UPDATED					

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56TH AVE ISP OPEN SPACE AMENITY + BUFFER TRACKING									
OPEN SPACE	PK-1							DETENTION POND	
PARK TYPE	NEIGHBORHOOD PARK							POND U-120	POND U-115
TRACT	A	B	C	D	E	F	K	G	I, J
AMENITIES									
PLAYGROUND: (REFER TO SECTION 6.22.B FOR DESIGN CRITERIA)							Y		
PICNIC FACILITY WITH SHELTER				Y			Y		
OPEN, MULTI-PURPOSE TURF AREA	Y						Y		
INTERNAL CIRCULATION PATHS	Y			Y			Y	Y	Y
LANDSCAPING AND BEAUTIFICATION PLANTINGS	Y	Y		Y			Y	Y	Y
BENCHES									
MOVEABLE FURNITURE	Y	Y		Y			Y	Y	Y
PICNIC TABLE(S)				Y			Y	Y	Y
FIRE PIT(S)									
BBQ GRILLE(S)									
TRASH RECEPTACLE(S)	Y	Y		Y			Y	Y	Y
BIKE RACK(S)	Y			Y			Y	Y	
WATER BOTTLE FILLER OR DRINKING FOUNTAIN(S)									
SECURITY LIGHTING									
LOW-LEVEL LIGHTING				Y			Y		
DOG WASTE STATION(S)	Y			Y			Y		Y
LAWN GAME PLAY FEATURE(S)	Y						Y		
RESTROOM(S)									
COURT(S)									
PUBLIC ART ELEMENT(S)									
NATURAL RESOURCE AREA	Y	Y	Y		Y	Y	Y	Y	Y
DEMONSTRATION GARDEN(S)	Y		Y	Y					
COMMUNITY GARDEN(S)									
PLAY FOUNTAIN(S)									
BUFFER REQUIREMENTS									
ACTIVE RECREATION IS 50' FROM R.O.W. AND SINGLE FAMILY LOTS	Y	Y	Y		Y	Y	Y		
PARK IS COMPLETELY SURROUNDED BY STREETS	Y	Y	Y		Y	Y	Y		
PARK INCLUDES BUFFER FEATURE(S) 25' FROM R.O.W.:									
LANDSCAPING	Y	Y	Y	Y	Y	Y	Y	Y	Y
BERM(S)									
RAISED PLANTER (S)									
WALL(S)									
SEATWALL (S)								Y	
OPEN STYLE FENCING									

SHEET NUMBER

35

OF 40

DRAWN BY:

SG RA SK

CHECKED BY:

NL

DATE:

08/11/2024

SCALE:

AS SHOWN

FILE NO:

WINDLER

56TH AVENUE ISP AMENDMENT

E-470 TO HARVEST ROAD

AMENITY TRACKER

WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY

5750 DTC PARKWAY, SUITE 210

GREENWOOD VILLAGE, CO 80111

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AMENITY TRACKING UPDATED

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No.

Date

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CITY OF AURORA STANDARD LANDSCAPE NOTES:

1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
2. LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLAN AND CUTSHEETS.
3. PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT, WALKS AND TRAILS TO BE CONCRETE OR AN AN ACCESSIBLE MATERIAL AS NOTED ON PLANS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. NEW LANDSCAPE AREAS, PLANT BEDS, RAISED PLANTERS, AND PLANT CONTAINERS, WITH THE EXCEPTION OF NON-IRRIGATED NATIVE, DRYLAND, AND RESTORATIVE GRASSES SHALL BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM MEETING ALL ADOPTED AURORA WATER ENGINEERING STANDARDS, WHICH MAY BE FOUND ON THE CITY'S WEBSITE.

CITY OF AURORA GENERAL LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 26 INCH HEIGHT AT FULL MATURITY.
2. TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FT OF PUBLIC WALKS; SHRUBS NOT WITHIN 4 FT.
3. A MIN 4 FT DIA MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
4. CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
5. AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS.
6. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.

LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

CITY OF AURORA IRRIGATION NOTE:

1. A PERMIT IS REQUIRED FOR IRRIGATION CONSTRUCTION. CONTACT 720.859.4364 TO OBTAIN PERMITS AND SCHEDULE INSPECTIONS. AUTOMATIC RAIN SHUTOFF SENSORS SHALL BE INSTALLED IN ALL IRRIGATION SYSTEMS.
2. ALL NON-SINGLE-FAMILY LANDSCAPES TO BE DIVIDED INTO WATER CONSERVING (NON-TURF), NONWATER CONSERVING (TURF) AND NON-IRRIGATED AREAS (PAVEMENT). A SEPARATE HYDROZONE PLAN IS REQUIRED FOR SUBMITTAL WITH THE LANDSCAPE PLAN.

LANDSCAPE NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
2. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.

INSTALLATION AND MAINTENANCE NOTES:

1. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL NORTHERN AND SOUTHERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
2. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
3. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

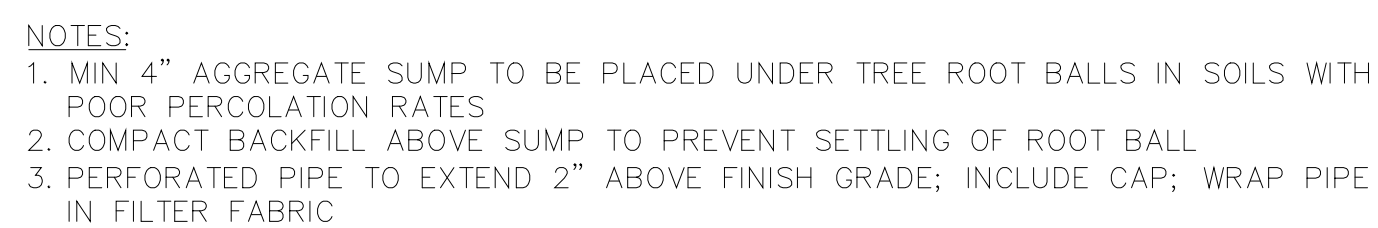
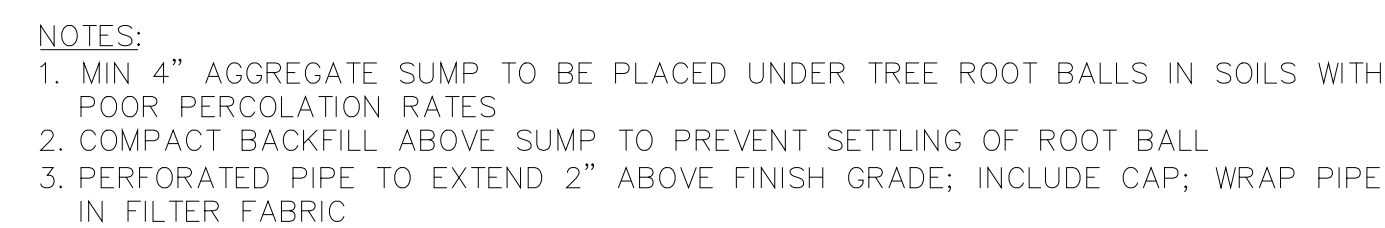
P.R.O.S STANDARD MEDIAN NOTES

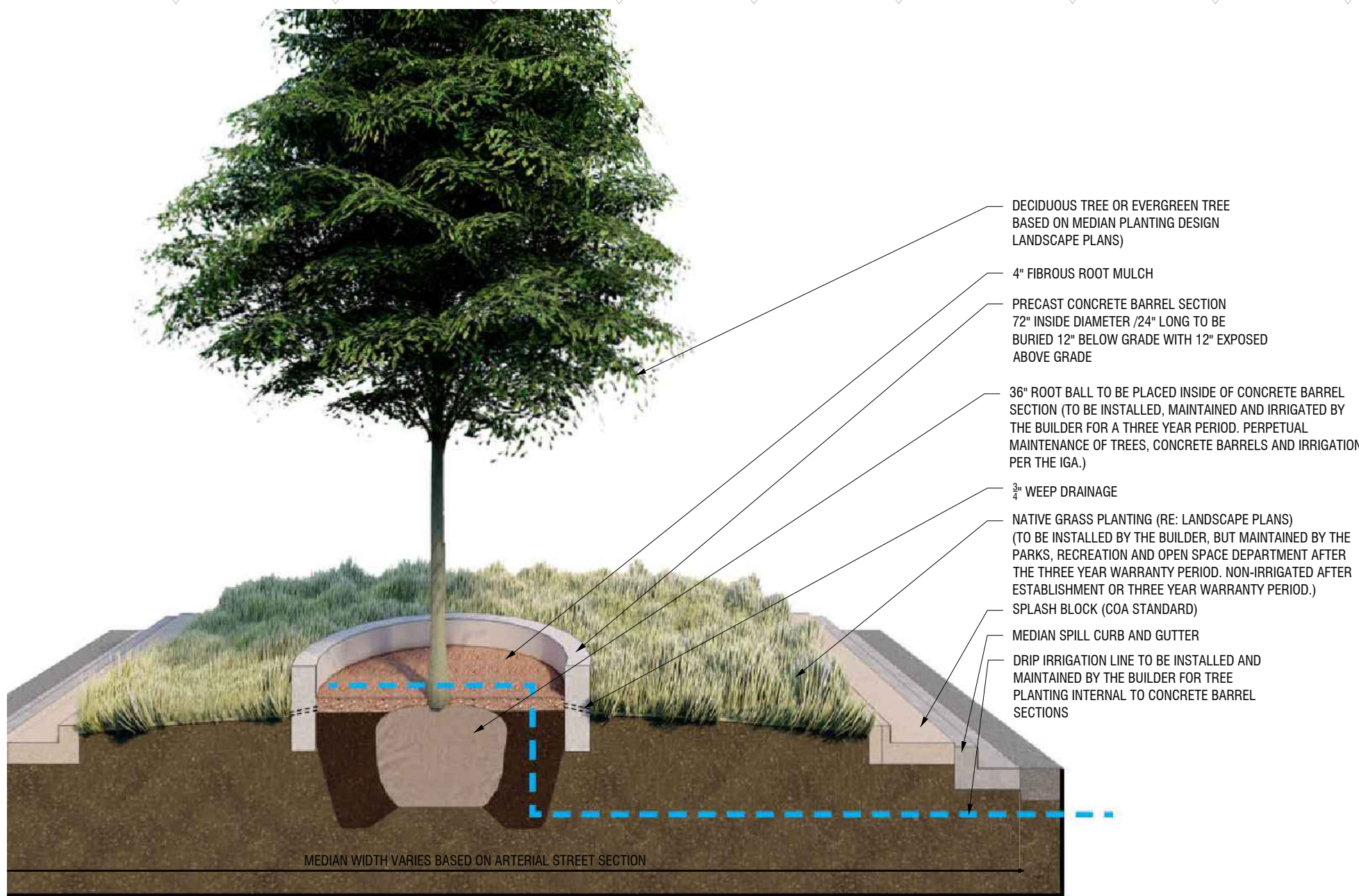
1. NATIVE SEED AREAS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO 3 TIMES DURING THE 3-YEAR ESTABLISHMENT PERIOD, TO IDENTIFY AREAS THAT HAVE UNSATISFACTORY GERMINATION OR AREAS THAT REQUIRE HAND WEEDING. THE CONTRACTOR SHALL RESEED AREAS THAT HAVE BEEN IDENTIFIED BY EITHER THE CITY OR THE WINDLER PUBLIC IMPROVEMENT AUTHORITY UNTIL SATISFACTORY GERMINATION HAS BEEN ACHIEVED.
2. THE CONTRACTOR TO HAND WEED THE SEEDED MEDIANS UNTIL THE INTENDED STAND OF NATIVE GRASS IS FULLY ESTABLISHED AND IS WEED FREE.
3. THE MEDIAN TREES, THE TREE DRIP IRRIGATION AND CONCRETE PLANTER TREE RINGS ARE TO BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY.
4. CONTRACTORS SHALL REPLACE DEAD OR DYING TREES WITH THE ORIGINAL SPECIFIED SPECIES UNLESS OTHER WISE DIRECTED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY.

P.R.O.S MAINTENANCE NOTES

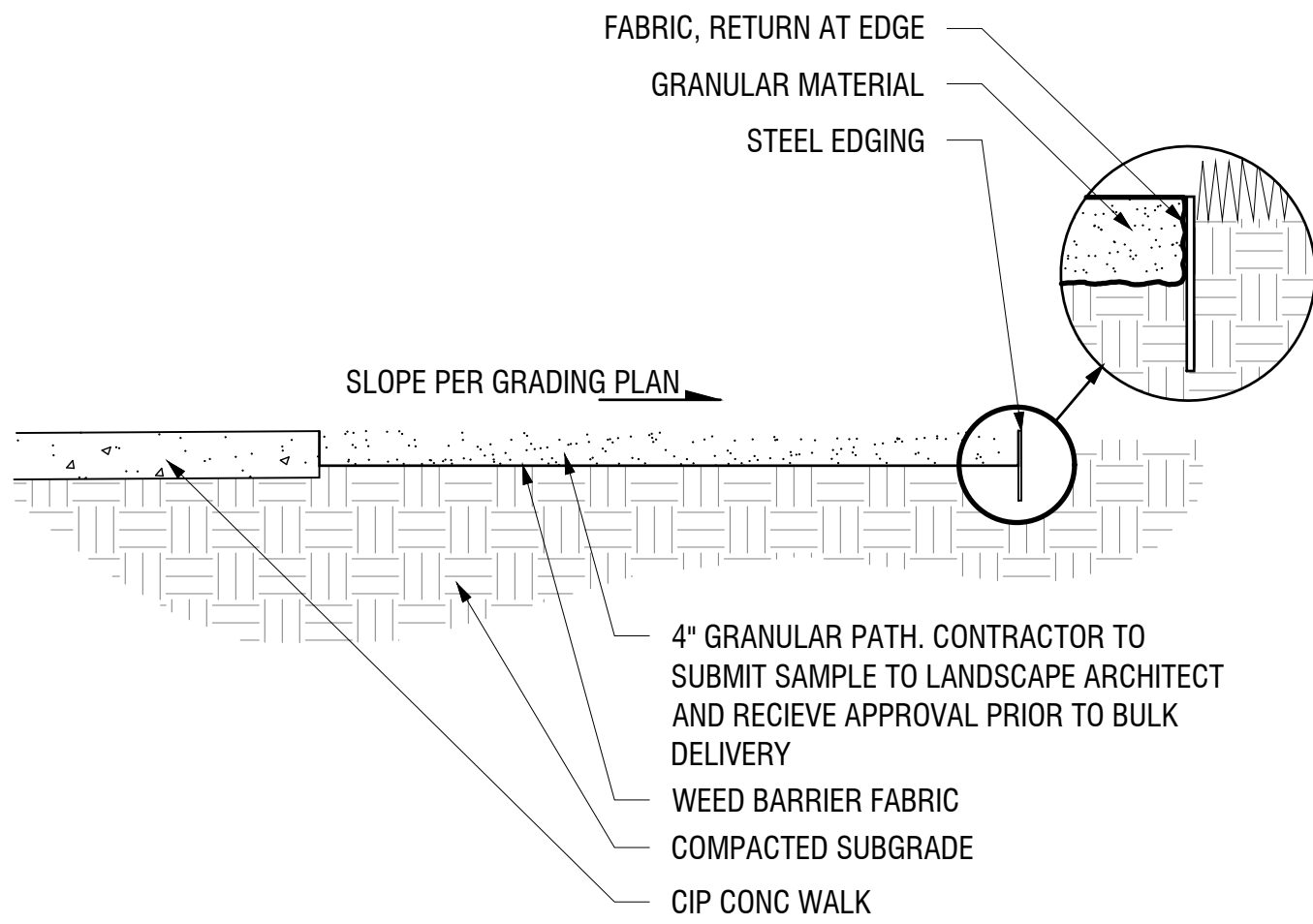
1. THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A 3 YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
2. MEDIAN NATIVE GRASS TO BE ESTABLISHED WITH POP UP SPRAY IRRIGATION DURING THE ESTABLISHMENT PERIOD.

SHEET NUMBER	36	OF 40	DRAWN BY: SG RA SK	CHECKED BY: NL	DATE: 08/11/2024	SCALE: AS SHOWN		WINDLER 56TH AVENUE ISP AMENDMENT E-470 TO HARVEST ROAD NOTES	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9990 EMAIL: CHRIS@FELLOWSCOS.COM	CIVIL TAS	1200 Barnock St. Denver, CO 80204 303.571.0053 civiltasinc.com		No	Revisions	Date	Init.	Appr.	Date

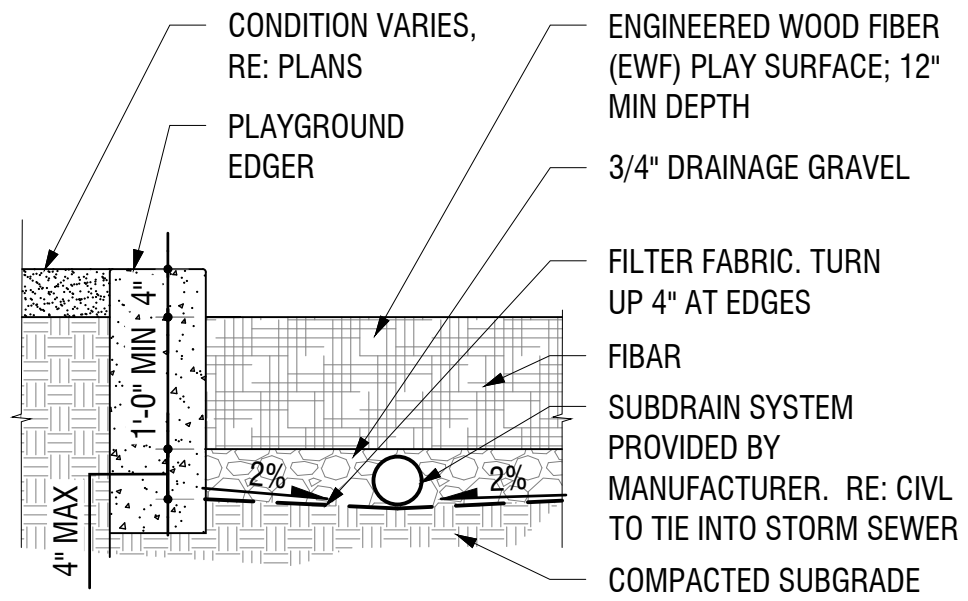




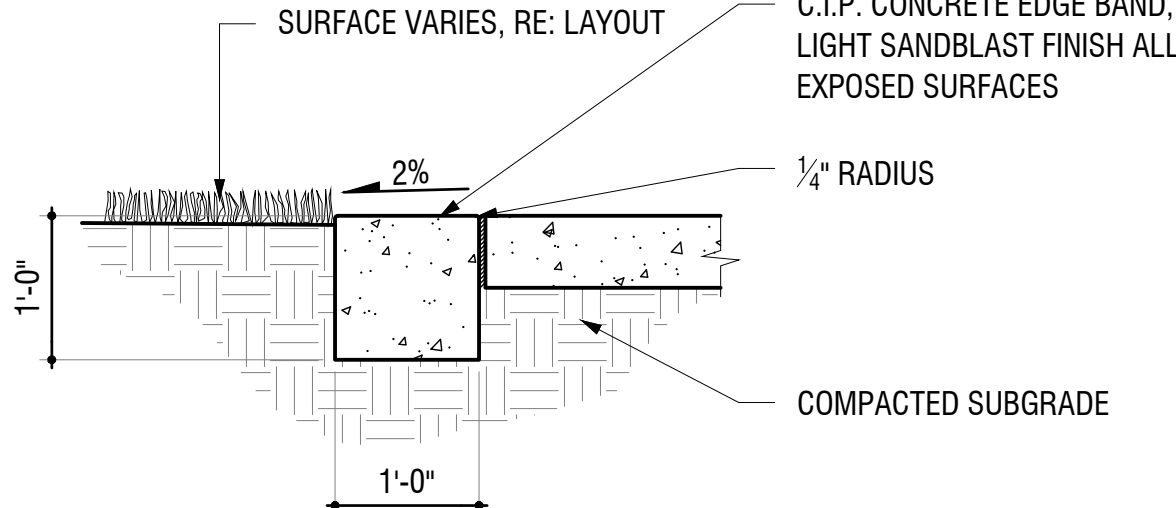
11 TREE PLANTING IN MEDIAN
SCALE: NTS



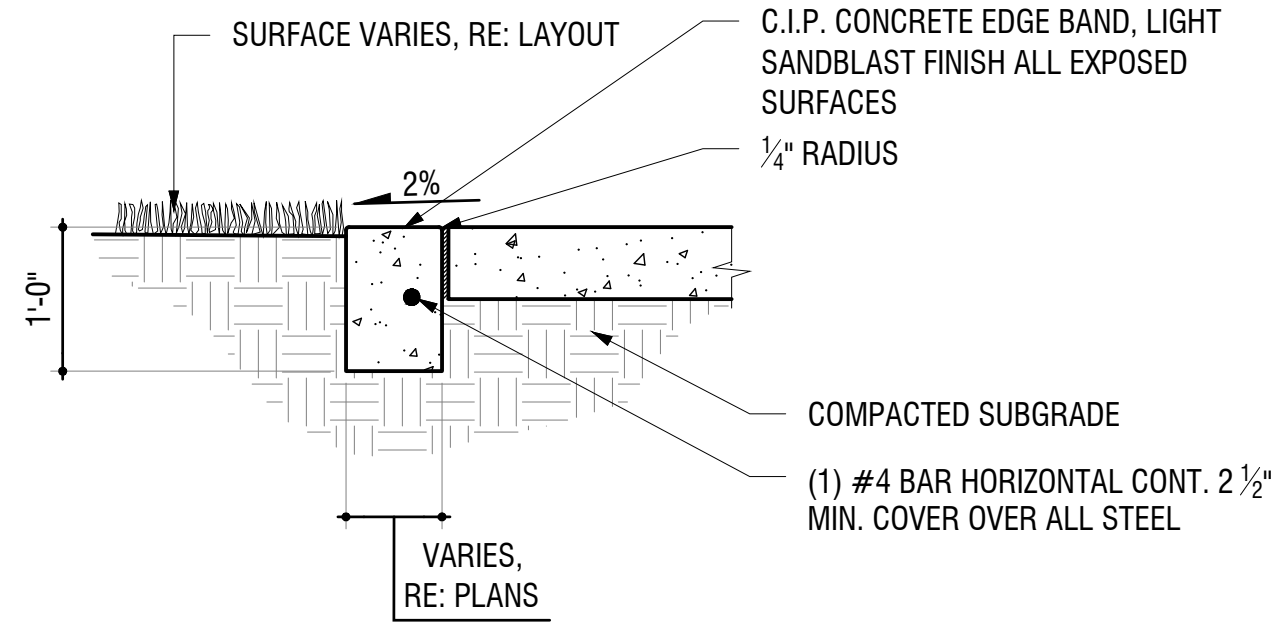
12 CRUSHER FINES
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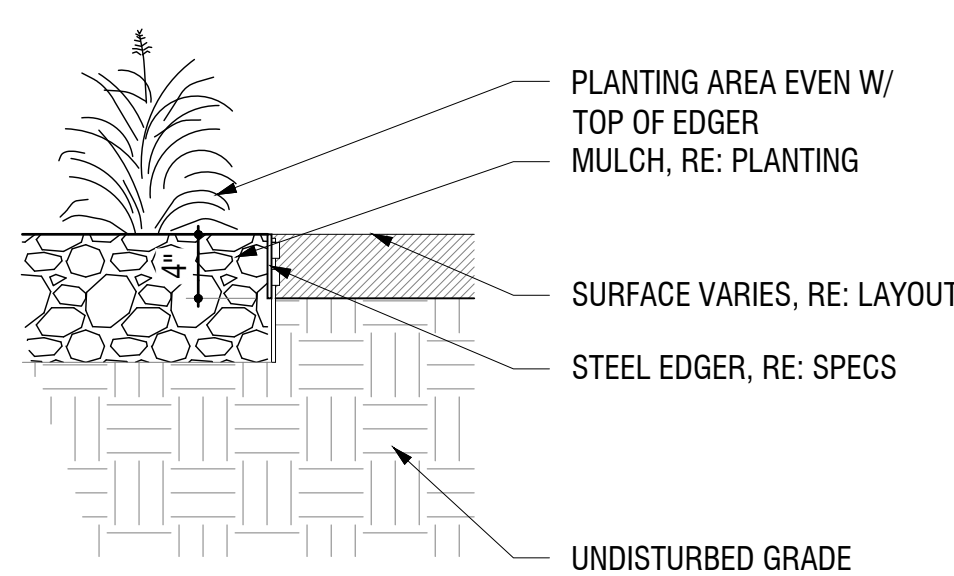
13 ENGINEERED WOOD FIBER
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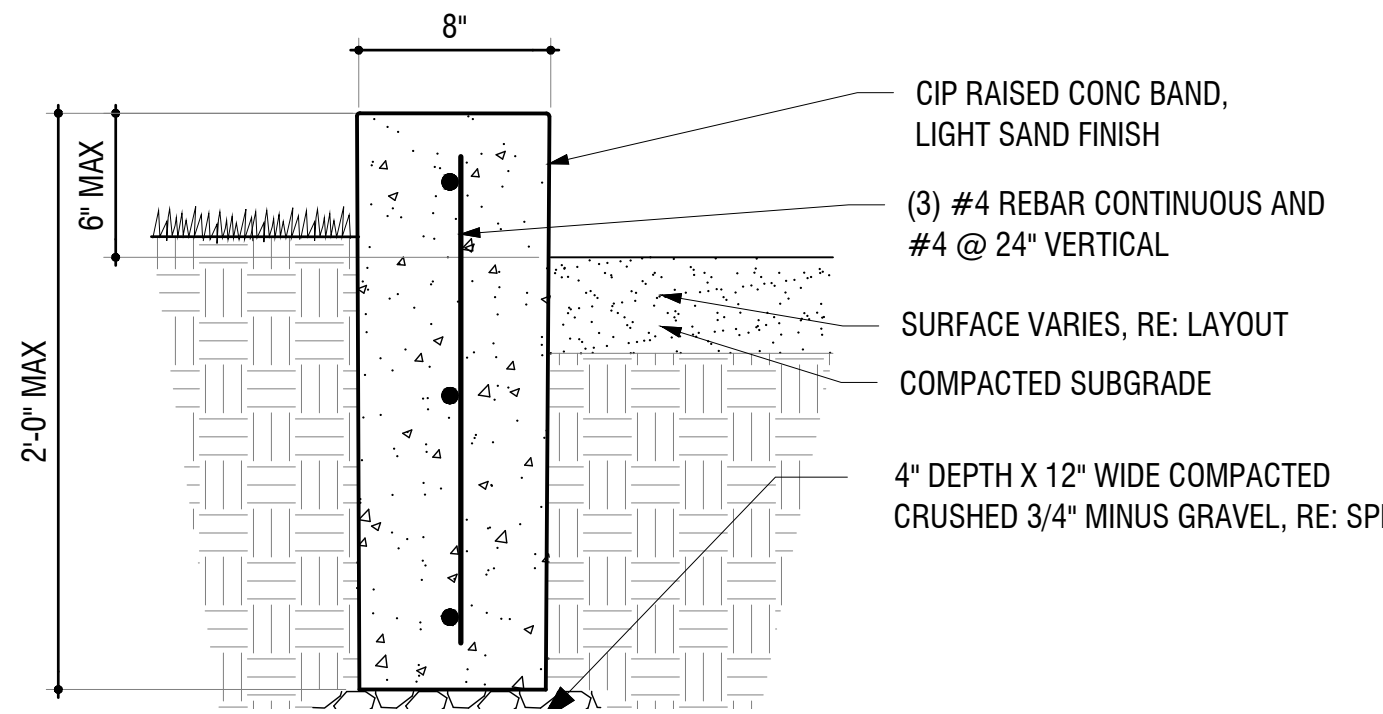
14 12 INCH CIP CONCRETE BAND
SCALE: 3/4\"/>



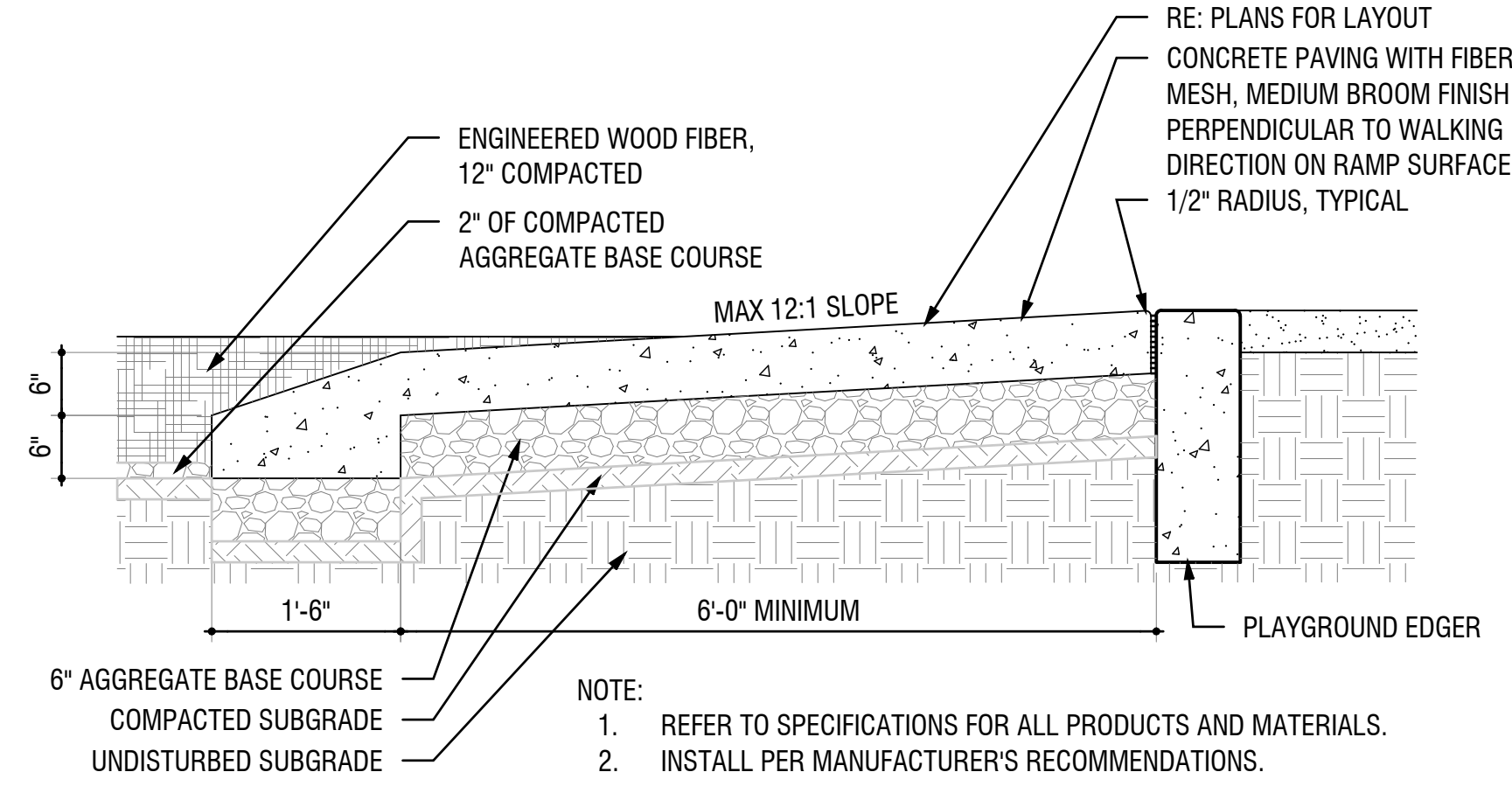
15 8 INCH CONCRETE BAND
SCALE: 3/4\"/>



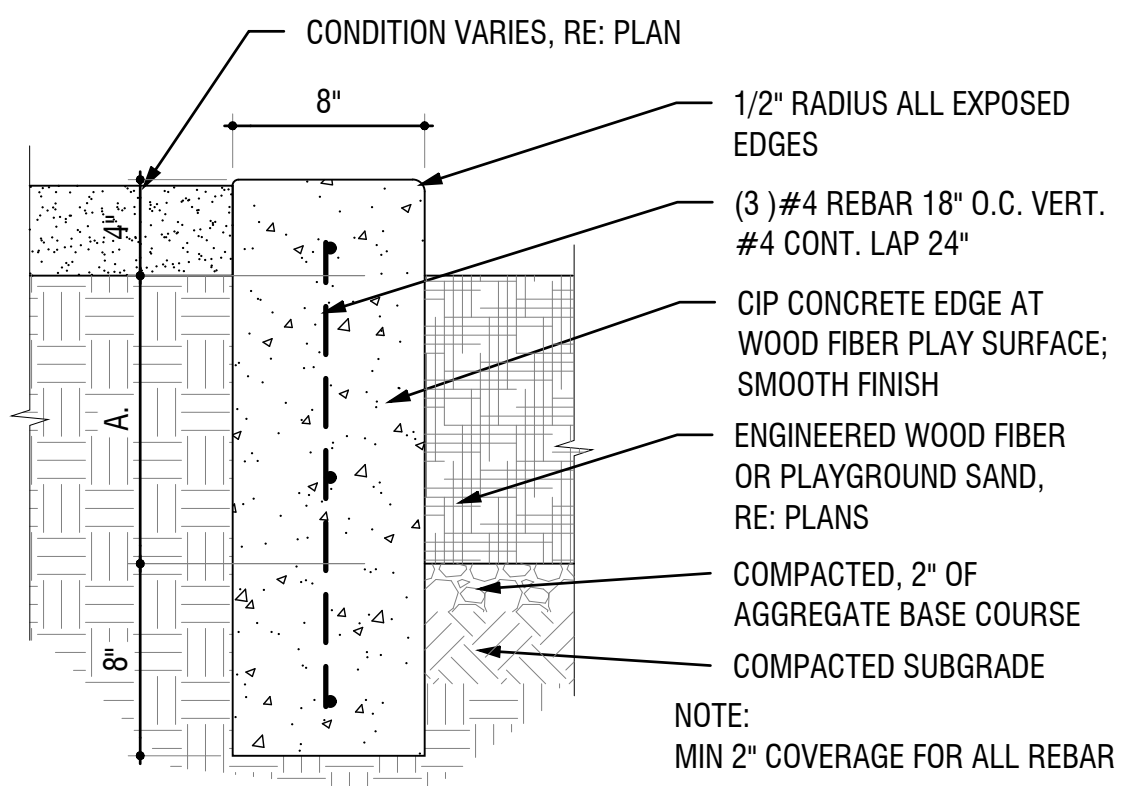
16 STEEL EDGER
SCALE: 1\"/>



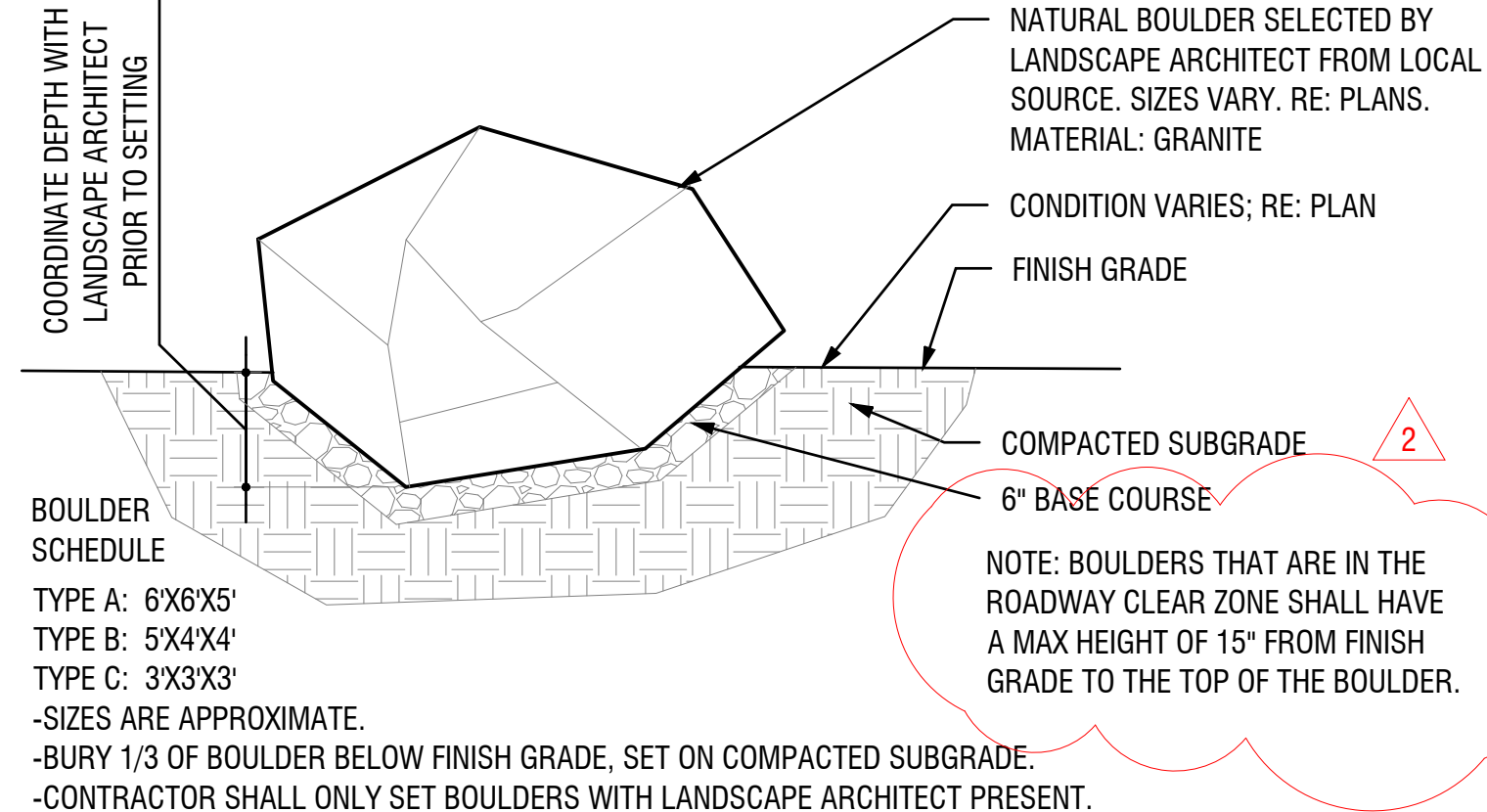
17 8 IN RAISED CONC EDGE BAND
SCALE: 1 1/2\"/>



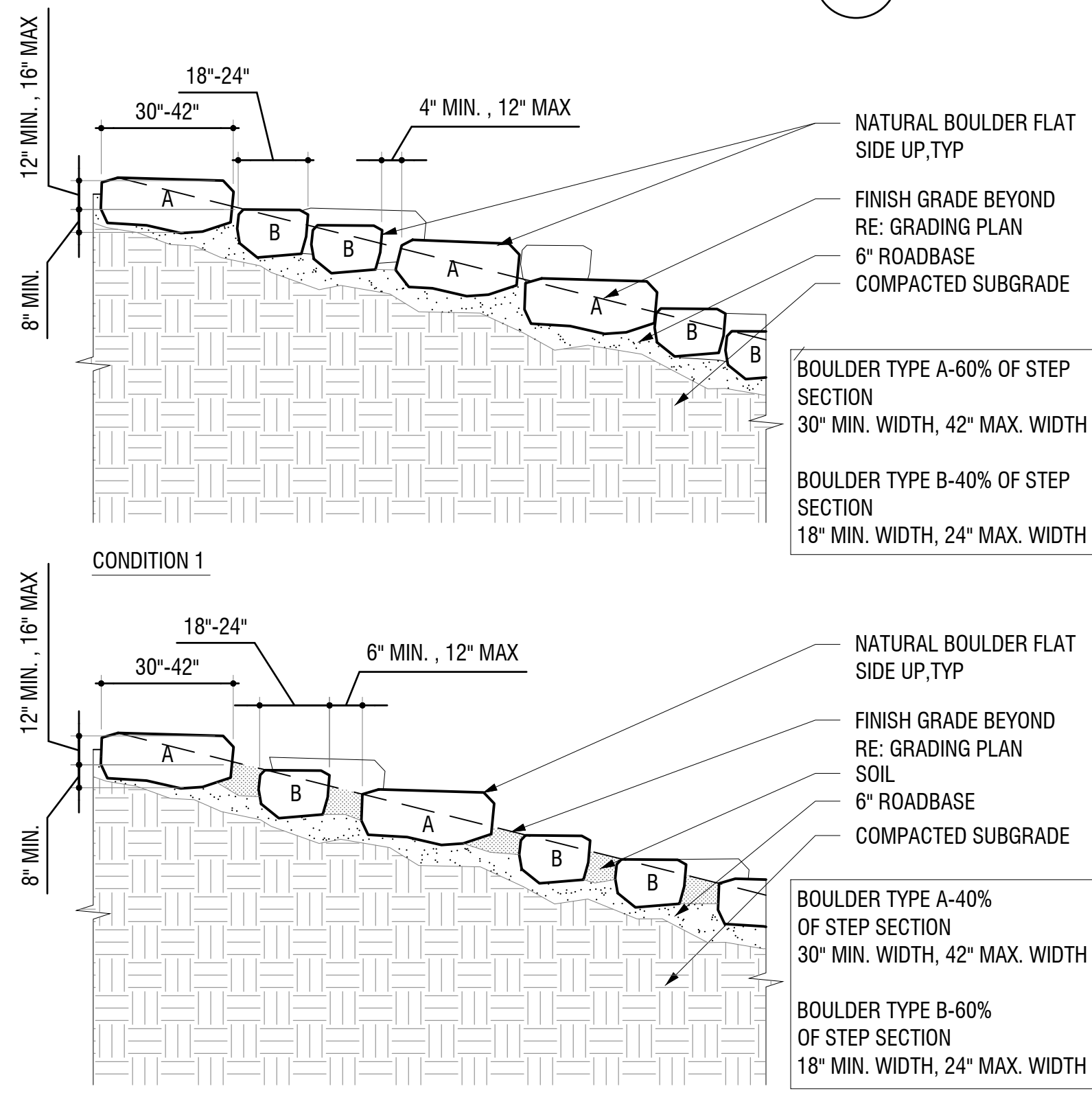
18 PLAYGROUND ADA RAMP
SCALE: 3/4\"/>



19 PLAYGROUND EDGER
SCALE: 1 1/2\"/>



20 BOULDER AT GRADE
SCALE: 3/8\"/>

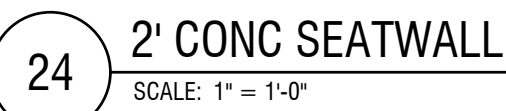


21 BOULDER STEPPING STONES
SCALE: 1/4\"/>

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\18_56TH STREETSCAPE\WINDLER 56TH_STREETSCAPE DETAILS.DWG, RASSER, 3/6/25

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38	OF 40	WPIA WINDLER PUBLIC IMPROVEMENT AUTHORITY	5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900 EMAIL: CHRIS@FELLOWSCOS.COM	WINDLER	56TH AVENUE ISP AMENDMENT	E-470 TO HARVEST ROAD	PAVE DETAILS	1200 Barnack St. Denver, CO 80204 303.571.0053 civiltasinc.com	CIVIL TAS	DETAILS ADDED	NOTE ADDED

NOT FOR CONSTRUCTION







30 MOVEABLE CHAIR AND FOOTREST
SCALE: 3" = 1'-0"



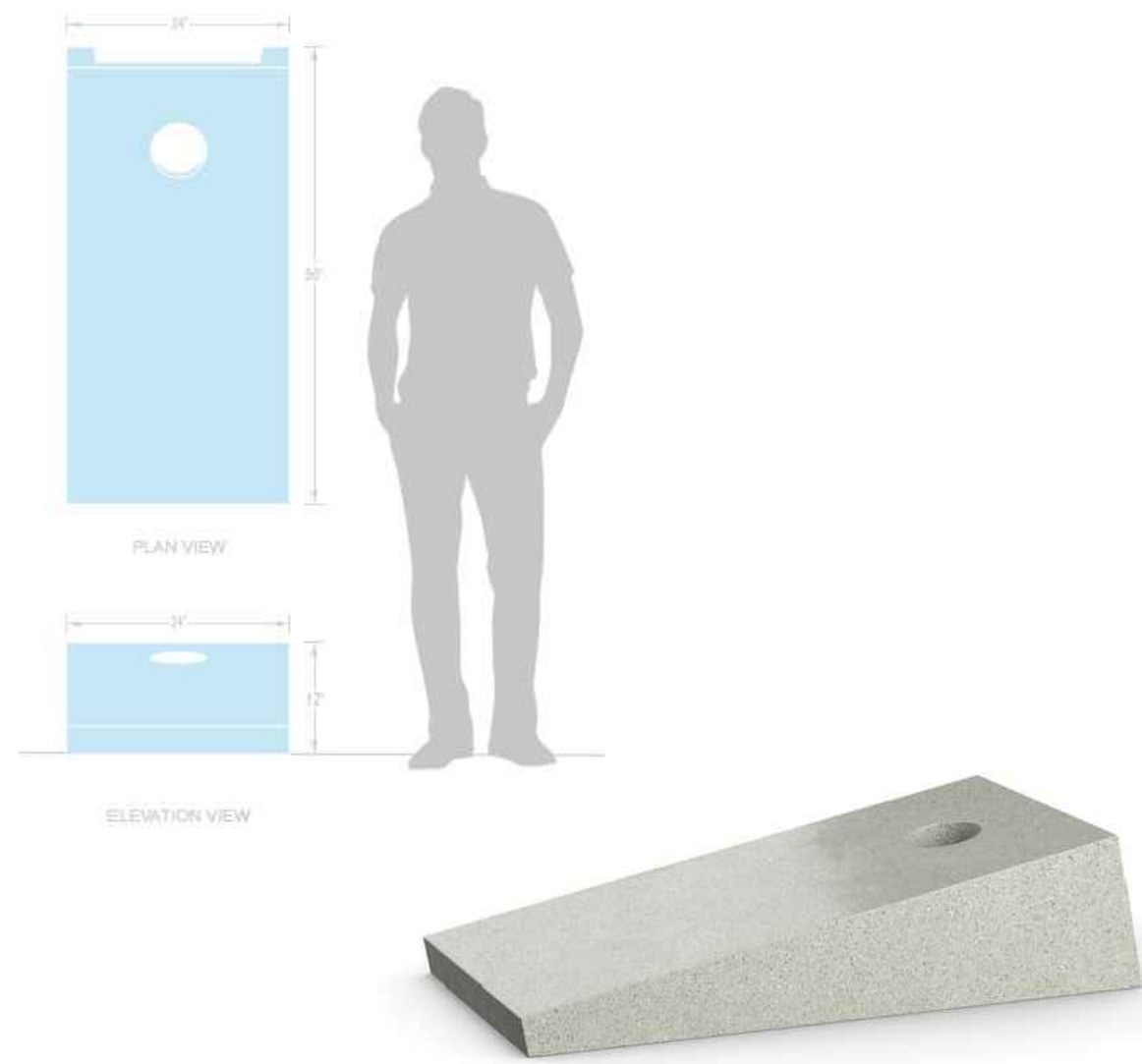
31 IN-GRADE LOUNGE CHAIRS
SCALE: 3" = 1'-0"



32 MOVABLE LOUNGER
SCALE: 1 1/2" = 1'-0"



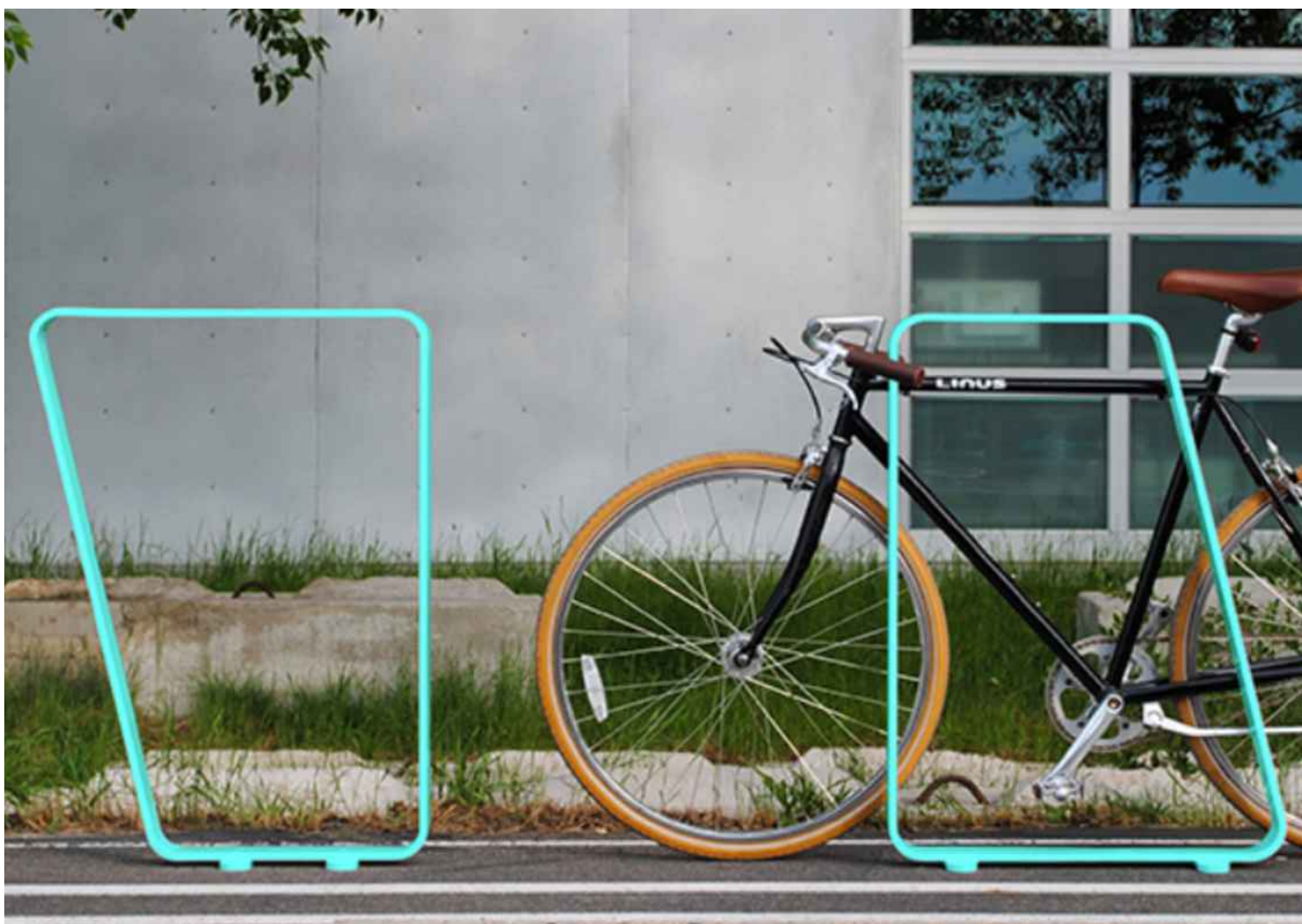
33 ADA CONCRETE PICNIC TABLES
SCALE: 1" = 1'-0"



34 CONCRETE CORNHOLE BOARDS
SCALE: 1" = 1'-0"



35 DOG BAG HOLDER + WASTE BIN
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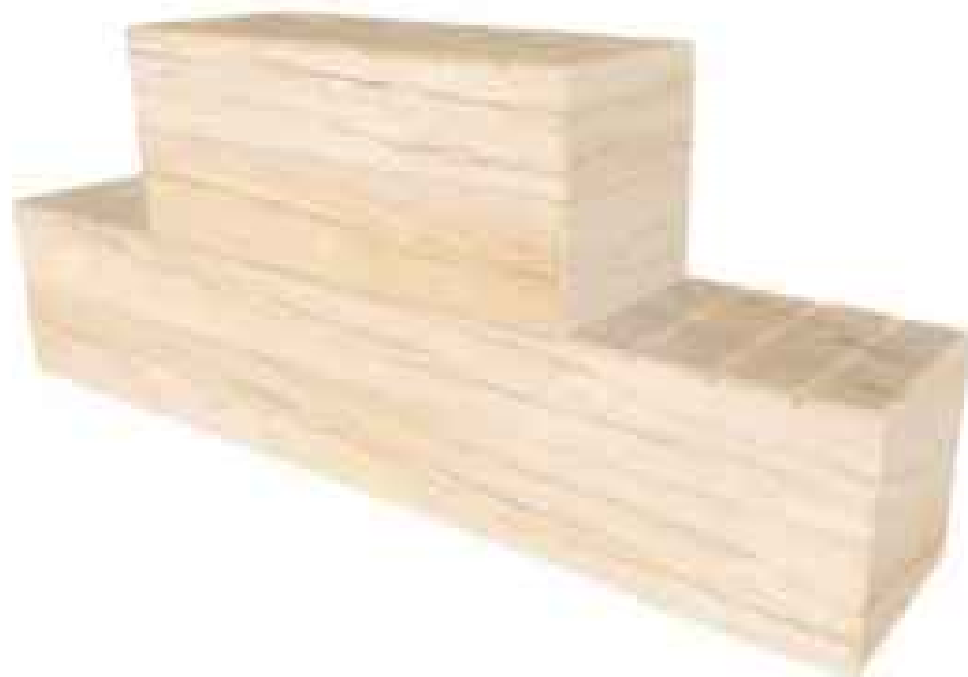
36 BIKE RACKS
SCALE: 1 1/256" = 1'-0"



37 POLLINATOR BEE HOTEL
SCALE: 1" = 1'-0"



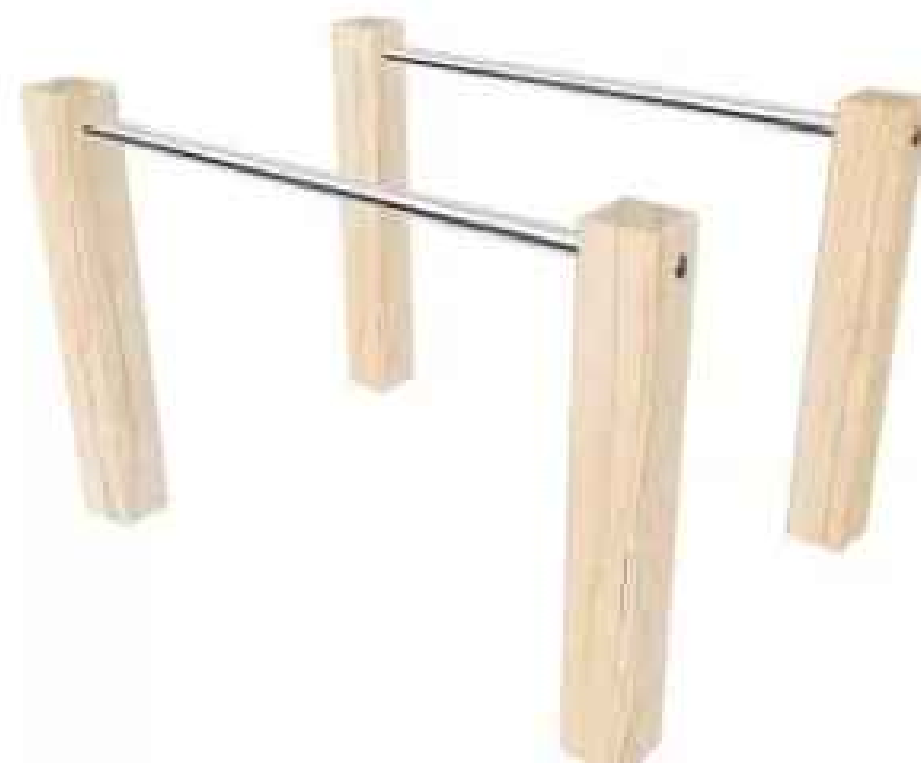
38 BALANCE BEAM TRAIL
SCALE: 1" = 1'-0"



39 STEP UP STEPS
SCALE: 1" = 1'-0"



40 PULL UP BARS
SCALE: 1" = 1'-0"



41 DIP BARS
SCALE: 1" = 1'-0"



42 WOODEN HURDLES
SCALE: 1" = 1'-0"



43 WEAVE BEAM
SCALE: 1" = 1'-0"



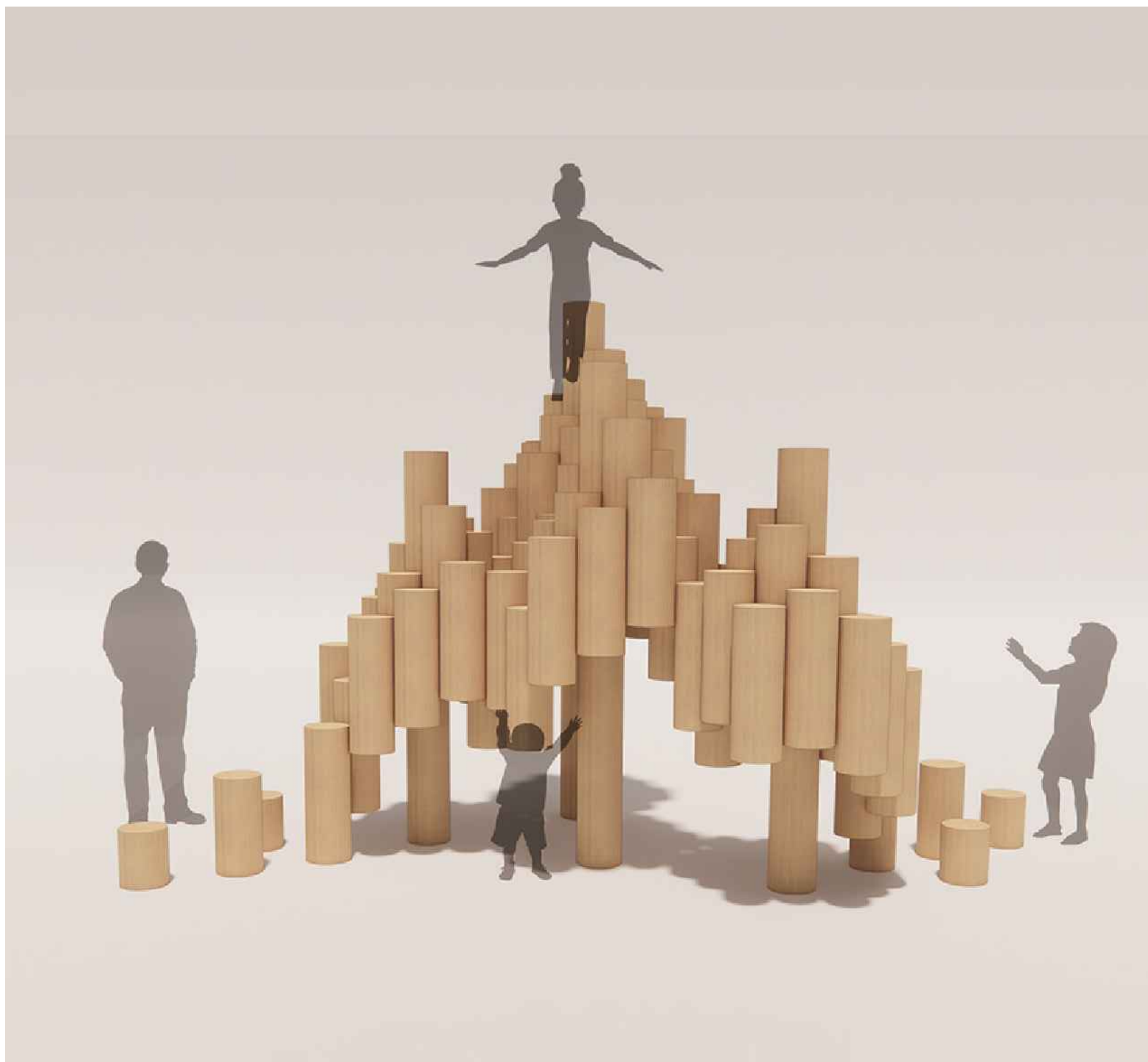
44 SHADE STRUCTURE
SCALE: 1" = 1'-0"



45 SHADE SAILS
SCALE: 1" = 1'-0"



46 MODERN WOODEN PORCH SWING
SCALE: 1 1/2" = 1'-0"



47 STEP CLUSTER PLAY FEATURE
SCALE: 1 1/2" = 1'-0"



48 EDUCATIONAL SIGNAGE
SCALE: 1 1/2" = 1'-0"



49 POLLINATOR INTERPRETIVE SIGNAGE
SCALE: 1" = 1'-0"

INTERPRETIVE SIGNAGE WILL BE
SANDBLASTED INTO ROCK SEATS.



50 COLUMN LIGHT
SCALE: 1 1/2" = 1'-0"



51 NORTH PARK BRIDGE OVERVIEW
SCALE: 1" = 1'-0"

TO BE SUBMITTED IN A FUTURE SUBMITTAL



52 NORTH PARK BRIDGE AND PATIO
SCALE: 1" = 1'-0"

TO BE SUBMITTED IN A FUTURE SUBMITTAL

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42	SG, RA, SK	NL	08/11/2024									
PAGE AND DETAILS ADDED												
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