

**LEGAL DESCRIPTION**

A PARCEL OF LAND, BEING A PART OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000056704, SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W1/4S12/S7/S13/S18 2023 PLS 38004, IN A RANGE BOX, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2023 PLS 38004, BEARS NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 19°54'44" EAST, A DISTANCE OF 5231.21 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000006662, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING ELEVEN (11) COURSES:

- DEPARTING SAID RIGHT-OF-WAY, NORTH 06°09'10" EAST, A DISTANCE OF 9.35 FEET;
- NORTH 03°26'49" EAST, A DISTANCE OF 147.88 FEET;
- NORTH 00°35'14" WEST, A DISTANCE OF 52.00 FEET, TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 191.24 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 23°58'35", A CHORD BEARING OF NORTH 12°34'31" WEST, AND A CHORD LENGTH OF 189.85 FEET, TO A POINT OF TANGENCY;
- NORTH 34°33'49" WEST, A DISTANCE OF 90.86 FEET;
- NORTH 65°26'11" EAST, A DISTANCE OF 91.50 FEET;
- SOUTH 24°33'49" EAST, A DISTANCE OF 113.47 FEET, TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 226.18 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.50 FEET, A CENTRAL ANGLE OF 23°58'35", A CHORD BEARING OF SOUTH 12°34'31" EAST, AND A CHORD LENGTH OF 224.53 FEET, TO A POINT OF TANGENCY;
- SOUTH 00°35'14" EAST, A DISTANCE OF 126.07 FEET;
- SOUTH 05°12'53" EAST, A DISTANCE OF 62.46 FEET, TO SAID RIGHT-OF-WAY;
- SOUTH 89°23'12" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 116.54 FEET, TO THE **POINT OF BEGINNING**.

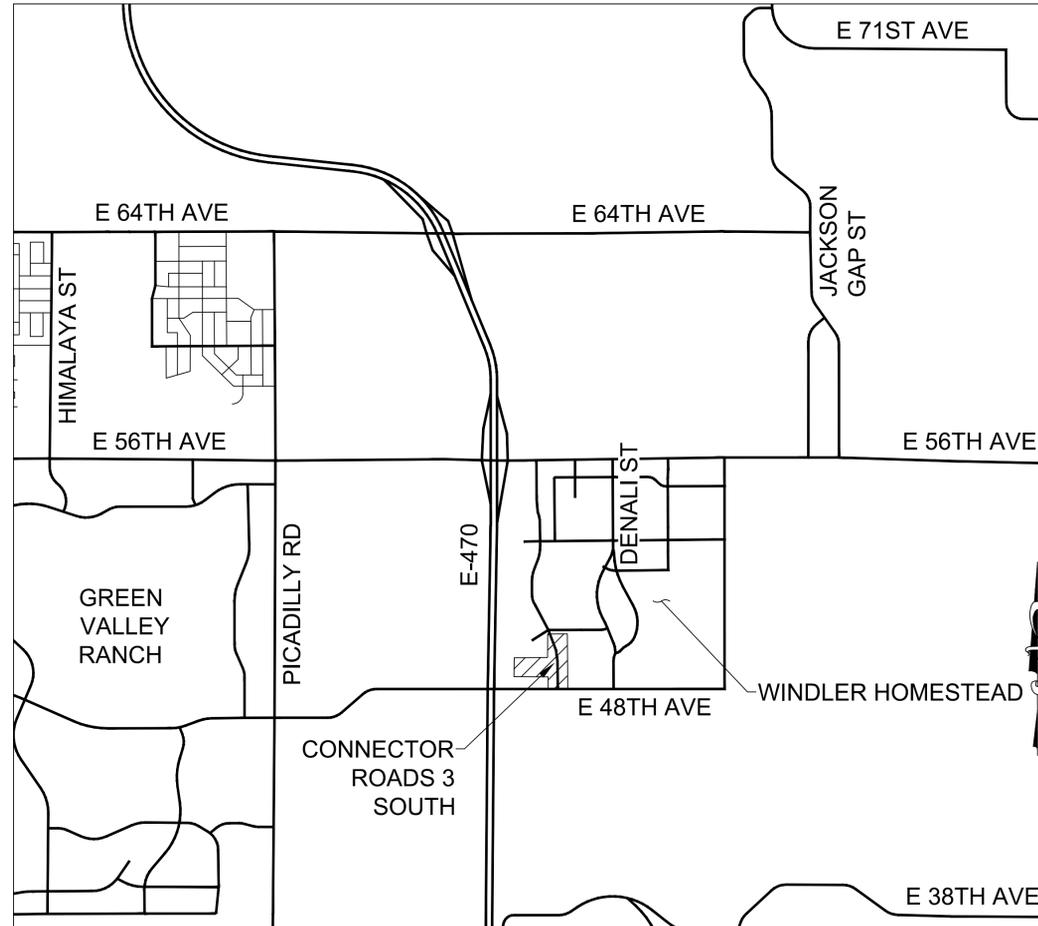
SAID PARCEL A CONTAINING A CALCULATED AREA OF 50.402 SQUARE FEET OR 1.157 ACRES, MORE OR LESS.

**SITE PLAN NOTES**

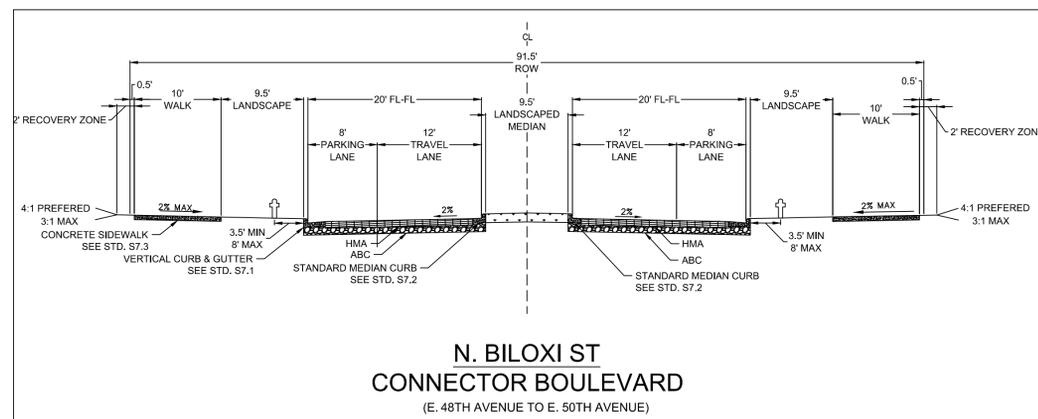
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST 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 AMERICAN DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, 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 ON BOTH SIDES OF DENALI STREET, THE NORTH SIDE OF 52ND AVENUE, AND 53RD AVENUE, WITHIN RIGHT-OF-WAY AND TRACT B, SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF DENALI STREET. 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 EASEMENTS 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 ENCRUCH 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 UNOBTSTRUCTED 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. WHERE FOUND, 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.
- APPLICANTS SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT 750' (MAXIMUM) SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS AND AT ONE CORNER OF EACH INTERSECTION.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.

**WINDLER  
CONNECTOR ROADS 3 SOUTH  
INFRASTRUCTURE SITE PLAN**

LOCATED IN THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF COLORADO



**VICINITY MAP**  
1" = 2000'



**N. BILOXI ST  
CONNECTOR BOULEVARD**  
(E. 48TH AVENUE TO E. 50TH AVENUE)

**SITE PLAN DATA BLOCK**

|                                |   |
|--------------------------------|---|
| PROPOSED SIDEWALK AREA:        | 5,290± SQ FT (0.12± ACRES)  |
| PROPOSED ROADWAY ASPHALT AREA: | 29,952± SQ FT (0.69± ACRES)   |
| PROPOSED LANDSCAPE AREA:       | 123,023± SQ FT (2.82± ACRES)  |
| PRESENT ZONING CLASSIFICATION: | MULTIFAMILY RESIDENTIAL (MF), MIXED-USE REGIONAL DISTRICT (MU-R), SINGLE FAMILY RESIDENTIAL (SFA/SFD) |
| OVERALL ISP DISTURBANCE AREA:  | 158,265± SQ FT (3.63± ACRES)  |

**BENCHMARK**  
3S6518NW001 ELEVATION= 5479.895'  
3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 3S6518NW001,2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD).

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "WESTWOOD T3S R65W / R65W 1/4 S12/S7/S13/S18 PLS 38004", IN A RANGE BOX, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "WESTWOOD T3S R65W 1/4 S7/S18 2023 PLS 38004", IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

**DESIGN TEAM CONTACTS**

**PROPERTY OWNERS:**  
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)  
9155 E. NICHOLS AVE., SUITE 360  
GREENWOOD VILLAGE, CO 80112  
CONTACT: CHRIS FELLOWS  
PHONE: (303) 795-9900

**SURVEYOR:**  
WESTWOOD PROFESSIONAL SERVICES  
10333 E DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112  
CONTACT: JEAN HALPIN  
PHONE: (720) 249-3533  
EMAIL: JEAN.HALPIN@WESTWOODPS.COM

**CIVIL ENGINEER:**  
WESTWOOD PROFESSIONAL SERVICES  
10333 E DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112  
CONTACT: CRAIG NORTHAM, P.E.  
PHONE: (720) 249-3576  
EMAIL: CRAIG.NORTHAM@WESTWOODPS.COM

**LANDSCAPE ARCHITECT:**  
CIVITAS INC.  
1200 BANNOCK ST.  
DENVER, CO 80204  
CONTACT: CRAIG VICKERS  
PHONE: (303) 571-0053  
EMAIL: CVICKERS@CIVITASINC.COM

**SIGNATURE BLOCK**

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.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
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 COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

| Sheet List Table |                           |
|------------------|---------------------------|
| Sheet Number     | Sheet Title               |
| 1                | COVER SHEET               |
| 2                | AREA SITE PLAN SOUTH      |
| 3                | AREA GRADING PLAN SOUTH   |
| 4                | AREA UTILITY PLAN SOUTH   |
| 5                | LANDSCAPE COVER SHEET     |
| 6                | LANDSCAPE PLANT SCHEDULES |
| 7                | LANDSCAPE PLANTING LAYOUT |
| 8                | LANDSCAPE DETAILS         |

**AMENDMENTS**

|          |               |
|----------|---------------|
| SCALE:   | DT            |
| AS SHOWN | CN            |
| FILE NO: | R0043259.20   |
| DATE:    | FEBRUARY 2025 |

**Westwood**  
10333 E DRY CREEK RD., SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9536  
Westwoodps.com  
Westwood Professional Services, Inc.

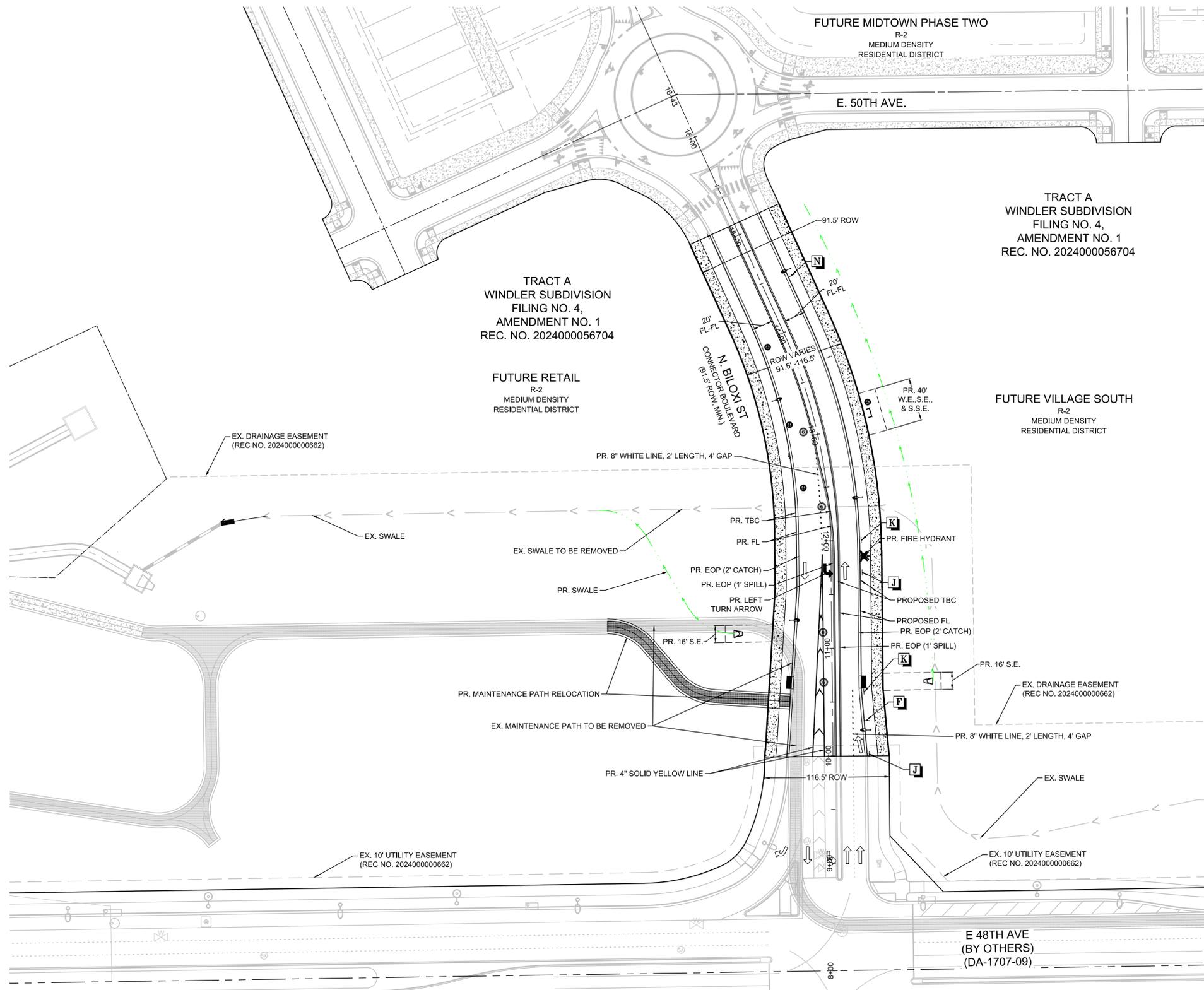
WINDLER PUBLIC IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, CO 80112  
PHONE: (303) 795-9900

WINDLER - CONNECTOR ROADS 3 SOUTH  
INFRASTRUCTURE SITE PLAN  
COVER SHEET

DRAWN BY: DT  
CHECKED BY: CN  
DATE: FEBRUARY 2025

SHEET NUMBER  
**1**

N:\PROJECTS\WINDLER\CONNECTOR ROADS 3\CAD\ENGINEERING\DRG SHEET\SPR3 SOUTH\AREA SITE PLAN SOUTH.DWG, CCNORTHAM, 2/20/2025, 1:14 PM



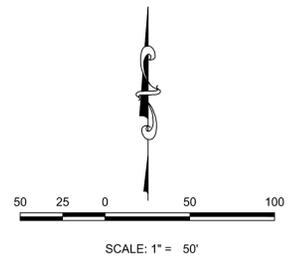
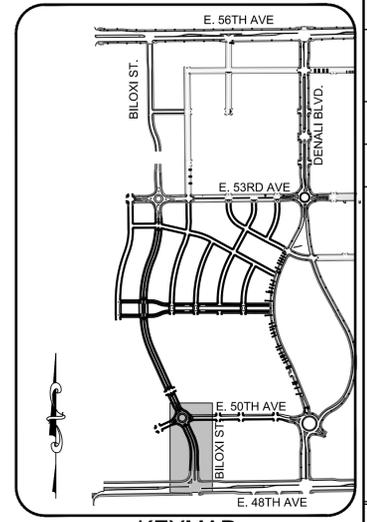
TRACT A  
WINDLER SUBDIVISION  
FILING NO. 4,  
AMENDMENT NO. 1  
REC. NO. 2024000056704

TRACT A  
WINDLER SUBDIVISION  
FILING NO. 4,  
AMENDMENT NO. 1  
REC. NO. 2024000056704

FUTURE RETAIL  
R-2  
MEDIUM DENSITY  
RESIDENTIAL DISTRICT

FUTURE VILLAGE SOUTH  
R-2  
MEDIUM DENSITY  
RESIDENTIAL DISTRICT

FUTURE MIDTOWN PHASE TWO  
R-2  
MEDIUM DENSITY  
RESIDENTIAL DISTRICT



**LEGEND**

|  |                             |  |                          |
|--|-----------------------------|--|--------------------------|
|  | PROPOSED FIRE HYDRANT       |  | CENTERLINE               |
|  | EXISTING FIRE HYDRANT       |  | RIGHT-OF-WAY             |
|  | PROPOSED FLARED END SECTION |  | PARCEL LINE              |
|  | PROPOSED STORM INLET        |  | EDGE OF PAVEMENT         |
|  | EXISTING STORM INLET        |  | PROPOSED EASEMENT        |
|  | PROPOSED SEWER MANHOLE      |  | SECTION & SECTION LINE   |
|  | PROPOSED RANGE BOX          |  | PROPOSED SL-3 LIGHT POLE |
|  | PROPOSED SIDEWALK           |  | PROPOSED SL-1 LIGHT POLE |
|  | EXISTING LIGHT POLE         |  | PROPOSED CROSSWALK       |

**STREET SIGN LEGEND**

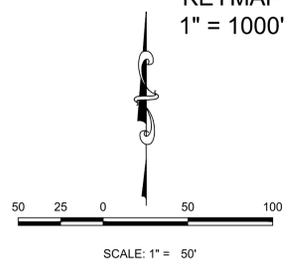
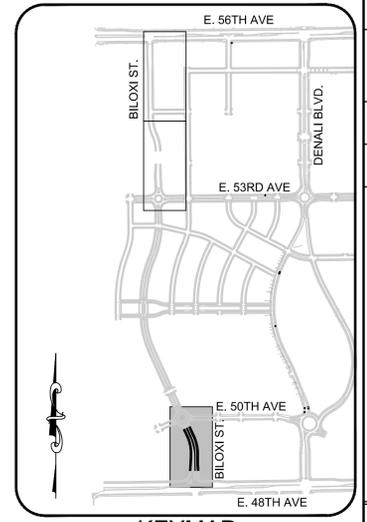
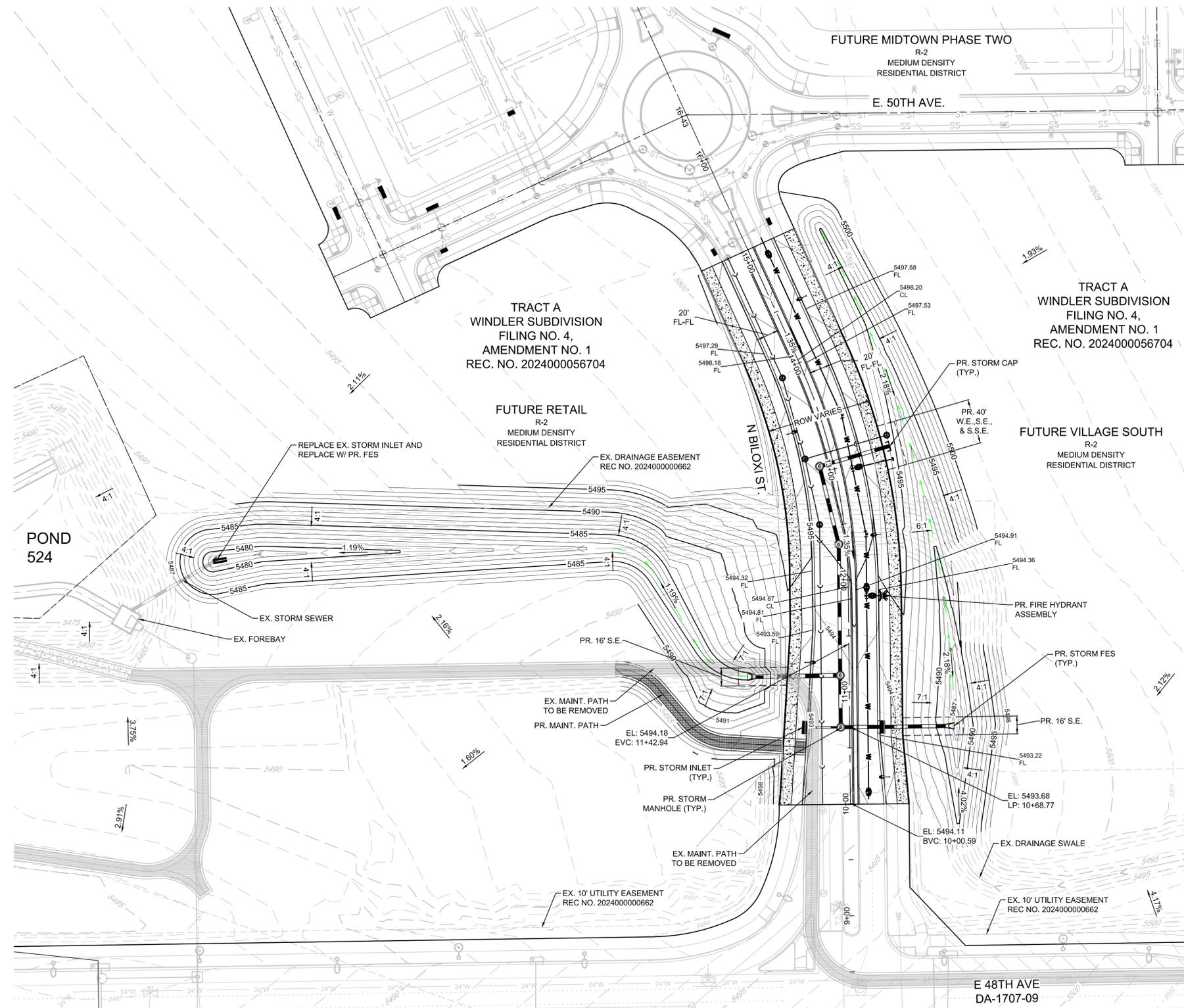
|                      |                       |   |                      |
|----------------------|-----------------------|---|----------------------|
|                      |                       |   |                      |
| R1-1<br>30" x 30"    | R1-2<br>30" x 30"     | R1-2BP<br>15" x 24"                                     | R4-7<br>24" x 30"    |
|                      |                       |   |                      |
| R2-1<br>24" x 30"    | R2-1<br>24" x 30"     | R6-4B<br>60" x 24"                                      | R6-1<br>36" x 12"    |
|                      |                       |   |                      |
| W11-2<br>30" x 30"   | W16-7P<br>24" x 12"   | C.O.A. NO PARKING W/ DIR. ARROW<br>R7-201L<br>12" x 18" | R7-201R<br>12" x 18" |
|                      |                       |   |                      |
| D3-1<br>VARIES x 12" | D1-1d<br>VARIES x 18" |   | R6-5P<br>30" x 30"   |

- NOTES:**
- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  - LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
  - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11
  - PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT 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 CONSTRUCTION THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

|              |              |                 |                     |  |   |
|--------------|--------------|-----------------|---------------------|--|---|
| SHEET NUMBER | DRAWN BY: DT | CHECKED BY: CCN | DATE: FEBRUARY 2025 | SCALE: AS SHOWN  | FILE NO: R0043259.20  |
|              |              |                 |                     | WINDLER PUBLIC IMPROVEMENT AUTHORITY<br>9158 E. NICHOLS AVENUE, SUITE 360<br>CENTENNIAL, CO 80112<br>PHONE: (303) 795-9900 | WINDLER - CONNECTOR ROADS 3 SOUTH<br>INFRASTRUCTURE SITE PLAN<br>AREA SITE PLAN SOUTH |
| 2            |              |                 |                     | Revisions  | Date  |
|              |              |                 |                     | Init.  | Appr.   |
|              |              |                 | Date                | Date   | Date  |

**Westwood**  
10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526  
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N:\PROJECTS\WINDLER\CONNECTOR ROADS 3\CAD\ENGINEERING\SHEET SETS\ISP\CR3 SOUTH AREA GRADING PLAN SOUTH.DWG, CCNORTHAM, 2/20/2025 1:15 PM



**LEGEND**

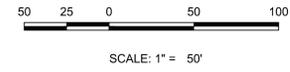
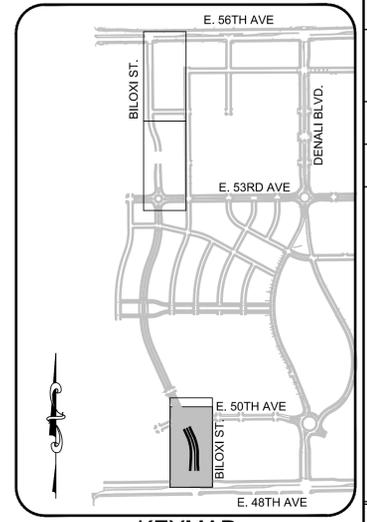
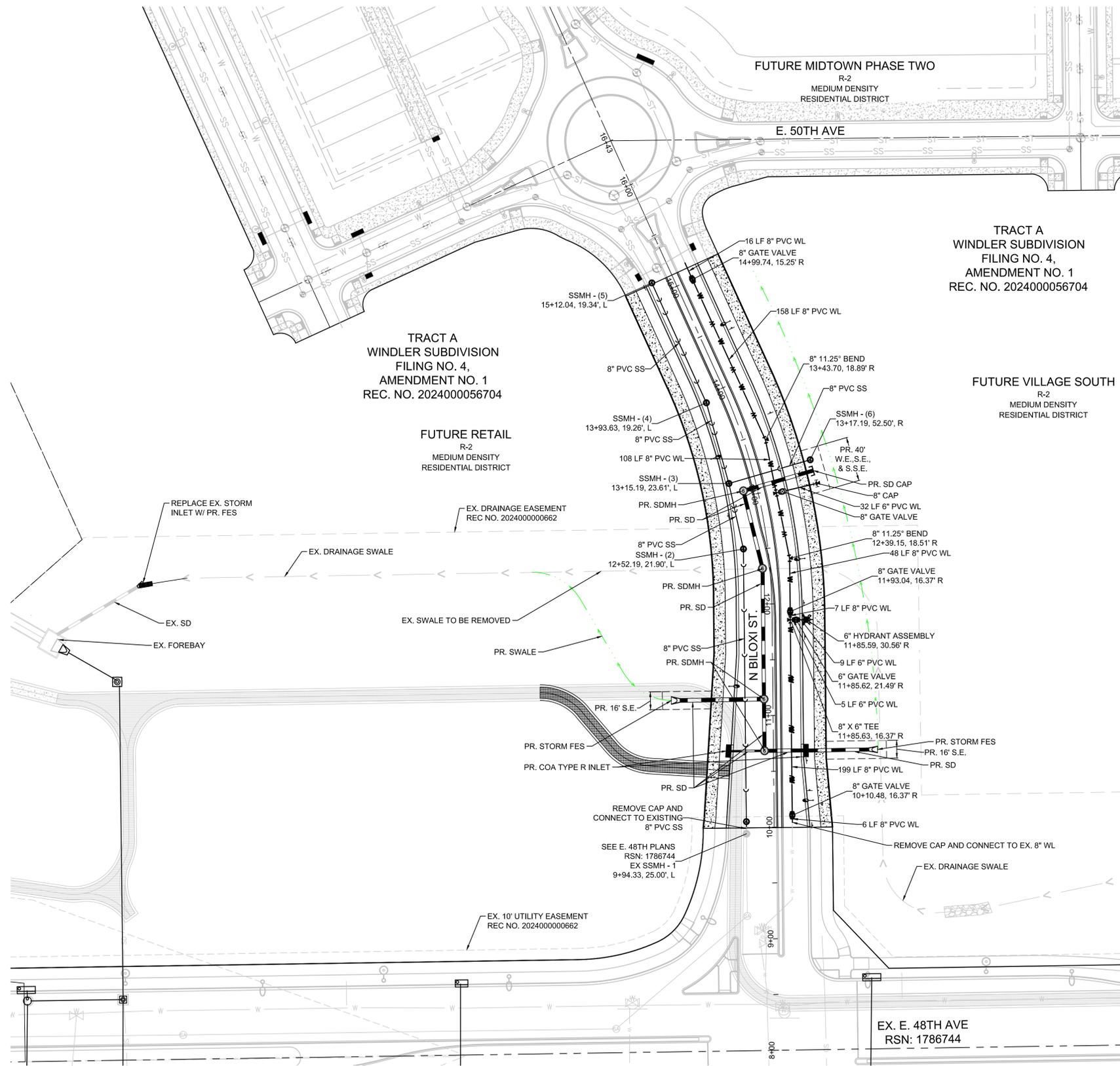
| SECTIONLINE |                            | EXISTING SANITARY MANHOLE |   |
|-------------|----------------------------|---------------------------|---|
|             | EXISTING EASEMENT          |                           | PROPOSED SANITARY MANHOLE                           |
|             | PROPOSED EASEMENT          |                           | EXISTING STORM MANHOLE                              |
|             | EXISTING RIGHT OF WAY      |                           | PROPOSED STORM MANHOLE                              |
|             | PROPOSED RIGHT OF WAY      |                           | EX./FUT. CDOT TYPE R STORM INLET                    |
|             | EXISTING STORM SEWER       |                           | PR. CDOT TYPE R STORM INLET                         |
|             | PROPOSED STORM SEWER       |                           | PROPOSED FLARED END SECTION                         |
|             | EXISTING SANITARY SEWER    |                           | PROPOSED SL-3 LIGHTING                              |
|             | PROPOSED SANITARY SEWER    |                           | EXISTING LIGHTING                                   |
|             | EXISTING/FUTURE WATER LINE |                           | PROPOSED SIDEWALK                                   |
|             | PROPOSED WATER LINE        |                           | PROPOSED STREET SLOPE                               |
|             | EXISTING FIRE HYDRANT      |                           | PR. CURB RETURN PED. RAMP<br>PER COA DTLS S9.0-S9.6 |
|             | PROPOSED FIRE HYDRANT      |                           | EXISTING MAJOR CONTOUR                              |
|             | EXISTING GATE VALVE        |                           | EXISTING MINOR CONTOUR                              |
|             | PROPOSED GATE VALVE        |                           | PROPOSED MAJOR CONTOUR                              |
|             | PROPOSED OVERLAND FLOW     |                           | PROPOSED MINOR CONTOUR                              |
|             | EXISTING OVERLAND FLOW     |                           |   |

NOTES:  
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

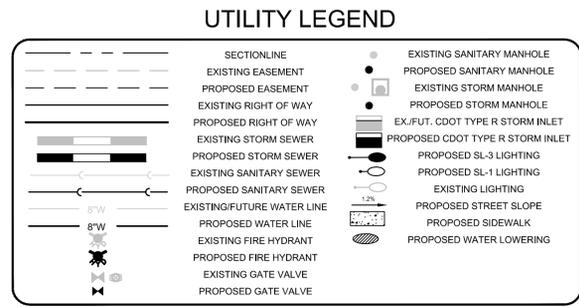
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|--------------|--------------|-----------------|---------------------|----------|-------------|--|--|-----------|-----|------|-------|-------|------|
| SHEET NUMBER | DRAWN BY: DT | CHECKED BY: CCN | DATE: FEBRUARY 2025 | SCALE:   | AS SHOWN    | WINDLER PUBLIC IMPROVEMENT AUTHORITY                       | 10333 E DRY CREEK RD.<br>SUITE 400<br>ENGLEWOOD, CO 80112<br>PHONE: (303) 795-9900 | Revisions | No. | Date | Init. | Appr. | Date |
|              |              |                 |                     | FILE NO: | R0043259.20 | WINDLER - CONNECTOR ROADS 3 SOUTH INFRASTRUCTURE SITE PLAN |  |           |     |      |       |       |      |
| 3            |              |                 |                     |          |             |  |  |           |     |      |       |       |      |

**Westwood**  
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N:\PROJECTS\WINDLER\CONNECTOR ROADS 3\CAD\ENGINEERING\SHETS\SPCR3 SOUTHAREA UTILITY PLAN SOUTH.DWG, CCNORTHAM, 2/20/2025 1:15 PM



- NOTES:
1. ALL STORM SEWER DEPICTED IN THESE PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  2. ALL WATER AND SANITARY SEWER DEPICTED IN THESE PLANS ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  3. ALL STATIONS AND OFFSET CALLOUTS REFERENCE THE ROADWAY'S RIGHT OF WAY CENTERLINE ALIGNMENT UNLESS OTHERWISE NOTED.
  4. ALL WATERLINE PIPES SHALL BE C905 PVC UNLESS OTHERWISE NOTED. ALL PIPES SHALL BE BEDDED WITH CLASS B ALTERNATE BEDDING PER COA STD DTL 100-1.
  5. ALL FIRE HYDRANTS SHALL BE PER COA STD DTL 208-1.
  6. AIR/VAC VALVE ASSEMBLIES SHALL BE PER COA STD DTL 211-1 AND 214-1.
  7. BLOWOFF ASSEMBLIES SHALL BE PER COA STD DTL 209-1.
  8. THRUST BLOCKS SHALL BE PER COA STD DTL 220-1.
  9. WATERLINE LOWERINGS SHALL BE PER COA STD DTL 221-1.
  10. ALL GATE VALVES SHALL INCLUDE VALVE BOX W/ COVER FLUSH W/ GROUND SURFACE.
  11. A SOILS RESISTIVITY TEST WAS PERFORMED AND MEASURED TO RANGE FROM 292 OHM-CM TO 2,980 OHM-CM.



|   |       |               |             |
|---|-------|---------------|-------------|
| SHEET NUMBER  | 4     |               |             |
|   | DATE: | FEBRUARY 2025 |             |
| CHECKED BY:   | CCN   | FILE NO:      | R0043259.20 |
| DRAWN BY:   | DT    | SCALE:        | AS SHOWN    |
| WINDLER - CONNECTOR ROADS 3 SOUTH INFRASTRUCTURE SITE PLAN AREA UTILITY PLAN  |       |               |             |
| WINDLER PUBLIC IMPROVEMENT AUTHORITY<br>9155 E. NICHOLS AVENUE, SUITE 360<br>CENTENNIAL, CO 80112<br>PHONE: (303) 795-9900                    |       |               |             |
| <br>10333 E DRY CREEK RD.<br>SUITE 400<br>ENGLEWOOD, CO 80112<br>TEL: 720.482.9526<br>Westwoodops.com<br>Westwood Professional Services, Inc. |       |               |             |
| Revisions   | No.   | Date          | Appr.       |
|   |       |               |             |
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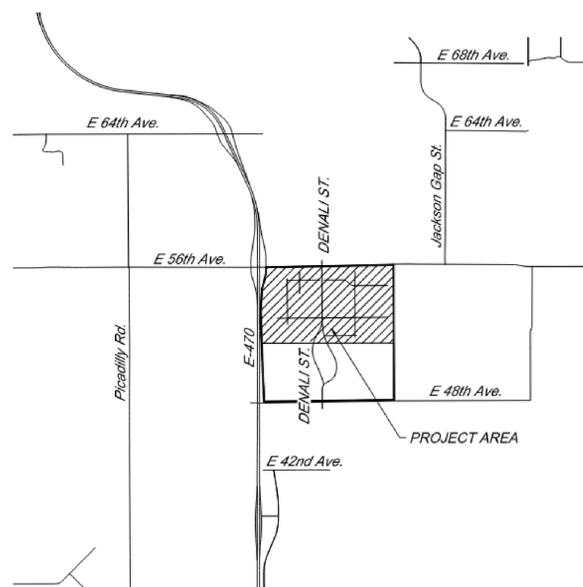
**LANDSCAPE NOTES**

**CITY OF AURORA STANDARD LANDSCAPE NOTES**

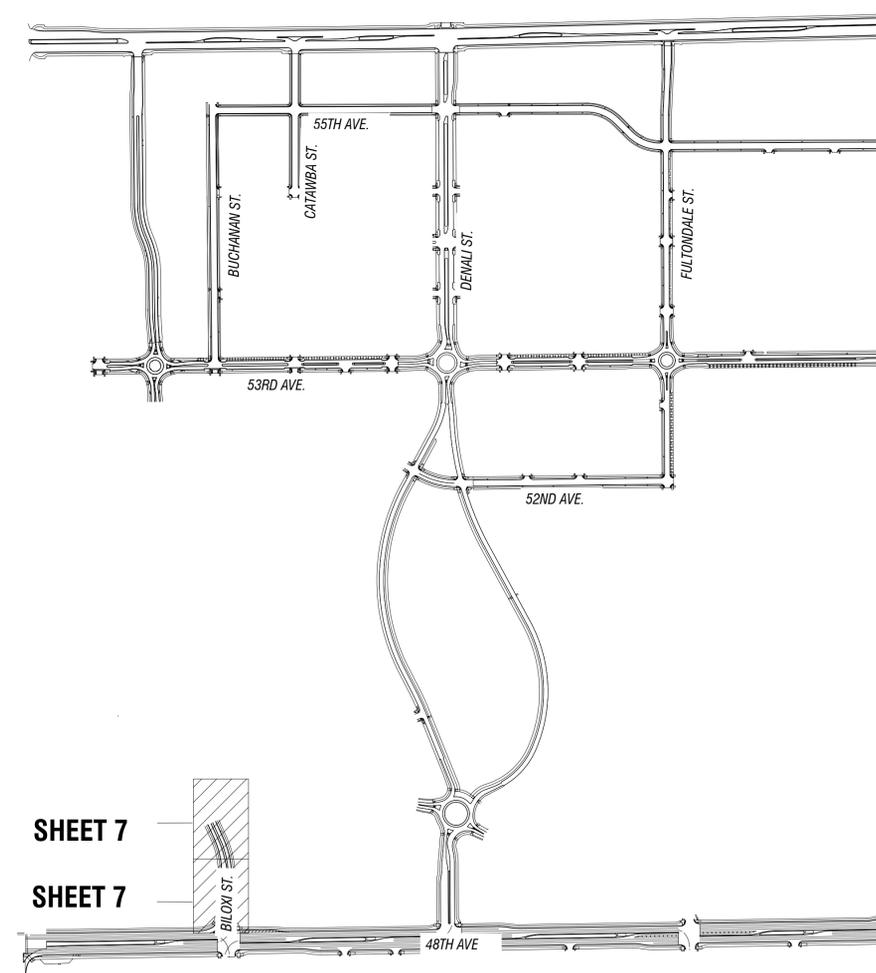
1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHURB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
2. LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLANT AND CUT SHEETS.
3. PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT, WALKS AND TRAILS TO BE CONCRETE OR 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 UPON CONSTRUCTION OF THE INDIVIDUAL STREETS IDENTIFIED WITHIN THIS INFRASTRUCTURE SITE PLAN.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. INSTALLATION, IRRIGATION, AND FUTURE MAINTENANCE OF ALL LANDSCAPE MEDIANS WILL BE THE RESPONSIBILITY OF WINDLER PUBLIC IMPROVEMENT AUTHORITY .

**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 FEET OF PUBLIC WALKS; SHURBS NOT WITHIN 4 FT.
3. A MIN 4 FT DIAMETER 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.



**VICINITY MAP**

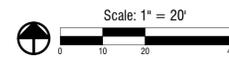
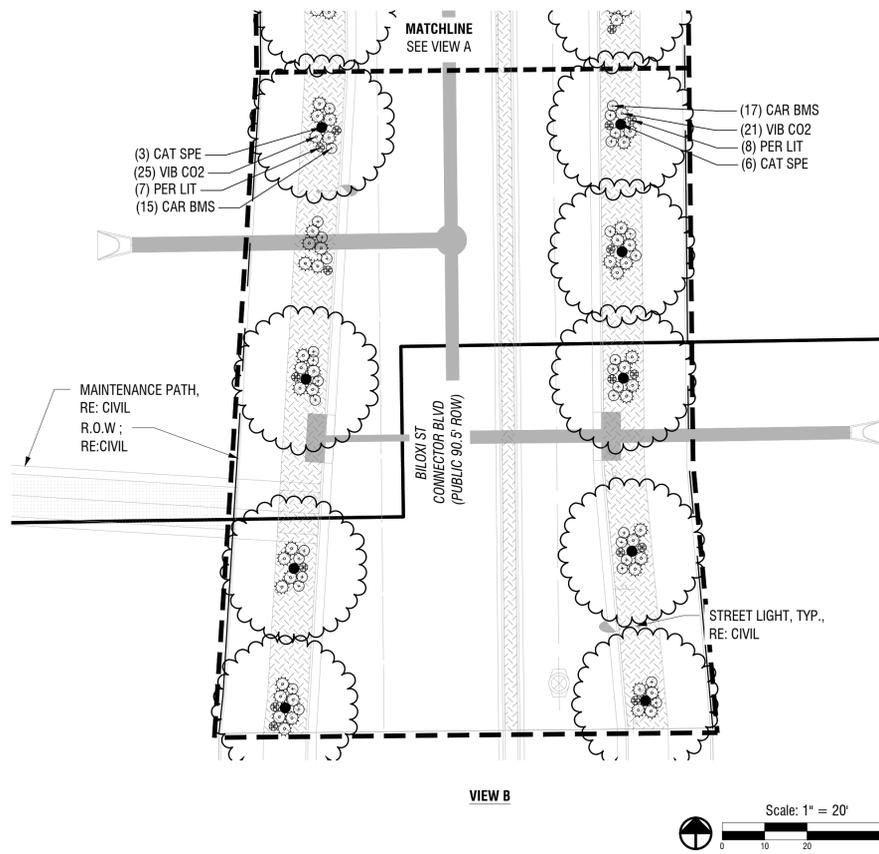
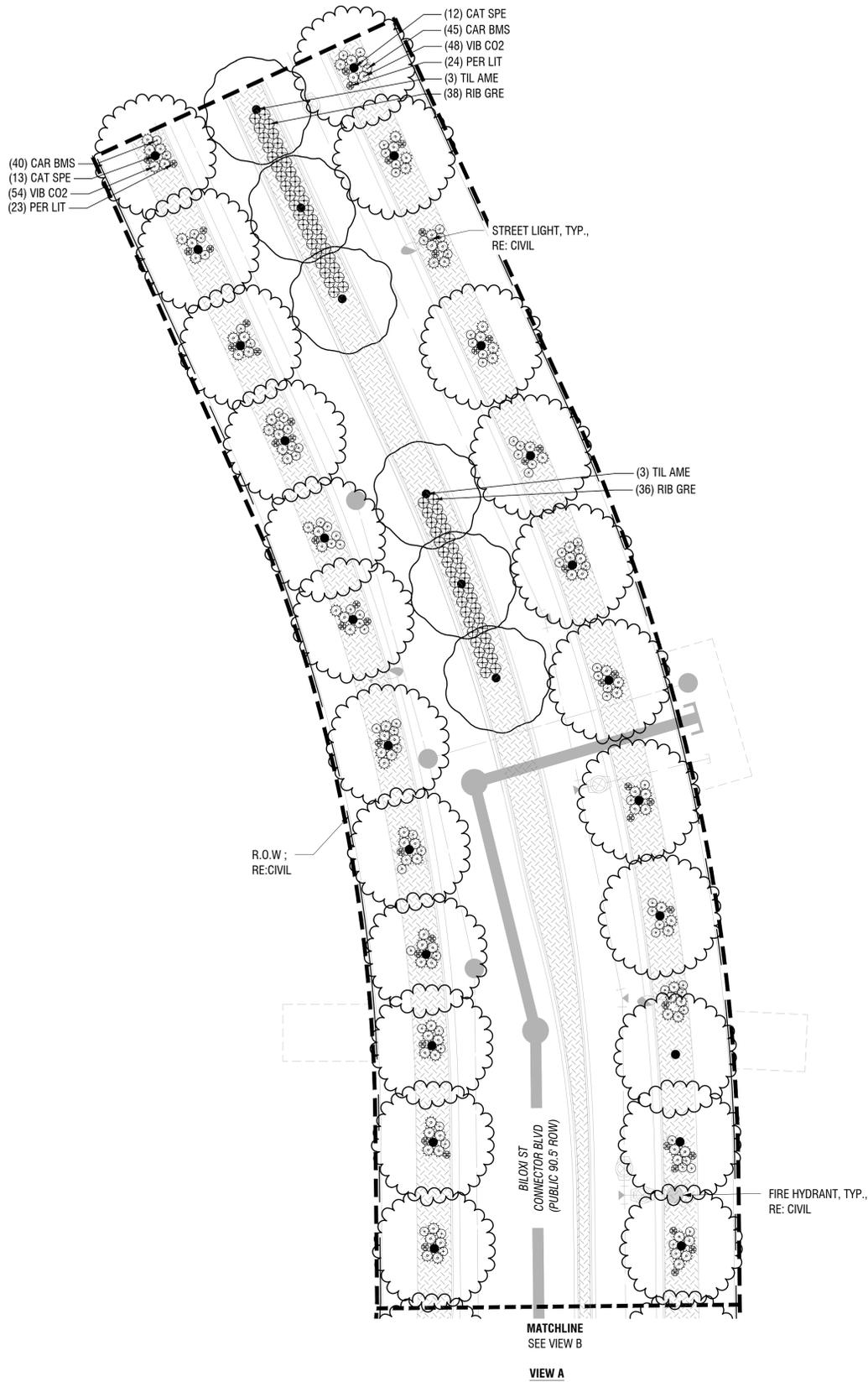


**SHEET INDEX**

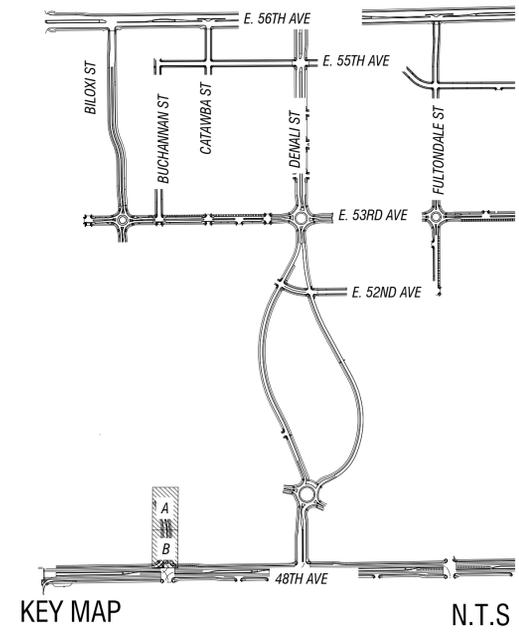
F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06\_CAD\SHEET\SCITY SUBMITTAL\3\_CONNECTOR ROADS 3\CONNECTORS 3\PLANT CALCULATIONS SOUTH.DWG. STUTL 2/13/25

|   |   |  |          |                         |                     |                 |                   |      |           |      |       |       |      |
|---|---|--|----------|-------------------------|---------------------|-----------------|-------------------|------|-----------|------|-------|-------|------|
| SHEET NUMBER  | 5 | SCALE:   | AS SHOWN | FILE NO:<br>R0043248.00 | DATE:<br>01/19/2025 | DRAWN BY:<br>SG | CHECKED BY:<br>CV | DATE | Revisions | Date | Init. | Appr. | Date |
|   |   | CONNECTOR ROADS 3 ISP<br>INFRASTRUCTURE SITE PLAN<br>COVER SHEET |          |                         |                     |                 |                   |      |           |      |       |       |      |
| <p><b>WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)</b><br/>8155 E. NICHOLS AVE. SUITE 380<br/>CENTENNIAL, CO 80112<br/>PHONE: (303) 795-9600</p> |   |  |          |                         |                     |                 |                   |      |           |      |       |       |      |
| <p><b>Westwood</b><br/>Westwoodps.com<br/>Westwood Professional Services, Inc. TEL: 720.482.9526</p>  |   |  |          |                         |                     |                 |                   |      |           |      |       |       |      |
| <p>1200 Bannock St.<br/>Denver, CO 80204<br/>303.571.0053<br/>civiltasinc.com</p>   |   |  |          |                         |                     |                 |                   |      |           |      |       |       |      |
| <p>10333 E DRY CREEK RD<br/>ENGLEWOOD, CO 80112</p>   |   |  |          |                         |                     |                 |                   |      |           |      |       |       |      |





| PLANT SCHEDULE 3       |         |     |   |           |           |
|------------------------|---------|-----|---|-----------|-----------|
| SYMBOL                 | CODE    | QTY | BOTANICAL / COMMON NAME   | SIZE      | CONTAINER |
| <b>DECIDUOUS TREES</b> |         |     |   |           |           |
|                        | CAT SPE | 32  | Catalpa speciosa / Northern Catalpa                                 | 2.5' Cal. | B&B       |
|                        | TIL AME | 6   | Tilia americana 'Redmond' / Redmond American Linden                 | 2.5' Cal. | B&B       |
| <b>SHRUBS</b>          |         |     |   |           |           |
|                        | CAR BMS | 117 | Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard        | 5 gal.    | Pot       |
|                        | RIB GRE | 74  | Ribes alpinum 'Green Mound' / Green Mound Alpine Currant            | 5 gal.    | Pot       |
|                        | VIB CO2 | 148 | Viburnum carlesii 'Compactum' / Compact Koreanspice Viburnum        | 5 gal.    |           |
| <b>PERENNIALS</b>      |         |     |   |           |           |
|                        | PER LIT | 62  | Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage | 1 gal.    | Pot       |

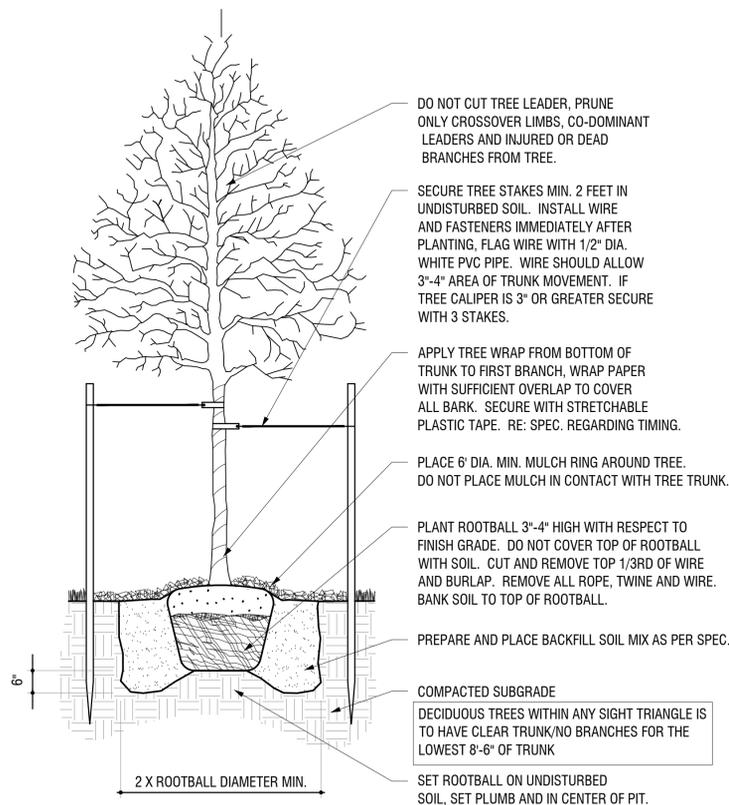


KEY MAP

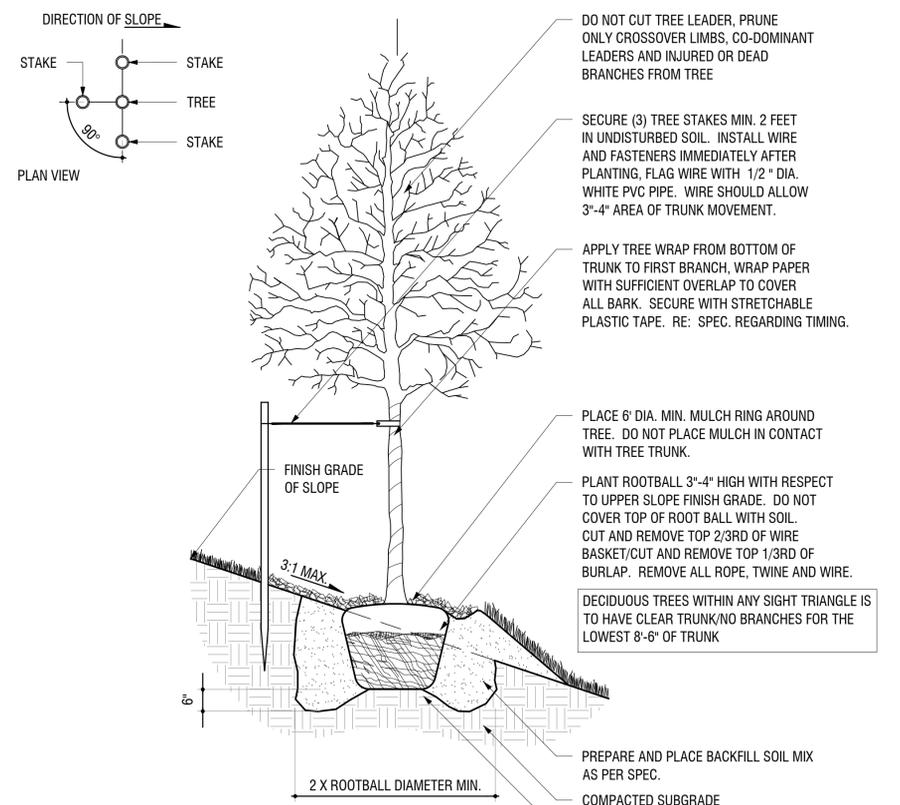
N.T.S

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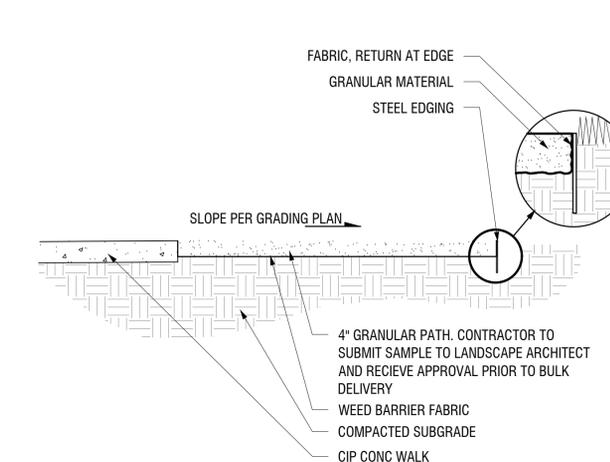
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| SHEET NUMBER<br><b>7</b> | DRAWN BY: SG<br>CHECKED BY: CV<br>DATE: 01/19/2025 | SCALE: AS SHOWN<br>FILE NO: R0043248.00 | CONNECTOR ROADS 3 ISP<br>INFRASTRUCTURE SITE PLAN<br>PLANTING LAYOUT | WINDLER PUBLIC IMPROVEMENT<br>AUTHORITY (WPIA)<br>9155 E. NICHOLS AVE. SUITE 390<br>CENTENNIAL, CO 80112<br>PHONE: (303) 795-9900 | 1200 Bannock St.<br>Denver, CO 80204<br>10333 E DRY CREEK RD<br>ENGLEWOOD, CO 80112<br>Westwoodps.com<br>Westwood Professional Services, Inc. TEL: 720.452.9526<br>civitasinc.com | Revisions<br>No. _____<br>Date _____<br>Init. _____<br>Appr. _____<br>Date _____ |
|--------------------------|--|---|--|---|---|--|



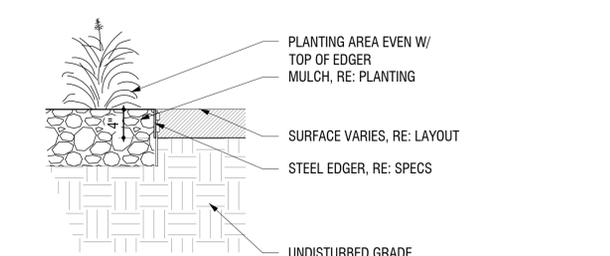
**A** DECIDUOUS TREE ON GRADE  
SCALE: 1/2" = 1'-0"



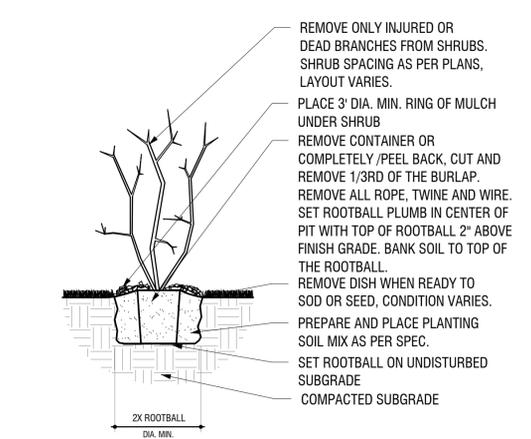
**B** DECIDUOUS TREE ON SLOPE  
SCALE: 1/2" = 1'-0"



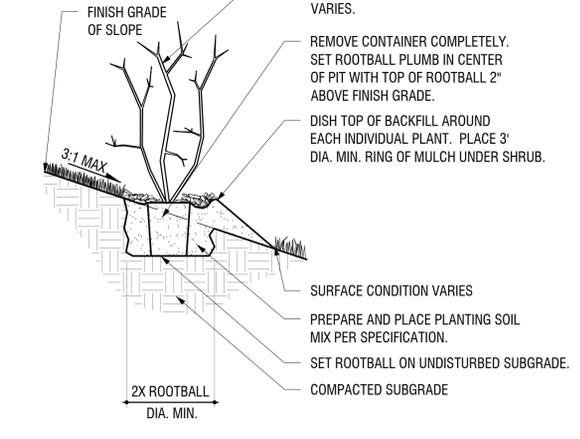
**C** CRUSHER FINES PAVING  
SCALE: 3/4" = 1'-0"



**D** STEEL EDGER  
SCALE: 1" = 1'-0"



**D** SHRUB ON GRADE  
SCALE: 1/2" = 1'-0"



**F** SHRUB ON SLOPE  
SCALE: 1/2" = 1'-0"

|              |   |              |                |                  |           |          |              |   |           |             |       |          |             |  |         |   |   |  |          |           |       |      |       |      |
|--------------|---|--------------|----------------|------------------|-----------|----------|--------------|---|-----------|-------------|-------|----------|-------------|--|---------|---|---|--|----------|-----------|-------|------|-------|------|
| SHEET NUMBER | 8 | DRAWN BY: SG | CHECKED BY: CV | DATE: 01/19/2025 | SCALE:    | AS SHOWN | SHEET NUMBER | 8 | DRAWN BY: | CHECKED BY: | DATE: | FILE NO: | R0043248.00 | CONNECTOR ROADS 3 ISP INFRASTRUCTURE SITE PLAN | DETAILS | WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600 | 1200 Bannock St. Denver, CO 80204 303.571.0053 civitasinc.com | Westwood Professional Services, Inc. 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 | Westwood | Revisions | No.   | Date | Appr. | Date |
|              |   |              |                |                  | Revisions | No.      |              |   |           |             |       |          |             |  |         |   |   |  |          | Date      | Appr. | Date |       |      |

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