Planning and Business Development

City of Aurora

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Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

May 23, 2024

Chris Fellows
Windler Public Improvement Authority
9155 E. Nichols Ave. #360
Centennial, CO 80112

Re: **Initial Submission Review –** DA-1707-34 –Windler Neighborhood PA-25 Site Plan and Plat
Application Number: **DA-1707-34**
Case Numbers: **2024-4013-00 and 2024-3018-00**

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on May 2, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 14, 2024. Fees in the amount of $49,044.00 are due prior to the second submission.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

The estimated Administrative Decision date is set for July 24, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or evigil@auroragov.org.

Sincerely,

Edward Vigil, Senior Planner
City of Aurora Planning Department

cc: Todd Odle, Westwood Professional Services
10333 E. Dry Creek STE 400
Englewood, CO 80112
Cesarina Dancy, ODA
Filed: K:\$DA\1707-34rev1

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Curbside street tree requirements are required at a ratio of 1 per 35 lf for any street frontages along lots that are not meeting the minimum front yard tree requirements.
- Firelane easements are required to be dedicated for certain roadways.
- Turn around for dead end streets longer than 150' requires a turn around per Section 4.04.1.06.
- Green court design fronting Tract N detention pond does not provide usable open space.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No public comments have been received. A neighborhood meeting will not be required at this time.
Response: WESTWOOD: Acknowledged

2. Completeness and Clarity of the Application

2A. Fees in the amount of $49,044.00 are due prior to the second submission.
Response: WESTWOOD: Acknowledged

2B. Please reference the site plan with the title and case number on adjacent parcels.
Response: WESTWOOD: Acknowledged

3. Zoning and Subdivision Use Comments

3A. **Site Plan** - Please remove "Filing NO.11" from Site Plan pages.
Response: WESTWOOD: Filing no. 11 removed

3B. Please provide an accurate project area within the vicinity map.
Response: WESTWOOD: Accurate project boundary shown

3C. Please provide the acreage within the site data block.
Response: WESTWOOD: Acreage added

3D. Please correct the spelling of "sign" within the site data block.
Response: WESTWOOD: Spelling has been corrected

3E. As a reminder, the lot typical drawings only allow a 2' encroachment for the front setback. Therefore, the home builders for these lots will need to plan on constructing front porches within the building envelope. Essentially, this pushes the front setback beyond the allowed requirement. Please coordinate with your clients to ensure that important elements such as front porches, bay windows, and projections are not lost with limited encroachment allowance.
Response: Acknowledged, this falls within the Windler COA development agreement.

3F. Please remove the fencing at each pedestrian pathway that leads to the Wenatchee right of way as redlined.
CIVITAS: Addressed

3G. The information regarding a perimeter park listed in the PA-25 Block Length Tracking Table is incorrect. These areas shown on the site plan appear to be paseos and not perimeter parks. If these are parks, please revise and provide the required amenities for a park.
CIVITAS: Table has been updated. All blocks exceeding the maximum 700' block length are broken up with a minimum 30'open space break.

3H. Please coordinate with the adjacent developer the maintenance and construction of the perimeter fence.
CIVITAS: Fencing construction and maintenance will be coordinated with the adjacent developer

3I. Please verify with addressing that all street names are correctly shown.
Response: Street names have been verified with Phil Turner.

3J. Section 4.2.3.C.1 requires that all Green Court open space be useable open space and not seed or bottom mix and also requires a minimum of open space width of 30 feet or the height of the tallest building facing the green court space, whichever is greater.
Response: All green court open space is useable and not seed or bottom mix. Green Court open space areas with a width less than 30' have been omitted from OS park credit.

3K. Advisory Comment: Is it possible to increase and distribute additional 3-story townhome product closer to 1881 Park – perhaps along 45th? The proposed pocket of 3-story product feels a little isolated/out of place.
CIVITAS: Acknowleged. No additional 3 story product is being proposed at this point.

3L. Confirm with the adjacent developer that the trail shown in Tract B is intended to connect through to the development to the south.
Response: WESTWOOD: PA25 is ahead of adjacent development, GVRE to match trail and open tract

3M. Please verify with adjacent developments that all sidewalks connect to sidewalks in the right of way.
Response: All sidewalks connect to adjacent developments.

3N. **Plat** - On all relevant pages, please show the right of way width and street type such as Tibet Road as redlined.
Response: Acknowledged.

4. Signage & Lighting Comments

4A. Provide photometric lighting plan for private area common spaces. Plan should also show the location of proposed light fixtures and corresponding fixture types. Pedestrian scaled lighting is encouraged for small spaces such as green courts and parklets per the Windler Master Plan.
Response: Photometric plans included.

5. **Landscaping Issues** (Tammy Cook / 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

5A. Sheet 2-There is no mention of the Windler Public Improvement Authority in the Master Plan that is responsible per this statement. Please provide clarification on this matter.
Response: WESTWOOD: Note updated to be more general

5B. This is not a preliminary plat, this is also not Windler Filing 6. Windler Neighborhood P-PA-25 will be platted as Windler Filing no.11. Is this statement needed? Why doesn't this statement mention the residential lot landscaping? Please clarify.
Response: WESTWOOD: Preliminary plat revised to site plan, called out as Windler Filing 11, residential lot landscaping called out

5C. Sheet 7- Please ensure that the plants in the curbside landscaping have been labeled. See additional comment on the curbside/street sheets.
Response: Acknowledged. Revised.

5D. Tree note #5 does not apply to the Green Courts. Please remove as noted.
CIVITAS: Addressed

5E. Please remove note #4 under "Notes."
CIVITAS: Addressed

5F. Sheet 8- Show a hatch to describe the materials at the locations redlined on this page.
CIVITAS: Addressed

5G. Sheet 37- Renumber all of the Key Maps Here and on the following sheets as they all need to be revised to correspond to the correct sheets and match lines.
Response: Acknowledged. Revised.

5H. Label all of the street names on this Map.
Response: Acknowledged. Revised.

5I. Note 37 is the overall Key Map sheet.
Response: Acknowledged. Revised.

5K. Sheet 38- Label North Tibet Road.
Response: Acknowledged. Revised.

5L. Renumber all of the Key Maps here and on the following sheets as they all need to be revised to correspond to the correct sheets and matchlines.
Response: Acknowledged. Revised.

5M. Sheet 39- On all of these sheets, please make the trees darker as they do not read well over the hatch pattern. They must be legible as they are being counted toward the tree requirements for the unit typicals. Label East 44th Drive.
Response: Acknowledged. Revised.

5N. The six trees required for these units do not appear to be planted in close proximity to these units and therefore would not meet the code requirements.
Response: Per email correspondence with City Staff member Brandon Cammarata dated 9/15/2023, "the Planning Department supports a no-tree requirement for SFD building setbacks less than 14 feet."

5O. Sheet 40- Label Tibet Road.
Response: Acknowledged. Revised.

Lines are missing for the buildings as shown.
Response: No required setbacks located in this area per approved Windler Master Plan.

5P. Sheet 41- Label North Wenatchee Court.
Response: Acknowledged. Revised.

5Q. Sheet 42- Provide sheet reference.
Response: Acknowledged. Revised.

5R. Sheet 47- To meet the minimum trees noted for these units, some additional trees are required in this area.
Response: Per email correspondence with Brandon Cammarata dated 9/15/2023, "the Planning Department supports a no-tree requirement for SFD building setbacks less than 14 feet."

5S. Sheet 48- Show the plant material on this side of the street and note Tibet Road ISP CN#2022-6011-00.
Response: Acknowledged. Revised.

5T. Note: North Wenatchee Street CN#2022-6026-00.
Response: Acknowledged. Revised.

5U. Correct all of the Sheet numbers on this Sheet and Label all of the streets.
Response: Acknowledged. Revised.

5V. Sheet 49: Correct all of the sheet numbers on the Key Map and on the matchlines.
Response: Acknowledged. Revised.

5W. For sheets 49-57 the shrubs and groundcovers should be called out on these sheets for the curbside landscape areas.
Response: Acknowledged. Revised.

5X. Reference the location of the plant list for the curbside landscape areas.
Response: Acknowledged. Revised.

5Y. Note that 5 gallon ornamental grasses are required for the curbside landscape area.
Response: Acknowledged. Revised.

5Z. Note that Cacti and succulents are not allowed adjacent to pedestrian areas such as the curbside landscape areas.
Response: Acknowledged. No cacti and succulents are proposed within the curbside landscape areas.

5AA. Show the stop sign symbol darker as it is screened back to much to read.
Response: Acknowledged. Revised.

5AB. Adjust landscaping around storm inlet.
Response: Acknowledged. Revised.

5AC. Sheet 50: Per sheet 18 there appears to be a stop sign here. Adjust trees to allow for the 50' clearance in advance of the stop sign.
Response: No stop sign is proposed at this location.

5AD. Sheet 51 & 52, & 57: Omit duplicate street label.
Response: Acknowledged. Revised.

5AE. Sheet 58: Not a construction drawing.
Response: Acknowledged. This drawing is not a construction drawing and will not be bid on by construction contractors. This note is intended to clarify base bid and additional alternate conditions, ensuring compliance with COA City requirements. Proposed condition meets minimum City requirements for streetscape landscape, however, additional alternate landscape design will be plugs that are above and beyond the minimum requirement for curbside landscaping.

5AF. On the City of Aurora Notes: Omit line 7 as it is not a note.
Response: Acknowledged. Revised.

5AG. For the Curbside Landscape Requirements: According to the note provided on Sheet 7, the front yard tree requirement is being satisfied by the provision of additional street trees at a ratio of 1 tree per 35 lf of street frontage. It does not appear that the minimum requirements are being met yet for the installation of additional trees. Correct the verbiage.
Response: Per email correspondence with Brandon Cammarata dated 9/15/2023, “the Planning Department supports a no-tree requirement for SFD building setbacks less than 14 feet.”

5AH. Sheet 59: All shrubs must be 5 gallon at time of installation. Please update the tables accordingly.
Response: Acknowledged. Revised.

5AI. Update this plant schedule to include the tree species being provided in the open space tracts.
Response: Acknowledged. Open space, street trees, and curbside landscape plant schedule has been provided on Sheets 58 – 61.

5AJ. Provide a plant schedule for the street trees and curbside landscaping.
Response: Acknowledged. Open space, street trees, and curbside landscape plant schedule has been provided on Sheets 58 – 61.

5AK. Sheet 61: Provide the hatch pattern for this material.
Response: Acknowledged. Revised

6. **Addressing** (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

6A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: File included with this submittal.

7. **Civil Engineering** (Moustafa Agrignan / 303-739-7306 / magrignan@auroragov.org / Comments in green)

7A. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."
Response: WESTWOOD: Note added

7B. The PIP shows N. Valda St. within the neighborhood. Please clarify.
Response: WESTWOOD: PA25 has been reconfigured per client request. All street names have been confirmed with Phil Turner, please contact him with additional questions. PCTurner@Auroragov.org

7C. Label and dimension all easements throughout.
Response: WESTWOOD: All easements labeled and dimensioned on area site plan sheets

7D. Provide/label proposed lot corner/ROW radii, curb return radii (TYP.).
Response: WESTWOOD: ROW radii called out

7E. Label street classification (TYP.) as noted.
Response: WESTWOOD: Street classification labeled

7F. Add label to the street name as private or public (TYP.) as noted.
Response: WESTWOOD: All streets are located within dedicated public ROW, there is no need to label as “Public”

7G. Label existing and proposed sidewalks dimension (TYP.) as noted.
Response: WESTWOOD: Sidewalks called out and dimensioned

7H. At “T” intersections the curb ramp located at the top of the “T” shall be located across from one of the two other ramp locations, typically to the right side of the top of the “T” " TYP. Section 4.02.3 of 2023 COA Roadway Design Manual.
Response: WESTWOOD: Where possible, this will be done however there are intersections where this does not make sense. Example- This crosswalk aligns with the open space sidewalk across the street. If we relocate the tract

west, the block length is too long. (over 650')

7I. The walk is 5.5' per the master plan
Response: WESTWOOD: Cross section revised to show a 5.5' walk

7J. The landscape area shall be 8.5' per master plan.
Response: WESTWOOD: Cross section revised to 8.5' landscape area

7K. Cross pans are not allowed in the street with storm sewer per section 4.03.2 of the 2023 COA Roadway Design Manual (TYP.)
Response: WESTWOOD: Please see attached memo where Haley agreed to allowing cross pans with storm and inlets in intersections as of August 2023. Please pass this along to your coworkers as this is a repeat comment on all projects.

7L. Dead end longer than 150' required a turn around per section 4.04.1.06 TYP.
Response: WESTWOOD: Emergency access and fire knox box added

7M. Provide longitudinal slope for alleys (TYP.).
Response: WESTWOOD: Alley slopes have been called out

7N. Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.).
Response: WESTWOOD: Due to existing tie-in on E. 45th, and the need to provide storm emergency overflow through the eastern tract from Wenatchee, this portion of the street can only 0.72%. COA min FL slope is 0.5%, which we exceed. A variance may be needed.

7O. Callout steel wall on the grading sheet.
Response: WESTWOOD: No proposed steel wall in PA25, this detail to be removed

7P. Please add the following note:
"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
Response: WESTWOOD: Note added

8. **Traffic Engineering** (Jason Igo / 303-739- / jigo@auroragov.org / (Comments in amber)
8A. Add curb ramps across Ukraine.
Response: WESTWOOD: Curb ramp added here

8B. Add curb ramps and crossing signs and crosswalks at this location to connect the two parks.
Response: WESTWOOD: Curb ramps, crossing signs and crosswalks added here

8C. Add speed limit sign as noted on plans.
Response: WESTWOOD: Speed limit signs added where called out

8D. Remove speed limit sign as noted on plans.
Response: WESTWOOD: Speed limit signs removed where called out

8E. Move crossing ahead signs as noted on plans.
Response: WESTWOOD: Crossing ahead signs moved as noted on plans.

8F. Align the trail with curb ramps.
Response: WESTWOOD: Unable to slide tract south

8G. Relocate the redlined sign to be 100” from the crossing.
Response: WESTWOOD: Sign relocated

8H. Add curb ramps and crossing signs and crosswalks at this location to connect the two parks as redlined.
Response: WESTWOOD: Curb ramps, crossing signs and crosswalks added here

8I. Move crossing advance warning sign to be around 100' from the crossing.
Response: WESTWOOD: Signs moved to 100’ from crosswalk

8J. Put the barricade and road closed signs near the intersection.
Response: WESTWOOD: Barricade and road closed sign moved to near intersection.

8K. Move crossing advance warning sign to be around 100' from the crossing.
Response: WESTWOOD: Signs moved to 100’ from crosswalk

8L. Remove signs and crosswalk as noted on the plans.
Response: WESTWOOD: Signs and crosswalks removed where requested

8M. Need to call out what plants are in the sight triangle. Apply to all sheets.
Response: Acknowledged. Revised.

8N. Will need to know what type of plants are in front of signs. Apply to all sheets.
Response: Acknowledged. Revised.

8O. Update with sheet numbers applies to more than this one sheet.
Response: Acknowledged. Revised.

8P. Remove stop signs of alleyways that have less than 25 dwelling units on them.
Response: WESTWOOD: Alleys with less than 25 dwellings have had stop signs removed

8Q. Speed limit signs shall be close to vehicles entering the neighborhood and not throughout the neighborhood.
Response: WESTWOOD: Speed limit signs have been moved closer to neighborhood entrances

8R. Pedestrian crossing signs and pavement markings are for mid block crossings or if it is hooking into a park or trail.
Response: WESTWOOD: Pedestrian crossing signs only shown for mid block crossings or parks/trails

8S. It looks like all trees are 50' from stop signs and pedestrian crossing signs. If trees are to move make sure that the spacing is kept.
Response: Acknowledged.

8T. Add the following note to all landscape plans: All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.
Response: Acknowledged. Revised.

9. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)
9A. Please show existing fire hydrants on Tibet Road.
Response: WESTWOOD: Existing hydrants shown and called out

9B. Add curb ramps as noted.
Response: WESTWOOD: Curb ramps added as noted

9C. Please dedicate Tracts K, P, & I as a 23’ fire lane easement. This area exceeds the 150’ fire hose reach.
Response: WESTWOOD: Dedicated as a fire lane easement

9D. Please dedicate Tracts O as a 26’ fire lane easement. This area exceeds the 150’ fire hose reach.
Response: WESTWOOD: Dedicated as a fire lane easement

9E. Provide a 29' inside turning radius and a 52' outside turning radius typical as redlined throughout.
Response: WESTWOOD: Turning radii labeled on many sheets, not appropriate on an overall grading sheet

9F. Update to the 2021 IBC as shown in the Site Data block.
Response: WESTWOOD: Updated to 2021 IBC

9G. On the Site Data block show townhouse construction type, If built under the 2021 IRC no sprinkler requirements.
Response: WESTWOOD: Column added, material is still TBD since a product has not been chosen

9H. On page 2, please update notes to 2021 and 2017 as noted.
Response: WESTWOOD: Revised to 2021

9I. Provide a completed implementation plan table.
Response: WESTWOOD: Table added

9J. There is a 10' utility easement here. Verify with Real Property the fence is allowed in the easement.
Response: WESTWOOD: Assumed no comment

9K. Provide double-arrowed FL signs as noted throughout.
Response: WESTWOOD: Double arrowed FL signs added

9L. Remove the light-delineated fire hydrant and water main.
Response: WESTWOOD: Greyed out hydrant and water main removed

9M. Remove fire hydrants as noted on the plans.
Response: WESTWOOD: Hydrants removed as noted

9N. Please note new FH locations as noted on the plans.
Response: WESTWOOD: Hydrants added as noted

9O. Shoe the FL dead-end signs in the legend as noted.
Response: WESTWOOD: Alley ends on west, and east has knox box and bollards. We see no need for a custom “Fire lane ends sign”. There are no standard MUTCD signs for this. Client declines.

10. **Aurora Water** (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

10A. Please correct angle measurements as noted on the plans.
Response: WESTWOOD: Angle measurements revised where possible

10B. When possible it is recommended to have as much space as possible from trees to avoid their roots from interfering with the water service/meter.
CIVITAS: Water meters are located minimum 5’ from the tree

10C. Meters are not to be within the driveway or within 5-feet of a hard surface.
CIVITAS: Based on regulation below, water meters have been relocated minimum 2' from the edge of the lid to the edge of the driveway

17.08 Meter Pit Installations
Meter pits shall be located in landscaped areas, within the public right-of-way or in a utility easement or they shall be re-located. In addition, meter pits shall be located such that a minimum of two feet (2') of distance from the edge of the lid to the back of the nearest curb, sidewalk or valley pan according to the applicable standard detail. Meter pits shall not be installed in or under driveways, sidewalks, streets, parking areas, or behind retaining walls (no closer than three feet (3') from face of wall). Meter pits shall be located away from hazards, i.e., steam vents, electrical equipment. Remote reading meters, where the meter is installed within the building foundation, are not allowed. No shrubs are allowed within the pocket utility easement or within three feet (3') of a meter pit. No trees are allowed within five feet (5') of a meter pit.

10D. Absolute minimum if 5-feet from edge of tree to water services or sanitary service. It is understood these are "typical" details but this comments is meant to prevent issues in the field.
CIVITAS: Acknowledged. Meter pits are located min 5' from the tree

10E. Any inlets within alleys and the storm mains connecting those inlets to the main in the public ROW are to be private.
Response: WESTWOOD: This information has been added to note 1

10F. See previous comments regarding alley storm inlets.
Response: WESTWOOD: This information has been added to note 1

10G. Adjust sanitary and water to have a minimum of 8-feet from main to edge of easement. Additional easement will b e required if deeper than 10-feet.
See Section 5.04.
Response: WESTWOOD: Utility layout per previously agreed Windler Master layout. See attached Memo

10H. A Private Easement will be required on Lot 6 for this storm main. Another would be to shift the storm to provide 8 feet of distance between it and private lots.
Response: WESTWOOD: Storm line shifted so private easement is not necessary

10I. Are these showing existing infrastructure from another planset?
Response: WESTWOOD: Existing Infrastructure removed on these sheets

10J. Minimum of 5 feet from edge of inlet to sanitary service. There should be more to allow homeowner the ability to repair their line without impacting the inlet. This could benefit from the sewer service being in the alley.
Response: WESTWOOD: Service line moved further west away from the inlet

10K. Please ensure that meters are placed fully within their respective easements and follow the typical meter layout details provided earlier in the planset.
Response: WESTWOOD: Meter locations have been revised to be within the easement

10L. This utility configuration needs to be re-evaluated. It is too close to the inlet and has a deflection within the road.
Response: WESTWOOD: Sanitary service line configuration has been revised to be as far from inlet as possible

10M. Access is required to all manholes -Section 5.06.
Response: WESTWOOD: 10' trail added from Wenatchee Street

10N. Access is required to all manholes. It appears there is a trail shown on the landscape plan. If this is proposed please include it on the utility sheets as well.
Response: WESTWOOD: Trail shown on this sheet

10O. Adjust sanitary and water to have a minimum of 8 feet from main to edge of easement. Additional easement will be required if deeper than 10 feet. See Section 5.04.
Response: WESTWOOD: Utility layout per previously agreed Windler Master layout. See attached Memo

10P. Services are to come off the main at significantly 90-degree angles.
Response: WESTWOOD: Service line revised

10Q. See previous comments regarding meters near hard surfaces such as driveways.
CIVITAS: Addressed

11. **Forestry** (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)
11A. No comments.

12. **PROS** (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)
12A. Call out Grade in drainage basin 5.
Response: WESTWOOD: Slopes called out

12B. Grades steeper than 4:1 cannot be credited for OS credit.
Response: WESTWOOD: Acknowledged

12C. Perimeter parks must be 40ft from the back of curb to get OS credit.
Response: WESTWOOD: Acknowledged

12D. Liner Parks must be 40ft wide measured outside of the ROW.
Response: WESTWOOD: Acknowledged

12E. Add more amenities to this tract.
Response: Acknowledged. Revised to include more seating elements for gathering. This tracts provides 4,857 SF of multi-use open lawn, internal circulation paths, benches, a pet waste station, a trash can, landscape berms, and native, beautification plantings.

12F. Show lighting within park.
Response: Acknowledged. Revised.

12G. Trail connectors must be 26ft in width.
Response: WESTWOOD: Sidewalk to remain, not classified as COA "Neighborhood Connection trail. Sidewalk to minimize 'cow path' forming by residents through to Wenatchee

12H. Include an ADA inclusive play feature.
Response: Basket Swing is inclusive play feature.

13. **Land Development Services** (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)
Site Plan
13A. Sheet 1: Revise property description.
Response: WESTWOOD: Revised

13B. Sheet 2: Revise standard Real Property Site Plan Notes as redlined.
Response: WESTWOOD: Revised

13C. Confirm ROW & Easement Dedication note.
Response: WESTWOOD: Revised

13D. Sheet 4: Confirm easement encroachment notes.
Response: WESTWOOD: Addressed

13E. Sheet 5: Confirm easement encroachment notes.
Response: WESTWOOD: Addressed

13F. Sheet 16: Manholes located at the center line – center line road intersection will conflict with Road monumentation.
Response: WESTWOOD: Block monumentation to be moved slightly away from centerline/centerline connection

13G. Label Tibet Road ROW as Variable Width.
Response: WESTWOOD: Revised to variable width

13H. Label Tract as noted.
Response: WESTWOOD: Tract C Green Valley Ranch East Subdivision Rec. No. 2022000027765 (not a part)

13I. Label ROW widths/Reception No.s.
Response: WESTWOOD: Addressed

13J. N. Winnipeg CT ROW width differs on Subdivision Plat.
Response: WESTWOOD: this ROW is correctly called out as 64’

13K. Make obscure text readable.
Response: WESTWOOD: Revised so text does not overlap

13L Advisory Comment: Label exterior subdivision boundary with B&D’s/Curve Data to match plat.
Response: WESTWOOD: B&D have been included in the area site plan sheets

13M. Please make minor editing revisions on site plan as noted throughout.
Response: WESTWOOD: Minor edits made on site plan.

13N. Advisory Comment: Exterior boundary must match the plat exactly and without B&D/Curvey data labeled this cannot be confirmed.
Response: WESTWOOD: B&D have been included in the area site plan sheets

13O. MH's at Center Line - Center Line intersects will interfere with Block monumentation. (Typical).
Response: WESTWOOD: Block monumentation to be moved slightly away from centerline/centerline connection

13P. See 2.12.0.1 of the 2023 COA Roadway Manual for lighting requirements on site plans.
Plat
Response: WESTWOOD: Lighting information added to lighting sheets

13Q. Sheet 1: Add standard dedicatory language to precede the property description.
Response: WESTWOOD: Updated

13R. Revise Mortgage Holder statement to match COA 2024 Subdivision Checklist.

Response: WESTWOOD: As of today's date 06/03/2024 the COA website does not have the 2024 Subdivision plat checklist to reference. We cannot update to checklist not available? Please provide checklist or remove comment

13S. Revise the vicinity map to include City & County boundaries and Range Line change.
Response: WESTWOOD: Addressed

13T. Revise property description as red lined.
Response: WESTWOOD: Addressed

13U. Sheet 2 – Insert standard 2024 COA Subdivision Plat Checklist Covenant Notes.
Response: WESTWOOD: As of today's date 06/03/2024 the COA website does not have the 2024 Subdivision plat checklist to reference. We cannot update to checklist not available? Please provide checklist or remove comment

13V. Remove Sidewalk Note, if there are no sidewalk easements.
Response: WESTWOOD: Addressed

13W. Identify Tract B.
Response: WESTWOOD: Addressed

13X. Remove Site Plan Note from the subdivision Plat.
Response: WESTWOOD: Addressed

13Y. Revise Covenant Note as redlined.
Response: WESTWOOD: Addressed

13Z. Sheet 3 – Label Tract northerly of E. 45th Place.
Response: WESTWOOD: Addressed

13AA. Label E 48th Avenue.
Response: WESTWOOD: Addressed

13AB. Confirm naming of Wenatchee (Street or Boulevard)?
Response: WESTWOOD: Revised to Wenatchee Way on all sheets

13AC. Add missing symbol to the legend.
Response: WESTWOOD: Addressed

13AD. Confirm distances that do not match Filing No. 3 plat.
Response: WESTWOOD: Addressed

13AE. Sheet 4 – Missing easements that are shown on Filing No. 3 plat or have these been vacated?
Response: WESTWOOD: These easements have been vacated

13AF. Confirm legend fire lane and "A" Tract designation.
Response: WESTWOOD: Addressed

13AG. Show Filing No. 3 Easements as they were dedicated on that plat.
Response: WESTWOOD: Vacated by merger

13AH. Sheet 5 – Confirm ROW width for Winnipeg Court as this differs on Site Plan.

Response: WESTWOOD: Addressed

13AI. Sheet 6 - Show Filing No. 3 Easements as they were dedicated on that plat.
Response: WESTWOOD: Addressed

13AJ. Sheet 9 – Label Easement.
Response: WESTWOOD: Addressed

13AK. Sheet 10 - Show Filing No. 3 Easements as they were dedicated on that plat.
Response: WESTWOOD: Vacated by separate document

13AL. Sheet 14 - Show Filing No. 3 Easements as they were dedicated on that plat.
Response: WESTWOOD: Vacated by separate document

13AM. Sheet 15 – Label ROW width, Reception No.
Response: WESTWOOD: Addressed

13AN. Show Filing No. 3 Easements as they were dedicated on that plat.
Response: WESTWOOD: Vacated by separate document

13AO. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
Response: WESTWOOD: Acknowledged

13AP. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
Response: WESTWOOD: Acknowledged

13AQ. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
Response: WESTWOOD: Acknowledged

13AR. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.Ð.
Response: WESTWOOD: Acknowledged

14. **Aurora Public Schools/** Josh Hensley / jdhensley@aurorak12.org

14A. Based on the land use plan approved in the Windler Zoning Map Amendment and Master Plan application, the total school land dedication requirement is approximately 42 acres. The land use plan in the Master Plan application includes a 15.5 acre school site adjacent to a 2.5 acre shared park and school playfield. The 18 acre school and school/ park playfield site will meet the district's need for a P-8 school to serve the future Windler community.
Response: WESTWOOD: Acknowledged

14B. Aurora Public Schools will require cash-in-lieu for the school land obligation above the acreage to be dedicated for the school site in order to serve high school age students at other district locations. The school district will apply the school land dedication requirement for the purposes of calculating cash-in-lieu as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from all approved site plans exceeds the school site that will be dedicated.

Response: WESTWOOD: Acknowledged

14C. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to plat recording. Cash-in-lieu may be required for this development application depending on which Windler site plans are recorded prior to this application.

Response: WESTWOOD: Acknowledged

Please remove Filing #11.

Filing no. 11 removed

WINDLER → ~~FILING NO. 11~~

PA25 SITE PLAN

LOCATED IN SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

1st Submittal
Casey Ballard
Aurora Water
cballard@auroragov.org

Advisory: Site Plan will not be approved until the Preliminary Drainage Report has been approved.

Acknowledged

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A RE-SUBDIVISION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2023000054719, FURTHER SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, BEING MONUMENTED BY A 3" DIAMETER BRASS CAP GROUTED IN CONCRETE STAMPED WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004', FROM WHICH THE NORTH QUARTER CORNER OF SECTION 24, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED 'WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864', IS ASSUMED TO BEAR SOUTH 89°38'39"WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 32°23'04"WEST, A DISTANCE OF 1961.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF EAST 45TH PLACE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2023000054578, BEING THE **POINT OF BEGINNING.**

THENCE THE FOLLOWING TWENTY-ONE (21) COURSES TO FOLLOW THE BOUNDARY OF SAID LOT 1, BLOCK 2;

1. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'59", A CHORD BEARING OF SOUTH 44°54'38" EAST, AND A CHORD LENGTH OF 21.21 FEET;
2. SOUTH 00°05'21" WEST, A DISTANCE OF 762.55 FEET TO A POINT OF CURVATURE;
3. SOUTHWESTERLY, A DISTANCE OF 7.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°04'51", A CHORD BEARING OF SOUTH 11°07'47" WEST, AND A CHORD LENGTH OF 7.66 FEET;
4. SOUTH 22°10'12" WEST, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE;
5. SOUTHWESTERLY, A DISTANCE OF 9.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 21°07'47", A CHORD BEARING OF SOUTH 11°36'19" WEST, AND A CHORD LENGTH OF 9.17 FEET TO A POINT OF REVERSE CURVATURE;
6. SOUTHWESTERLY, A DISTANCE OF 23.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°02'56", A CHORD BEARING OF SOUTH 45°33'53" WEST, AND A CHORD LENGTH OF 21.04 FEET TO A POINT OF NON-TANGENCY;
7. SOUTH 01°26'12" WEST, A DISTANCE OF 64.02 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
8. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
9. SOUTH 00°05'21" WEST, A DISTANCE OF 3.31 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
10. SOUTHWESTERLY, A DISTANCE OF 15.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 20°23'58", A CHORD BEARING OF SOUTH 10°17'04" WEST, AND A CHORD LENGTH OF 15.23 FEET TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;
11. SOUTHEASTERLY, A DISTANCE OF 111.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 111°27'20", A CHORD BEARING OF SOUTH 34°40'39" EAST, AND A CHORD LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY;
12. SOUTH 00°24'19" EAST, A DISTANCE OF 9.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, BEING THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
13. SOUTH 89°35'41" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1601.45 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
14. NORTH 00°16'24" WEST, A DISTANCE OF 239.03 FEET TO A POINT OF CURVATURE;
15. NORTHEASTERLY, A DISTANCE OF 39.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°21'45", A CHORD BEARING OF NORTH 44°54'29" EAST, AND A CHORD LENGTH OF 35.47 FEET TO A POINT OF NON-TANGENCY;
16. NORTH 00°05'22" EAST, A DISTANCE OF 64.00 FEET;
17. NORTH 89°54'39" WEST, A DISTANCE OF 0.72 FEET TO A POINT OF CURVATURE;
18. NORTHWESTERLY, A DISTANCE OF 39.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°38'15", A CHORD BEARING OF NORTH 45°05'31" WEST, AND A CHORD LENGTH OF 35.24 FEET;
19. NORTH 00°16'24" WEST, A DISTANCE OF 6.07 FEET TO A POINT OF CURVATURE;
20. NORTHWESTERLY, A DISTANCE OF 303.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1141.58 FEET, A CENTRAL ANGLE OF 15°12'44", A CHORD BEARING OF NORTH 07°52'46" WEST, AND A CHORD LENGTH OF 302.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST CORNER OF SECTION 24, SAID POINT BEING A POINT OF NON-TANGENCY;
21. NORTH 00°16'24" WEST ALONG SAID WEST LINE OF THE NORTHEAST CORNER OF SECTION 24, A DISTANCE OF 101.26 FEET TO THE SOUTH RIGHT OF WAY OF EAST 45TH PLACE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2023000054578;

Revised to Quarter

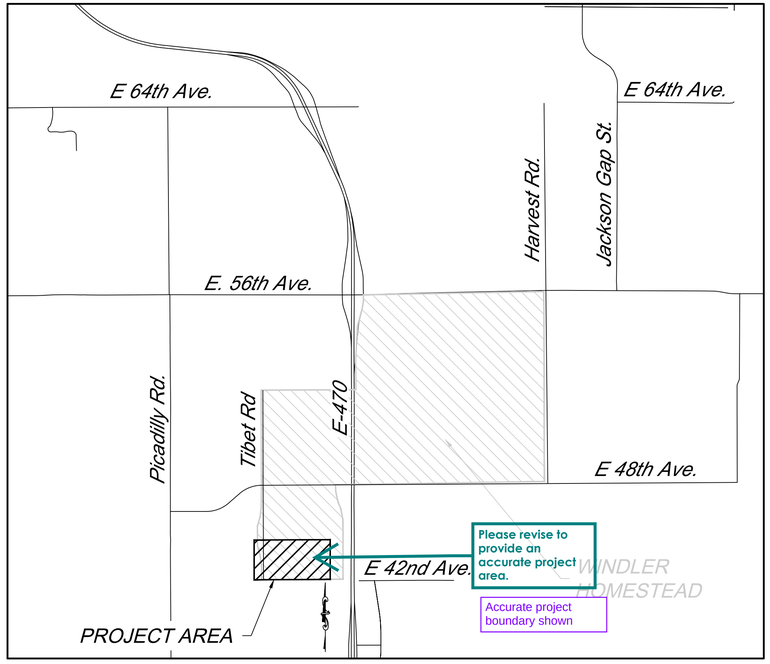
Quarter?

THENCE THE FOLLOWING SEVENTEEN (17) COURSES TO FOLLOW SAID SOUTH RIGHT OF WAY OF EAST 45TH PLACE;

1. NORTH 74°53'48" EAST, A DISTANCE OF 92.86 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, A DISTANCE OF 144.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 18°51'20", A CHORD BEARING OF NORTH 65°28'08" EAST, AND A CHORD LENGTH OF 144.15 FEET;
3. NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;
4. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 78°57'32" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF NON-TANGENCY;
5. NORTH 56°02'28" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
6. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 11°02'28" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
7. NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;
8. NORTHEASTERLY, A DISTANCE OF 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 34°02'53", A CHORD BEARING OF NORTH 73°03'55" EAST, AND A CHORD LENGTH OF 210.80 FEET;
9. SOUTH 89°54'39" EAST, A DISTANCE OF 243.20 FEET TO A POINT OF CURVATURE;
10. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF NON-TANGENCY;
11. SOUTH 89°54'39" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
12. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°05'21" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
13. SOUTH 89°54'39" EAST, A DISTANCE OF 481.86 FEET TO A POINT OF CURVATURE;
14. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF ON-TANGENCY;
15. SOUTH 89°54'39" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
16. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°05'21" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
17. SOUTH 89°54'39" EAST, A DISTANCE OF 97.50 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,509,750 SQUARE FEET OR 34.659 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 LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.



VICINITY MAP
1" = 2000'

Acreage added

Please provide the acreage

SITE DATA		
CURRENT ZONE	R-2	
		PERCENTAGE
SITE AREA	1,509,750.00	100%
		PERCENTAGE OF SITE AREA
PUBLIC RIGHT-OF-WAY	339,376.00	22.5%
LOT AREA	781,022.00	51.7%
PIRVATE ALLEY TRACTS	92,020.00	6.1%
OPEN SPACE TRACTS	297,332.00	19.7%
MAXIMUM BUILDNG HEIGHT	38 FEET	
2015 IBC CONSTRUCTION TYPE	TYPE III CONSTRUCTION	
2015 IBC OCCUPANCY TYPE	RESIDENTIAL GROUP R-3	
TYPE OF BUILDINGS	SINGLE FAMILY DETACHED	
SQ FOOTAGE OF BUILDINGS*	TBD	
	REQUIRED	PROPOSED
NUMBER OF LOTS	N/A	220
PARKING	2 SPACES PER DWELLING UNIT X 220 = 480	480 GARAGE SPACES (NO TANDEM)
ACCESSIBLE PARKING	0 ACCESSIBLE, 0 VAN ACCESSIBLE	0 ACCESSIBLE, 0 VAN ACCESSIBLE
BICYCLE SPACES	0	4
SINGS	0	2
SING SQUARE FOOTAGE	0	7 SF EACH

DESIGN TEAM CONTACTS

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
CONTACT: MIKE PARK
PHONE: (720)618-6242
EMAIL: MIKE.PARK@WESTWOODPS.COM

DEVELOPER CONTACT
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUIT 360
CENTENNIAL, CO 80112
CONTACT: CHRIS FELLOWS
PHONE: (303) 795-9900
EMAIL: CHRIS@FELLOWSCOS.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
CONTACT: TOM ODLE
PHONE: (303)920-9400
EMAIL: TOM.ODLE@WESTWOODPS.COM

Updated to 2021 IBC

Update to the 2021 IBC

PLANNER:
CIVITAS
1200 BANNOCK ST.
DENVER, CO 80204
CONTACT: MERINO IRFANO
PHONE: (303)818-8922
EMAIL: MIRFANO@CIVITASINC.COM

LANDSC
SUPERBLO
23 LINCOLN
DENVER, CO
CONTACT: DI
PHONE: (7
EMAIL: DIA

Show townhouse construction type, If built under the 2021 IBC no sprinkler requirements.

Column added, material is still TBD since a product has not been chosen

Please correct spelling

Spelling has been corrected

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	NOTES
3	HOUSING TYPES
4	TYPICAL LOT SETBACKS
5	TYPICAL LOT SETBACKS
6	RESIDENTIAL LANDSCAPE GUIDELINES AND SCHEDULE
7	TYPICAL LOT LANDSCAPE
8	TYPICAL LOT LANDSCAPE
9	FRLO STANDARDS TRACKING
10	OS TRACKING
11	OS AMENITY TRACKING
12	FENCE PLAN
13	FENCE DETAILS
14	MAILBOX PLAN
15	CIRCULATION PLAN
16	OVERALL SITE PLAN
17	AREA SITE PLAN
18	AREA SITE PLAN
19	AREA SITE PLAN
20	OVERALL GRADING PLAN
21	AREA GRADING PLAN
22	AREA GRADING PLAN
23	AREA GRADING PLAN
24	OVERALL UTILITY PLAN
25	AREA UTILITY PLAN
26	AREA UTILITY PLAN
27	AREA UTILITY PLAN
28	OVERALL OPEN SPACE LIGHTING PLAN
29	AREA OPEN SPACE LIGHTING PLAN
30	AREA OPEN SPACE LIGHTING PLAN
31	AREA OPEN SPACE LIGHTING PLAN
32	AREA OPEN SPACE LIGHTING PLAN
33	AREA OPEN SPACE LIGHTING PLAN
34	AREA OPEN SPACE LIGHTING PLAN
35	AREA OPEN SPACE LIGHTING PLAN
36	LANDSCAPE KEY MAPS
37	OVERSTORY PLANTING PLAN - OPEN SPACE
38	OPEN SPACE LANDSCAPE CHARTS
39	LANDSCAPE PLAN - OPEN SPACE
40	LANDSCAPE PLAN - OPEN SPACE
41	LANDSCAPE PLAN - OPEN SPACE
42	LANDSCAPE PLAN - OPEN SPACE
43	LANDSCAPE PLAN - OPEN SPACE
44	LANDSCAPE PLAN - OPEN SPACE
45	LANDSCAPE PLAN - OPEN SPACE
46	LANDSCAPE PLAN - OPEN SPACE
47	LANDSCAPE PLAN - OPEN SPACE
48	OVERSTORY PLANTING PLAN - STREETSCAPE
49	STREETSCAPE LANDSCAPE CHARTS
50	LANDSCAPE PLAN - STREETSCAPE
51	LANDSCAPE PLAN - STREETSCAPE
52	LANDSCAPE PLAN - STREETSCAPE
53	LANDSCAPE PLAN - STREETSCAPE
54	LANDSCAPE PLAN - STREETSCAPE
55	LANDSCAPE PLAN - STREETSCAPE
56	LANDSCAPE PLAN - STREETSCAPE
57	LANDSCAPE PLAN - STREETSCAPE
58	LANDSCAPE NOTES AND SCHEDULE
59	PLANTING SCHEDULE
60	PLANTING SCHEDULE
61	PLANTING SCHEDULE
62	PLANTING DETAILS
63	DETAILS - PAVING
64	DETAILS - CURBS & EDGERS
65	DETAILS - WALLS AND FENCING
66	DETAILS - SITE FURNISHINGS
67	DETAILS - STRUCTURES
68	DETAILS - STRUCTURES

AMENDMENTS

OWNER'S SIGNATURES
WINDLER
NEIGHBORHOOD P - PA 25
INFRASTRUCTURE SITE PLAN

...ny amendments hereto, upon approval by the ...ecording, shall be binding upon the applicants ...essors and assigns. This plan shall limit and ... and validity of all building permits, and shall ... 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)

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 and Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Filing no. 11 removed

Database Approval Date _____

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____

Colorado at _____ o'clock-----M, this _____ day of _____AD, _____

Clerk and Recorder: _____ Deputy: _____

Instrament No._____

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

Westwood
10333 E DRY CREEK RD. SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

WINDLER - ~~FILING NO. 11~~
PA 25 SITE PLAN
COVER SHEET

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO: R0043268.00
DRAWN BY: MSD
CHECKED BY: TJD
DATE: APRIL 2023
SHEET NUMBER 1

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\ISSP\PA25\COVER SHEET.DWG, CSLOCKHART, 4/22/24

There is no mention of the Windler Public Improvement Authority in the Master Plan that is responsible per this statement. Please provide clarification on this matter.

Note updated to be more general.

Revised to its

ITS

Revised to agrees

AGREES

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE PAINTED PRAIRIE MP AND THE CITY OF AURORA SIGN CODE.
3. 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."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. WINDLER PUBLIC IMPROVEMENT AUTHORITY 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-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 CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, FURTHER AGREE TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST AID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING 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, ETC., 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 THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. ERRORS IN 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 APPLICATION, THAT ALL PLANS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS DURING PUBLIC HEARINGS REGARDING THIS SITE PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2015 IBC, CHAPTER 11, THE ICC A117.1-2009. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106.
17. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PRND WILL COMPLY WITH C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1-2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: WF PRAIRIE, LLC.
18. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN UNDER WORSE-CASE NOISE CONDITIONS.
19. EMERGENCY INGRESS AND EGRESS - 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"

Redundant? (See Note #6)

One copy removed.

20. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-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 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.
21. 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 CITY ENGINEER.
22. THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC 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 PHOTOMETRICS 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 AND ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTION 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.
23. 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.
24. ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 15 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.

Confirm this allowance.

See Windler Memo

Revised to 2021

Revised to 2017

Update to 2021

Update to 2017

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD_END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS…(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)

Revised to Filing 11

Confirm

ROW AND EASEMENT DEDICATION

1. ALL REQUIRED ROW DEDICATION PER THE APPROVED STREET CROSS-SECTIONS SHALL BE DEDICATED WITH THE WINDLER FILING 6 PLAT DOCUMENT.

STREETS:

1. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE THE WINDLER NEIGHBORHOOD P - PA-25 SUBDIVISION.
2. ALL ROADWAYS INTERNAL TO THE WINDLER NEIGHBORHOOD P - PA-25 BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH IN ONE PHASE.
3. INTERNAL LOCAL STREETS WILL BE CONSTRUCTED WITHIN THE FILING BOUNDARY.
4. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING INTERSECTIONS WITH A PUBLIC STREET.

WATER:

1. INTERIOR 8" WATERLINES WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS. THESE WATER MAINS WILL BE LOOPED INTERNALLY WITHIN THE FILING BOUNDARY.
2. ONE CONNECTIONS SHALL BE MADE TO THE EXISTING 12" WATERLINE IN N. TIBET ROAD AND ONE CONNECTION SHALL BE MADE TO THE EXISTING 12" WATERLINE IN WENATCHEE STREET .
3. THE WINDLER NEIGHBORHOOD P - PA-25 SUBDIVISION IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE PER THE MASTER UTILITY REPORT.
4. WATER MAIN STUBS HAVE BEEN PROVIDED TO FUTURE PARCELS FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER FUTURE CSP SUBMITTALS.

SANITARY SEWER:

1. INTERIOR 8" SANITARY SEWER MAINS WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS WITHIN THE FILING BOUNDARY.
2. WINDLER PA-25 SANITARY SEWER WILL CONNECT TO PROPOSED E. 45TH AVENUE STUBS.

STORM DRAIN:

1. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS.
2. STORM SEWERS AND INLETS SHALL INSTALLED WITHIN THE LOCAL STREETS AND ALLEYS PER THIS PRELIMINARY PLAT.
3. ALL STORM SEWER SYSTEMS WILL OUTFALL INTO THE EXISTING WATER QUALITY POND CONSTRUCTED IN THE WENATCHEE STREET PROJECT (CASE # 2022-6026-00).

LANDSCAPE:

1. LANDSCAPE SHALL BE PROVIDED FOR STREETS, OPEN SPACE AND PARKS LOCATED WITHIN THE WINDLER FILING 6 PLAT BOUNDARY, PER THIS PRELIMINARY PLAT.

This is not a preliminary plat, this is also not Windler Filing 6. Windler Neighborhood P-PA-25 will be platted as Windler Filing no.11. Is this statement needed? Why doesn't this statement mention the residential lot landscaping?? Please clarify.

Preliminary plat revised to Site Plan, called out as Windler Filing 11, residential lot landscaping called out

PARKS, RECREATION & OPEN SPACE NOTES

1. PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT "WINDLER PUBLIC IMPROVEMENT AUTHORITY" OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

Table added.

Provide a completed implementation plan table.

IMPLEMENTATION PLAN

2015 - IBC, Section 1107.6.2.3 and Table 1107.6.1.1	COLORADO STATE HOUSE BILL 03-1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS:
TYPE A AND B UNITS REQUIRED:	POINTS REQUIRED:
TYPE A AND B UNITS PROVIDED:	POINTS PROVIDED:

Date	Appr.	Init.	Date	Revisions	No.

Westwood
10333 E DRY CREEK RD. SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER - ~~FILING NO. 11~~
PA 25 SITE PLAN
NOTES

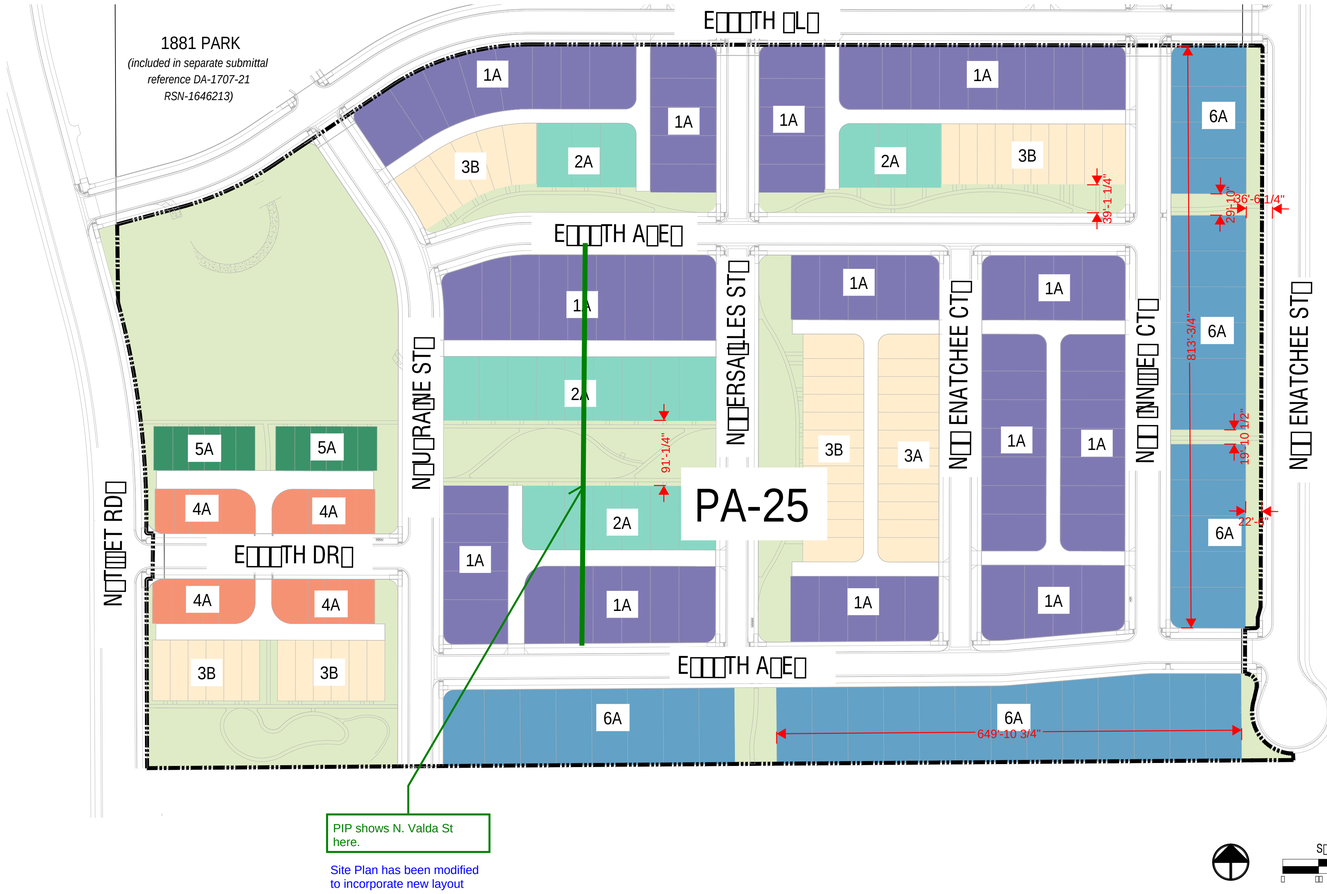
SCALE:	AS SHOWN	FILE NO:	R0043268.00
DRAWN BY:	MSD	T/O	
CHECKED BY:		DATE:	APRIL 2023

SHEET NUMBER 2

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SIP\PA25\COVER SHEET.DWG, CSLOCKHART, 4/22/24

NOT FOR CONSTRUCTION

FRLO 4 PLANNING AREA-25 HOUSING TYPES



HOUSING TYPES

Please find Traffic Conformance letter being submitted with this Site Plan submittal

The MTIS only has detached housing listed for this section. A traffic letter will be required. It will need to evaluate the change in trip generation. If the change is greater than 20% that is listed in the MTIS then a Detailed TIS will be needed for this area.

1 - SINGLE FAMILY DETACHED, ALLEY LOADED
1A. 40' x 90'

2 - SINGLE FAMILY DETACHED, GREEN COURT
2A. 40' x 90'

3 - SINGLE FAMILY ATTACHED, PAIRED HOME
3A. 25' x 85'
3B. 25' x 85' ***(GREEN COURT)***

4 - SINGLE FAMILY ATTACHED, 3-STORY TOWNHOUSE, ALLEY LOADED
4A. 22' x 62'

5 - SINGLE FAMILY ATTACHED, 3-STORY TOWNHOUSE, GREEN COURT
5A. 22' x 62'

6 - SINGLE FAMILY DETACHED, FRONT LOADED
6A. 50' x 105'

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoodps.com
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CIVIL TAS

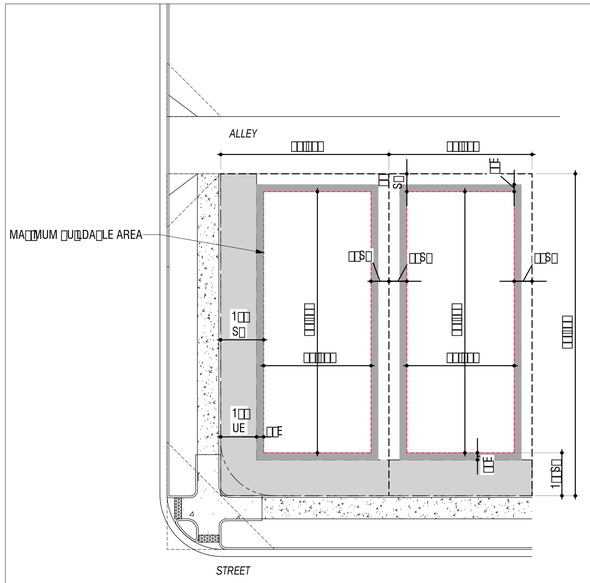
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
9155 E. NICHOLS AVE. SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

WINDLER FRLO AREA 4
SITE PLAN PA-25
HOUSING TYPES

SCALE:	AS SHOWN		
DRAWN BY:	NL	FILE NO:	R0043248.00
CHECKED BY:	MI		
DATE:	04/19/2024		
SHEET NUMBER	3		

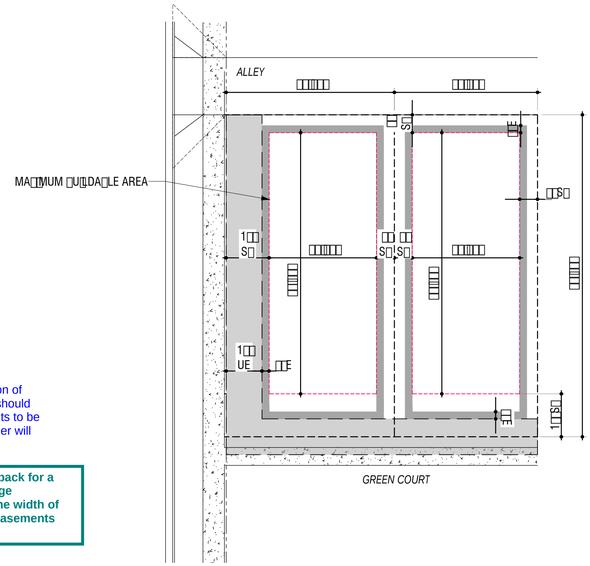
F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\08_NBHD-PIPA-25\PA-25_FRLO TRACKING_SHEETS.DWG, EDENARDO, 4/19/24

NOT FOR CONSTRUCTION



The City of Aurora has the power and authority to dictate the size and location of utility easements (Windler does not), should the City elect to require Xcel easements to be located within the Right-of-Way, Windler will gladly comply.

FYI: Table 4.2.6 allows a 5 foot setback for a porch. Staff continues to encourage coordination with Xcel to reduce the width of front yard easements or shift the easements into the ROW (under the sidewalk)



NOTES:

This note has been approved previously as part of the City and Client agreement. No changes

1. ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES AND DOWNSPOUTS EACH EXTENDING NO MORE THAN 12 INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12 FEET MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT PROPERTY EASEMENT ON ALL ALLEY FACING LOTS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 1 AND 2 REGARDING AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
2. WHEN A 10' UTILITY EASEMENT RUNS ALONG ALLEY MAXIMUM 2' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE MAXIMUM 2' ENCROACHMENT ALLOWED TO REAR SETBACK
3. 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

LEGEND:

- 10' UTILITY EASEMENT
- 2' MAXIMUM ENCROACHMENT TO ANY UTILITY EASEMENTS — Confirm this allowance
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW

Legend texts updated

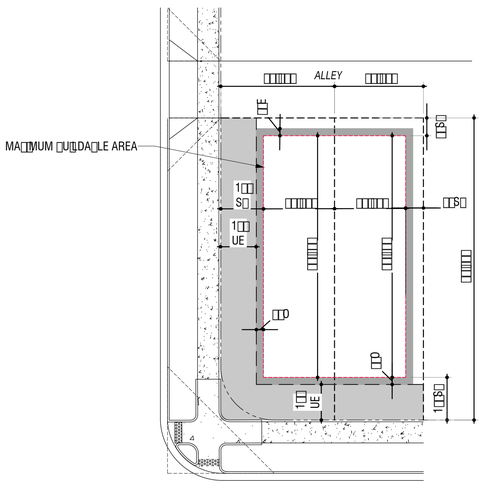
SCALE: 1" = 20'

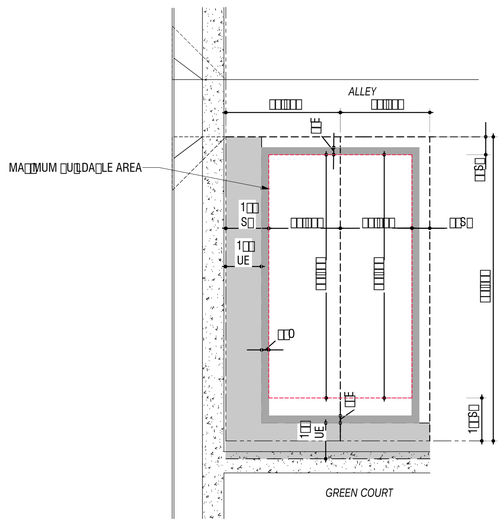
1A SINGLE FAMILY DETACHED- ALLEY LOADED ✓

PRODUCT		BUILDING SETBACKS ($)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (FT)			
LOT TYPE	SQFT	FRONT	CORNER (SIDE)	REAR	FRONT	CORNER SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,000	10'	NA	5'	10'	NA	NA	2'	NA	NA	2'
CORNER	3,500	10'	10'	5'	10'	10'	NA	2'	NA	2'	2'

2A SINGLE FAMILY DETACHED 3,000 SQFT GREEN COURT ✓

PRODUCT		BUILDING SETBACKS ($)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (FT)			
LOT TYPE	SQFT	FRONT	CORNER (SIDE)	REAR	FRONT	CORNER (SIDE)	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,000	10'	NA	5'	10'***	NA	NA	2'	NA	NA	2'
CORNER	3,500	10'	10'	5'	10'***	10'	NA	2'	NA	2'	2'





3A - SINGLE FAMILY ATTACHED - PAIRED HOME 3,000 SQFT

PRODUCT		BUILDING SETBACKS ($)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (FT)			
LOT TYPE	SQFT	FRONT	CORNER ($IDE)	REAR	FRONT	CORNER SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,000	10'	NA	5'	10'	NA	NA	2'	NA	NA	2'
CORNER	3,500	10'	10' NA	5'	10'	10' NA	NA	2'	NA	2'	2'

3B SINGLE FAMILY ATTACHED - PAIRED HOME 3,000 SQFT GREEN COURT

PRODUCT		BUILDING SETBACKS ($)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (FT)			
LOT TYPE	SQFT	FRONT	CORNER ($IDE)	REAR	FRONT	CORNER SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,000	10'	NA	5'	10'	NA	NA	2'	NA	NA	2'
CORNER	3,500	10'	10'	5'	10'	10' NA	NA	2'	NA	2'	2'

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ENGLEWOOD, CO 80112
Westwoods.com
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CIVIL TASK

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
9155 S. KINGS ACRE RD. SUITE 360
LONE TREE, CO 80124
PHONE: (303) 795-9900

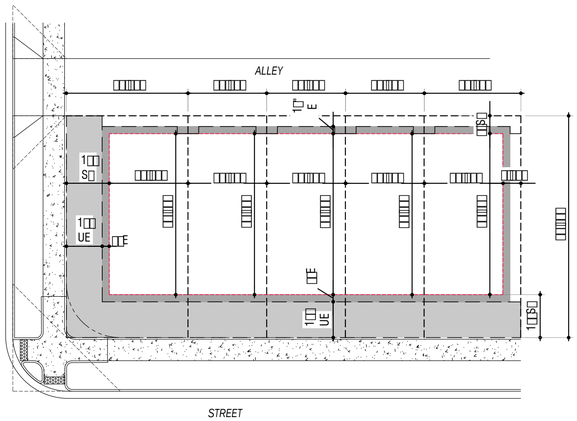
WINDLER FRLO AREA 4
SITE PLAN PA-25
TYPICAL LOT SETBACKS

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: MI
DATE: 04/19/2024
SHEET NUMBER: 4

No.	Revisions	Date	Init.	Appr.	Date

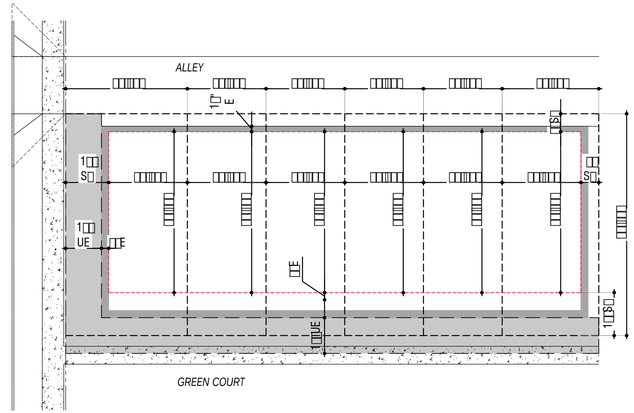
F:\2021\21-0036 WINDLER HOMES\TEAX\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\06_NBHD-PPA-25\PA-25_LOT DIAGRAM SHEETS.DWG, EDENARDO, 4/19/24

NOT □OR CONSTRUCT□ON



4A SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE □□□□□ □□□□□ □LE□□

□RODUCT		□U□LDIN□ SET□AC□S (S□□			UT□□□□ EASEMENTS □VE□			MA□ ENCROACHMENT □E□□□			
LOT T□□E	S□□T	□RONT	CORNER□S□DE	REAR	□RONT	CORNER□S□DE	REAR	□RONT	S□DE	CORNER	REAR
□NTER□OR	1□□□□	1□□	NA□NA	□□	1□□	NA□NA	NA	□□	NA	NA	1□"
CORNER	□□ □□	1□□	1□□□NA	□□	1□□	1□□□NA	NA	□□	NA	□□	1□"
END LOT	1□□□□	1□□	NA□□□	□□	1□□	NA□NA	NA	□□	NA	NA	1□"



5A SINGLE FAMILY ATTACHED - 3-STORY GREEN COURT TOWNHOUSE □□□□□ □□□□□ □LE□□

□RODUCT		□U□LDIN□ SET□AC□S (S□□			UT□□□□ EASEMENTS □VE□□□			MA□ ENCROACHMENT □E□□□			
LOT T□□E	S□□T	□RONT	CORNER□S□DE	REAR	□RONT	CORNER□S□DE	REAR	□RONT	S□DE	CORNER	REAR
□NTER□OR	1□□□□	1□□	NA□NA	□□	□□	NA□NA	NA	□□	NA	NA	1□"
CORNER	□□ □□	1□□	1□□□NA	□□	□□	1□□□NA	NA	□□	NA	□□	1□"
END LOT	1□□□□	1□□	NA□□□	□□	□□	NA□NA	NA	□□	NA	NA	1□"

6A SINGLE FAMILY DETACHED - FRONT LOADED □□□□□ 1□□□□ ✓

□RODUCT		□U□LDIN□ SET□AC□S (S□□			UT□□□□ EASEMENTS □VE□			MA□ ENCROACHMENT □E□□□			
LOT T□□E	S□□T	□RONT□	CORNER□ S□DE	REAR	□RONT	CORNER□ S□DE	REAR	□RONT	S□DE	CORNER	REAR
□NTER□OR	□□□□□	1□□	NA□□□	□□□	□□	NA□NA	□□	□□	□□	NA	□□
CORNER	□□□□□	1□□	1□□□□	□□□	□□	1□□NA	□□	□□	□□	□□	□□

LE□END:

- 1□□UT□□□ EASEMENT
- □□MA□IMUM ENCROACHMENT TO AN□ UT□□□ EASEMENTS — Legend texts updated
- SET□AC□S□□UL□DA□LE AREA
- LOT L□NES
- RO□

NOTES:

1. □ARA□E SHALL □E SET□AC□ M□N□MUM □□□□ROM □RONT □RO□ERT□ L□NE
2. ARCH□TECTURAL □EATURES SUCH AS ROO□ O□ERHAN□S□□UTTERS□EA□ES□AND DO□ NS□OUTS□EACH E□TEND□N□ NO MORE THAN 1□□NCHES MEASURED □ER□END□CULAR □ROM THE E□TER□R □ACE O□THE OUTS□DE □ ALL TO THE □URTHEST ED□E O□THE □RO□ECT□ON AND 1□□□T M□N□MUM MEASURED □ARALLEL TO THE E□TER□R □ACE O□THE OUTS□DE □ ALL □ROM THE □URTHEST ED□E O□THE □RO□ECT□ON TO THE □N□SHED □RADE□SHALL □E ALLO□ED TO □ROTRUDE □NTO THE □ERT□AL E□TENS□N O□THE AD□ACENT □OC□ET □ ATER EASEMENT ON ALL ALLE□ □AC□N□ □ ALLS□ TH□S □S A □AR□ANCE TO STANDARD S□TE □LAN NOTE NUM□ER 1□ AND □□ RE□□□ AND A□RO□AL O□THESE S□TE OR CONSTRUCT□ON □LANS THE C□□ RECO□N□ES AND ACCE□TS THE TERMS AND CONDT□ONS O□TH□S NOTE□ — This note has been approved previously as part of the City and Client agreement
3. 1□□UT□□□ EASEMENT STRADDLES THE □RO□ERT□ L□NE □ □TH □□ON THE □REEN COURT AND □□N THE □RONT O□ THE LOT□

S□□□ 1" □ □□□

□ 1□□ □□□ □□□

F:\2021\21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\06_NBHD-PP\PA-25\PA-25_LOT DIAGRAM SHEETS.DWG, EDENARDO, 4/19/24

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
Westwoods.com
Westwood Professional Services, Inc. - TEL: 720.482.9526

CIVIL TAS

1□□□ □□□□□□□ S□□□
D□□□□□CO □□□□□

□□□□□□□□□□□□
□□□□□□□□□□□□

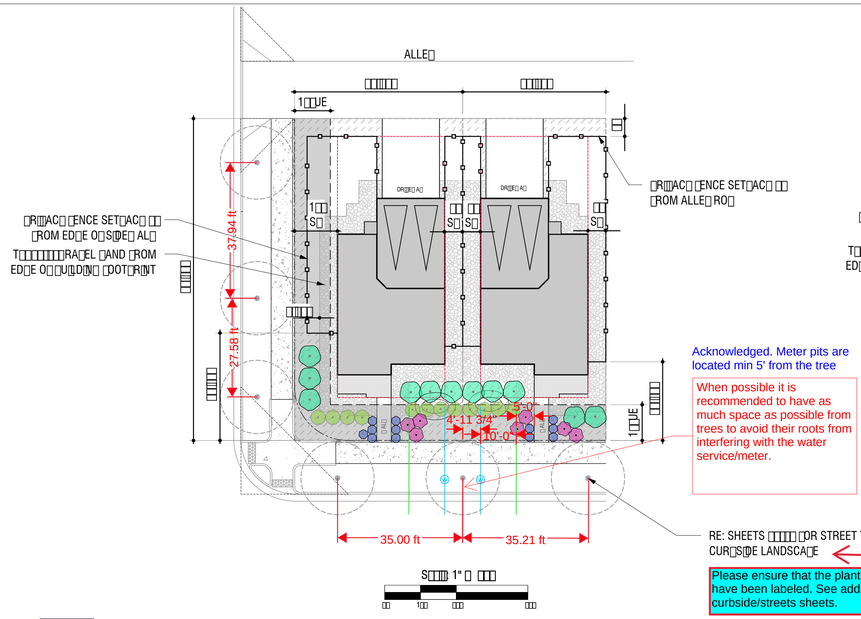
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
9155 E. NICHOLS AVE, SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

WINDLER FRLO AREA 4
SITE PLAN PA-25
TYPICAL LOT SETBACKS 2

SCALE:	AS SHOWN	FILE NO:	R0043248.00
DRAWN BY:	NL	CHECKED BY:	MI
DATE:	04/19/2024		

SHEET NUMBER 5

NOT FOR CONSTRUCTION



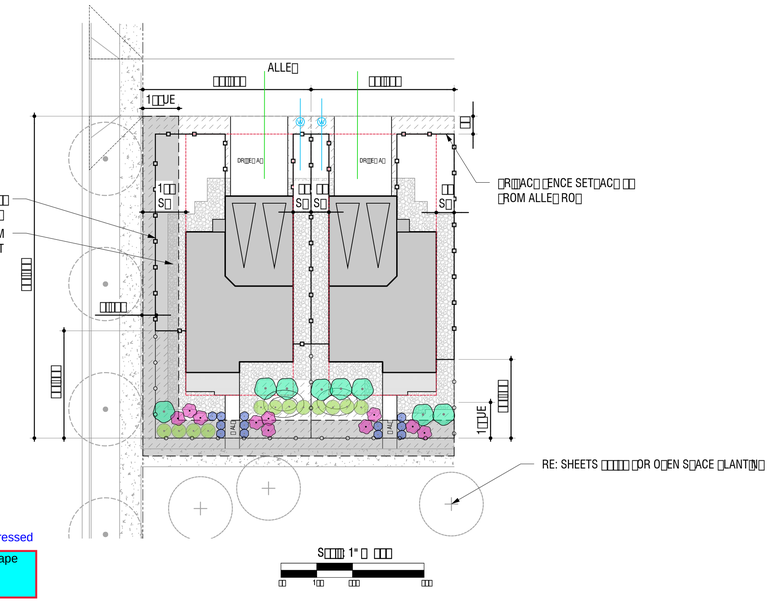
Acknowledged. Meter pits are located min 5' from the tree

When possible it is recommended to have as much space as possible from trees to avoid their roots from interfering with the water service/meter.

RE: SHEETS L1.00 FOR STREET TREES AND CURBSIDE LANDSCAPE

Addressed

Please ensure that the plants in the curbside landscape have been labeled. See additional comment on the curbside/streets sheets.



RE: SHEETS L1.00 FOR OPEN SPACE PLANTING

1A - EXAMPLE SINGLE FAMILY DETACHED - ALLEY LOADED (40' X 90')

CORNER UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 1 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 15 SEDGES ORNAMENTAL GRASSES MIN 1 GAL MIN

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

INTERIOR UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 10 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 10 ORNAMENTAL GRASSES MIN 1 GAL MIN

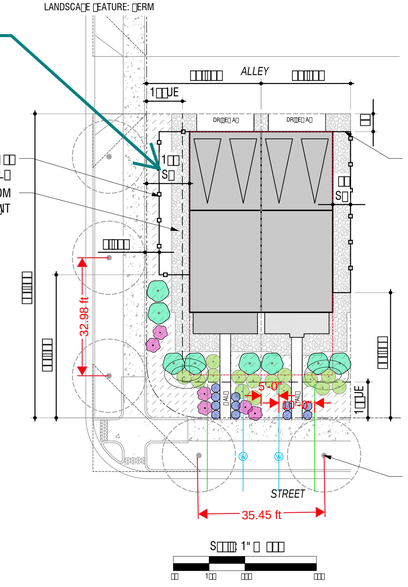
REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

Assumed this is not a comment.

There is a 10' utility easement here. Verify with Real Property the fence is allowed in the easement.



RE: SHEETS L1.00 FOR STREET TREES AND CURBSIDE LANDSCAPE

2A - EXAMPLE SINGLE FAMILY DETACHED - GREEN COURT (40' X 90')

CORNER UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 14 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 15 SEDGES ORNAMENTAL GRASSES 1 GAL MIN

This note does not apply to the units on the green courts.

Addressed

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

INTERIOR UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 10 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 10 ORNAMENTAL GRASSES MIN 1 GAL MIN

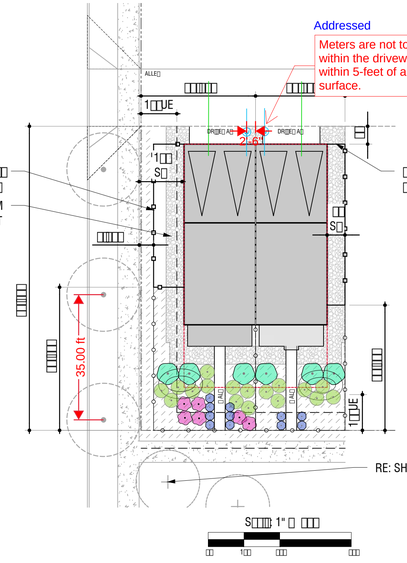
REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

Addressed

Meters are not to be within the driveway or within 5-feet of a hard surface.



RE: SHEETS L1.00 FOR OPEN SPACE PLANTING

Addressed

Please remove this note and add as a bold statement at the top of each lot typical sheet.

3A - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME (25' X 85')

CORNER UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 15 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 15 SEDGES ORNAMENTAL GRASSES 1 GAL MIN

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

INTERIOR UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 10 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 10 ORNAMENTAL GRASSES MIN 1 GAL MIN

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

3B - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME- GREEN COURT (25' X 85')

CORNER UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 15 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 15 SEDGES ORNAMENTAL GRASSES 1 GAL MIN

This note does not apply to the units on the green courts.

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

Note Added:
FRONT YARD TREES ON GREEN COURT FACING LOTS ARE SATISFIED BY GREEN COURT TREES

INTERIOR UNIT TYPICAL
FRONT YARD:
- TREES: RE: NOTE 1
- SHRUBS: 10 DECIDUOUS SHRUBS MIN 5 GAL MIN
- GRASSES: 10 ORNAMENTAL GRASSES MIN 1 GAL MIN

REAR AND SIDE YARD:
- 2" DEPTH NON-DYED SHREDDED WOOD MULCH REQUIRED OUT NO PLANT MATERIAL REQUIRED

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED

LANDSCAPE FEATURE: TERM

PLANT SYMBOL	DESCRIPTION
	GREEN COURT TREE GENERIC SYMBOL *FOR ACTUAL GREEN COURT TREE LOCATIONS, REFER TO PLANS SHEETS 38-47*
	STREET TREE GENERIC SYMBOL *FOR ACTUAL STREET TREE LOCATIONS, REFER TO PLANS SHEETS 50-59*
	SMALL SCALE DECIDUOUS FRONT YARD TREES
	DECIDUOUS SHADE FRONT YARD TREES
	SMALL SCALE EVERGREEN FRONT YARD TREES
	TALL SHRUBS REFER TO LANDSCAPE SCHEDULE
BACK LAYER	
	LARGE AND MEDIUM SCALE SHRUBS
MIDDLE LAYER	
	SMALL SCALE SHRUBS
	ORNAMENTAL GRASSES
FRONT LAYER	
	SMALL ORNAMENTAL GRASSES AND PERENNIALS
LEGEND	
	SIGHT TRIANGLE
	BUILDING SETBACK
	PRIVACY FENCE
	DEMARCATION FENCE
	GRAVEL BED
	UTILITY EASEMENT
	WATER METER
	TERM
	SHREDDED WOOD MULCH
	WATER UTILITY LINE
	SANITARY UTILITY LINE

NOTE:
1. THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT

2. USE PLANT LIST ON SHEET L2.00 FOR PLANT SPECIES

3. AERATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY LOCATION OF TREES UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY NO TWO DIRECTLY ADJACENT LOTS OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED

4. REFER TO SHEET L2.00 HOUSING TYPE PLANTING FOR THESE LOT TYPICALS ARE WITHIN THE OVERALL DEVELOPMENT

5. FRONT YARD TREE REQUIREMENTS SATISFIED BY THE PROVISION OF ADDITIONAL STREET TREES AT A RATIO OF 1 TREE PER 1-0 OF STREET FRONTAGE

6. TURF NOT PERMITTED IN FRONT YARDS

Date | Appr. | Init. | Date | Revisions | No.

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

CIVIL TAS

1 PRELIMINARY SUBMITTAL
DECEMBER 20 2023

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

WINDLER FRLO AREA 4
SITE PLAN PA-25
TYPICAL LOT LANDSCAPE

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: MI
DATE: 04/19/2024
SHEET NUMBER 7

F:\2021\21-21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\06_NBHD-PPA-25\PA-25_LOT LANDSCAPE TYP_SHEETS.DWG, EDENARDO, 4/19/24

NOT □OR CONSTRUCT□ON

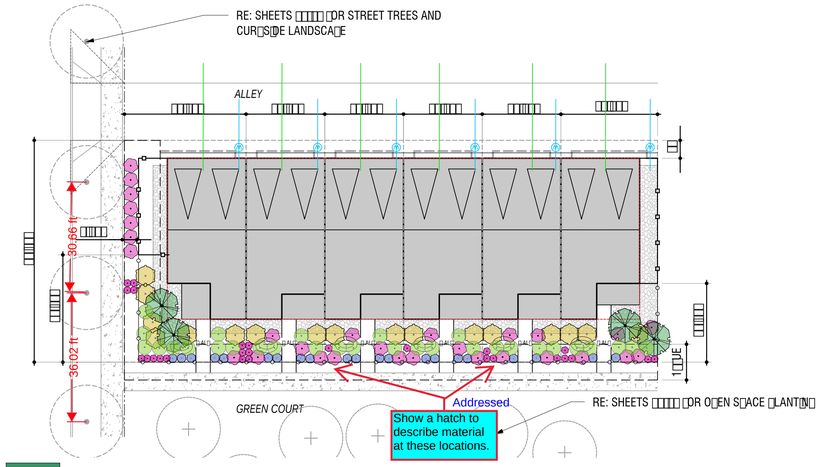
4A - EXAMPLE SINGLE FAMILY ATTACHED - 3-STORY TOWNHOME (22' X 62')

FRONT YARD
- *TREES:* RE: NOTE □□
- *TALL SHRUBS:* M□N□MUM□URTEEN □ □□TALL SHRU□S□S□EC□ES □RO□ □N□ TO A MATURE HE□□HT O□ AT LEAST □□
- *SHRUBS:* M□N□MUM□ENT□□□UR □□□SHRU□S□M□□ O□E□ER□REEN AND DEC□□UOUS □OR SEASONAL □NTEREST
- *GRASSES:* MA□□E□□HTEEN □ □□ORNAMENTAL □RASSES

REAR AND SIDE YARD (not visible from public street)
- REAR AND SI□E □ARDS □NSI□E O□□F□□AC□ □ENCE ARE NOT RE□ULATED

ALLEY
- □LANT□N□ ENCOURA□ED □UT NOT RE□U□RED

LANDSCAPE FEATURE
- □ERM



5A - EXAMPLE SINGLE FAMILY ATTACHED - 3-STORY TOWNHOME (22' X 62')

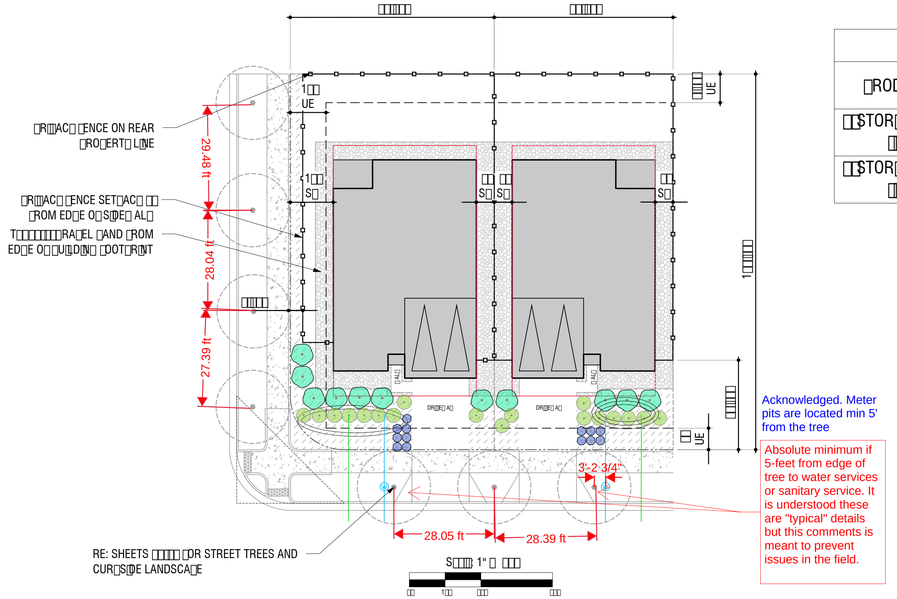
FRONT YARD
- *TREES:* □RONT □ARD TREES ARE SAT□S□□ED □□ □REEN COURT TREES□□ CORNER LOT TREE □ SAT□S□□ED □□ STREETSCA□E TREE
- *TALL SHRUBS:* M□N□MUM□TEEN □ □□TALL SHRU□S□S□EC□ES □RO□ □N□ TO A MATURE HE□□HT O□ AT LEAST □□
- *SHRUBS:* M□N□MUM□HT□□□□E □□□SHRU□S□M□□ O□E□ER□REEN AND DEC□□UOUS □OR SEASONAL □NTEREST
- *GRASSES:* MA□□T□ ENT□□ONE □□ □ORNAMENTAL □RASSES

REAR AND SIDE YARD (not visible from public street)
- REAR AND SI□E □ARDS □NSI□E O□□F□□AC□ □ENCE ARE NOT RE□ULATED

ALLEY
- □LANT□N□ ENCOURA□ED □UT NOT RE□U□RED

LANDSCAPE FEATURE
- □ERM

PLANT SYMBOL	DESCRIPTION
	□REEN COURT TREE □□ENERI□ S□M□OL□ *FOR ACTUAL GREEN COURT TREE LOCATIONS, REFER TO PLANS SHEETS 38-47*
	STREET TREE □□ENERI□ S□M□OL□ *FOR ACTUAL STREET TREE LOCATIONS, REFER TO PLANS SHEETS 50-59*
	SMALL SCALE DEC□□UOUS □RONT □ARD TREES □□□
	DEC□□UOUS SHADE □RONT □ARD TREES □□□
	SMALL SCALE E□E□REEN □RONT □ARD TREES □□□
	TALL SHRU□S □ □□ □; □□□□RE: □LANT SCHEDULE
BACK LAYER	
	LAR□E AND MED□M SCALE SHRU□S □□
MIDDLE LAYER	
	SMALL SCALE SHRU□S □□
	ORNAMENTAL □RASSES □ 1
FRONT LAYER	
	SMALL ORNAMENTAL □RASSES□AND □ERENNA□S □ 1
LEGEND	
	S□□HT TRA□□LE
	□U□□DIN□ SET□AC□
	□□□R□□AC□ □ENCE
	□□DEMARCAT□ON □ENCE
	□□□□□RA□EL □AND
	1□□UT□□T□ EASEMENT
	□ ATER METER
	□ERM
	SHREDDED □ OOD MULCH
	□ ATER UT□□T□□RE: C□□□□
	SANTAR□ UT□□T□□RE: C□□□□



Acknowledged. Meter pits are located min 5' from the tree

Absolute minimum if 5-feet from edge of tree to water services or sanitary service. It is understood these are "typical" details but this comments is meant to prevent issues in the field.

6A - EXAMPLE SINGLE FAMILY DETACHED FRONT LOADED (50' X 105')

CORNER UNIT TYPICAL
□RONT □ARD:
- *TREES:* RE: NOTE □ □□
- *SHRUBS:* □ □□S□□TEEN SHRU□S M□N□□□ □AL□M□N□□
- *GRASSES:* □□□SE□EN ORNAMENTAL □RASSES □ □AL□M□N□□

REAR AND S□DE □ARD:
- □ □TH NO □U□L□□ □□E□ □SHREDDED □ OOD MULCH RE□U□RED □UT NO □LANT MATER□AL RE□U□RED□

ALLE□: □LANT□N□ ENCOURA□ED □UT NOT RE□U□RED□

LANDSCA□E □EATURE: □ERM

INTERIOR UNIT TYPICAL
□RONT □ARD:
- *TREES:* RE: NOTE □ □□
- *SHRUBS:* □ □□TH□□TEEN SHRU□S M□N□□□ □AL□M□N□□
- *GRASSES:* □□S□□ ORNAMENTAL □RASSES M□N□□ □AL□M□N□□

REAR AND S□DE □ARD:
- □ □TH NO □U□L□□ □□E□ □SHREDDED □ OOD MULCH RE□U□RED □UT NO □LANT MATER□AL RE□U□RED□

ALLE□: □LANT□N□ ENCOURA□ED □UT NOT RE□U□RED□

LANDSCA□E □EATURE: □ERM

MULT□□□AM□L□ □ TO□ NHOME □ER□METER LANDSCA□E RE□U□REMENTS								
□RODUCT T□□E	UN□TS	L□	□LANTS RE□U□RED □ □□ □LANTS□□ L□□	TREES □M□N □□ □	M□N □□TALL SHRU□S □M□N 1□□	SHRU□S □MA□ □□□□	□RASSES □MA□ □□□□	TOTAL □RO□□ED
□□STOR□ TO□ NHOME □□□□□□□□□	□	□1□	□□	□	1□	□□	1□	1□□
□□STOR□ TO□ NHOME □□□□□□□□□	□	□□□	1□□	□	1□	□□	□1	1□□

NOTE:
1□ THE □U□□DIN□ □OT□RINTS SHO□ N ARE RE□RESENTAT□□E O□ □OSSI□□LE □U□□DIN□ □OT□RINT AND NOT ACTUAL □RO□OSED □U□□DIN□ □OT□RINT□

□□ USE □LANT L□ST ON SHEET □ □OR □LANT S□EC□ES□

□□ □ARIAT□ON □S RE□U□RED □OR LANDSCA□E DESI□N □ □TH□N THE □RONT □ARDS O□ THE COMMUN□□□ LOCAT□ON O□ TREES□ UNDERSTOR□ □LANT MATER□AL AND MULCH T□□ES SHALL □ARY NO T□ O D□RECTL□ AD□ACENT LOTS OR LOTS D□RECTL□ ACROSS THE STREET MA□ HA□E THE SAME LANDSCA□E DESI□N □NSTALLED□

□□ RE□ER TO SHEET □□HOUSIN□ T□□E □LAN□□OR □ HERE THESE LOT T□□□□ALS ARE □ □TH□N THE O□ERALL DE□LO□MENT□

□□ □RONT □ARD TREE RE□U□REMENT □S SAT□S□□ED □□ THE RO□□S□ON O□ ADD□T□ONAL STREET TREES AT A RAT□ O□ 1 TREE □ER □□L□O□STREET □RONTA□E□

** IN RARE CASES, WHERE GREEN COURTS ARE UNABLE TO INCLUDE SHADE TREES DUE TO GRADING, UTILITIES, ETC. FRONT YARD TREES WILL BE REQUIRED.*

□□ TUR□NOT □ERM□TTED □N □RONT □ARDS

F:\2021\21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\08_NBHD-PKPA-25\PA-25_LOT LANDSCAPE TYP_SHEETS.DWG, EDENVARDO, 4/19/24

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoods.com
Westwood Professional Services, Inc.

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D□□□□□CO □□□□□

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9155 E. NICHOLS AVE. SUITE 560
CENTENNIAL, CO 80112
PHONE: (303) 799-9900

WINDLER FRLO AREA 4
SITE PLAN PA-25

TYPICAL LOT LANDSCAPE 2

SCALE: AS SHOWN
FILE NO: R0043248.00

DRAWN BY: NL
CHECKED BY: MI
DATE: 04/19/2024

SHEET NUMBER 8

NOT FOR CONSTRUCTION

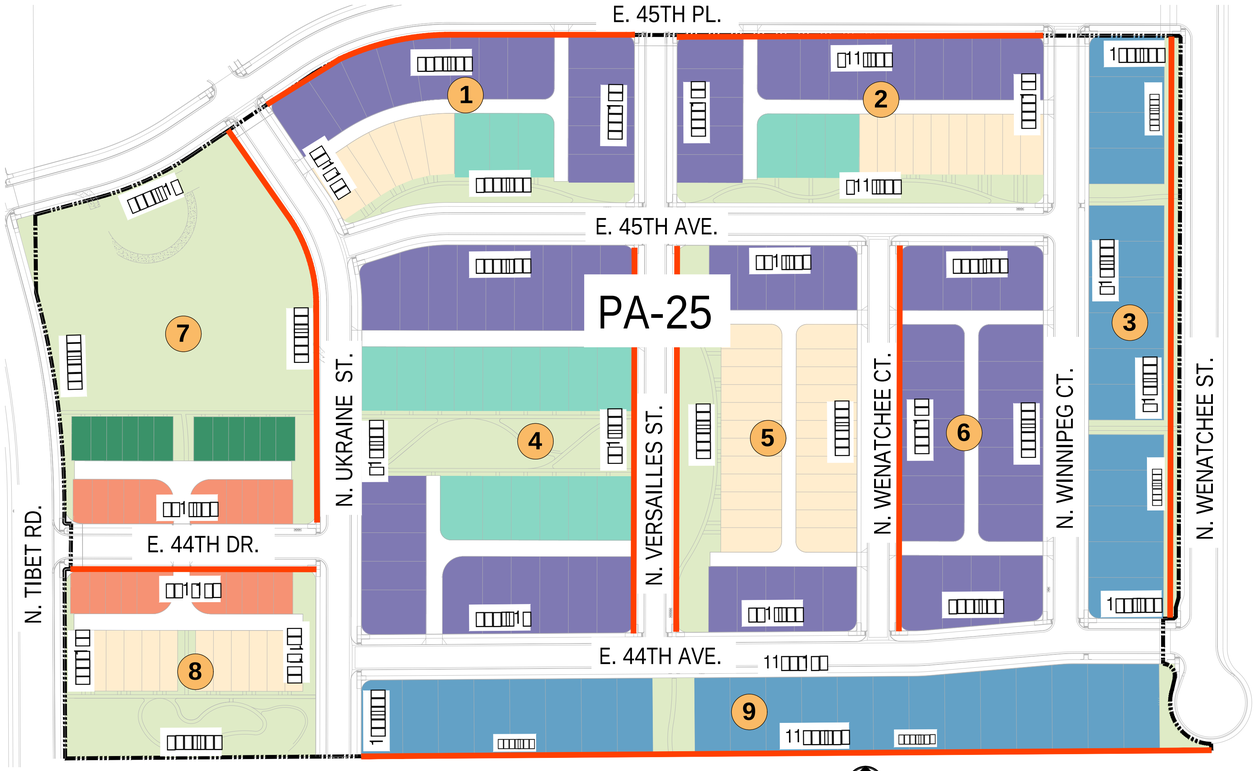
FLEXIBLE RESIDENTIAL LOT OPTION (FRLO) STANDARDS TRACKING

STREET AND BLOCKS STANDARDS:

- MAX LOCK LENGTH BETWEEN INTERSECTIONS
- LOCK MAY BE BROKEN BY AN OPEN SPACE AREA OR AREEN COURT

HOUSING TYPE AND MIX STANDARDS:

- INCORPORATE A TARGET OF AT LEAST HOUSING TYPES
- NO MORE THAN OF AN FRLO AREA MAY BE CONSTRUCTED OF ONE HOUSING TYPE AND NO ONE HOUSING TYPE CAN BE LESS THAN

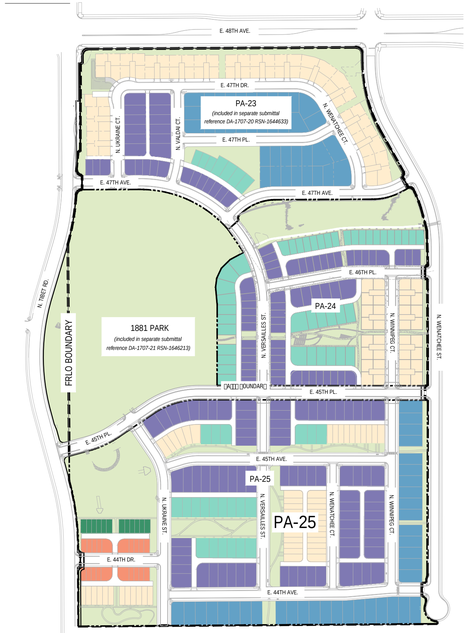


NOT TO SCALE

KEY NOTE

- LOCK LENGTH
- SINGLE FAMILY DETACHED MOTORCOURT
- SINGLE FAMILY DETACHED FRONT LOADED
- SINGLE FAMILY DETACHED ALLEY LOADED
- SINGLE FAMILY DETACHED AREEN COURT
- SINGLE FAMILY ATTACHED AREEN COURT
- TWO STORY DUPLEX FARED HOME
- SINGLE FAMILY ATTACHED STORY TOWNHOUSE
- SINGLE FAMILY ATTACHED STORY TOWNHOUSE

KEY MAP



FRLO 4 HOUSING TYPE MAP

NOT TO SCALE

KEY NOTE

- FRLO BOUNDARY

PA-25 BLOCK LENGTH TRACKING

PA-25 BLOCK LENGTH TRACKING			
BLOCK NUMBER	BLOCK LENGTH LINEAR FEET	MEETS REQUIREMENT (Y/N)	COMMENTS
1	535.38	Y	
2	511.86	Y	
3	816.00	Y	LOCK IS BROKEN UP BY PERIMETER AR BY HICH IS A MINIMUM WIDTH OF TH MINIMUM SIDEWALK
4	541.24	Y	
5	540.72	Y	
6	537.12	Y	
7	584.42	Y	
8	351.13	Y	
9	1187.98	Y	LOCK IS BROKEN UP BY ARLET HICH IS A MINIMUM WIDTH OF TH MINIMUM SIDEWALK

NOTES:

- REFER TO SHEET 1 FOR TRAIL LOCATION AND WIDTH FOR LOCKS BROKEN UP BY OPEN SPACE AREA OR TRAIL CORRIDOR

Addressed

This appears to be a paseo for pedestrian to access. If it is a park provide the requried amenities required of a park and/or open space.

FRLO 4 HOUSING TYPE TRACKING

		PRODUCT TYPE	2A	3A	4A	TOTAL	%
1		SINGLE FAMILY DETACHED FRONT LOADED	38	0	36	74	15.28%
2		SINGLE FAMILY DETACHED ALLEY LOADED	27	56	79	162	33.47%
3		SINGLE FAMILY DETACHED MOTOR COURT	62	32	0	94	19.42%
4		SINGLE FAMILY DETACHED AREEN COURT	7	42	21	70	14.46%
5		SINGLE FAMILY ATTACHED AREEN COURT	0	0	12	12	2.48%
6		TWO STORY DUPLEX FARED HOME	0	0	52	52	10.74%
7		SINGLE FAMILY ATTACHED STORY TOWNHOUSE	0	0	0	0	0.00%
8		SINGLE FAMILY ATTACHED STORY TOWNHOUSE	0	0	20	20	4.13%
9		SMALL MULTI-FAMILY	0	0	0	0	0.00%
10		MULTI-FAMILY	0	0	0	0	0.00%
		UNIT TOTAL	**134**	**130**	**220**	**484**	100%
		PA TOTAL	**4**	**3**	**5**	6	

Advisory comment - could this housing type also be integrated closer to 1881 park? Perhaps along 45th?

Acknowledged. No changes expected at this point.

FRLO 4 HOUSING DENSITY TRACKING

NBHD	ACRES	UNITS	DENSITY
PA-23	20.82	134	6.44
PA-24	17.24	130	7.54
PA-25	34.66	220	6.35

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10333 E DRY CREEK RD, SUITE 400
ENGLEWOOD, CO 80112
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WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
9155 E. NICHOLS AVE, SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

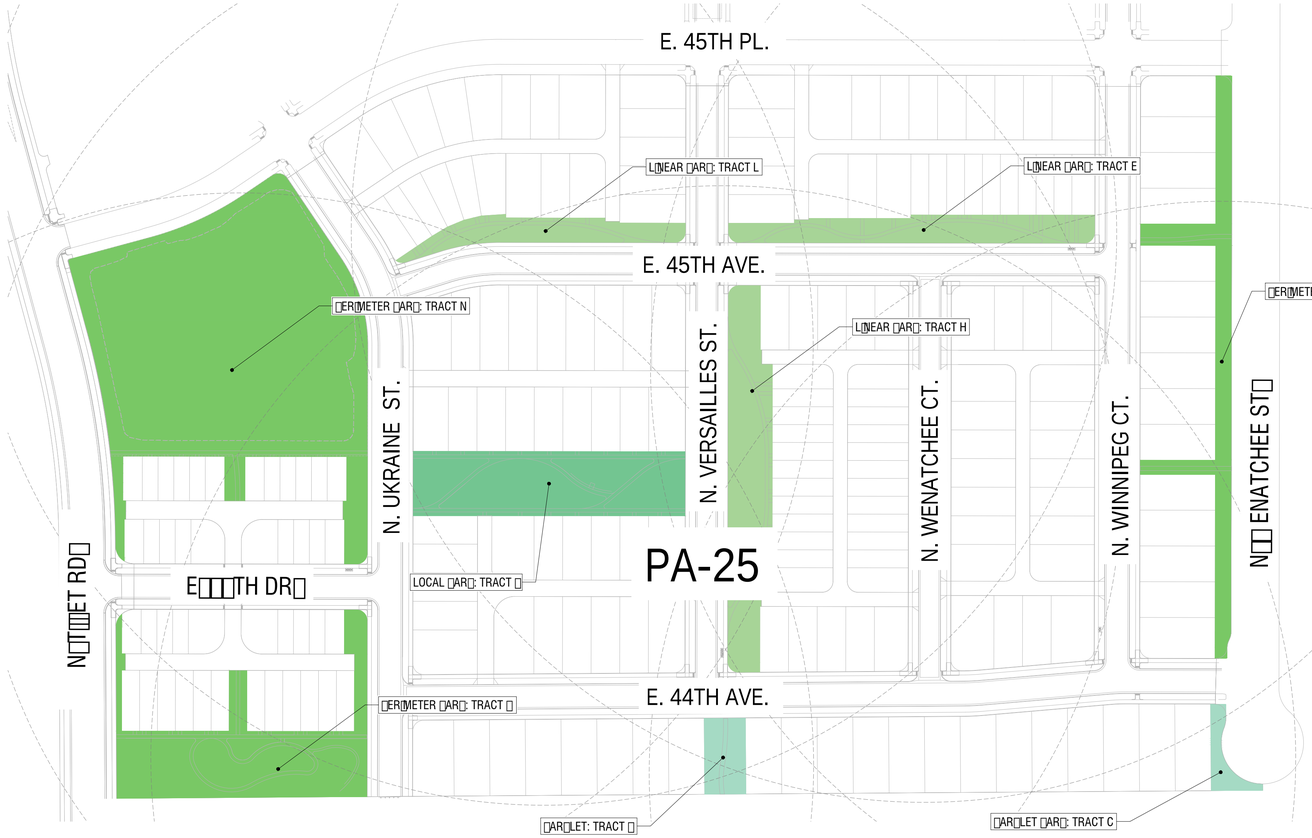
WINDLER FRLO AREA 4
SITE PLAN PA-25
FRLO STANDARDS TRACKING

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: MI
DATE: 04/19/2024
SHEET NUMBER 9

F:\2021\21-6008 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\06_NBHD-PEPA-25\PA-25_FRLO TRACKING_SHEETS.DWG, EDENARDO, 4/19/24

NOT FOR CONSTRUCTION

KEY MAP



Traffic conformance letter is being submitted with PA-25 2nd Site Plan submittal

This also doesn't match the MTIS. The traffic letter should also note the difference in units.

MASTER PLAN OPEN SPACE REQUIREMENTS

PA-25 PROJECTED POPULATION			
HOUSING TYPE	# OF UNITS	MULTIPLIER	# OF RESIDENTS
SINGLE FAMILY DETACHED	1		RESIDENTS
SINGLE FAMILY ATTACHED			RESIDENTS
MULTIFAMILY	0		RESIDENTS
	220		RESIDENTS

PA-25 REQUIRED PARKS AND OPEN SPACE DEDICATION			
PARK TYPE	# OF RESIDENTS	MULTIPLIER	ACREAGE
NEIGHBORHOOD AREAS	RESIDENTS	AC RESIDENTS	AC
COMMUNITY AREAS	RESIDENTS	AC RESIDENTS	AC
OPEN SPACE	RESIDENTS	AC RESIDENTS	AC
			6.94 AC.

NOTES

- REQUIRED 1.75 ACRE NEIGHBORHOOD PARK WILL BE FULFILLED BY 1881 PARK (PK-4)
- REQUIRED 0.64 AC COMMUNITY PARK TO BE MET CASH-IN-LIEU PRIOR TO PLAT RECORDATION
- REQUIRED 4.55 AC OPEN SPACE TO BE MET BY PA-25 OPEN SPACE TOTAL 4.55 AC

OPEN SPACE LEGEND

- LINEAR AREA
- PERIMETER AREA
- DOCKET AREA
- LOCAL AREA
- PARKLET
- RADIUS

MASTER PLAN TRACKING

WINDLER MASTER PLAN, TAB-9 FORM J					SITE PLAN			
					PA-25 OPEN SPACE TRACKING*			
PLANNING AREA	OPEN SPACE	PROS CLASSIFICATION	FORM J PLANNED	PARK DEPT. CREDITED	TRACT	SF	PARK CLASSIFICATION	ACRES CREDITED
			ACRES	ACRES				
PA-25	OS-40	LINEAR PARK	2.10	1.69	E	17,971	LINEAR PARK	0.41
					L	12,116		0.28
						30,087		0.69
	OS-41	PERIMETER PARK	1.90	1.90	N	131,705	PERIMETER PARK	3.02
						-99,595	100 yr flood area	-2.29
					Q	39,730	PERIMETER PARK	0.91
						71,840		1.64
	ADDITIONAL OS				A	23,331	PERIMETER PARK	0.54
					B	6,145	PARKLET	0.14
					C	3,197		0.07
					H	29,647	LINEAR PARK	0.68
					J	34,130	LOCAL PARK	0.78
						96,450		2.21
			4.00	3.59		198,377		4.55

NOTES:

* PA-25 OPEN SPACE TRACKING DOES NOT INCLUDE ACREAGE CREDITED IN PA-23 AND PA-24, AS THEY ARE SUBMITTED IN SEPARATE SITE PLAN SUBMITTALS.

SCALE: 1" = 100'

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10333 E DRY CREEK RD. SUITE 400
ENGLEWOOD, CO 80112
Westwoodps.com
Westwood Professional Services, Inc. TEL: 720.482.9526

CIVIL TAS

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

No.	Revisions	Date	Init.	Appr.	Date

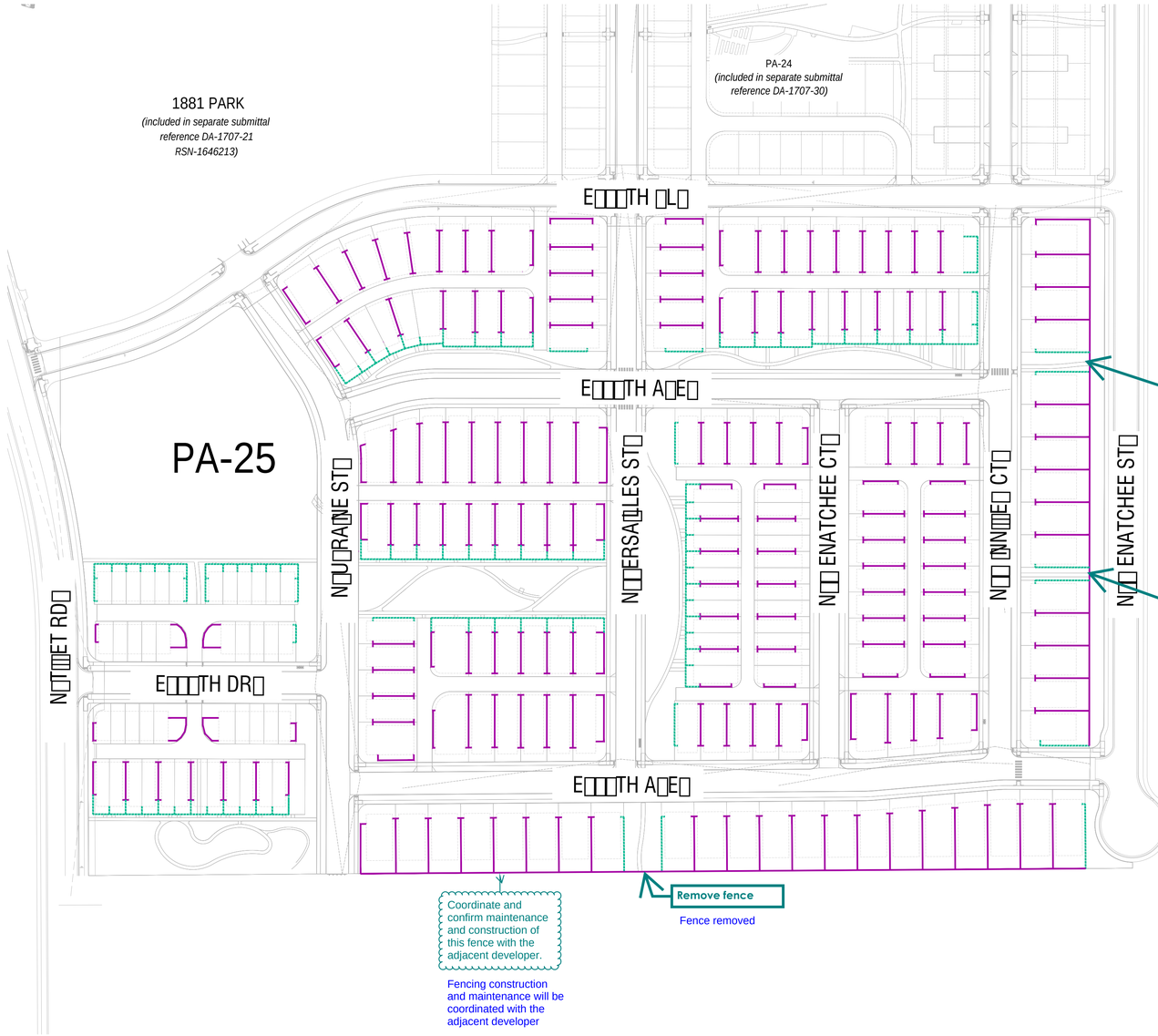
WINDLER FRLO AREA 4
SITE PLAN PA-25
OS TRACKING

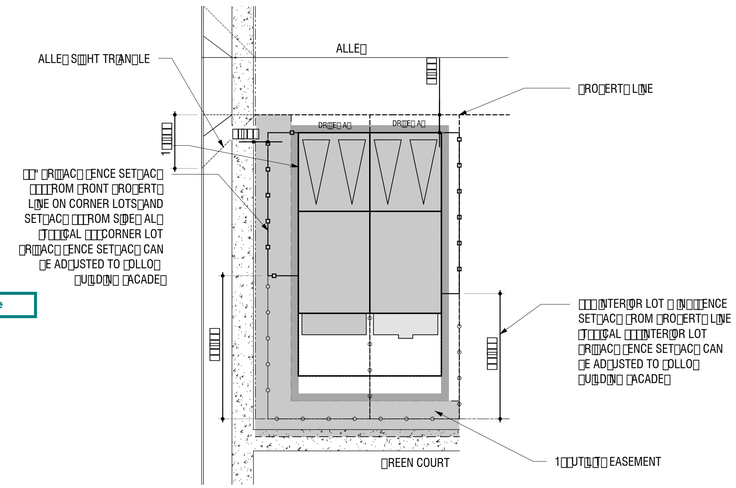
SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: MI
DATE: 04/19/2024

SHEET NUMBER 10

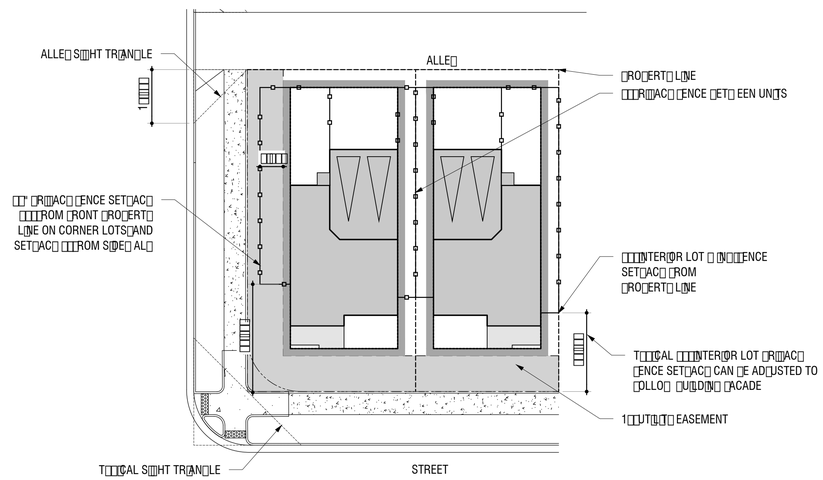
F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\08_NBHD-PIPA-25\PA-25_OS TRACKING_SHEETS.DWG, EDENARDO, 4/19/24

NOT FOR CONSTRUCTION





TYPICAL GREEN COURT PAIRED HOME LOTS
(SCALE 1" = 20')



TYPICAL ALLEY LOADED LOTS
(SCALE 1" = 20')

FENCE LOCATIONS

NOTES:

FRONT YARD FENCE
- FRONT YARD FENCE IS NOT ALLOWED ON SINGLE FAMILY DETACHED AND PAIRED HOMES LOTS FRONTING STREETS
- FRONT YARD FENCE IS OPTIONAL ON SINGLE FAMILY ATTACHED TOWNHOMES LOTS FRONTING STREETS
- FRONT YARD FENCE IS OPTIONAL ON SINGLE FAMILY DETACHED SINGLE FAMILY ATTACHED PAIRED HOMES AND TOWNHOMES LOTS FRONTING GREEN COURTS
- ONLY DEMARCATION FENCE ALLOWED TO BE USED AS FRONT YARD ENCROACHING ON ANY LOTS FRONTING GREEN COURTS
- FRONT YARD FENCE SHALL BE SET BACK FROM THE FRONT PROPERTY LINE ONLY PRIVACY FENCE ALLOWED TO BE USED AS INTERIOR LOT LINE FENCE
- SETBACK INTERIOR LOT LINE FENCE FROM PROPERTY LINE ONLY PRIVACY FENCE ALLOWED TO BE USED AS INTERIOR LOTS LINE FENCE
- SETBACK CORNER LOT PRIVACY FENCE FROM FRONT PROPERTY LINE

SIDE YARD FENCE
- DEMARCATION FENCE SHALL BE SET BACK 1 FROM THE FRONT EDGE OF THE SIDEWALK IN FRONT OF LOTS
- PRIVACY FENCE SHALL BE SET BACK FROM THE FRONT EDGE OF THE SIDEWALK SO THAT BOTH FENCES PRIVACY FENCE AND DEMARCATION FENCES ARE IN ONE ALIGNMENT
- PRIVACY FENCE SHALL BE LOCATED ON THE PROPERTY LINE BETWEEN ADJACENT LOTS
- SETBACK SIDEYARD FENCE 1 FROM SIDEWALK ON REVERSE CORNER LOTS SHALL BE SETBACK A MINIMUM OF 1 FROM THE BACK OF WALK
- PRIVACY FENCING WITHIN CORNER SIDEYARDS ON REVERSE CORNER LOTS SHALL BE SETBACK A MINIMUM OF 1 FROM THE BACK OF WALK
- SIDEYARD FENCING MAY NOT ENCROACH WITH ALLEY SIGHT TRIANGLES OF 1 AT STREET INTERSECTIONS

REAR YARD FENCE
- ONLY PRIVACY FENCE ALLOWED TO BE USED AS REAR LOT FENCE
- SETBACK REAR FENCE 1 OR FROM PROPERTY LINE
- REAR YARD FENCING MAY NOT ENCROACH WITH ALLEY SIGHT TRIANGLES OF 1 AT STREET INTERSECTIONS

THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT

scale is correct
10 SCALE 1

DEMARCATION FENCE *(36" TALL)*

PRIVACY FENCE *(60" TALL)*

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

CIVIL TAS

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

WINDLER FRLO AREA 4
SITE PLAN PA-25
FENCE PLAN

SCALE:	AS SHOWN
FILE NO:	R0043248.00
DRAWN BY:	NL
CHECKED BY:	MI
DATE:	04/19/2024
SHEET NUMBER	12

F:\2021\21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\06_NBHD\PPA-25\PA-25_PLANNING DIAGRAM_SHEETS.DWG, EDEMARDO, 4/19/24

Advisory Comment: Exterior boundary must match the plat exactly and without B&D/ Curvey data labeled this cannot be confirmed.

B&D have been included in the area site plan sheets

Existing and Proposed linework called out

Provide/label existing and proposed property, ROW lines, easements (Fire,etc...)

64' ROW? Reception No.?

64' ROW and DA called out

Acknowledged

Revised so text does not overlap

obscure text?

Liner Parks must be 40ft wide measured outside of the ROW

Label Tract?

Tract C
Green Valley Ranch East Subdivision
Rec. No. 202200027765
(not a part)

ZONING: R-2
(MEDIUM- DENSITY RESIDENTIAL DISTRICT)

All easements labeled and dimensioned on area site plan sheets

Label and dimension all easements

ND 520B
707-18

E. 45TH PL.

E. 45TH AVE.

E. 44TH DR.

E. 44TH PL

N. UKRAINE ST.

N. VERSAILLES ST.

N. WENATCHEE CT.

N. WINNIPEG CT.

PA25 ALLEY 1

PA25 ALLEY 2

PA25 ALLEY 3

PA25 ALLEY 4

PA25 ALLEY 5

PA25 ALLEY 6

PA25 ALLEY 7

PA25 ALLEY 8

PA25 ALLEY 9

PA25 ALLEY 10

PA25 ALLEY 11

PA25 ALLEY 12

PA25 ALLEY 13

PA25 ALLEY 14

PA25 ALLEY 15

PA25 ALLEY 16

PA25 ALLEY 17

FULL MOVEMENT INTERSECTION

TRACT M 11,476 S.F. 0.263 AC.

TRACT N 131,769 S.F. 3.024 AC.

TRACT J 34,134 S.F. 0.784 AC.

TRACT K 6,740 S.F. 0.155 AC.

TRACT H 29,647 S.F. 0.681 AC.

TRACT G 16,764 S.F. 0.385 AC.

TRACT I 11,196 S.F. 0.257 AC.

TRACT O 10,454 S.F. 0.240 AC.

TRACT P 39,730 S.F. 0.912 AC.

TRACT Q 39,730 S.F. 0.912 AC.

TRACT F 12,134 S.F. 0.279 AC.

TRACT A 23,331 S.F. 0.536 AC.

TRACT B 6,145 S.F.

TRACT E 3,787 S.F. 0.087 AC.

TRACT 20' ALLEY 12,116 S.F. 0.278 AC.

20' ALLEY

23' ALLEY

26' ALLEY

64' ROW

60' ROW

30' FL-FL

34' FL-FL

10' UE

5' UE

R250'

R270'

R29'

R15'

Revised to Variable width

Variable Width?

TIBET ROAD
DA-1707-08 | CN: 2022 6011 00
RECEPTION NO. 2021000177784
40.5' ROW

SECTION 23 | SECTION 24 | SECTION LINE

SECTION 26 | SECTION 25

ZONING: R-2
(MEDIUM- DENSITY RESIDENTIAL DISTRICT)

MH's at Center Line - Center Line intersects will interfere with Block monumentation. (Typical)

Block monumentation to be moved slightly away from centerline/centerline connection

Avenue on Plat?

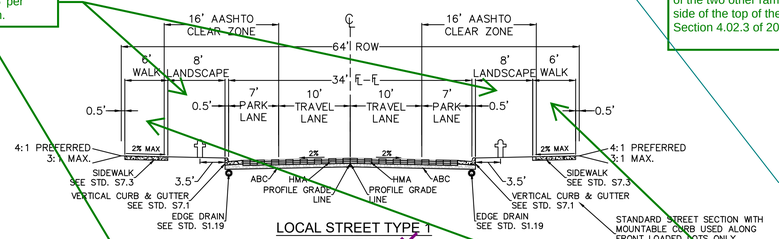
Correctly called out at PL

"... At "T" intersections the curb ramp located at the top of the "T" shall be located across from one of the two other ramp locations, typically to the right side of the top of the "T" " TYP.
Section 4.02.3 of 2023 COA Roadway Design Manual.

Where possible, this will be done however there are intersections where this does not make sense. Example- This crosswalk aligns with the open space sidewalk across the street. If we relocate the tract west, the block length is too long. (over 650')

Cross section revised to 8.5' landscape area

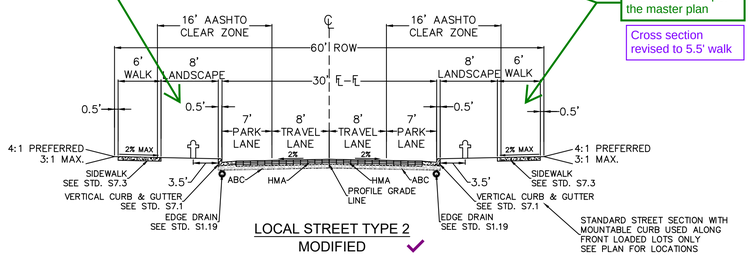
The landscape area shall be 8.5' per master plan.



LOCAL STREET TYPE 1
MODIFIED
(E. 44TH DR., N. UKRAINE ST., E. 44TH PL., N. WINNIPEG CT.)

The walk is 5.5' per the master plan

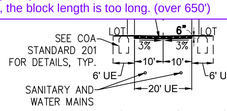
Cross section revised to 5.5' walk



LOCAL STREET TYPE 2
MODIFIED
(N. VERSAILLES ST., N. WENATCHEE CT., E. 45TH AVENUE.)

GVR Note Added

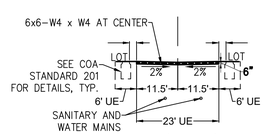
Reference the adjacent site plan - GVRE Site Plan 18 that is under review for a potion of the development adjacent to this site.



TYPICAL 20' ALLEY (PRIVATE)

NOTES:
1. * POLYPROPYLENE FIBERMESH 1-1/2 LBS. PER CU. YD. – ¾" LONG FIBERS IN PLACE OF WIRE MESH ON RESIDENTIAL ALLEYS ONLY.
2. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.

SECTION C–C

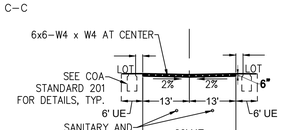


TYPICAL 23' ALLEY (PRIVATE)

FIRE LANE

NOTES:
1. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
2. ALL REINFORCEMENT STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MIN. OF 6".
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.
4. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

SECTION F–F



TYPICAL 26' ALLEY (PRIVATE)

FIRE LANE

NOTES:
1. SEE COA S19 FOR CONCRETE PAVEMENT JOINT DETAILS.
2. ALL REINFORCEMENT STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MIN. OF 6".
3. UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO PLANS FOR EXACT LOCATION AND DEPTH.
4. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

SECTION G–G

ZONING: AD
(AIRPORT DISTRICT)

WENATCHEE STREET
DA-1707-18 | CN: 2022 6026 00
67' ROW

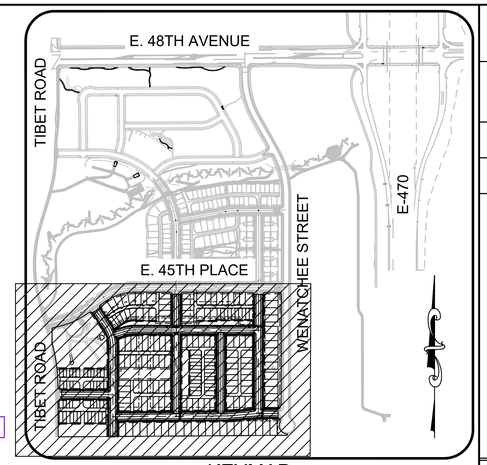
Rec no added

Reception No.?

60' ROW?

This ROW is correctly called out as 64'

ZONING: AD
(AIRPORT DISTRICT)



KEYMAP
1" = 500'

80 40 0 80 160

SCALE: 1" = 80'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- TREE GRATE
- STREET LIGHTS
- ADA ROUTE
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE
- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT

Any inlets within alleys and the storm mains connecting those inlets to the main in the public ROW are to be private.

This information has been added to note 1

NOTES:
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3. BUILDING LOCATIONS SHALL BE MOVED BACK FROM THE STREET ROW TO ALLOW ROOM FOR SETBACKS AND BUILDING STRUCTURE COMPONENTS.
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5. REFER TO LANDSCAPE PLANS FOR PAVEMENT AND PAVER DETAILS.

Note: Please verify with addressing that all street names are correctly labeled on all sheets including the Plat sheets.

All street names have been corrected

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
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EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER - FILING NO. 11
PA 25 SITE PLAN
OVERALL SITE PLAN

SCALE:	AS SHOWN	FILE NO:	R0043268.00
DRAWN BY:	MSD	CHECKED BY:	TJO
DATE:	APRIL 2023		

SHEET NUMBER 16

N:\PROJECTS\WINDLER\FILING5\WBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SIP\PA25\OVERALL SITE PLAN.DWG, MSDAVIS, 4/19/24

Label street classification (TYP.)

Street classification labeled

Acknowledged

Provide/label fire lane width and radii

Label private alley.

Note added.

ZONING: R-2 (MEDIUM- DENSITY RESIDENTIAL DISTRICT)

E. 45TH PL. (64' ROW) DA 1707-29

FULL MOVEMENT INTERSECTION

L=23.56' R=15.00' Δ=90°00'00" CHB=S44°54'39"E CH=21.21'

S89°54'39"E 5153.45'

Stop sign removed

Add Speed limit sign here.

Speed limit sign added

L=213.93' R=360.00' Δ=34°02'53" CHB=N73°03'55"E CH=210.80'

N56°02'28"E 5153.45'

L=23.56' R=15.00' Δ=90°00'00" CHB=N11°02'28"E CH=21.21'

FULL MOVEMENT INTERSECTION

2' WATER EASEMENT

TRACT M 11,476 S.F. 0.263 AC.

PA25 ALLEY 1

3' SANITARY AND WATER EASEMENT

20' ALLEY

PA25 ALLEY 2

N. VERSAILLES ST. LOCAL STREET TYPE II (MODIFIED)

EX. 30' ACCESS EASEMENT BK 1839 PG 880

E. 45TH PL. (64' ROW) DA 1707-29

L=23.56' R=15.00' Δ=90°00'00" CHB=S78°57'32"E CH=21.21'

L=144.80' R=440.00' Δ=18°51'20" CHB=N65°28'08"E CH=144.15'

N56°02'28"E 5153.45'

N74°53'48"E 5153.45'

N. UKRAINE ST. LOCAL STREET TYPE II

Add Speed limit sign here.

Speed limit sign added

Remove crosswalk striping.

Crosswalk striping removed

Provide/label proposed lot corner/ROW radii, curb return radii (TYP.)

ROW radii called out

Sidewalks called out and dimensioned

Label existing and proposed sidewalks dimension (TYP.)

WQ POND 520B CONSTRUCTED PER WENATCHEE PLANS DA-1707-18

Add curb ramps across Ukraine.

Curb ramp added here

64' ROW

34' FL-FL

R250'

60' ROW

30' FL-FL

E. 45TH AVE. LOCAL STREET TYPE II (MODIFIED)

Remove stop signs of alleyways that have less than 25 dwelling units on them.

Speed limit signs shall be close to vehicles entering the neighborhood and not throughout the neighborhood.

Pedesterian crossing signs and pavement markings are for mid block crossings or if it is hooking into a park or trail.

Please see attached memo where Haley agreed to allowing cross pans with storm and inlets in intersections as of August 2023. Please pass this along to your coworkers as this is a repeat comment on all projects

Alleys with less than 25 dwellings have had stop signs removed

Speed limit signs moved closer to neighborhood entrances

Pedestrian crossing signs only shown for mid block crossings or parks/trails

Cross pans are not allowed in the street with storm sewer per section 4.03.2 of the 2023 COA Roadway Design Manual (TYP.)

SIGHT TRIANGLE (TYP.)

Speed limit sign removed

Remove speed limit sign

Double FL sign added in this alley

Provide double arrowed FL signs.

2' WATER EASEMENT

23' ALLEY

TRACT K 8,740 S.F. 0.201 AC.

PA25 ALLEY 9

3' SANITARY AND WATER EASEMENT

Stop sign removed

Remove speed limit sign

Speed limit sign removed

TRACT J 34,134 S.F. 0.784 AC.

GREEN VALLEY RANCH EAST RSN# 1533575

TIBET ROAD DA-1707-08 | CN: 2022 6011 00 RECEPTION NO. 2021000117784 40.5' ROW

EX. 30' ACCESS EASEMENT BK 1839 PG 880

ZONING: R-2 (MEDIUM- DENSITY RESIDENTIAL DISTRICT)

Remove speed limit sign.

Speed limit sign removed

Curb ramps, crossing signs and crosswalks added here

Add curb ramps and crossing signs and crosswalks at this location to connect the two parks.

ACCESS PATH TO BE REMOVED

L=303.09' R=1141.58' Δ=15°12'44" CHB=N07°52'46"W CH=302.20'

"I" fire lane sign removed

PA25 ALLEY 5

TRACT O 9,633 S.F. 0.212 AC.

142'-4 1/4"

PA25 ALLEY 16

90'-10 3/4"

TRACT I 11,195 S.F. 0.257 AC.

PA25 ALLEY 17

L=39.11' R=25.00' Δ=89°38'15" CHB=N45°05'31"W CH=35.24'

N00°16'24"W 5153.45'

N00°05'22"E 5153.45'

E. 44TH DR. LOCAL STREET TYPE 1

FULL MOVEMENT INTERSECTION

Add label to the street name as private or public (TYP.)

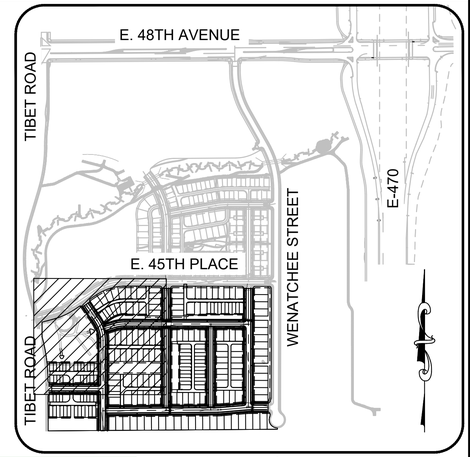
All streets are located within dedicated public ROW, there is no need to label as "Public"

Double arrowed FL signs added

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 18

SCALE: 1" = 40'



KEYMAP
1" = 500'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- TREE GRATE
- STREET LIGHTS
- ADA ROUTE
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- PROPOSED CONCRETE CROSSPAN
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT

A — STOP — R1-1 — 30"X30" SINGLE LANE 36"X36" MULT-LANE

B — E Main St — D3-1 — VARIES X 12"

C — SPEED LIMIT 25 — R2-1 — 24"X30" SINGLE LANE 30"X36" MULTI-LANE
25 - SCHOOL / LOCAL
30 - COLLECTOR
30 - CONNECTOR

D — W11-2 — 30" X 30" SINGLE LANE 36" X 36" MULTI-LANE

E — ROAD CLOSED — R11-2 — 48" X 30"

F — R7-201P — 12"X6"

G — FIRE LANE — FIRE LANE 12" X 18"

H — FIRE LANE

I — FIRE LANE

J — AHEAD — W16-9P — 24"X12"

K — W16-7P — 24"X12"

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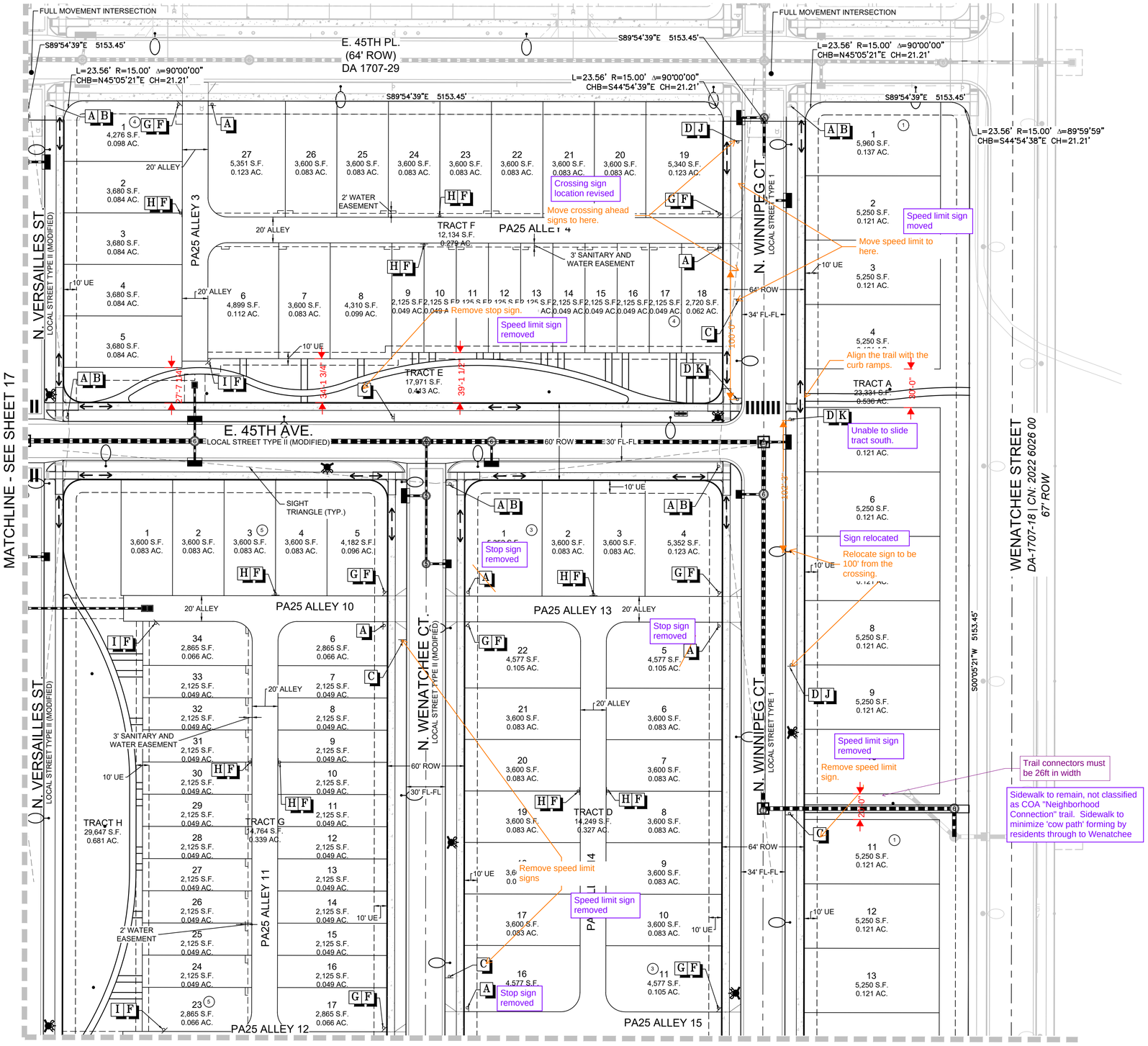
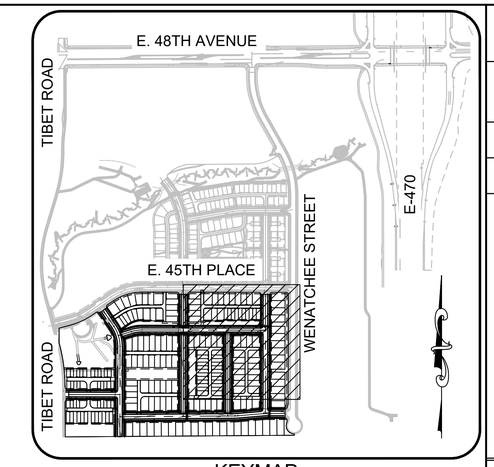
WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043268.00
DRAWN BY: MSD
CHECKED BY: TJO
DATE: APRIL 2023

SHEET NUMBER 17

N:\PROJECTS\WINDLER\FILING5\BHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\AREA SITE PLAN.DWG, MSDAVIS, 4/19/24





KEYMAP
1" = 500'

40 20 0 40 80
SCALE: 1" = 40'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
- PROPOSED FLARED END SECTION
- OS OPEN SPACE
- CONCRETE PARKING ISLE
- TREE GRATE
- STREET LIGHTS
- ADA ROUTE
- STREET CENTERLINE
- PUBLIC STREET CROWN LINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
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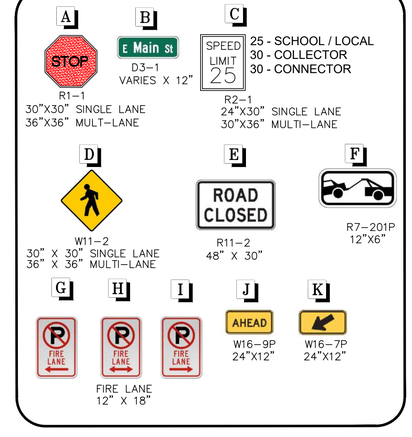

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WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA SITE PLAN

SCALE:	AS SHOWN	FILE NO:	R0043268.00
DRAWN BY:	MSD	CHECKED BY:	TJO
DATE:	APRIL 2023		

SHEET NUMBER 18

N:\PROJECTS\WINDLER\FILING3\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SITE\PA25\AREA SITE PLAN.DWG, MSDAVIS, 4/19/24

Dead end longer than 150' required a turn around per section 4.04.1.06 TYP.

Emergency access and fire knox box added

MATCHLINE - SEE SHEET 17

L=39.43' R=25.00' Δ=90°21'45"
CHB=N44°54'29"E CH=35.47'

Add speed limit sign

Speed limit sign added

10' UE

23' ALLEY

138.5 1/4"

TRACT P
9,147 S.F.
0.210 AC.

PA25 ALLEY 7

PA25 ALLEY 8

2' WATER EASEMENT

3' SANITARY AND WATER EASEMENT

SIGHT TRIANG

ZONING: R-2
(MEDIUM- DENSITY
RESIDENTIAL DISTRICT)

EX. 30'
ACCESS EASEMENT
BK 1839 PG 880

Show FL dead-end signs in legend.

Alley ends on west, and east has knox box and bollards. We see no need for a custom "Fire lane ends sign". There are no standard MUTCD signs for this. Client declines.

SECTION LINE

TIBET ROAD
DA-1707-08 | CN: 2022 6011 00
RECEPTION NO. 2021000117784
40.5' ROW

N00°16'24"W 5153.45'

TRACT O
39,730 S.F.
0.912 AC.

SECTION LINE

SECTION 23 SECTION 24

SECTION 26 SECTION 25

N. UKRAINE ST.
LOCAL STREET TYPE 1

64' ROW
34' FL-FL

E. 44TH PL.
LOCAL STREET TYPE 1

64' ROW 34' FL-FL

10' UE

N. VERSAILLES ST.
LOCAL STREET TYPE II (MODIFIED)

Provide double arrowed FL signs.

Fire lane sign added

Add curb ramps and crossing signs and crosswalks at this location to connect the two parks.

Curb ramps, crossing signs and crosswalk added here

SIGHT TRIANGLE (TYP.)

Barricade and road closed sign moved to near intersection

Put the barricade and road closed signs near the intersection

Move crossing advance warning sign to be around 100' from the crossing.

Signs moved to 100' from crosswalk

S89°35'41"W 5153.45'

W/ TYPE 3 BARRICADE

Reference and label the adjacent site plan application.

GVRE 18 labeled

MATCHLINE - SEE BELOW

MATCHLINE - SEE SHEET 18

Speed limit sign removed

Remove speed limit sign.

Speed limit sign removed

remove speed limit sign.

PA25 ALLEY 12

N. VERSAILLES ST.
LOCAL STREET TYPE II (MODIFIED)

60' ROW
30' FL-FL

N. WENATCHEE CT.
LOCAL STREET TYPE II (MODIFIED)

Stop sign removed

Speed limit sign added

Add speed limit sign.

N. WINNIPEG CT.
LOCAL STREET TYPE 1

L=7.71' R=20.00' Δ=22°04'51"
CHB=S11°07'47"W CH=7.66'

S22°10'12"W 5153.45'

L=9.22' R=25.00' Δ=21°07'47"
CHB=S11°36'19"W CH=9.17'

L=23.31' R=15.00' Δ=89°02'56"
CHB=S45°33'53"W CH=21.04'

S01°26'12"W 5153.45'

L=23.56' R=15.00' Δ=90°00'00"
CHB=S44°54'39"E CH=21.21'

S00°05'21"W 5153.45'

L=15.31' R=43.00' Δ=20°23'58"
CHB=S10°17'04"W CH=15.23'

WENATCHEE STREET
DA-1707-18 | CN: 2022 6026 00
67' ROW

Remove signs and crosswalk

Signs and crosswalk removed

Add Curb ramps crossing 44th Place.

Curb ramp added

Move crossing advance warning sign to be around 100' from the crossing.

Crossing sign moved

SIGHT TRIANGLE (TYP.)

FULL MOVEMENT INTERSECTION

TRACT B
6,114 S.F.
0.141 AC.

TRACT C
3,197 S.F.
0.073 AC.

SECTION LINE

L=111.85' R=57.50' Δ=111°27'20"
CHB=S34°40'39"E CH=95.03'

S00°24'19"E 5153.45'

Confirm with the adjacent development that this trail is intended to align and connect through to the development to the south.

PA25 is ahead of adjacent development, GVRE to match PA25 alignment per client conversations.

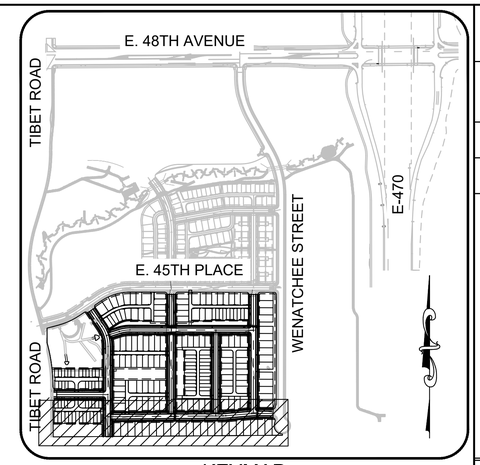
ZONING: R-2
(MEDIUM- DENSITY
RESIDENTIAL DISTRICT)

Sidewalk extended to connect to Wenatchee sidewalk

do these sidewalks connect?

40 20 0 40 80

SCALE: 1" = 40'



KEYMAP
1" = 500'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MID-BLOCK RAMP
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- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED STORM LINE
- PROPOSED FIRE HYDRANT

A — R1-1 — STOP — 30"X30" SINGLE LANE, 36"X36" MULT-LANE

B — D3-1 — E Main St — VARIES X 12"

C — R2-1 — SPEED LIMIT 25 — 25 - SCHOOL / LOCAL, 30 - COLLECTOR, 30 - CONNECTOR — 24"X30" SINGLE LANE, 30"X36" MULTI-LANE

D — W11-2 — 30" X 30" SINGLE LANE, 36" X 36" MULTI-LANE

E — R11-2 — ROAD CLOSED — 48" X 30"

F — R7-201P — 12"X6"

G — FIRE LANE — 12" X 18"

H — FIRE LANE

I — FIRE LANE

J — W16-9P — AHEAD — 24"X12"

K — W16-7P — 24"X12"

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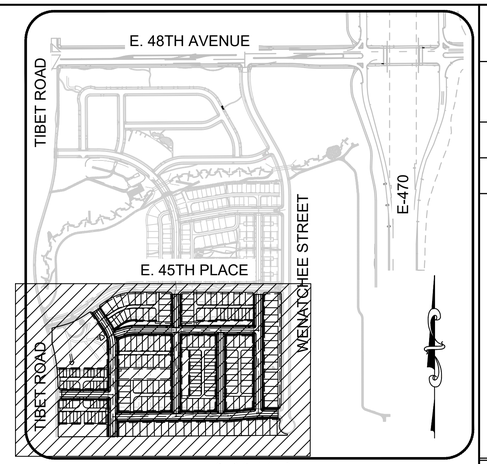
WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA SITE PLAN

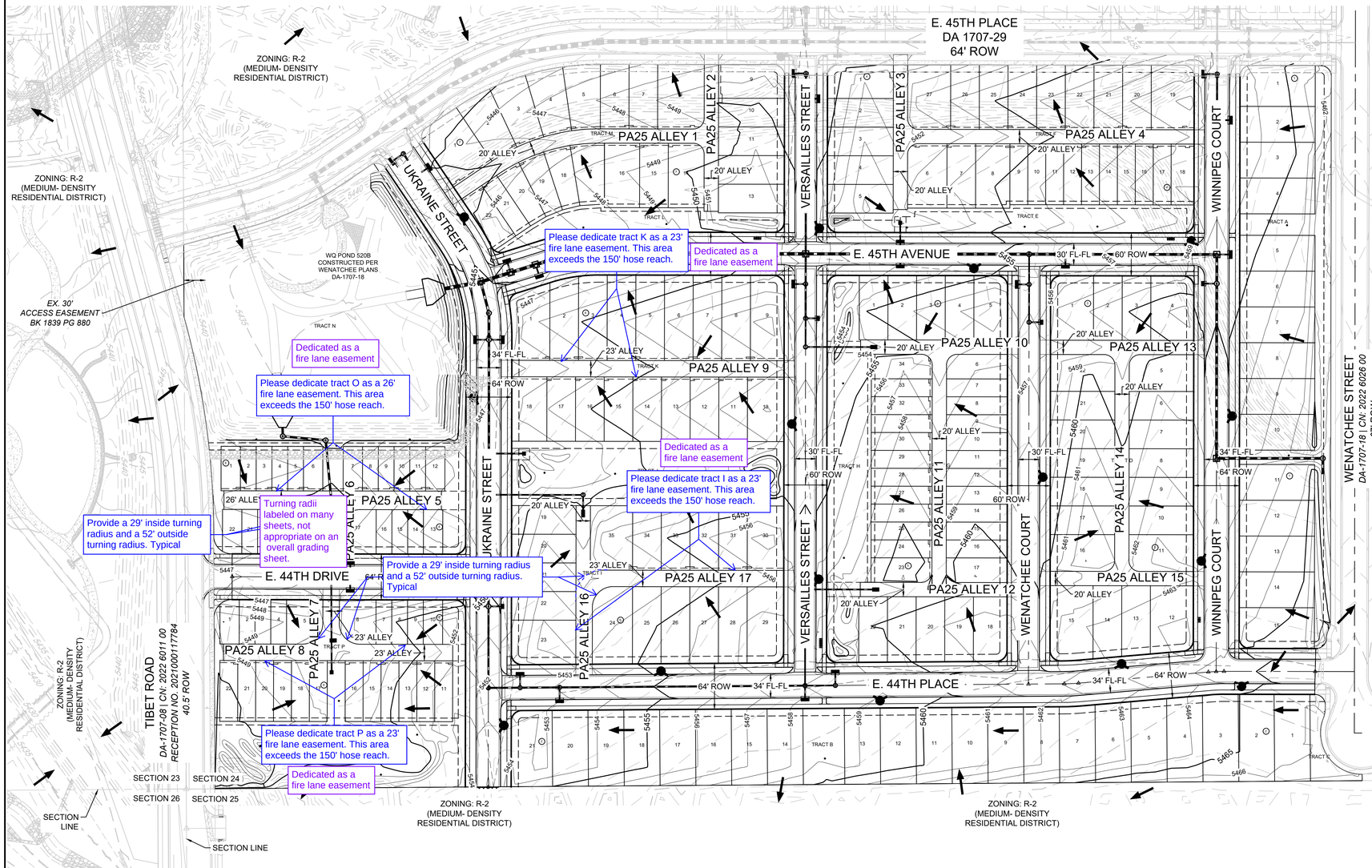
SCALE: AS SHOWN
FILE NO: R0043268.00
DRAWN BY: MSD
CHECKED BY: T.O.
DATE: APRIL 2023

SHEET NUMBER 19

N:\PROJECTS\WINDLER\FILING5\WBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SIP\PA25\AREA SITE PLAN.DWG, MSDAVIS, 4/19/24



KEYMAP
1" = 500'



80 40 0 80 160

SCALE: 1" = 80'

GRADING LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED EASEMENT
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT

NOTES:
1. ALL ALLEYS SHALL BE GRADED AS TYPE A OR B LOTS.
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
4. ALL DRIVEWAYS SHALL BE 20 FT UNLESS OTHERWISE NOTED.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoods.com
Westwood Professional Services, Inc.

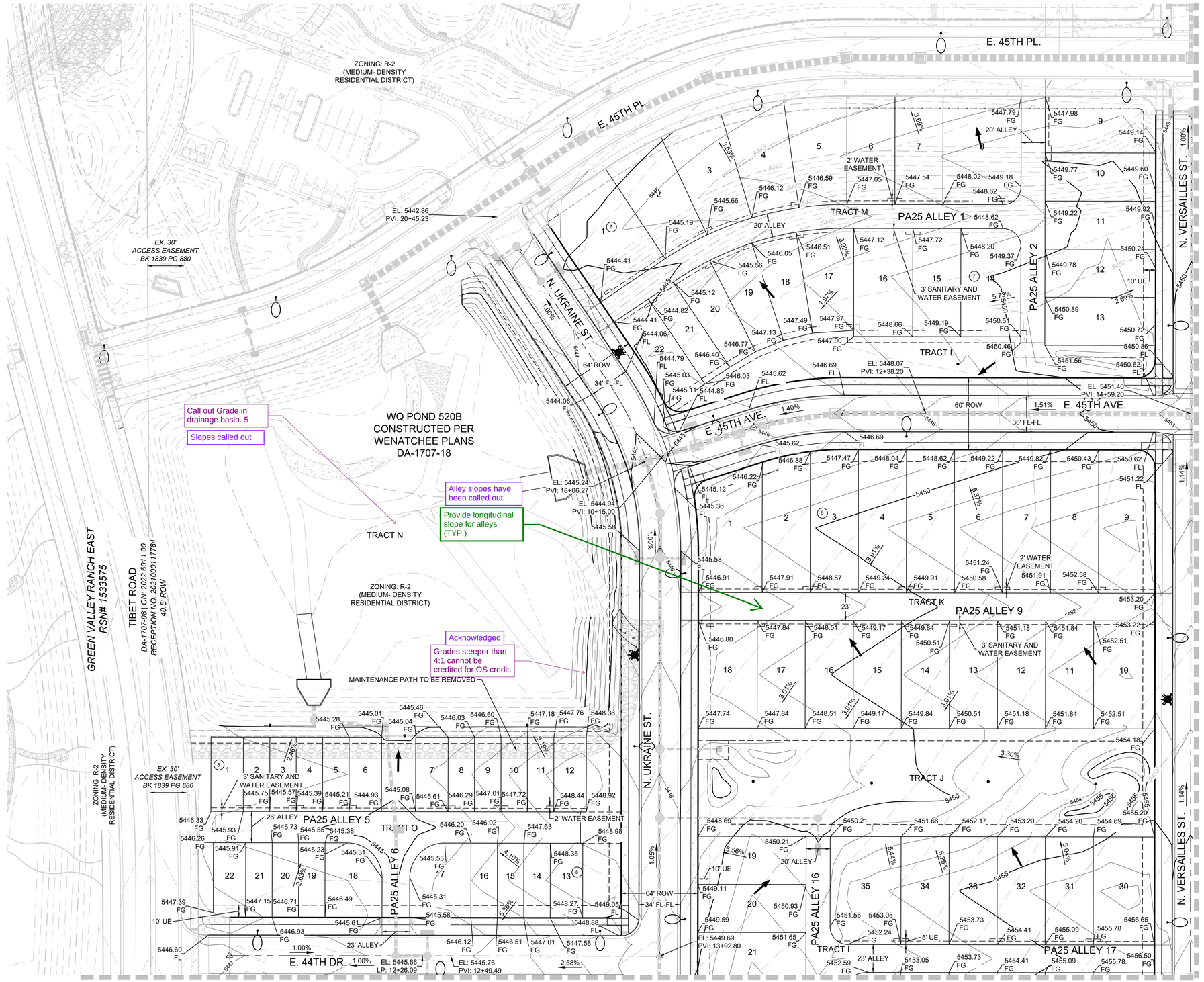
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

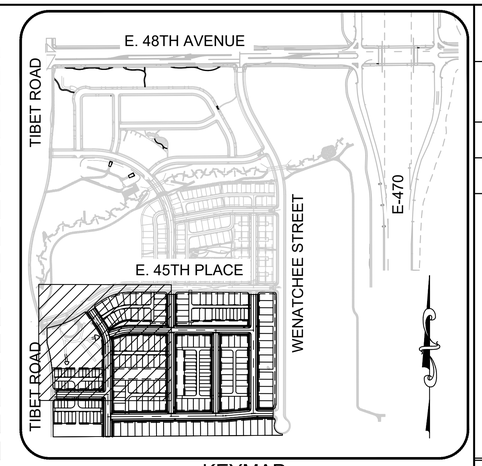
WINDLER - FILING NO. 11
PA 25 SITE PLAN
OVERALL GRADING PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	R0043268.00
DATE:	APRIL 2023		

SHEET NUMBER 20

N:\PROJECTS\WINDLER\FILING5\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\OVERALL GRADING PLAN DWG, MSDAVIS, 4/19/24





KEYMAP
1" = 500'

40 20 0 40 80

SCALE: 1" = 40'

GRADING LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED EASEMENT
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT

NOTES:
1. ALL ALLEYS SHALL BE GRADED AS TYPE A OR B LOTS.
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
4. ALL DRIVEWAYS SHALL BE 20 FT UNLESS OTHERWISE NOTED.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

Note added — Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Note added — Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

Please add the following note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent."

Note added

Note added — Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

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Westwood Professional Services, Inc.

WINDLER PUBLIC
IMPROVEMENT AUTHORITY
9155 E NICHOLS AVENUE, SUITE 380
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA GRADING PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0043268.00
CHECKED BY:	TJO		
DATE:	APRIL 2023		

SHEET NUMBER 21

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Perimeter parks must be 40ft from the back of curb to get OS credit.

Acknowledged

Due to existing tie-in on E. 45th, and the need to provide storm emergency overflow through the eastern tract from Wenatchee, this portion of the street can only achieve 0.72%. COA min FL slope is 0.5%, which we exceed. A variance may be needed.

Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.)

KEYMAP
1" = 500'

40 20 0 40 80

SCALE: 1" = 40'

GRADING LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED EASEMENT
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT

NOTES:

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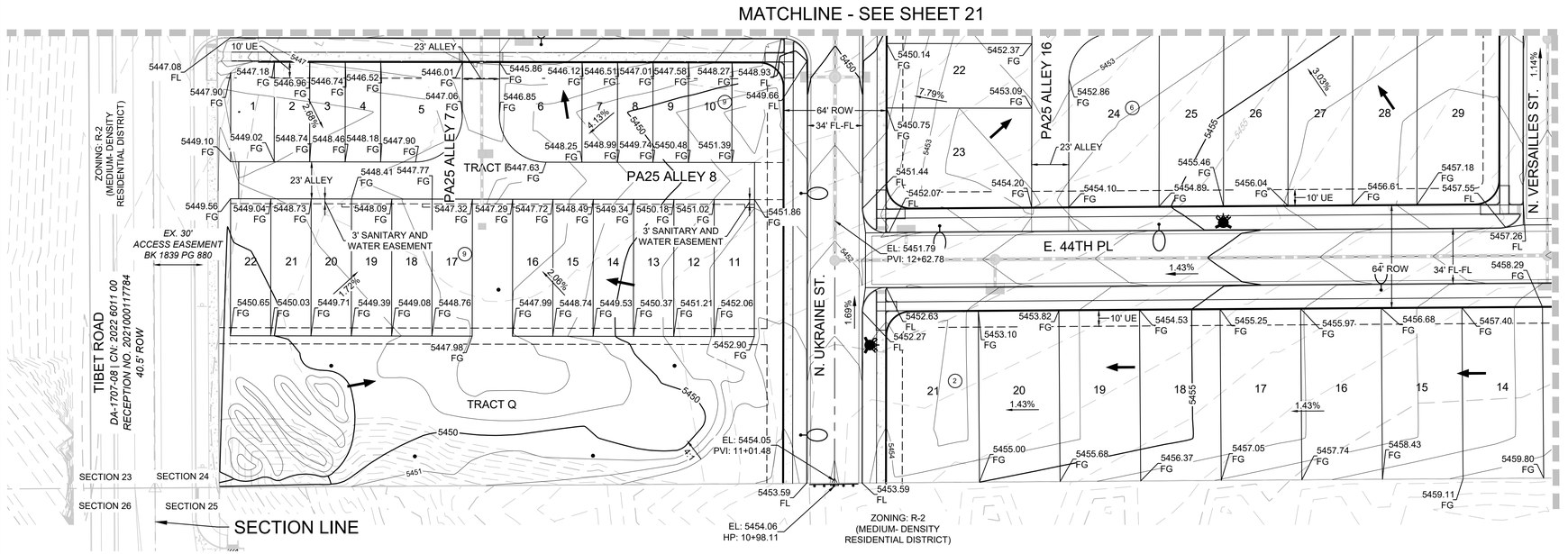
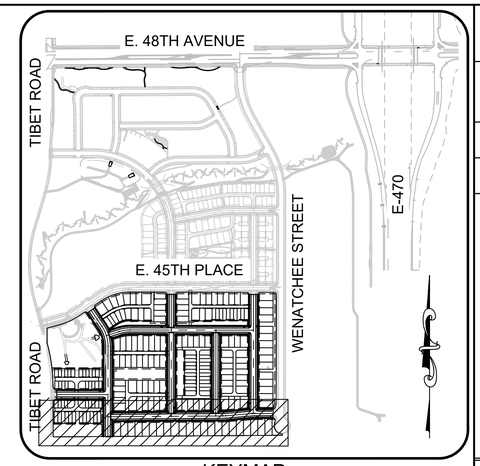
WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA GRADING PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0043268.00
CHECKED BY:	TJO		
DATE:	APRIL 2023		

SHEET NUMBER 22

N:\PROJECTS\WINDLER\FILING\SWBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\AREA GRADING PLAN DWG, MSDAVIS, 4/19/24





KEYMAP
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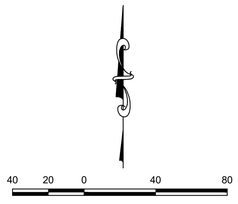
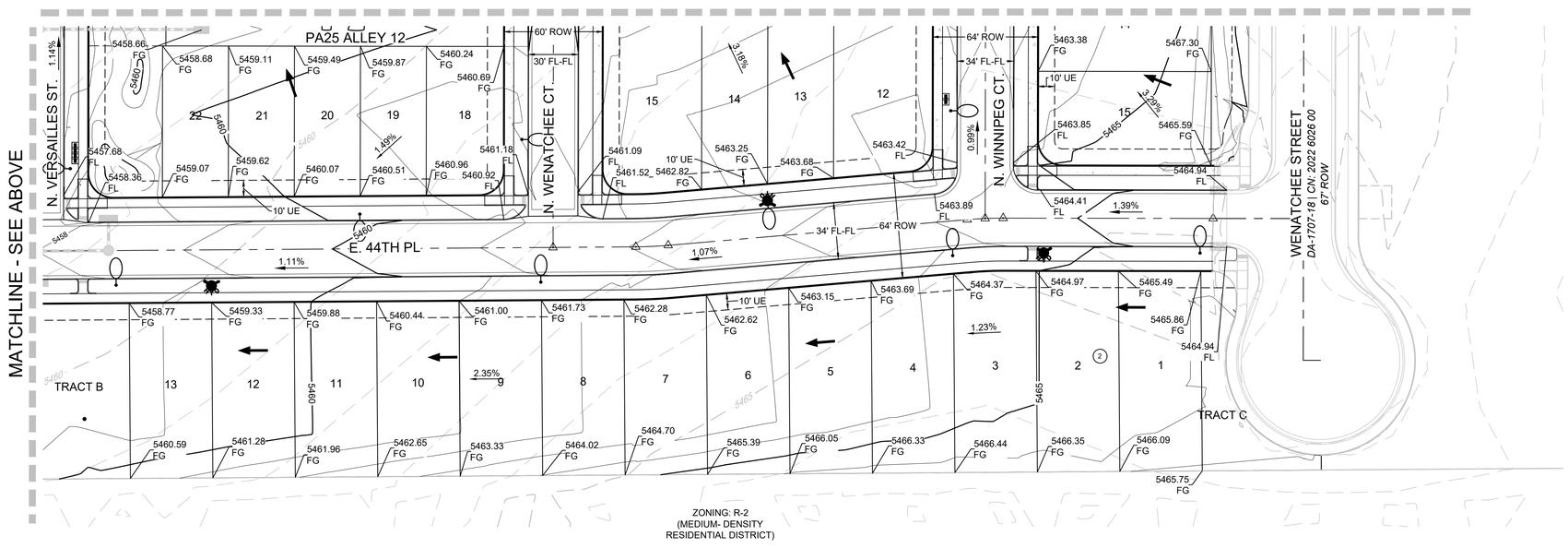


SCALE: 1" = 40'



GRADING LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED EASEMENT
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
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	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT

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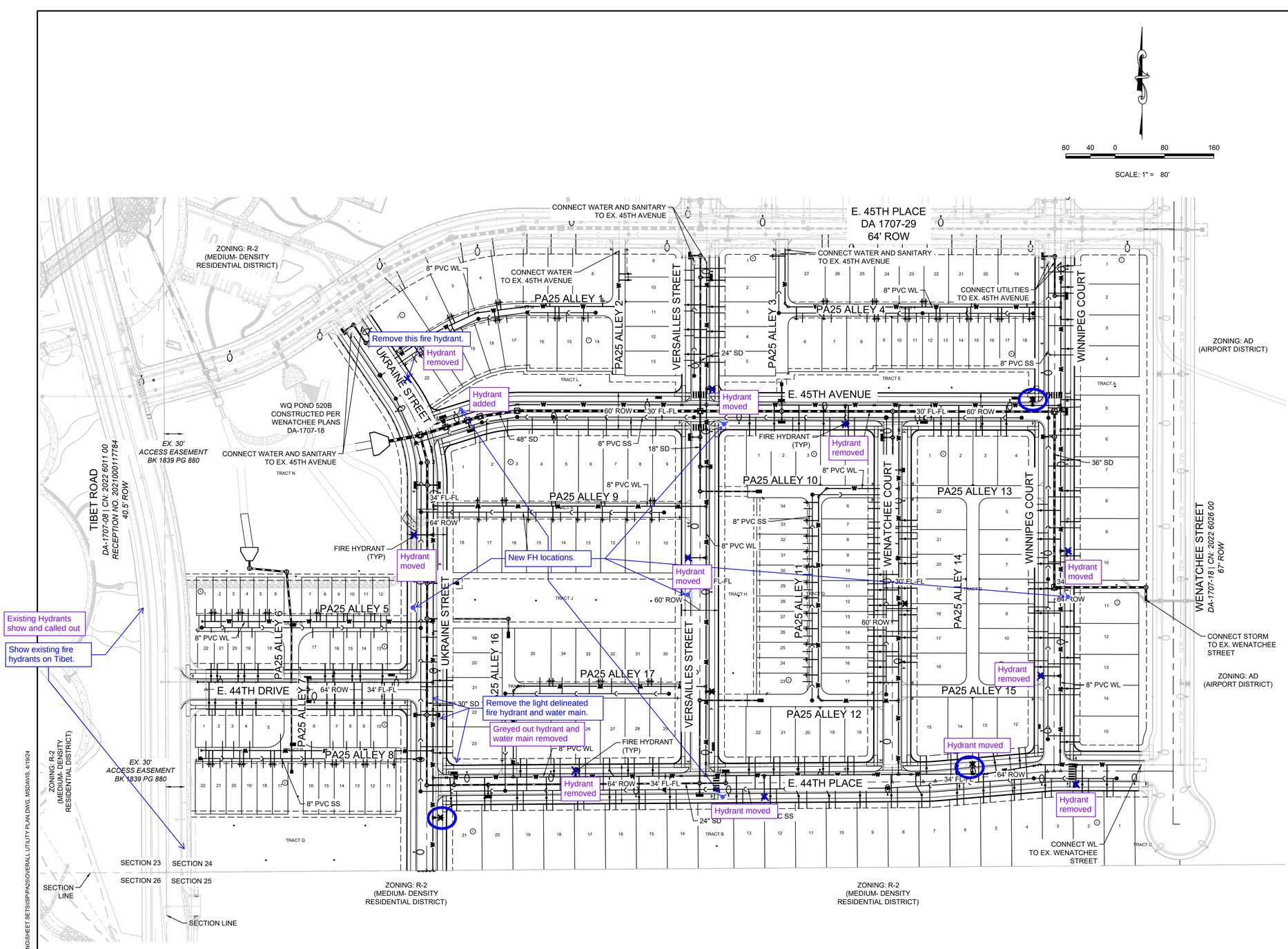
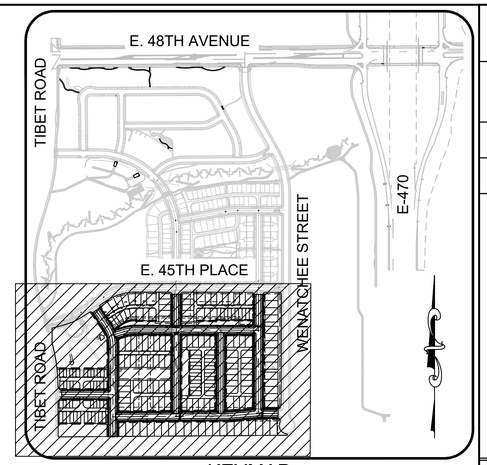
WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA GRADING PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0043268.00
CHECKED BY:	TJO		
DATE:	APRIL 2023		

SHEET NUMBER 23

N:\PROJECTS\WINDLER\FILING5\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP-PA25\AREA GRADING PLAN.DWG, MSDAVIS, 4/19/24





UTILITY LEGEND

- PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED
- PROPOSED PRESSURE RELEASE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED IRRIGATION SLEEVE
- PROPOSED WATER METER
- IRR PROPOSED IRRIGATION
- PROPOSED EDGEDRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING 6" FIRE HYDRANT ASSEMBLY
- PROPOSED CAP W/ BLOW OFF
- RANGE POINT
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- 100-YR HGL (STORM)
- 2-YR HGL (STORM)
- EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- PROPOSED GATE VALVE
- AIR RELEASE VALVE
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- 11 LOT NUMBER
- 6 BLOCK NUMBER
- STREET LIGHT
- CONCRETE PAVER HATCH

ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	RW	RAW WATER LINE
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE		

Private storm information has been added to note 2

See previous comments regarding alley storm inlets.

NOTES:
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9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
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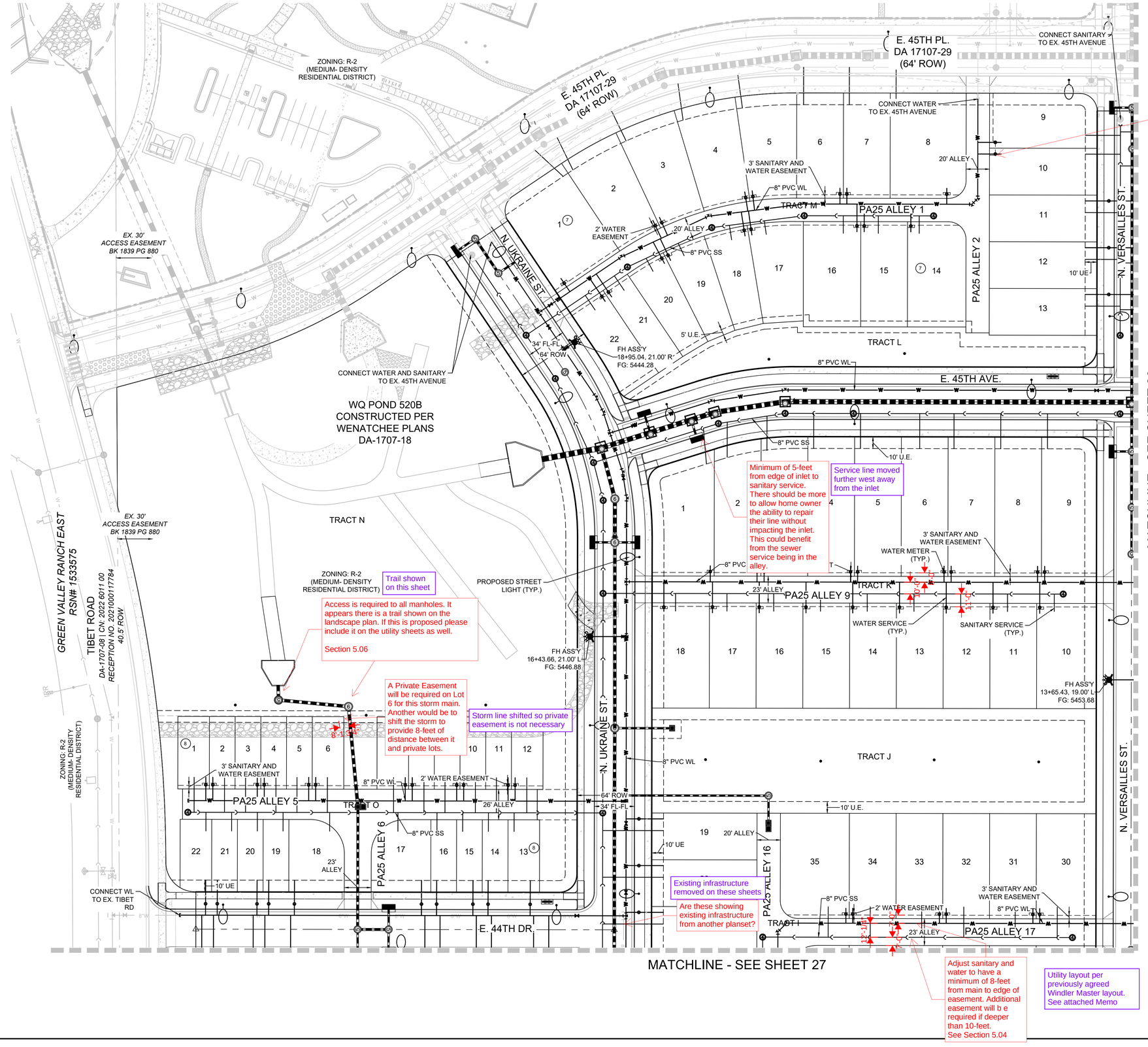
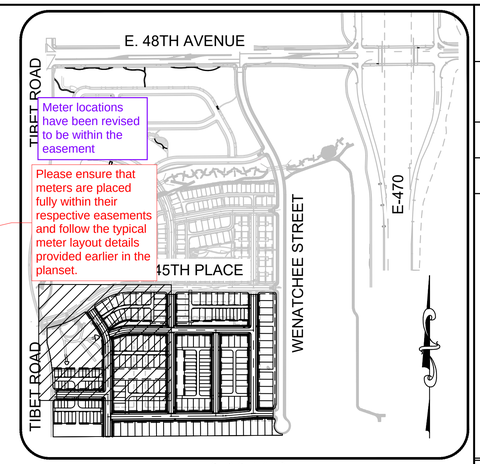
WINDLER - FILING NO. 11
PA 25 SITE PLAN
OVERALL UTILITY PLAN

SCALE:	AS SHOWN		
FILE NO:	R0043268.00		
DRAWN BY:	MSD	CHECKED BY:	TJO
DATE:	APRIL 2023		

SHEET NUMBER 24

N:\PROJECTS\WINDLER\FILING5\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SIP\PA25\OVERALL UTILITY PLAN.DWG, MSDAVIS, 4/19/24





KEYMAP
1" = 500'

UTILITY LEGEND

PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	EXISTING TREE
PROPOSED PRESSURE RELEASE VALVE	PROPOSED FLARED END SECTION
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED STORM INLET
CENTERLINE	PROPOSED STORM DRAIN WITH MANHOLE
RIGHT-OF-WAY	100-YR HGL (STORM)
PROPERTY LINE	2-YR HGL (STORM)
PROPOSED IRRIGATION SLEEVE	EASEMENT LINE
PROPOSED WATER METER	PROPOSED SWALE
PROPOSED IRRIGATION	PROPOSED AREA INLET
PROPOSED EDGEDRAIN	PROPOSED GATE VALVE
PROPOSED 6" FIRE HYDRANT ASSEMBLY	AIR RELEASE VALVE
EXISTING 6" FIRE HYDRANT ASSEMBLY	PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
PROPOSED CAP W/ BLOW OFF	LOT NUMBER
RANGE POINT	BLOCK NUMBER
	STREET LIGHT
	CONCRETE PAVER HATCH

ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX
EL	ELEVATION		CULVERT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	RW	RAW WATER LINE
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
HP	HIGH POINT	SO	EDGE OF 6' SHOULDER OFFSET
GV	GATE VALVE	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

NOTES:
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40 20 0 40 80

SCALE: 1" = 40'

No.	Revisions	Date	Init.	Appr.	Date

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WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	R0043268.00
DRAWN BY:	MSD		
CHECKED BY:	TJO		
DATE:	APRIL 2023		
SHEET NUMBER	25		

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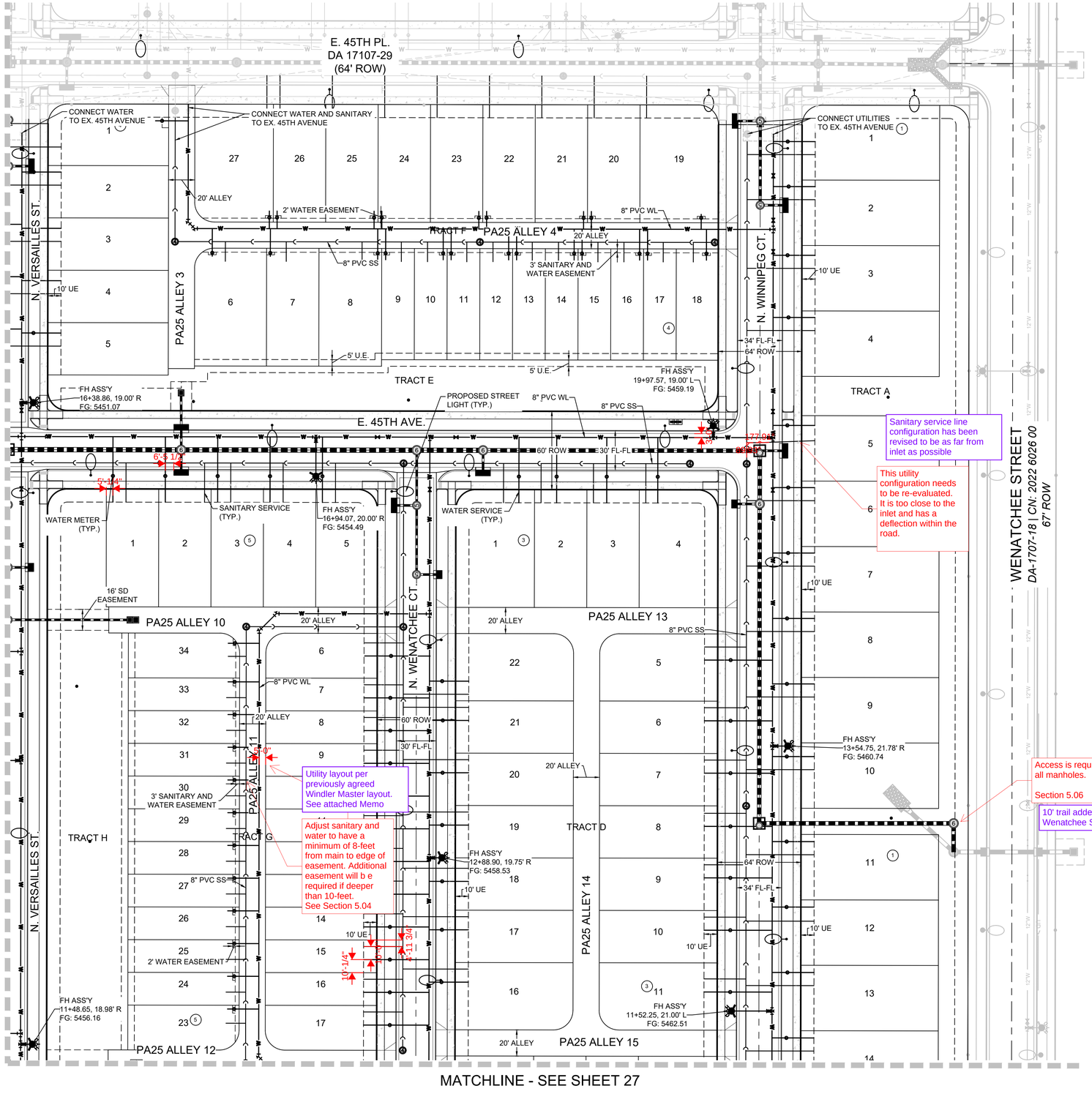

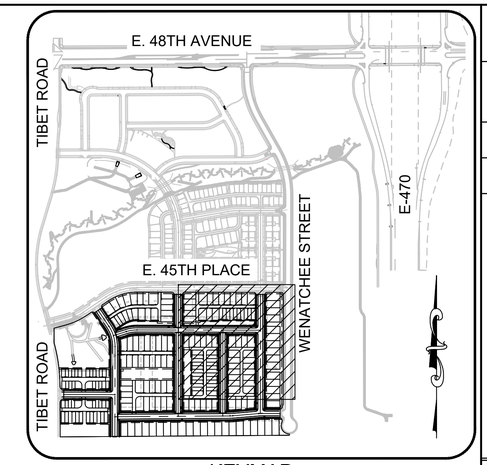

KEYMAP
1" = 500'

40 20 0 40 80

SCALE: 1" = 40'

UTILITY LEGEND

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- PROPOSED PRESSURE RELEASE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CENTERLINE
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- AIR RELEASE VALVE
- PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
- LOT NUMBER
- BLOCK NUMBER
- STREET LIGHT
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ABBREVIATIONS

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N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

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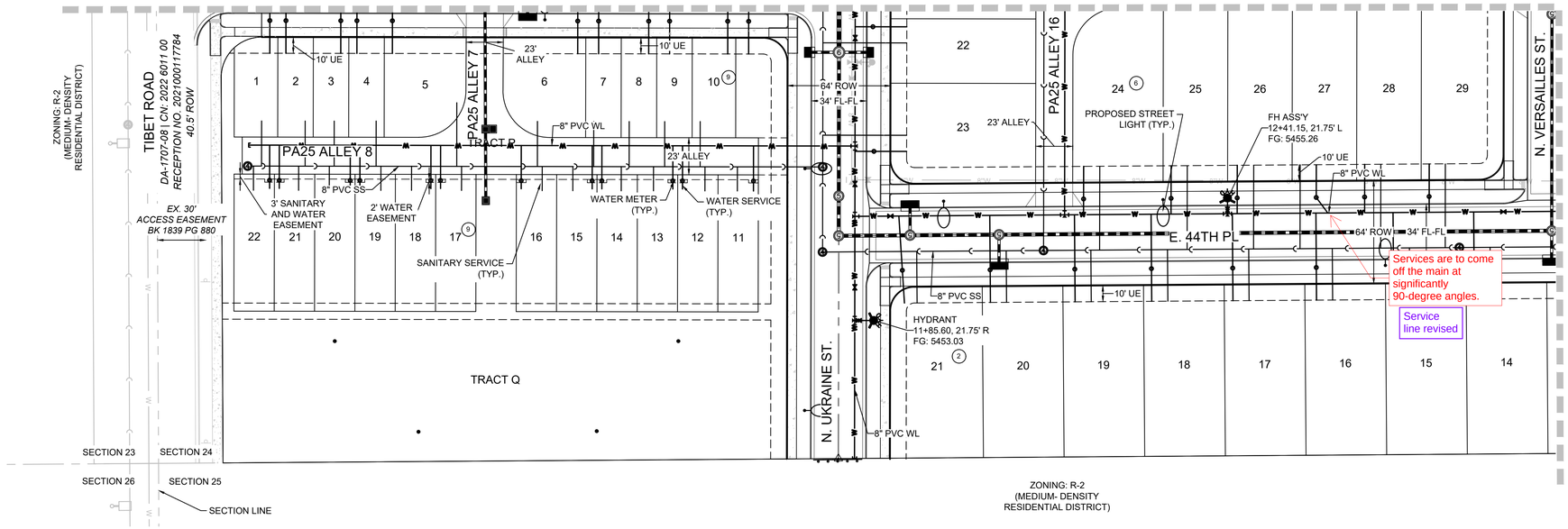
WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA UTILITY PLAN

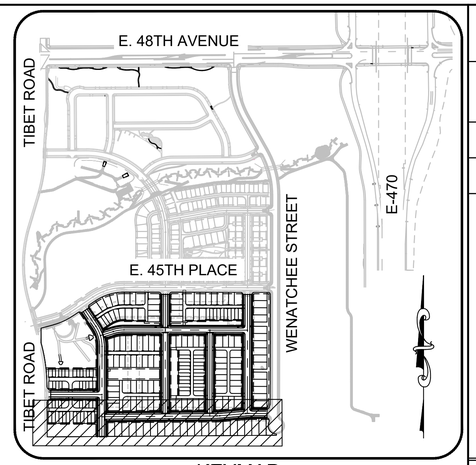
SCALE: AS SHOWN
FILE NO: R0043268.00
DRAWN BY: MSD
CHECKED BY: TJD
DATE: APRIL 2023
SHEET NUMBER 26

N:\PROJECTS\WINDLER\FILINGS\INBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\ISSP\PA25\AREA UTILITY PLAN.DWG, MSDAVIS, 4/19/24

MATCHLINE - SEE SHEET 25

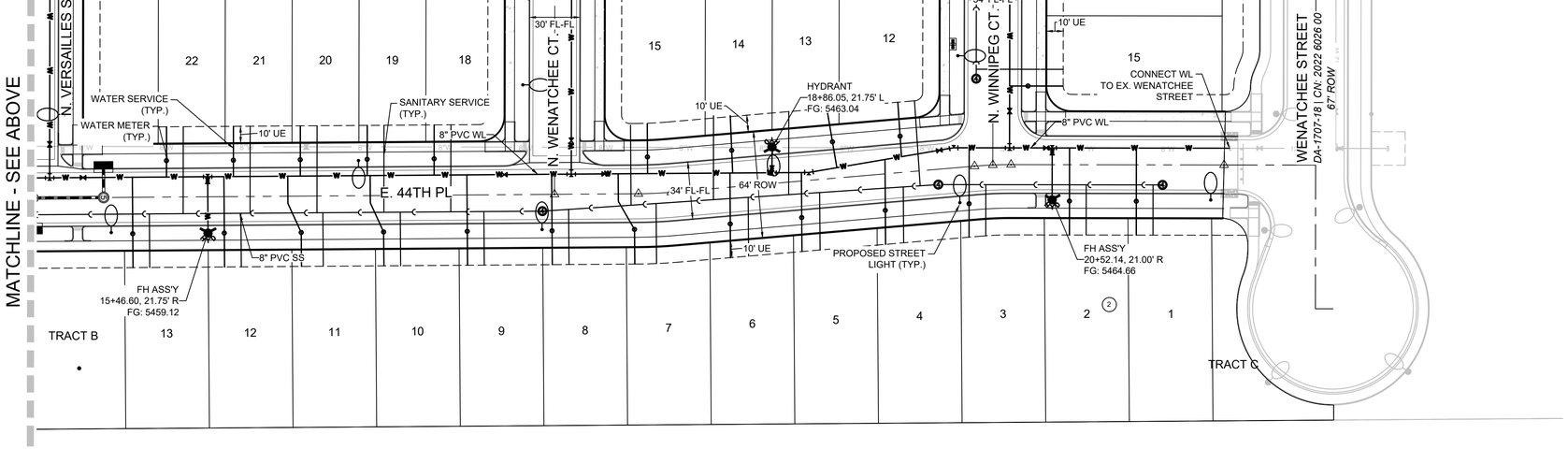


MATCHLINE - SEE BELOW



KEYMAP
1" = 500'

MATCHLINE - SEE SHEET 26



MATCHLINE - SEE ABOVE

ZONING: R-2
(MEDIUM- DENSITY
RESIDENTIAL DISTRICT)

40 20 0 40 80

SCALE: 1" = 40'

UTILITY LEGEND

PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	EXISTING TREE
PROPOSED PRESSURE RELEASE VALVE	PROPOSED FLARED END SECTION
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED STORM INLET
CENTERLINE	PROPOSED STORM DRAIN WITH MANHOLE
RIGHT-OF-WAY	100-YR HGL (STORM)
PROPERTY LINE	2-YR HGL (STORM)
PROPOSED IRRIGATION SLEEVE	EASEMENT LINE
PROPOSED WATER METER	PROPOSED SWALE
PROPOSED IRRIGATION	PROPOSED AREA INLET
PROPOSED EDGEDRAIN	PROPOSED GATE VALVE
PROPOSED 6" FIRE HYDRANT ASSEMBLY	AIR RELEASE VALVE
EXISTING 6" FIRE HYDRANT ASSEMBLY	PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
PROPOSED CAP W/ BLOW OFF	LOT NUMBER
RANGE POINT	BLOCK NUMBER
	STREET LIGHT
	CONCRETE PAVER HATCH

ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	RW	RAW WATER LINE
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE		

NOTES:
1. FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION
2. ALL STORM DRAIN FACILITIES ARE PUBLIC UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. TYPICAL STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.
4. SEGMENTS OF SANITARY MAIN THAT SERVE THE MOTOR COURTS ARE TO BE PRIVATELY MAINTAINED BY THE DISTRICT.
5. ALL DRIVEWAYS SHALL BE 20 FT UNLESS NOTED OTHERWISE.

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

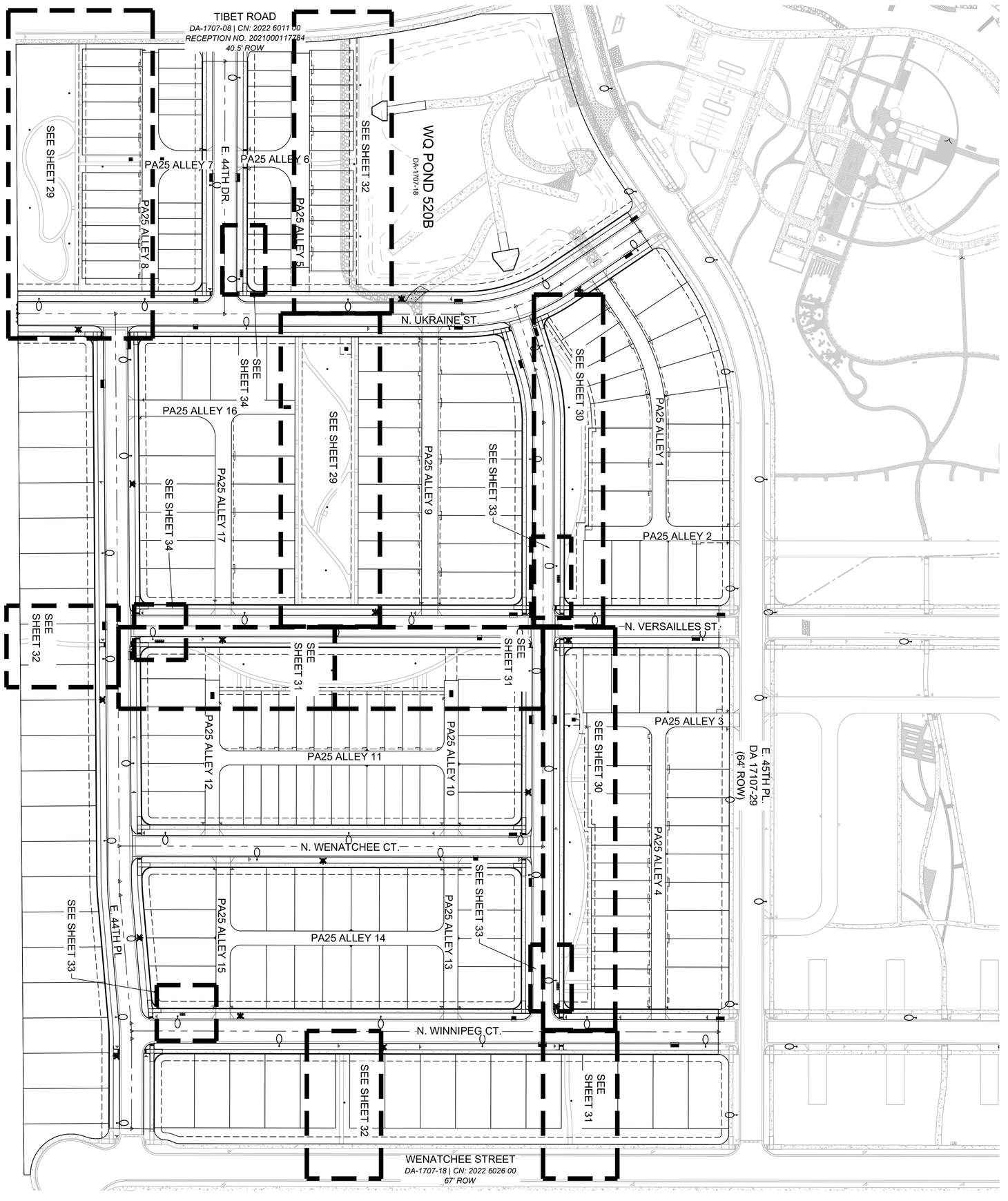
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0043268.00
DRAWN BY: MSD
CHECKED BY: TJO
DATE: APRIL 2023
SHEET NUMBER 27

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\AREA UTILITY PLAN.DWG, MSDAVIS, 4/19/24

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\OVERALL LIGHTING PLAN.DWG, MSDAVIS, 4/19/24



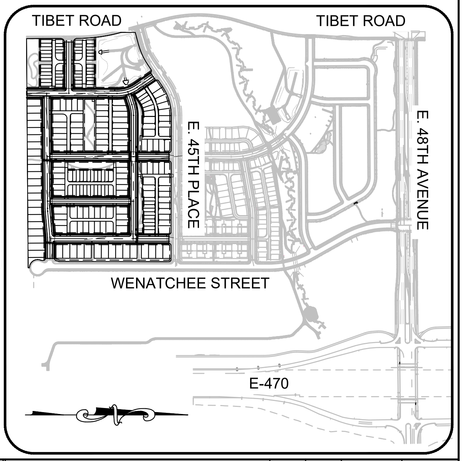
See 2.12.0.1 of the 2023 COA Roadway Manual for lighting requirements on site plans.

Acknowledged

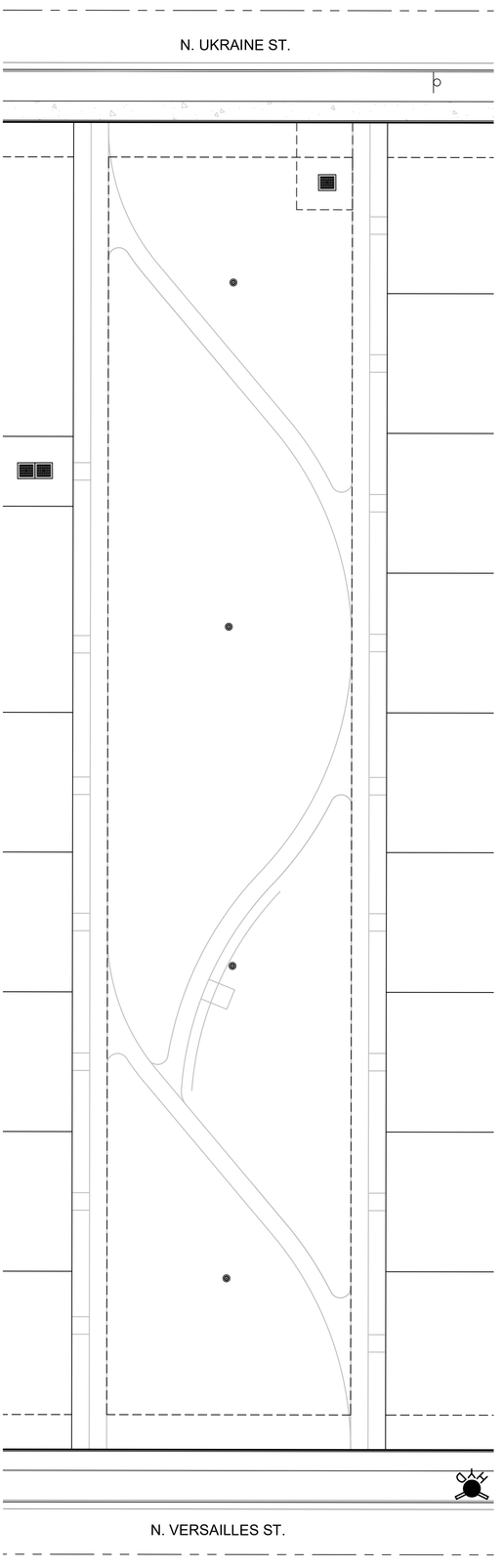
SCALE: 1" = 70'

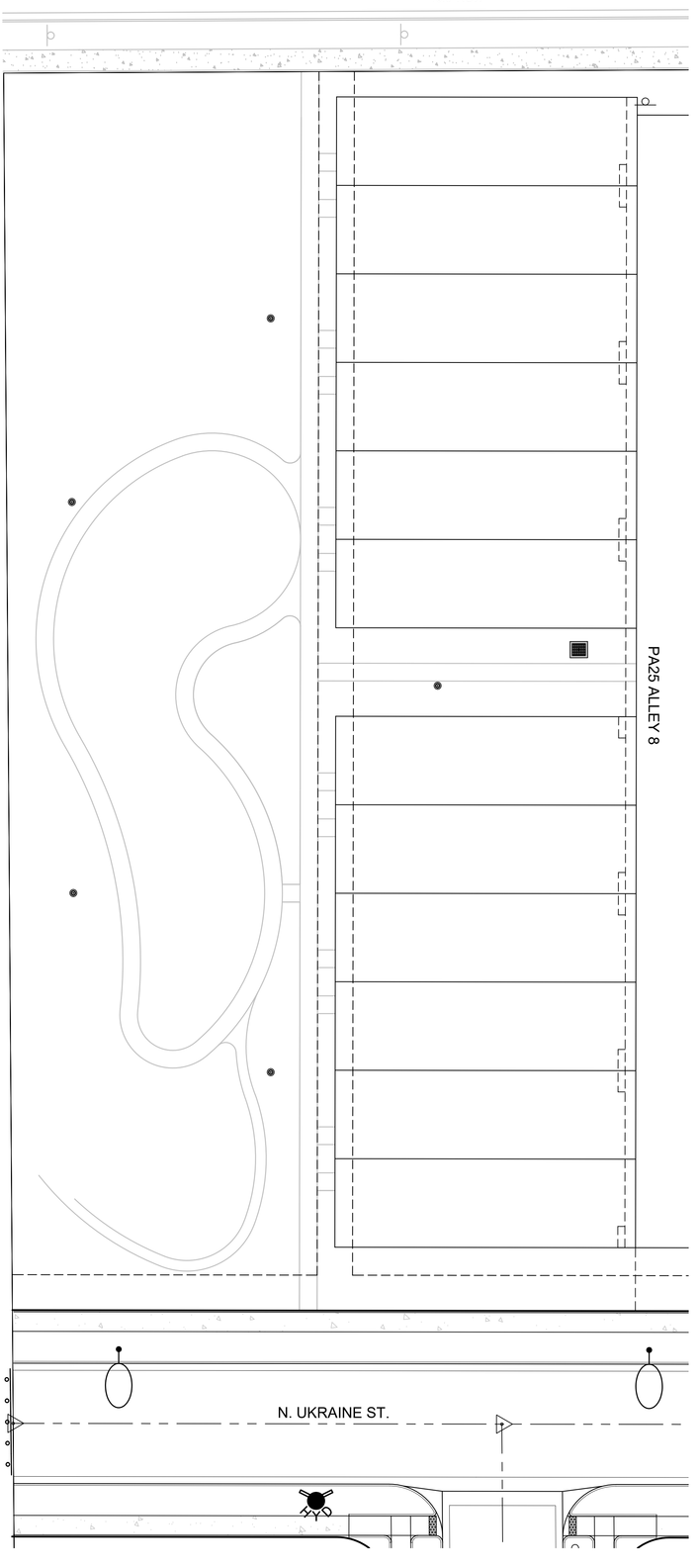
70 35 0 70 140

KEYMAP
1" = 500'



SHEET NUMBER	DRAWN BY:	SCALE:						
28	MSD	AS SHOWN	**WINDLER - FILING NO. 11** **PA 25 SITE PLAN** OVERALL OPEN SPACE LIGHTING PLAN	**WINDLER PUBLIC IMPROVEMENT AUTHORITY** 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112 EMAIL: CHRIS@FELLOWSCOS.COM	**Westwood** Westwoodps.com Westwood Professional Services, Inc. 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD , CO 80112 TEL: 720.482.9526			
	CHECKED BY: TJO	FILE NO: R0043268.00						
	DATE: APRIL 2023					No.	Revisions	Date	Init.	Appr.	Date





SCALE: 1" = 20'

SCALE: 1" = 20'

Lighting information added to these sheets

Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-of-curb to back-of-curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if is not already shown) can be added to the street sections provided if desired.

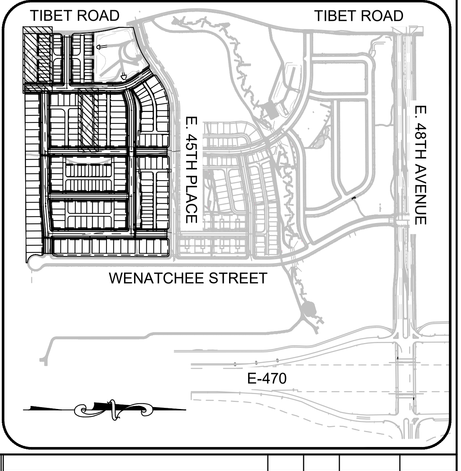
Note added

Please add the following note:
"Proposed street light locations (Public) are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

Acknowledged

Private streetlights are approved on the site plan.

KEYMAP
1" = 500'



SHEET NUMBER	DRAWN BY:	SCALE:
29	MSD	AS SHOWN
	CHECKED BY: TJO	FILE NO: R0043268.00
	DATE: APRIL 2023	

WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA LIGHTING PLAN

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

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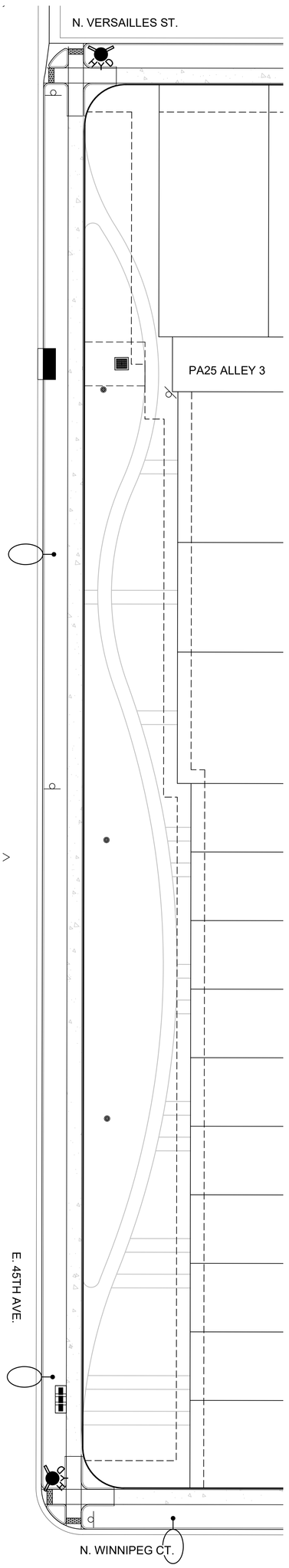
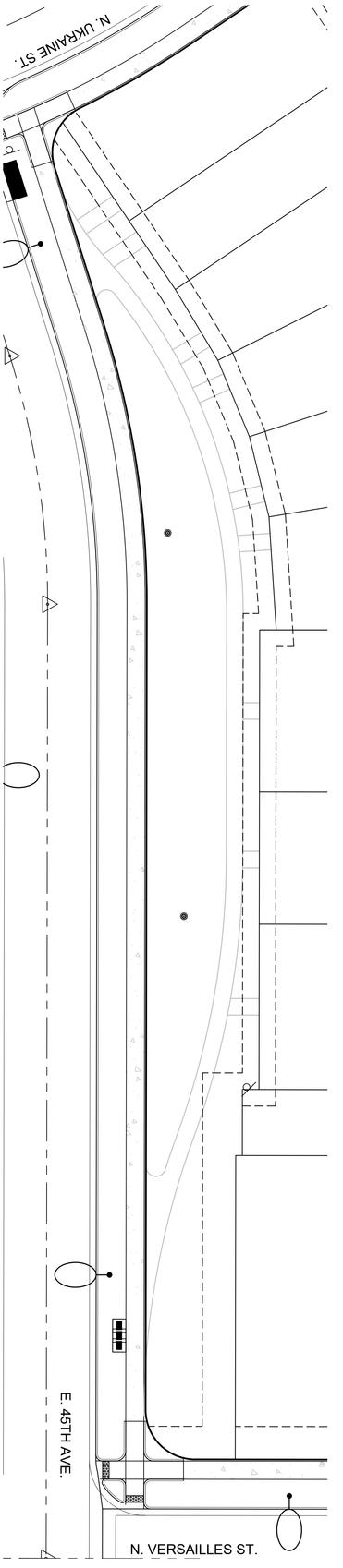
TEL: 720.482.9526

No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SP\PA25\AREA LIGHTING PLAN.DWG, MSDAVIS, 4/19/24

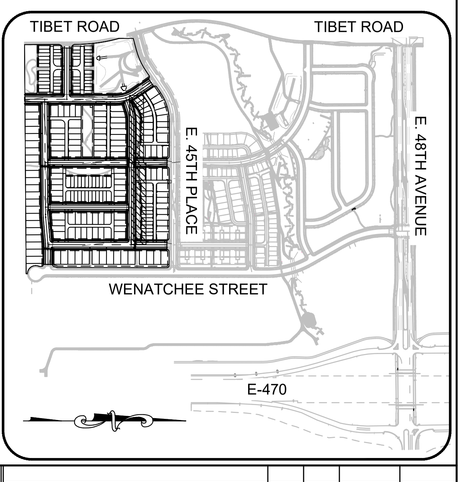




SCALE: 1" = 20'
20 10 0 20 40

SCALE: 1" = 20'
20 10 0 20 40

KEYMAP
1" = 500'



SHEET NUMBER	DRAWN BY:	SCALE:	WINDLER - FILING NO. 11	WINDLER PUBLIC	Westwood						
30	MSD	AS SHOWN	PA 25 SITE PLAN	IMPROVEMENT AUTHORITY	10333 E DRY CREEK RD. SUITE 400						
	CHECKED BY: TJO	FILE NO:	AREA LIGHTING PLAN	9155 E. NICHOLS AVENUE, SUITE 360	ENGLEWOOD , CO 80112						
	DATE: APRIL 2023	R0043268.00		CENTENNIAL, COLORADO 80112	TEL: 720.482.9526						
				EMAIL: CHRIS@FELLOWSCOS.COM	Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.	Date

E. 45TH AVE.

N. VERSAILLES ST.

PA25 ALLEY 10

20 10 0 20 40

SCALE: 1" = 20'

MATCHLINE - SEE RIGHT

MATCHLINE - SEE LEFT

N. VERSAILLES ST.

PA25 ALLEY 12

20 10 0 20 40

SCALE: 1" = 20'

E. 44TH PL

N. WINNIPEG CT.

20 10 0 20 40

SCALE: 1" = 20'

WENATCHEE STREET
DA-1707-18 | CN: 2022 6026 00
67' ROW

E. 48TH AVENUE

TIBET ROAD

E-470

E. 45TH PLACE

WENATCHEE STREET

TIBET ROAD

KEYMAP
1" = 500'

No.	Revisions	Date	Init.	Appr.	Date

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PA 25 SITE PLAN
AREA LIGHTING PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO:	R0043268.00
DATE:	APRIL 2023		

SHEET NUMBER 31

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KEYMAP
1" = 500'

No.	Revisions	Date	Init.	Appr.	Date

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SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
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WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA LIGHTING PLAN

SCALE:	AS SHOWN
FILE NO:	R0043268.00
DRAWN BY:	MSD
CHECKED BY:	TJO
DATE:	APRIL 2023

SHEET NUMBER
32

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SCALE: 1" = 10'

KEYMAP
1" = 500'

SCALE: 1" = 10'

SCALE: 1" = 10'

No.	Revisions	Date	Init.	Appr.	Date

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CENTENNIAL, COLORADO 80112
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WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA LIGHTING PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	R0043268.00
DATE:	APRIL 2023		

SHEET NUMBER
33

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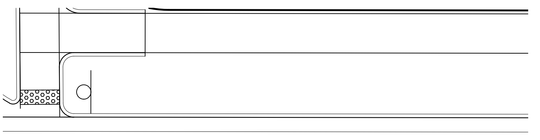
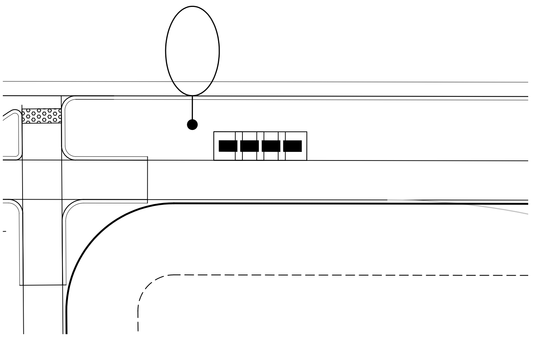
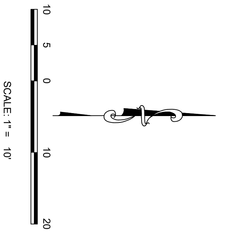
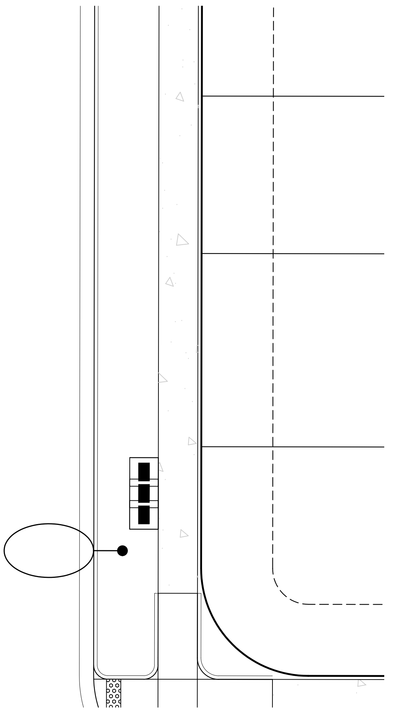
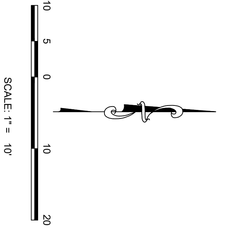


N. VERSAILLES ST.

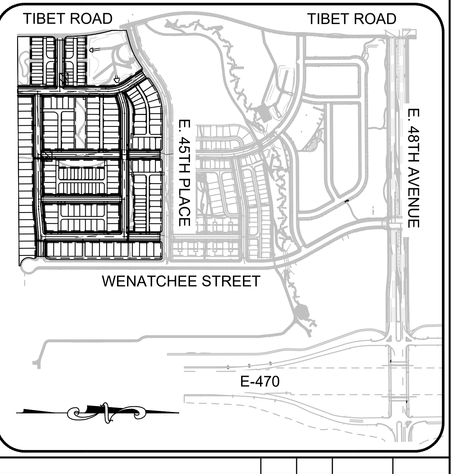








KEYMAP
1" = 500'



SHEET NUMBER	DRAWN BY:	SCALE:			
34	MSD	AS SHOWN	**WINDLER - FILING NO. 11** **PA 25 SITE PLAN** AREA LIGHTING PLAN	**WINDLER PUBLIC IMPROVEMENT AUTHORITY** 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112 EMAIL: CHRIS@FELLOWSCOS.COM	**Westwood** Westwoodps.com Westwood Professional Services, Inc. 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD , CO 80112 TEL: 720.482.9526
	CHECKED BY: TJO	FILE NO:			
	DATE: APRIL 2023	R0043268.00			

No.	Revisions	Date	Init.	Appr.	Date

Invue

Catalog #	Type: PT-1
Project	
Comments	Date
Prepared by	

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Cooper Lighting Solutions' proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (40°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. See control options page for more details.

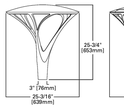
Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish
Cooper Lighting Solutions ("CLS") utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for CLS to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements.

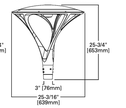
Warranty
Five-year warranty.

DIMENSIONS

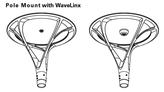
Pole Mount



Pole Mount with WaveLinx



Pole Mount with WaveLinx



ARB ARBOR POST TOP

DECORATIVE LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
IEC 60529 IP66 Housing
ASTM B117 Salt Spray Tested
ASTM A3560 Low Cooper Alloy
ISO 9001
Dark Sky Approved (3000K CCT and warmer only)
ANSI C136.31 3G Vibration Tested (Post Top)
ANSI C136.31 1.5G Vibration Tested (Twin Mount / Accessory Arm Mount)

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUMTEMPERATURE table

EPA
Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
27 lbs. (16.8 kgs.)

ORDERING INFORMATION

Sample Number: ARB-B2-LED-D1-T2-GM

Product Family [1,2]	Lumens [3]	Lamp Type	Voltage	Distribution	Color [7]
ARB=Arbor Post Top **BAA-ARB**=Arbor Post Top Buy American Act Compliant [26]	**B1**=Nominal 2,300 Lumens **B2**=Nominal 4,500 Lumens **B3**=Nominal 8,000 Lumens **B4**=Nominal 9,000 Lumens *	**LED**=Solid State Light Emitting Diodes	**D1**=Dimming Driver (120-277V) **347**=347V * **480**=480V * *	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

7030=70 CRI / 3000K CCT * *
7030=70 CRI / 3000K CCT *
8030=80 CRI / 3000K CCT *
8035=80 CRI / 3500K CCT *
AMB=Amber 590nm [11,27]
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
PC=Button Type Photocontrol
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
HA=50°C High Ambient Temperature
SPBA=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [28]
SPBA1=Dimming Occupancy Sensor with Bluetooth Interface, 8'-30' Mounting [28]
SPBA=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [28]
MS-LDB=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [16,17]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [16,17]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [16,17]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [16,17]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [16,17]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [16,17]
ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle [8,9,10,24,25,26]
ZD=SIR Driver-enabled 4-PIN Twistlock Receptacle [8,9,10,24,25,26]
ZW-WOSPWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZW-WOFYWH=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZD-WOSPWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting
ZD-WOFYWH=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting
ZW-SWPDWH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [8,9,10,24,25,26]
ZW-SWPDSWH=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [8,9,10,24,25,26]
ZD-SWPDWH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [8,9,10,24,25,26]
ZD-SWPDSWH=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [8,9,10,24,25,26]
LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [16,18]
LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [16,18]
DLTD=0-10V Light Dali Driver
SLG=Single Loose Conforming Leads [16,19]
VS=Tempered Glass Vandal Shield
CC=Coastal Construction [20]
SPBL2=FDP-301-L2 (Wattstopper DALI sensor)
SPBL4=FDP-301-L7 (Wattstopper DALI sensor)
TH=Tooless hardware
F=Single Fuse [22]

Accessories (Order Separately) [15,23]

ARSA-XX=Single Pole Mount Arm [29]
ARWM-XX=Wall Mount Arm
ARTA15-XX=Twin Mount Bracket [4]
ARPA4-XX=Pole Adapter 4" O.D. Pole
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [21]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [10,26]
WOB-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [10,24,25,26]
WOF-WH= WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [10,24,25,26]
SWPD4-WH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [10,24,25,26]
SWPD4-SWH= WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [10,24,25,26]

NOTES:
1. The customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information.
2. Fixture slipfits over standard 2-3/8" tenon. 3" O.D. tenon when used with a ARPA4-XX 4" O.D. pole adapter.
3. Standard 4000K CCT, nominal 70CRI.
4. Twin mount at 180° or 90° configuration.
5. Requires the use of a step-down transformer.
6. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Custom and RAL color matching available upon request. Consult your lighting representative for more information.
8. Not available with B1 lumen package or Type 5, III, or IV distributions.
9. Not available with B1 lumen package or Type 5, III, or IV distributions.
10. Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or controls systems MS, LWR, DIM or SPBx.
11. Not available with HA option.
12. Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
13. Not available with WaveLinx Lite, WaveLinx Pro, WAC Programmable, WAC-POE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
14. Not available on B1 or B4 lumen packages.
15. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
16. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWR-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
17. Not available with SPBA option.
18. Low voltage control leads brought 18" outside fixture.
19. Replace XX with paint color.
20. Not for use in CA, TX, or FL coasts for nominal 4-1/2" O.D. pole top.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
23. Smart device with mobile application required to change system defaults. See controls section for details.
24. Coastal construction finish salt spray tested to over 6,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
25. Not for use in conjunction with other controls systems (MS, LWR, DIM or SPBx). Not compliant with Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
26. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
27. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package B1. See IES files for photometric performance.
28. Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
29. Not available with SPBA option.
30. If ZD or ZW only, shorting cap will be installed on 4-pin receptacle.

POWER AND LUMENS

Lumen Package		B1	B2	B3	B4
Drive Current					
Power Wattage (Watts)		24W	48W	96W	99W
Input Current (mA) @ 120V		200	400	800	830
Input Current (mA) @ 208V		120	240	470	480
Input Current (mA) @ 240V		100	200	400	420
Input Current (mA) @ 277V		90	180	350	360
Power Wattage (Watts)		26W	53W	107W	108W
Input Current (mA) @ 347V		79	161	325	328
Input Current (mA) @ 480V		58	117	235	237
Optics					
Type II	Lumens	2,045	3,994	7,362	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	--
Type III	Lumens	2,324	4,534	8,451	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type IV	Lumens	2,408	4,691	8,740	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type V	Lumens	2,311	4,509	8,511	9,464
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3

Verified.

Please verify all lighting complies with the Master Plan or UDO Section 4.9. max light pole height is 16 feet.

LIght spillover onto adjacent properties shall not exceed 0.1 foot candles measured on abutting properties 10 feet away from the property line.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>91%	>230,000
40°C	>88%	>172,000
50°C	>86%	>142,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier
4000	70	1.00
3000	80	0.91

MINIMUM AMBIENT TEMPERATURE

Lumen Package	Temperature
B1	-40°C
B2	-35°C
B3	-35°C
B4	-40°C
All DALI powered lumen packages	-20°C

Please check the plotting on this sheet

Plotting has been fixed

LIGHTING FIXTURE SCHEDULE NOTES:

1. REFER TO CITY OF AURORA SPECIFICATION SECTION 4.10 FOR INSTALLATION REQUIREMENTS.
2. REFER TO CITY OF AURORA APPROVED POLES FOR SHEET LIGHT POLE SPECIFICATIONS.

No.	Revisions	Date	Init.	Date	Appr.	Date

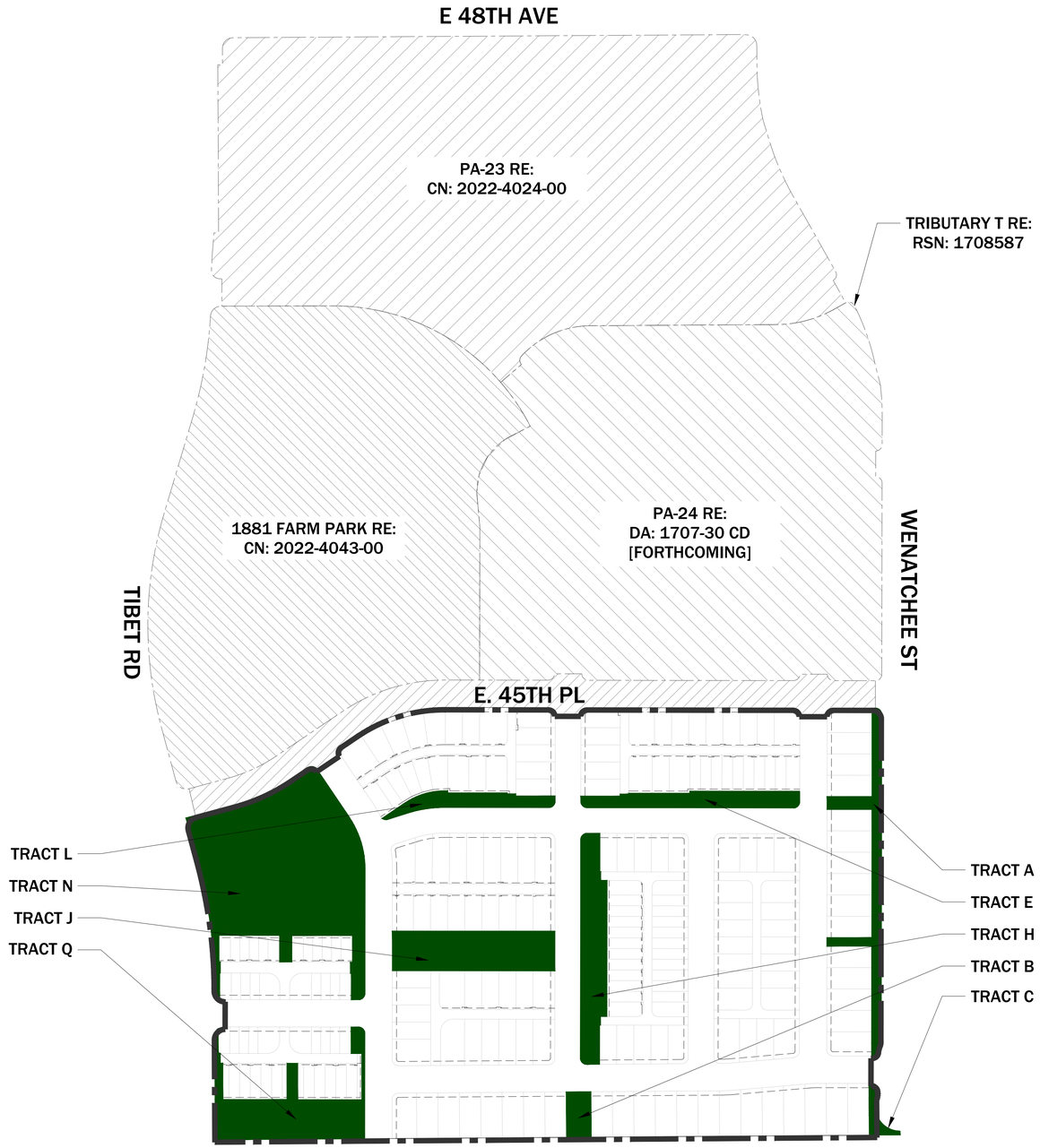
Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER - FILING NO. 11
PA 25 SITE PLAN
AREA LIGHTING PLAN

SCALE:	AS SHOWN
FILE NO:	R0043268.00
DRAWN BY:	MSD
CHECKED BY:	TJO
DATE:	APRIL 2023
SHEET NUMBER	35

N:\PROJECTS\WINDLER\FILINGS\NBHD P - PA24 25\CAD\ENGINEERING\SHEET SETS\SPPA25\AREA LIGHTING PLAN.DWG, MSDAVIS, 4/19/24



A Tract Area Plan
Scale: NTS

PA-25 Open Space - Tract Landscape Requirements

Tract Name	Area (SF)	Trees Required (1 per 4000 sf)	Trees Provided	*(Tree Equivalent Shrubs Required)	Shrubs Required (10 per 4000 SF)	Shrubs Provided
Tract A	23,331	6	15	0	58	70
Tract B	6,145	2	3	0	15	18
Tract C	3,197	1	2	0	8	10
Tract E	17,971	4	7	0	45	54
Tract H	29,647	7	7	0	74	89
Tract J	34,134	9	14	0	85	102
Tract L	12,116	3	6	0	30	36
Tract N	32,110	8	13	0	80	96
Tract Q	39,730	10	17	0	99	119
TOTALS	**198,381**	**50**	**84**	**0**	**496**	**595**

*IF TREE REQUIREMENTS ARE UNABLE TO BE MET, SHRUBS ARE SUBSTITUTED AT A RATE OF 12:1.

PA-25 Open Space - Water Use Table

Water Usage Description	Water Usage Name	Total Area (SF)	Total Area (%)
TURF OR PLANT USING HIGH AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	**Non-Water Conserving**	36,684	11.42%
TURF OR PLANT USING LOW OR MODERATE AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	**Water Conserving**	22,126	5.76%
TURF OR PLANT NEEDING NO WATER THROUGH IRRIGATION CONNECTED TO A PERMANENT TAP OR NEEDING ONLY WATER BY A TEMPORARY TAP.	**Non-Water (z) Using**	200,213	82.82%
	TOTAL	259,023	**100.00%**

Date | Appr. | Init. | Date | Revisions | No.

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 380
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
TRACT AND OPEN SPACE LANDSCAPE TABLES

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 36

Renumber all of the Key Maps Here and on the following sheets as they all need to be revised to correspond to the correct sheets and matchlines.

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

This is Sheet 38

Label all of the street names on this Map

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

Label East 45th Place

Response: Acknowledged. Revised.

This is Sheet 41

This is Sheet 42

This is Sheet 45A

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

Label North Ukraine Street

Label North Tibet Road

Response: Acknowledged. Revised.

This is Sheet 43A

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

This is Sheet 45B

Response: Acknowledged. Revised.

This is Sheet 47

This is Sheet 39

Response: Acknowledged. Revised.

This is Sheet 43B

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

This is Sheet 46A

This is Sheet 40

Response: Acknowledged. Revised.

This is Sheet 44

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

This is Sheet 46B

Response: Acknowledged. Revised.

Note 37 is the overall Key Map sheet.

SHEET 37

SHEET 38

SHEET 39

SHEET 40

SHEET 41

SHEET 42A

SHEET 42B

SHEET 43

SHEET 44A

SHEET 44B

SHEET 45A

SHEET 45B

SHEET 46

0 75' 150'

SCALE:1"=75-0"

No.	Revisions	Date	Init.	Appr.	Date

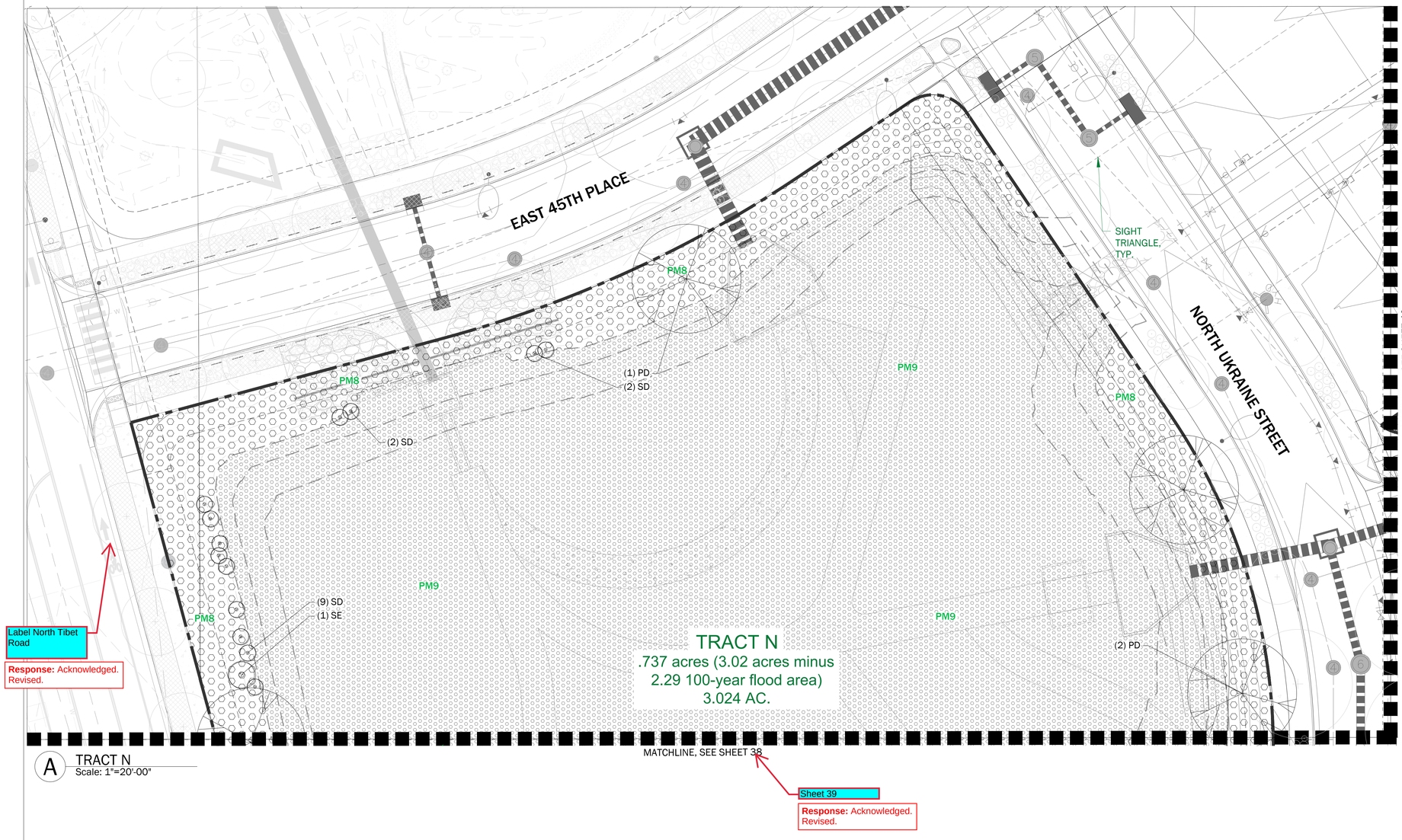
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
OVERSTORY PLANTING PLAN - OVERALL FOR OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		

SHEET NUMBER 37



Label North Tibet Road

Response: Acknowledged. Revised.

A TRACT N
Scale: 1"=20'-00"

Sheet 39

Response: Acknowledged. Revised.

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

Deciduous Tree

Sheet 41

Response: Acknowledged. Revised.

Mu

Deciduous Ornamental Tree

Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

Response: Acknowledged. Revised.

Add the following note to all landscape plans:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

Renumber all of the Key Maps Here and on the following sheets as they all need to be revised to correspond to the correct sheets and matchlines.

Response: Acknowledged. Revised.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
PD	3	Jeronimus Plains Cottonwood	Populus deltoides monilifera 'Jeronimus'
ORNAMENTAL TREES			
SD	13	Drummond's Willow	Salix drummondiana
SE	1	Coyote Willow	Salix exigua

KEYNOTES LEGEND: *some legend symbols reduced for clarity* DTL./SHT.#:

SURFACING, PAVING & JOINTING

1.1	Concrete Paving	1 / 62
1.2	Concrete Jointing	2 / 62
1.3	Crusher Fines	4 / 62
1.4	Accessible Gravel Paving	3 / 62
1.5	Play Surface - EWF	5 / 62
1.6	Play Surface - PIP RUBBER	5 / 62
1.7	Play Surfacing - SAND	7 / 62

CURBS, EDGING, AND RAMPS

2.1	CIP Concrete Curb	1 / 63
2.2	Concrete Edging at Play Area - Curb	2 / 63
2.3	Concrete Edging at Play Area - Turndown	3 / 63
2.4	Steel Edger	4 / 63
2.5	Natural Edge	5 / 63
2.6	Playground Ramp	6 / 63

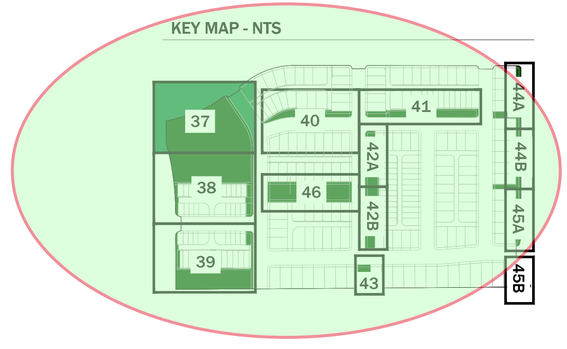
WALLS, STAIRS, & RAILINGS

3.1	Steel Wall	1 / 64
3.2	Freestanding Stone Wall	2 / 64
3.3	Stepping Stones	3 / 64
3.4	Snap Cut Stone Steps	4 / 64
3.5	Fence	5 / 64

SITE FURNISHINGS & FEATURES

4.1	Boulders	1 / 65
4.2	Stone Seating	2 / 65
4.3	Bench	3 / 65
4.4	Lounge Chair	4 / 65
4.5	Picnic Table	5 / 65
4.7	Litter Receptacle	7 / 65
4.8	Dog Waste Station	8 / 65
4.9	Bike Rack	1 / 66
4.10	BBQ Grill	2 / 66
4.11	Fire Ring	3 / 66
4.12	Fallen Log	4 / 66

KEY MAP - NTS



0 10' 20' 40'
SCALE:1"=20'-0"

Date	
Appr.	
Init.	
Date	
Revisions	
No.	

SUPERBLOOM
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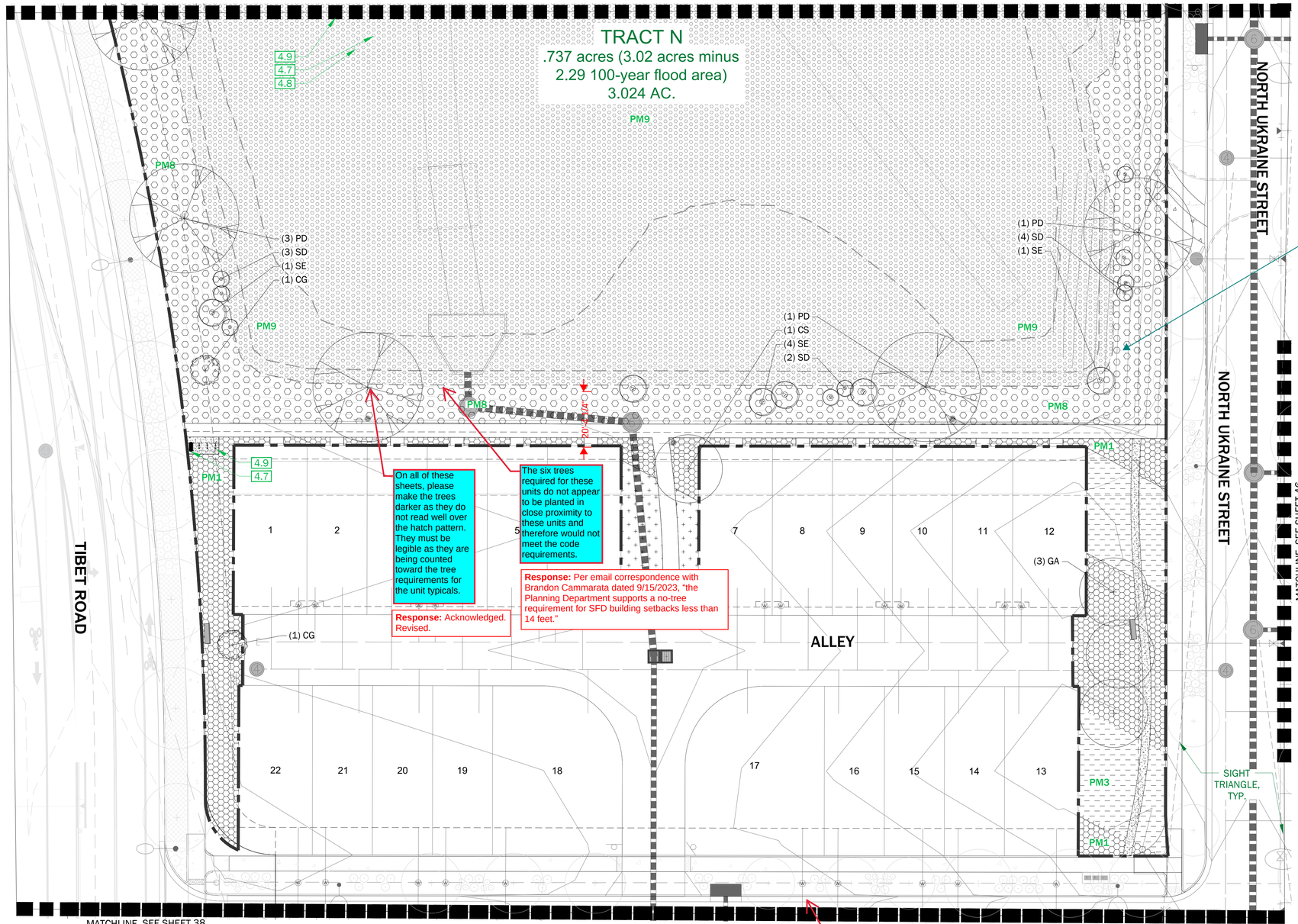
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 380
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R00331139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		

SHEET NUMBER 38

MATCHLINE, SEE 37



On all of these sheets, please make the trees darker as they do not read well over the hatch pattern. They must be legible as they are being counted toward the tree requirements for the unit typicals.

Response: Acknowledged. Revised.

The six trees required for these units do not appear to be planted in close proximity to these units and therefore would not meet the code requirements.

Response: Per email correspondence with Brandon Cammarata dated 9/15/2023, "the Planning Department supports a no-tree requirement for SFD building setbacks less than 14 feet."

Label East 44th Drive

Response: Acknowledged. Revised.

A TRACT N
Scale: 1"=20'-00"

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

Section 4.2.3.C.1 requires all Green Court open space to be usable open space. Understanding the detention pond cannot be moved, can the units be shifted south to allow for a usable common area? Another option would be to the design the area above the 100yr with additional usable amenities.

Response: The lots cannot be shifted south due to street layout requirements. This space has been omitted from open space park credit.

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

Response: Acknowledged. Revised.

Update with sheet numbers applies to more than this one sheet.

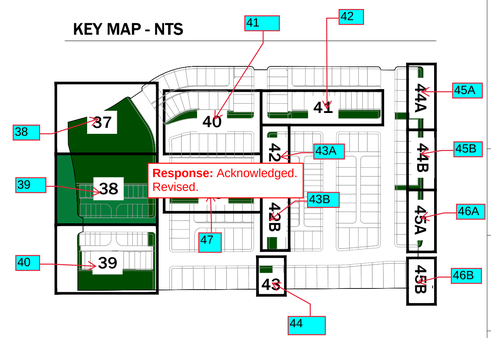
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
CS	1	Northern Catalpa	Catalpa speciosa
GA	3	Autumn Gold Maidenhair Tree	Ginkgo biloba `Autumn Gold`
PD	5	Jeronimus Plains Cottonwood	Populus deltoides monilifera 'Jeronimus'
ORNAMENTAL TREES			
CG	2	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis
SD	9	Drummond's Willow	Salix drummondiana
SE	6	Coyote Willow	Salix exigua

KEY MAP - NTS



Response: Acknowledged. Revised.

KEYNOTES LEGEND: *some legend symbols reduced for clarity* DTL./SHT.#:

SURFACING, PAVING & JOINTING

1.1	Concrete Paving	1 / 62
1.2	Concrete Jointing	2 / 62
1.3	Crusher Fines	4 / 62
1.4	Accessible Gravel Paving	3 / 62
1.5	Play Surface - EWF	5 / 62
1.6	Play Surface - PIP RUBBER	5 / 62
1.7	Play Surfacing - SAND	7 / 62

CURBS, EDGING, AND RAMPS

2.1	CIP Concrete Curb	1 / 63
2.2	Concrete Edging at Play Area - Curb	2 / 63
2.3	Concrete Edging at Play Area - Turndown	3 / 63
2.4	Steel Edger	4 / 63
2.5	Natural Edge	5 / 63
2.6	Playground Ramp	6 / 63

WALLS, STAIRS, & RAILINGS

3.1	Steel Wall	1 / 64
3.2	Freestanding Stone Wall	2 / 64
3.3	Stepping Stones	3 / 64
3.4	Snap Cut Stone Steps	4 / 64
3.5	Fence	5 / 64

SITE FURNISHINGS & FEATURES

4.1	Boulders	1 / 65
4.2	Stone Seating	2 / 65
4.3	Bench	3 / 65
4.4	Lounge Chair	4 / 65
4.5	Picnic Table	5 / 65
4.7	Litter Receptacle	7 / 65
4.8	Dog Waste Station	8 / 65
4.9	Bike Rack	1 / 66
4.10	BBQ Grill	2 / 66
4.11	Fire Ring	3 / 66
4.12	Fallen Log	4 / 66

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
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DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

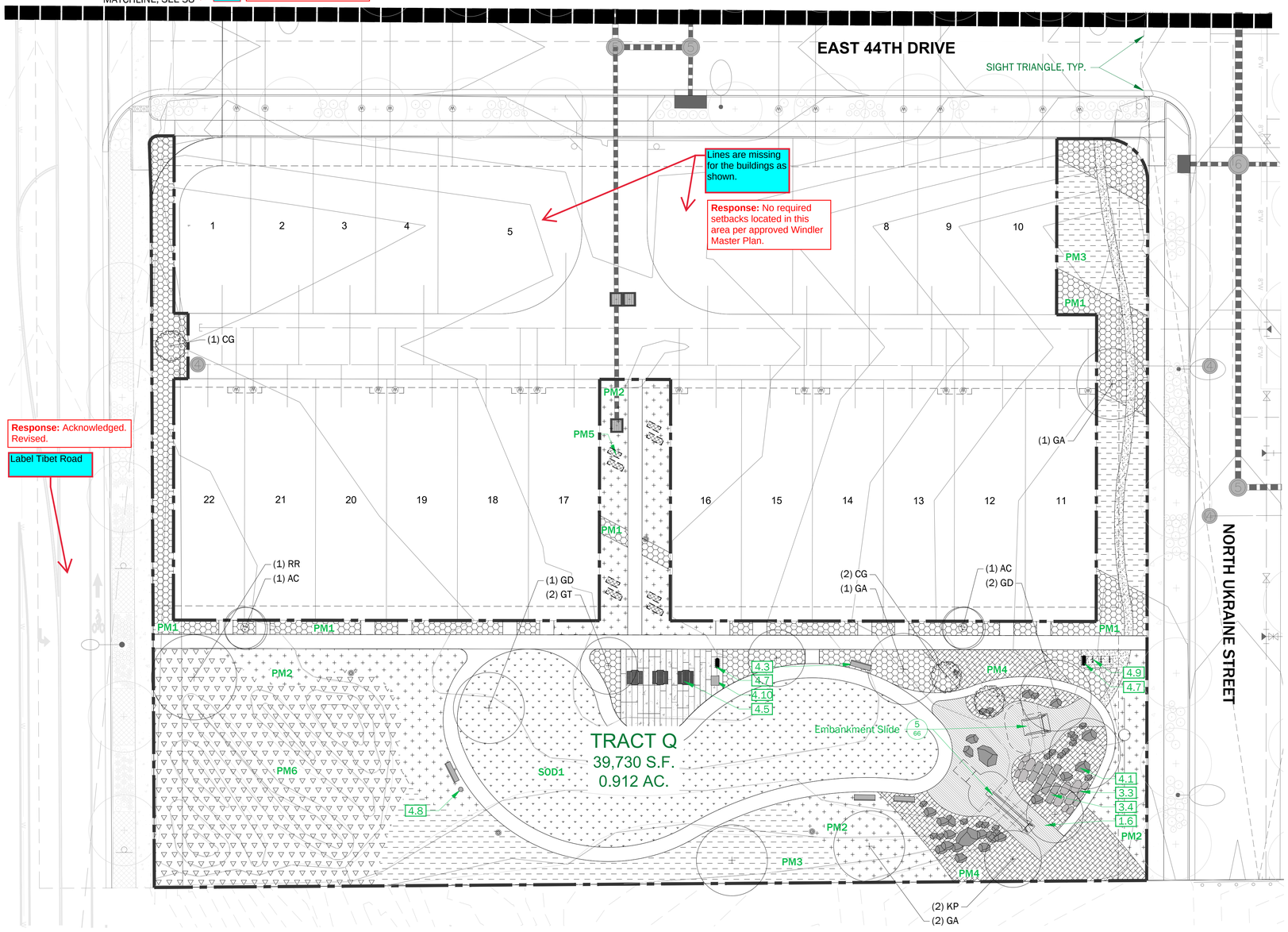
SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		

SHEET NUMBER 39

MATCHLINE, SEE 38

39

Response: Acknowledged. Revised.



Response: Acknowledged. Revised.

Label Tibet Road

A TRACT Q
Scale: 1"=20'-00"

KEYNOTES LEGEND: *some legend symbols reduced for clarity* **DTL./SHT.#:**

SURFACING, PAVING & JOINTING

1.1	Concrete Paving	1 / 62
1.2	Concrete Jointing	2 / 62
1.3	Crusher Fines	4 / 62
1.4	Accessible Gravel Paving	3 / 62
1.5	Play Surface - EWF	5 / 62
1.6	Play Surface - PIP RUBBER	5 / 62
1.7	Play Surfacing - SAND	7 / 62

CURBS, EDGING, AND RAMPS

2.1	CIP Concrete Curb	1 / 63
2.2	Concrete Edging at Play Area - Curb	2 / 63
2.3	Concrete Edging at Play Area - Turndown	3 / 63
2.4	Steel Edger	4 / 63
2.5	Natural Edge	5 / 63
2.6	Playground Ramp	6 / 63

WALLS, STAIRS, & RAILINGS

3.1	Steel Wall	1 / 64
3.2	Freestanding Stone Wall	2 / 64
3.3	Stepping Stones	3 / 64
3.4	Snap Cut Stone Steps	4 / 64
3.5	Fence	5 / 64

SITE FURNISHINGS & FEATURES

4.1	Boulders	1 / 65
4.2	Stone Seating	2 / 65
4.3	Bench	3 / 65
4.4	Lounge Chair	4 / 65
4.5	Picnic Table	5 / 65
4.7	Litter Receptacle	7 / 65
4.8	Dog Waste Station	8 / 65
4.9	Bike Rack	1 / 66
4.10	BBQ Grill	2 / 66
4.11	Fire Ring	3 / 66
4.12	Fallen Log	4 / 66

KEY MAP - NTS

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
CS	4	Northern Catalpa	Catalpa speciosa
GA	8	Autumn Gold Maidenhair Tree	Ginkgo biloba `Autumn Gold`
GD	11	Kentucky Coffeetree	Gymnocladus dioicus
GT	4	Skyline Honey Locust	Gleditsia triacanthos inermis 'Skyline'
KP	15	Golden Rain Tree	Koelreuteria paniculata
PD	8	Jeronimus Plains Cottonwood	Populus deltoides monilifera 'Jeronimus'
RR	2	Purple Robe Black Locust	Robinia pseudoacacia `Purple Robe'
EVERGREEN TREES			
PF	4	Vanderwolf`s Pyramid Limber Pine	Pinus flexilis `Vanderwolf`s Pyramid`
ORNAMENTAL TREES			
AC	3	Tatarian Maple	Acer tataricum
AG2	8	Hot Wings® Tatarian Maple	Acer tataricum `GarAnn`
AT	4	Thinleaf Alder	Alnus incana tenuifolia
CG	13	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis
PN2	1	Princess Kay Plum	Prunus nigra `Princess Kay`
SD	22	Drummond's Willow	Salix drummondiana
SE	7	Coyote Willow	Salix exigua

0 10' 20' 40'
SCALE:1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

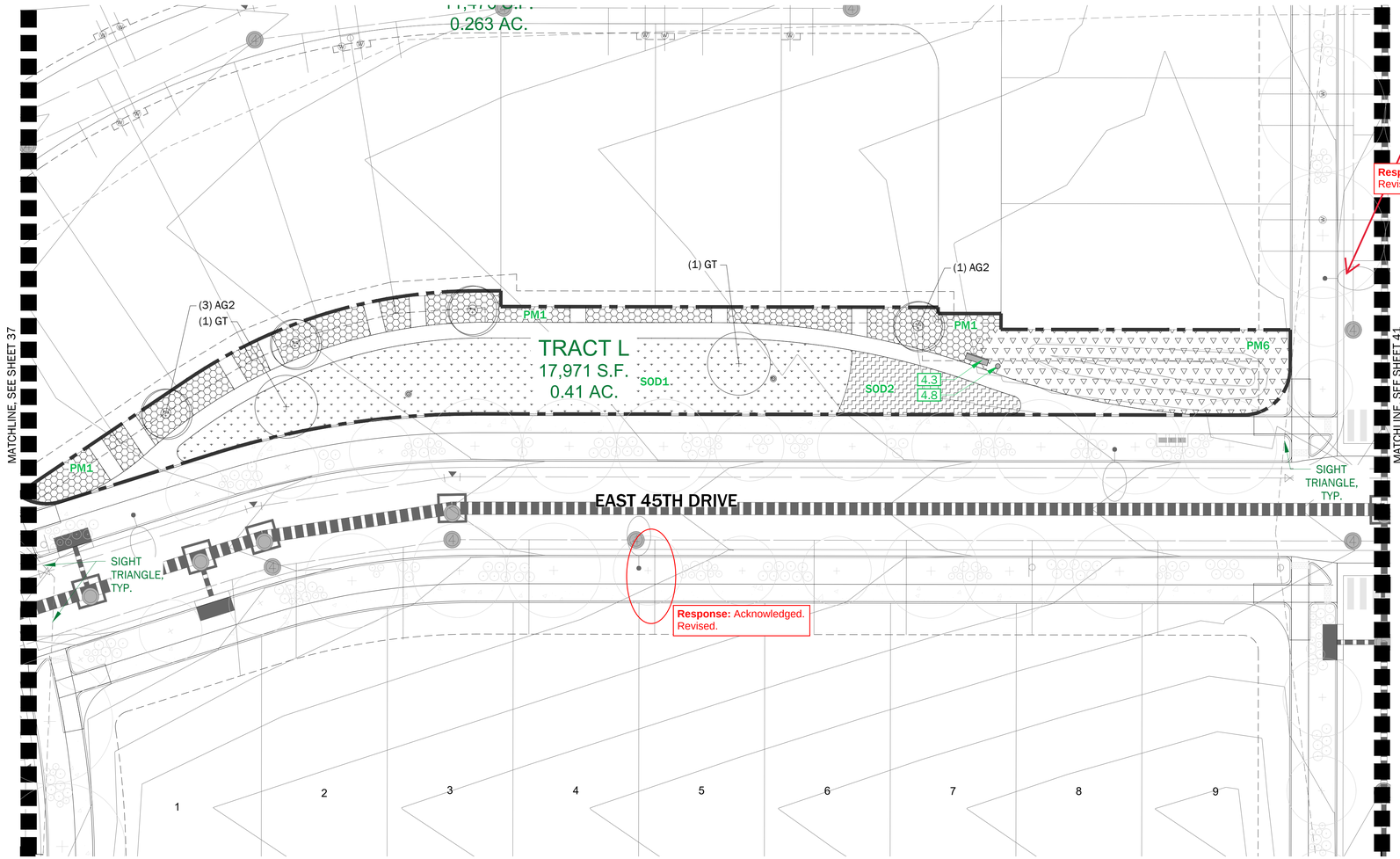
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		

SHEET NUMBER 40



A TRACT L
Scale: 1"=20'-00"

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

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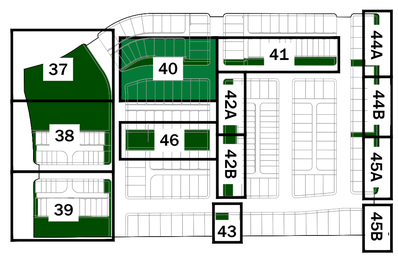
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
GT	2	Skyline Honey Locust	Gleditsia triacanthos inermis 'Skyline'
ORNAMENTAL TREES			
AG2	4	Hot Wings® Tatarian Maple	Acer tataricum `GarAnn`

KEY MAP - NTS



0 10' 20' 40'
SCALE:1"=20'-0"

KEYNOTES LEGEND: *some legend symbols reduced for clarity* DTL./SHT.#:

SURFACING, PAVING & JOINTING

1.1	Concrete Paving	1 / 62	
1.2	Concrete Jointing	2 / 62	
1.3	Crusher Fines	4 / 62	
1.4	Accessible Gravel Paving	3 / 62	
1.5	Play Surface - EWF	5 / 62	
1.6	Play Surface - PIP RUBBER	5 / 62	
1.7	Play Surfacing - SAND	7 / 62	

CURBS, EDGING, AND RAMPS

2.1	CIP Concrete Curb	1 / 63	
2.2	Concrete Edging at Play Area - Curb	2 / 63	
2.3	Concrete Edging at Play Area - Turndown	3 / 63	
2.4	Steel Edger	4 / 63	
2.5	Natural Edge	5 / 63	
2.6	Playground Ramp	6 / 63	

WALLS, STAIRS, & RAILINGS

3.1	Steel Wall	1 / 64	
3.2	Freestanding Stone Wall	2 / 64	
3.3	Stepping Stones	3 / 64	
3.4	Snap Cut Stone Steps	4 / 64	
3.5	Fence	5 / 64	

SITE FURNISHINGS & FEATURES

4.1	Boulders	1 / 65
4.2	Stone Seating	2 / 65
4.3	Bench	3 / 65
4.4	Lounge Chair	4 / 65
4.5	Picnic Table	5 / 65
4.7	Litter Receptacle	7 / 65
4.8	Dog Waste Station	8 / 65
4.9	Bike Rack	1 / 66
4.10	BBQ Grill	2 / 66
4.11	Fire Ring	3 / 66
4.12	Fallen Log	4 / 66

Date	Appr.	Init.	Date	Revisions	No.

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		

SHEET NUMBER 41

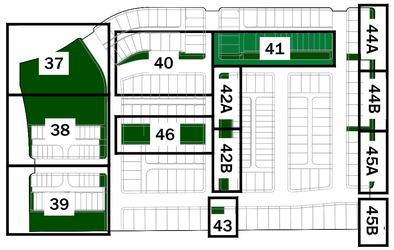
PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
GA	1	Autumn Gold Maidenhair Tree	Ginkgo biloba `Autumn Gold`
GD	2	Kentucky Coffeetree	Gymnocladus dioicus
ORNAMENTAL TREES			
AC	1	Tatarian Maple	Acer tataricum
AG2	1	Hot Wings® Tatarian Maple	Acer tataricum `GarAnn`
CG	2	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis

KEYNOTES LEGEND: *some legend symbols reduced for clarity* DTL./SHT.#:

SYMBOL			
UTILITIES			
	0.1	Storm Drain	RE: CIVIL
	0.2	Sanitary Sewer	RE: CIVIL
	0.3	Water	RE: CIVIL
T	0.4	Transformer	RE: CIVIL
	0.5	Hydrant	RE: CIVIL
	0.6	Street Light	RE: CIVIL
	0.7	Pedestrian Light	RE:CIVIL
	0.8	Drain Inlet	RE:CIVIL
SURFACING, PAVING & JOINTING			
	1.1	Concrete Paving	1 / 62
	1.2	Concrete Jointing	2 / 62
	1.3	Crusher Fines	4 / 62
	1.4	Accessible Gravel Paving	3 / 62
	1.5	Play Surface - EWF	5 / 62
	1.6	Play Surface - PIP RUBBER	5 / 62
	1.7	Play Surfacing - SAND	7 / 62
CURBS, EDGING, AND RAMPS			
	2.1	CIP Concrete Curb	1 / 63
	2.2	Concrete Edging at Play Area - Curb	2 / 63
	2.3	Concrete Edging at Play Area - Turndown	3 / 63
	2.4	Steel Edger	4 / 63
	2.5	Natural Edge	5 / 63
	2.6	Playground Ramp	6 / 63
WALLS, STAIRS, & RAILINGS			
	3.1	Steel Wall	1 / 64
	3.2	Freestanding Stone Wall	2 / 64
	3.3	Stepping Stones	3 / 64
	3.4	Snap Cut Stone Steps	4 / 64
	3.5	Fence	5 / 64
SITE FURNISHINGS & FEATURES			
	4.1	Boulders	1 / 65
	4.2	Stone Seating	2 / 65
	4.3	Bench	3 / 65
	4.4	Lounge Chair	4 / 65
	4.5	Picnic Table	5 / 65
	4.7	Litter Receptacle	7 / 65
	4.8	Dog Waste Station	8 / 65
	4.9	Bike Rack	1 / 66
	4.10	BBQ Grill	2 / 66
	4.11	Fire Ring	3 / 66
	4.12	Fallen Log	4 / 66

KEY MAP - NTS



0 10' 20' 40'

SCALE:1"=20'-0"

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

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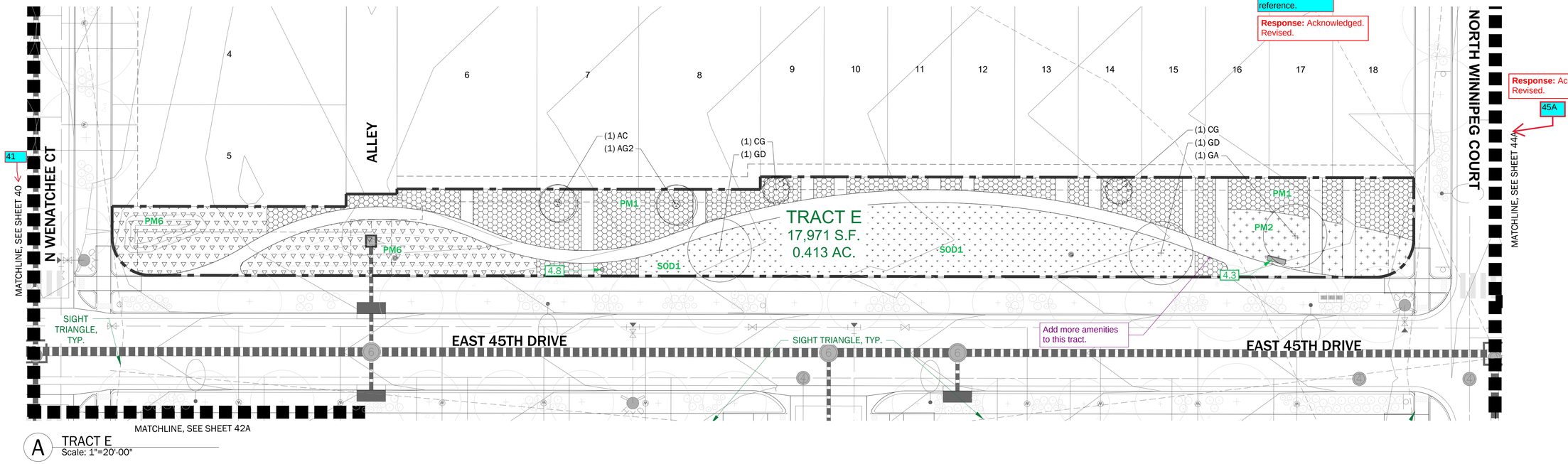
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

Provide sheet reference.

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

45A



A TRACT E
Scale: 1"=20'-00"

Date | Appr. | Init. | Date | Revisions | No.

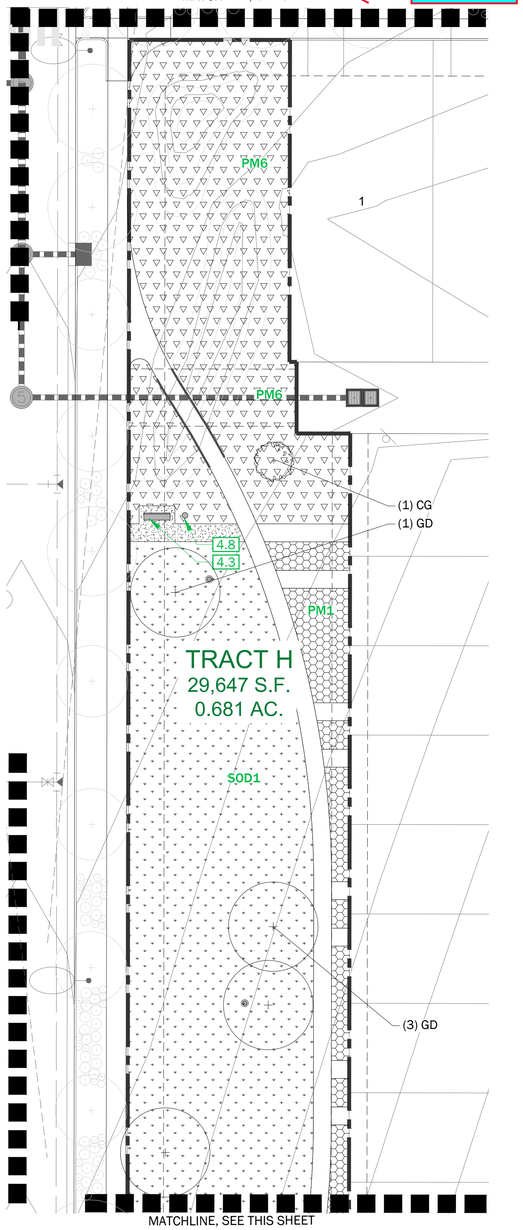
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE: AS SHOWN
FILE NO.: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 42



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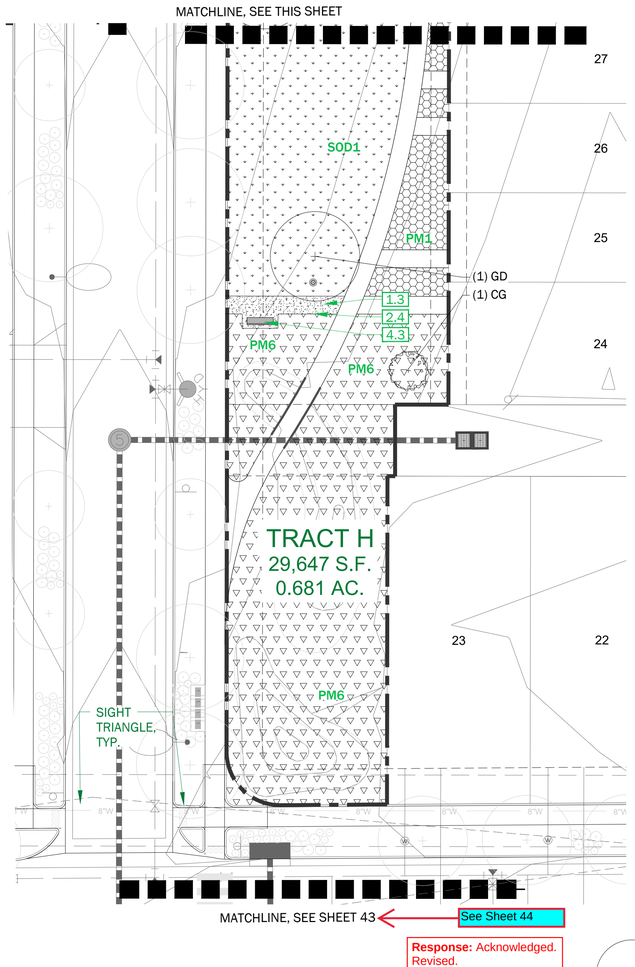
Scale: 1"=20'-00"



B TRACT H
Scale: 1"=20'-00"

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

KEYNOTES LEGEND: *some legend symbols reduced for clarity*

SYMBOL		UTILITIES	DTL./SHT.#:
	0.1	Storm Drain	RE: CIVIL
	0.2	Sanitary Sewer	RE: CIVIL
W	0.3	Water	RE: CIVIL
T	0.4	Transformer	RE: CIVIL
	0.5	Hydrant	RE: CIVIL
	0.6	Street Light	RE: CIVIL
	0.7	Pedestrian Light	RE:CIVIL
	0.8	Drain Inlet	RE:CIVIL
		SURFACING, PAVING & JOINTING	
	1.1	Concrete Paving	1 / 62
	1.2	Concrete Jointing	2 / 62
	1.3	Crusher Fines	4 / 62
	1.4	Accessible Gravel Paving	3 / 62
	1.5	Play Surface - EWF	5 / 62
	1.6	Play Surface - PIP RUBBER	5 / 62
	1.7	Play Surfacing - SAND	7 / 62
		CURBS, EDGING, AND RAMPS	
	2.1	CIP Concrete Curb	1 / 63
	2.2	Concrete Edging at Play Area - Curb	2 / 63
	2.3	Concrete Edging at Play Area - Turndown	3 / 63
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	2.5	Natural Edge	5 / 63
	2.6	Playground Ramp	6 / 63
		WALLS, STAIRS, & RAILINGS	
	3.1	Steel Wall	1 / 64
	3.2	Freestanding Stone Wall	2 / 64
	3.3	Stepping Stones	3 / 64
	3.4	Snap Cut Stone Steps	4 / 64
	3.5	Fence	5 / 64
		SITE FURNISHINGS & FEATURES	
	4.1	Boulders	1 / 65
	4.2	Stone Seating	2 / 65
	4.3	Bench	3 / 65
	4.4	Lounge Chair	4 / 65
	4.5	Picnic Table	5 / 65
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	4.8	Dog Waste Station	8 / 65
	4.9	Bike Rack	1 / 66
	4.10	BBQ Grill	2 / 66
	4.11	Fire Ring	3 / 66
	4.12	Fallen Log	4 / 66

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
GD	5	Kentucky Coffeetree	Gymnocladus dioicus
ORNAMENTAL TREES			
CG	2	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis

KEY MAP - NTS

0 10' 20' 40'
SCALE:1"=20'-0"

No.	Revisions	Date

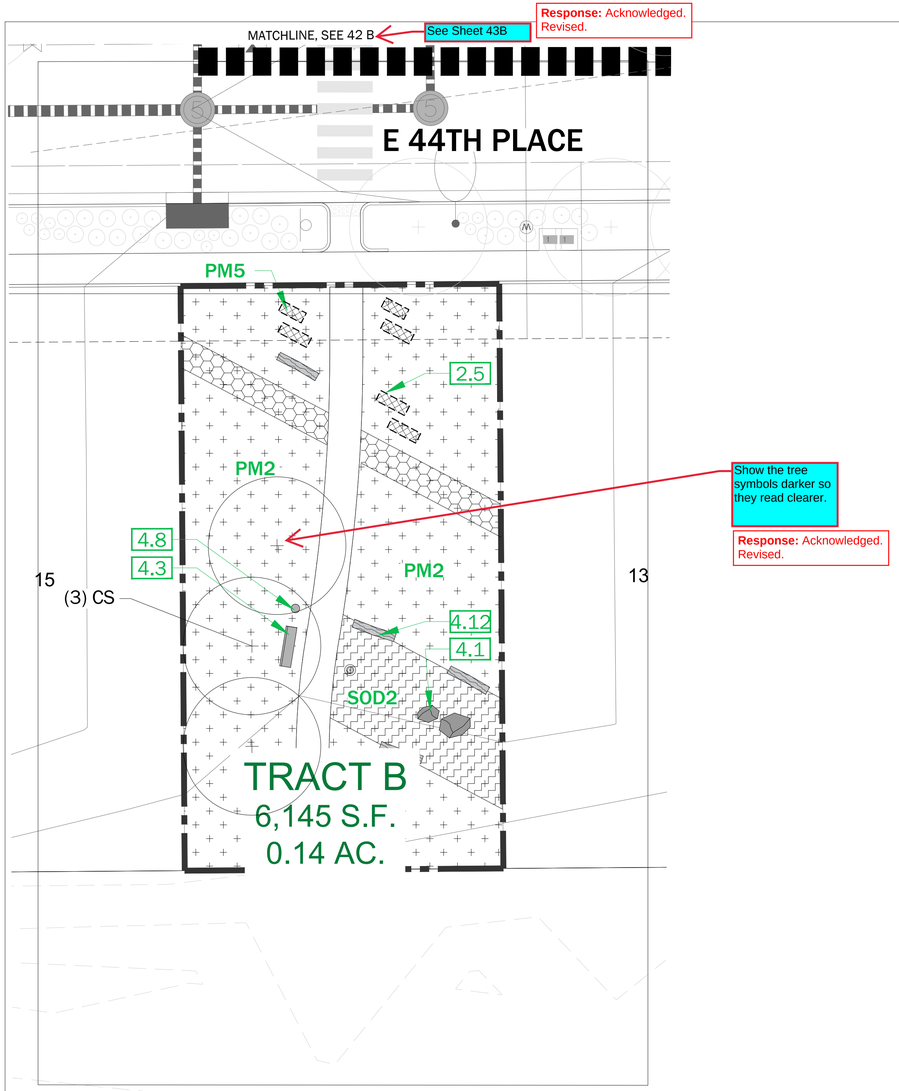
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		

SHEET NUMBER 43



Response: Acknowledged. Revised.

Show the tree symbols darker so they read clearer.

Response: Acknowledged. Revised.

B TRACT B
Scale: 1"=20'-00"

KEYNOTES LEGEND: *some legend symbols reduced for clarity* **DTL./SHT.#:**

SYMBOL		UTILITIES	
	0.1	Storm Drain	RE: CIVIL
	0.2	Sanitary Sewer	RE: CIVIL
W	0.3	Water	RE: CIVIL
T	0.4	Transformer	RE: CIVIL
	0.5	Hydrant	RE: CIVIL
	0.6	Street Light	RE: CIVIL
	0.7	Pedestrian Light	RE:CIVIL
	0.8	Drain Inlet	RE:CIVIL
		SURFACING, PAVING & JOINTING	
	1.1	Concrete Paving	1 / 62
	1.2	Concrete Jointing	2 / 62
	1.3	Crusher Fines	4 / 62
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	1.5	Play Surface - EWF	5 / 62
	1.6	Play Surface - PIP RUBBER	5 / 62
	1.7	Play Surfacing - SAND	7 / 62
		CURBS, EDGING, AND RAMPS	
	2.1	CIP Concrete Curb	1 / 63
	2.2	Concrete Edging at Play Area - Curb	2 / 63
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		WALLS, STAIRS, & RAILINGS	
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	4.10	BBQ Grill	2 / 66
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PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
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PM6	Landform Garden Mix
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PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

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3. See Sheet xxxx for Planting Schedules.
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PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
CS	3	Northern Catalpa	Catalpa speciosa

KEY MAP - NTS

0 10' 20' 40'
SCALE:1"=20'-0"

Date	
Appr.	
Init.	
Date	
Revisions	
No.	

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
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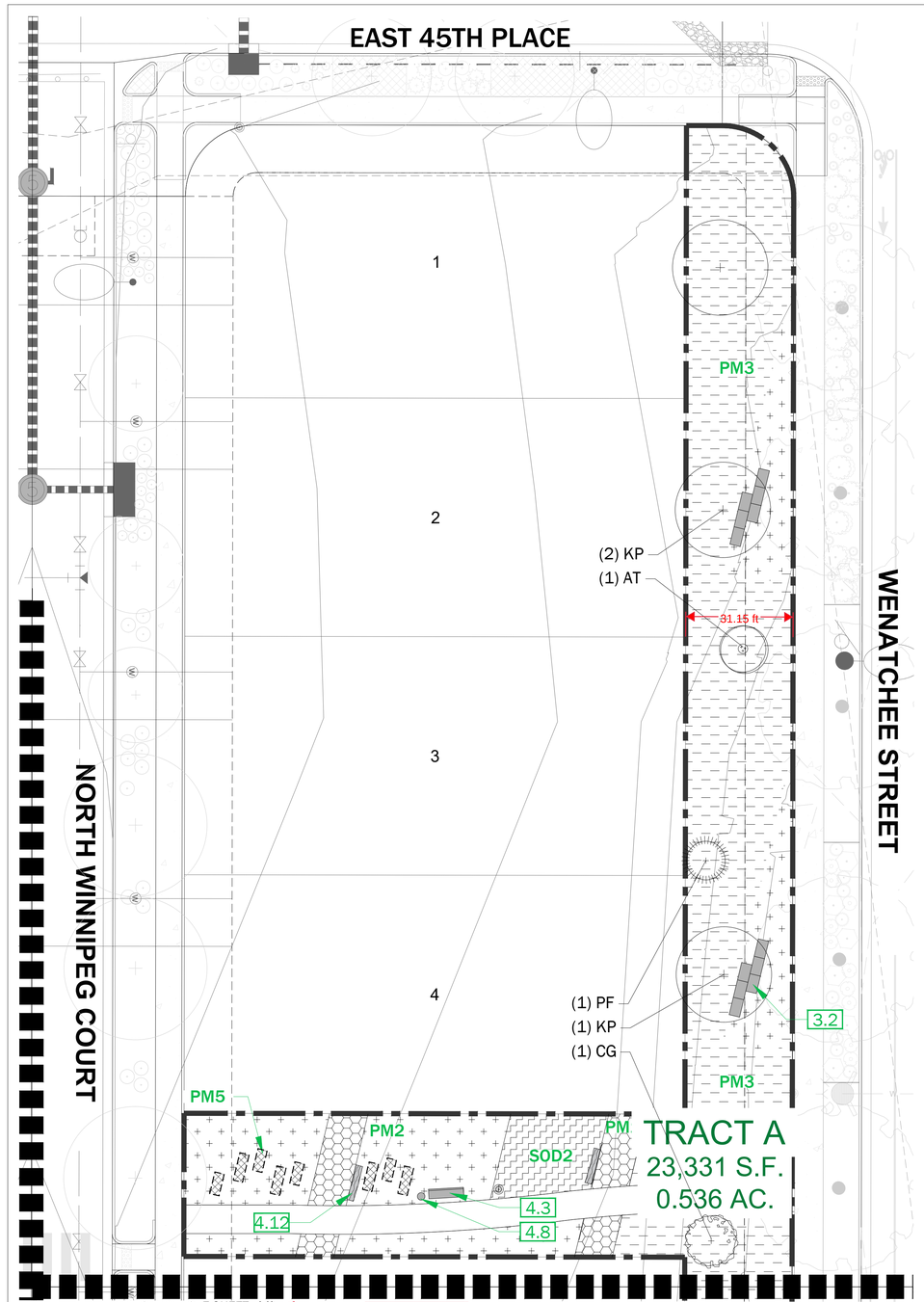
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

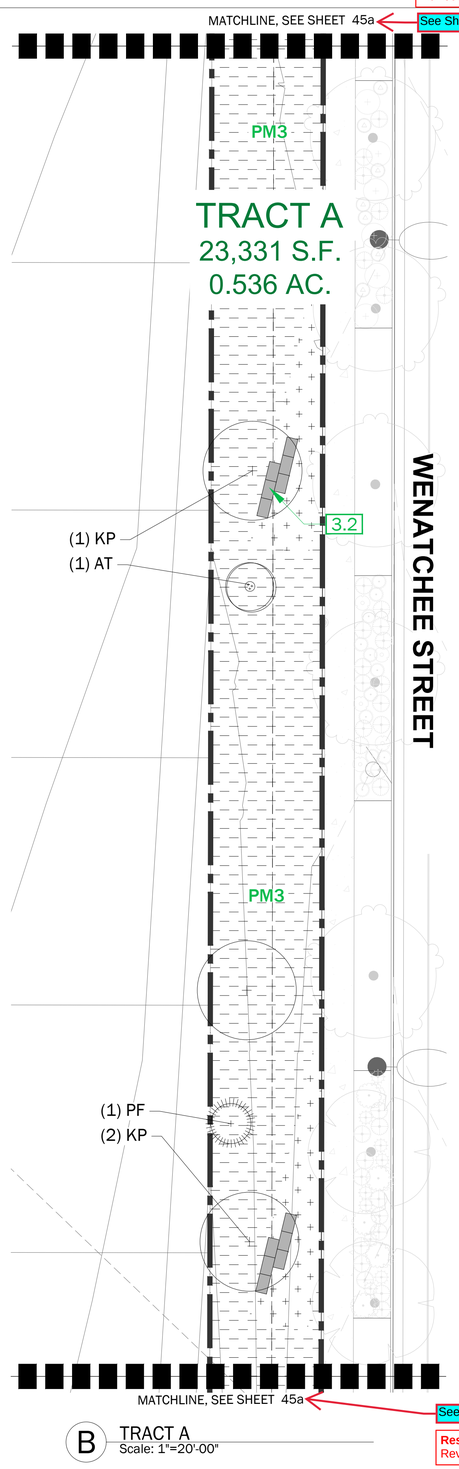
WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		
SHEET NUMBER	44		



Response: Acknowledged. Revised.

A TRACT A
Scale: 1"=20'-00"



Response: Acknowledged. Revised.

B TRACT A
Scale: 1"=20'-00"

KEYNOTES LEGEND: *some legend symbols reduced for clarity*

SYMBOL		UTILITIES	DTL./SHT.#:
	0.1	Storm Drain	RE: CIVIL
	0.2	Sanitary Sewer	RE: CIVIL
W	0.3	Water	RE: CIVIL
T	0.4	Transformer	RE: CIVIL
	0.5	Hydrant	RE: CIVIL
	0.6	Street Light	RE: CIVIL
	0.7	Pedestrian Light	RE:CIVIL
	0.8	Drain Inlet	RE:CIVIL
		SURFACING, PAVING & JOINTING	
	1.1	Concrete Paving	1 / 62
	1.2	Concrete Jointing	2 / 62
	1.3	Crusher Fines	4 / 62
	1.4	Accessible Gravel Paving	3 / 62
	1.5	Play Surface - EWF	5 / 62
	1.6	Play Surface - PIP RUBBER	5 / 62
	1.7	Play Surfacing - SAND	7 / 62
		CURBS, EDGING, AND RAMPS	
	2.1	CIP Concrete Curb	1 / 63
	2.2	Concrete Edging at Play Area - Curb	2 / 63
	2.3	Concrete Edging at Play Area - Turndown	3 / 63
	2.4	Steel Edger	4 / 63
	2.5	Natural Edge	5 / 63
	2.6	Playground Ramp	6 / 63
		WALLS, STAIRS, & RAILINGS	
	3.1	Steel Wall	1 / 64
	3.2	Freestanding Stone Wall	2 / 64
	3.3	Stepping Stones	3 / 64
	3.4	Snap Cut Stone Steps	4 / 64
	3.5	Fence	5 / 64
		SITE FURNISHINGS & FEATURES	
	4.1	Boulders	1 / 65
	4.2	Stone Seating	2 / 65
	4.3	Bench	3 / 65
	4.4	Lounge Chair	4 / 65
	4.5	Picnic Table	5 / 65
	4.7	Litter Receptacle	7 / 65
	4.8	Dog Waste Station	8 / 65
	4.9	Bike Rack	1 / 66
	4.10	BBQ Grill	2 / 66
	4.11	Fire Ring	3 / 66
	4.12	Fallen Log	4 / 66

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

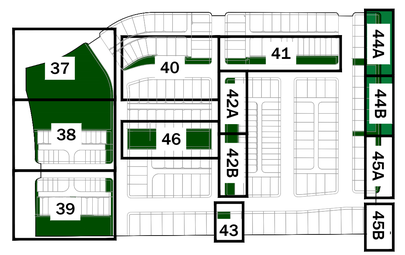
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
KP	6	Golden Rain Tree	Koelreuteria paniculata
ORNAMENTAL TREES			
AT	2	Thinleaf Alder	Alnus incana tenuifolia
CG	1	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis
EVERGREEN TREES			
PF	2	Vanderwolf`s Pyramid Limber Pine	Pinus flexilis `Vanderwolf`s Pyramid`

KEY MAP - NTS



0 10' 20' 40'
SCALE:1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

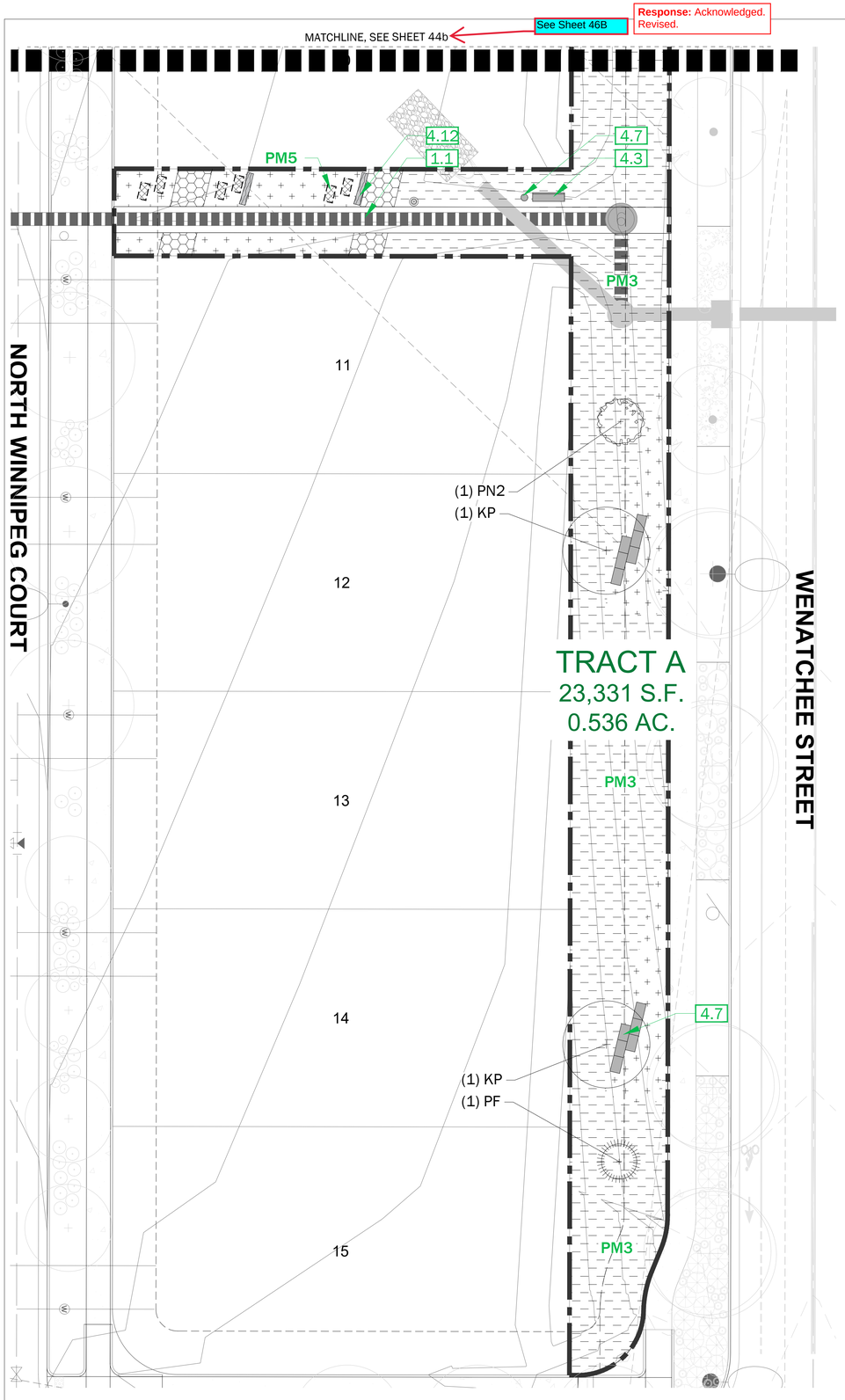
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		

SHEET NUMBER 45

Response: Acknowledged. Revised.



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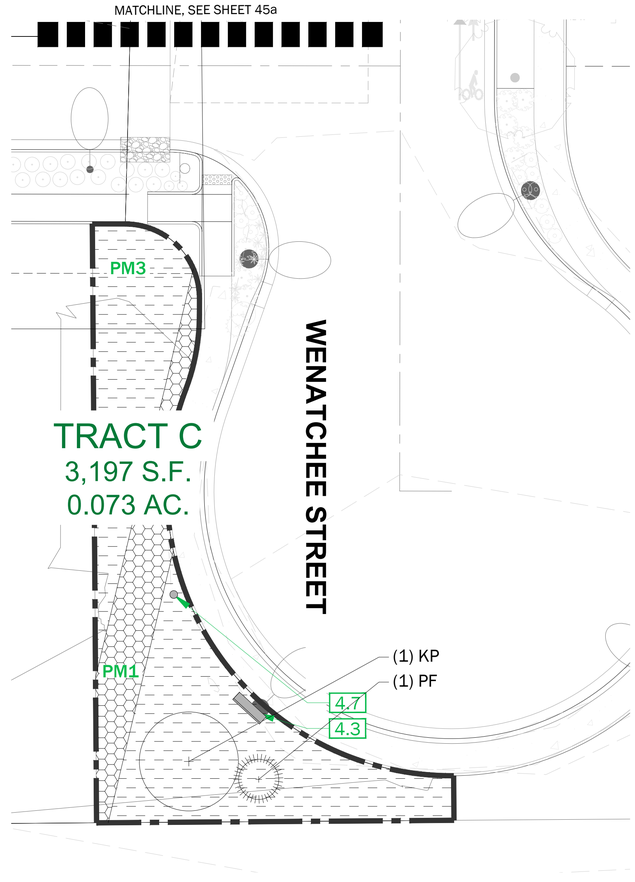
Scale: 1"=20'-00"



B TRACT C
Scale: 1"=20'-00"

KEYNOTES LEGEND:

some legend symbols reduced for clarity

DTL./SHT.#:

SYMBOL		UTILITIES	
	0.1	Storm Drain	RE: CIVIL
	0.2	Sanitary Sewer	RE: CIVIL
	0.3	Water	RE: CIVIL
T	0.4	Transformer	RE: CIVIL
	0.5	Hydrant	RE: CIVIL
	0.6	Street Light	RE: CIVIL
	0.7	Pedestrian Light	RE:CIVIL
	0.8	Drain Inlet	RE:CIVIL
		SURFACING, PAVING & JOINTING	
	1.1	Concrete Paving	1 / 62
	1.2	Concrete Jointing	2 / 62
	1.3	Crusher Fines	4 / 62
	1.4	Accessible Gravel Paving	3 / 62
	1.5	Play Surface - EWF	5 / 62
	1.6	Play Surface - PIP RUBBER	5 / 62
	1.7	Play Surfacing - SAND	7 / 62
		CURBS, EDGING, AND RAMPS	
	2.1	CIP Concrete Curb	1 / 63
	2.2	Concrete Edging at Play Area - Curb	2 / 63
	2.3	Concrete Edging at Play Area - Turndown	3 / 63
	2.4	Steel Edger	4 / 63
	2.5	Natural Edge	5 / 63
	2.6	Playground Ramp	6 / 63

		WALLS, STAIRS, & RAILINGS	
	3.1	Steel Wall	1 / 64
	3.2	Freestanding Stone Wall	2 / 64
	3.3	Stepping Stones	3 / 64
	3.4	Snap Cut Stone Steps	4 / 64
	3.5	Fence	5 / 64
		SITE FURNISHINGS & FEATURES	
	4.1	Boulders	1 / 65
	4.2	Stone Seating	2 / 65
	4.3	Bench	3 / 65
	4.4	Lounge Chair	4 / 65
	4.5	Picnic Table	5 / 65
	4.7	Litter Receptacle	7 / 65
	4.8	Dog Waste Station	8 / 65
	4.9	Bike Rack	1 / 66
	4.10	BBQ Grill	2 / 66
	4.11	Fire Ring	3 / 66
	4.12	Fallen Log	4 / 66

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

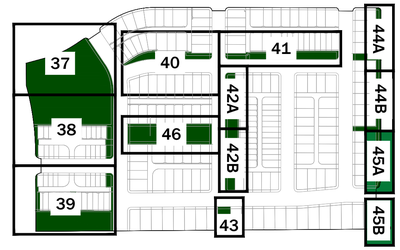
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting.
3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
GD	1	Kentucky Coffeetree	Gymnocladus dioicus
KP	4	Golden Rain Tree	Koelreuteria paniculata
RR	1	Purple Robe Black Locust	Robinia pseudoacacia `Purple Robe'
ORNAMENTAL TREES			
AG2	3	Hot Wings® Tatarian Maple	Acer tataricum ``GarAnn``
AT	2	Thinleaf Alder	Alnus incana tenuifolia
CG	3	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis

KEY MAP - NTS



0 10' 20' 40'
SCALE:1"=20'-0"

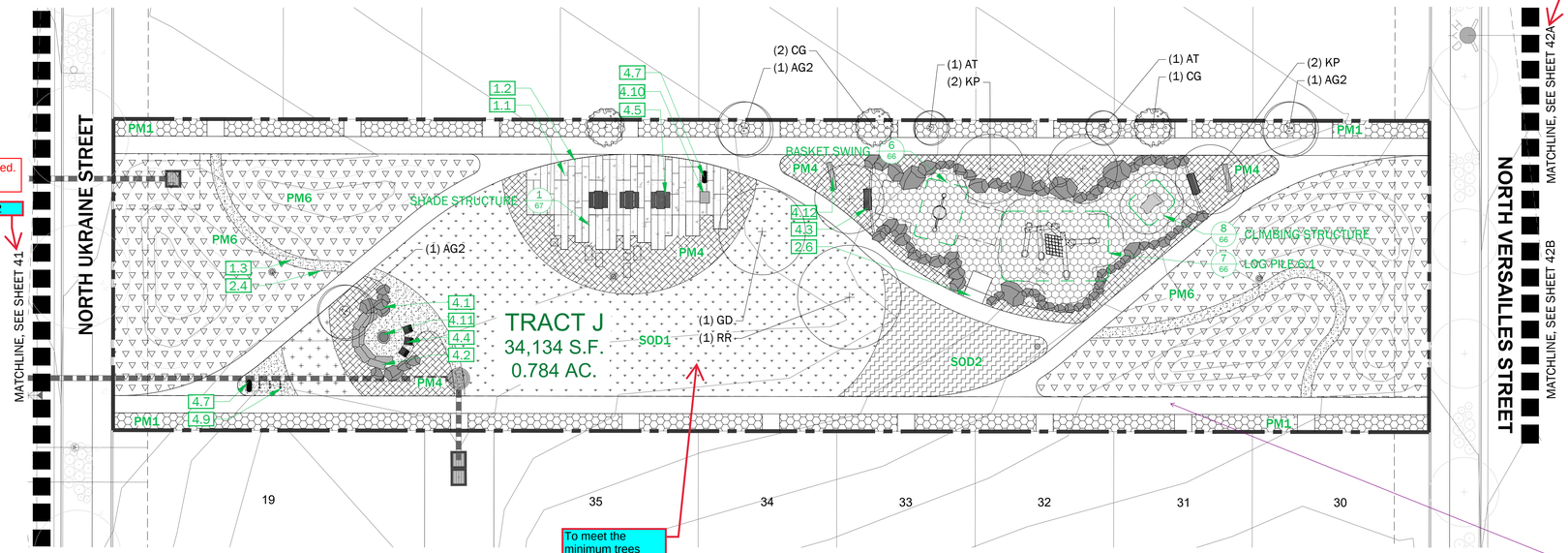
Date	Appr.	Init.	Date	Revisions	No.

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	KL, DR, HC	CHECKED BY:	DL, TK
DATE:	04/19/2024		
SHEET NUMBER	46		



A TRACT J
Scale: 1"=20'-00"

Response: Acknowledged. Revised.

42

Response: Acknowledged. Revised.

43A

To meet the minimum trees noted for these units, some additional trees are required in this area.

Response: Acknowledged. Revised.

Show lighting within park

Response: Acknowledged. Revised.

PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

- Deciduous Tree
- Multi-Stem Deciduous Tree
- Deciduous Ornamental Tree
- Coniferous Evergreen Tree

LINETYPE LEGEND:

- Right-of-way / Property Line
- Sheet Matchline
- Sight Triangles
- Utility Easement
- Limit-of-work
- Metal Edger, see details
- Natural Edge, see details

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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3. See Sheet xxxx for Planting Schedules.
4. Dimensions noted on landscape plans are from back of curb unless otherwise noted.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
KP	3	Golden Rain Tree	Koelreuteria paniculata
EVERGREEN TREES			
PF	2	Vanderwolf`s Pyramid Limber Pine	Pinus flexilis `Vanderwolf`s Pyramid`
ORNAMENTAL TREES			
PN2	1	Princess Kay Plum	Prunus nigra `Princess Kay`

KEYNOTES LEGEND: *some legend symbols reduced for clarity* DTL./SHT.#:

SURFACING, PAVING & JOINTING

1.1	Concrete Paving	1 / 62
1.2	Concrete Jointing	2 / 62
1.3	Crusher Fines	4 / 62
1.4	Accessible Gravel Paving	3 / 62
1.5	Play Surface - EWF	5 / 62
1.6	Play Surface - PIP RUBBER	5 / 62
1.7	Play Surfacing - SAND	7 / 62

CURBS, EDGING, AND RAMPS

2.1	CIP Concrete Curb	1 / 63
2.2	Concrete Edging at Play Area - Curb	2 / 63
2.3	Concrete Edging at Play Area - Turndown	3 / 63
2.4	Steel Edger	4 / 63
2.5	Natural Edge	5 / 63
2.6	Playground Ramp	6 / 63

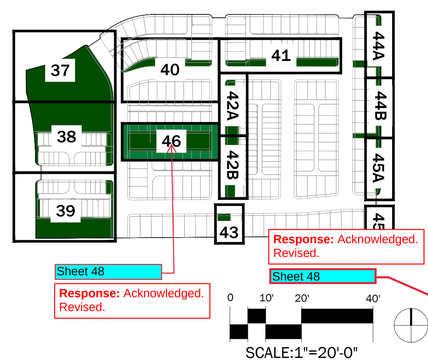
WALLS, STAIRS, & RAILINGS

3.1	Steel Wall	1 / 64
3.2	Freestanding Stone Wall	2 / 64
3.3	Stepping Stones	3 / 64
3.4	Snap Cut Stone Steps	4 / 64
3.5	Fence	5 / 64

SITE FURNISHINGS & FEATURES

4.1	Boulders	1 / 65
4.2	Stone Seating	2 / 65
4.3	Bench	3 / 65
4.4	Lounge Chair	4 / 65
4.5	Picnic Table	5 / 65
4.7	Litter Receptacle	7 / 65
4.8	Dog Waste Station	8 / 65
4.9	Bike Rack	1 / 66
4.10	BBQ Grill	2 / 66
4.11	Fire Ring	3 / 66
4.12	Fallen Log	4 / 66

KEY MAP - NTS



Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - OPEN SPACE

SCALE: AS SHOWN
FILE NO: R00331139.00
DRAWN BY: KL DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 47

LOW; E. 45TH PLACE RE: CN: 2023-6046-00

Response: Acknowledged. Revised.

Sheet 49

E. 45TH PL.

N. VERSAILLES ST.

N. WINNIPEG CT

N. WENATCHEE CT

Response: Acknowledged. Revised.

Sheet 50

Response: Acknowledged. Revised.

Sheet 51

show this plant material darker to read better. Note the project and CN#.

Response: Acknowledged. Revised.

SHEET 48

SHEET 49

SHEET 50

Show the plant material on this side of the street and note Tibet Road ISP CN#2022-6011-00

Response: Acknowledged. Revised.

Response: Acknowledged. Revised.

Sheet 53A

Response: Acknowledged. Revised.

Sheet 54A

Response: Acknowledged. Revised.

Sheet 55A

SHT. 52a

SHT. 53a

SHT. 54a

North Wenatchee Street CN#2022-6026-00

Response: Acknowledged. Revised.

TIBET RD.

N. UKRAINE ST

N. WENATCHEE ST

Sheet 52

Response: Acknowledged. Revised.

Sheet 53B

Response: Acknowledged. Revised.

Sheet 54B

Response: Acknowledged. Revised.

Sheet 55B

SHT. 52b

SHT. 53b

SHT. 54b

SHEET 51

Response: Acknowledged. Revised.

Sheet 56

Response: Acknowledged. Revised.

Sheet 57A

Response: Acknowledged. Revised.

Sheet 57B

SHEET 55

SHEET 56a

SHEET 56b

E. 45TH PL

A OVERALL STREETSCAPE PLAN
Scale: 1"=75'-00"

0 10' 20' 40'
SCALE:1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
OVERSTORY PLANTING PLAN - OVERALL FOR STREETSCAPE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 48

For sheets 49-57 the shrubs and groundcovers should be called out on these sheets for the curbside landscape areas.

Response: Acknowledged. Revised.

It looks like all trees are trees are to move make sing signs. If

Reference the location of the plant list for the curbside landscape areas. Note that 5 gallon ornamental grasses are required for the curbside landscape area.

Response: Acknowledged.

Note that Cacti and succulents are not allowed adjacent to pedestrian areas such as the curbside landscape areas.

Response: Acknowledged. No cacti and succulents are proposed within the curbside landscape areas.

Response: Acknowledged. Revised.

Need to call out what plants are in the sight triangle. Apply to all sheets.

Will need to know what type of plants

Show the stop sign symbol darker as it is screened back to much to read.

Response: Acknowledged. Revised.

Adjust landscaping around storm inlet.

Response: Acknowledged. Revised.

50

Response: Acknowledged. Revised.

(2) KP
SIGHT TRIANGLE, TYP.
(2) GI
(2) KP
(1) GT
(1) KP
(3) GI
(3) KP
(1) RS
(1) KP
(1) KP
(1) PA
(3) GI
(3) KP
(2) RS
(2) PA
(2) GI
(2) RS
(1) GI

NORTH UKRAINE STREET

EAST 45TH DRIVE

MATCHLINE, SEE SHEET 49

MATCHLINE, SEE SHEET 51 52

A N. UKRAINE ST & E. 45TH AVE
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

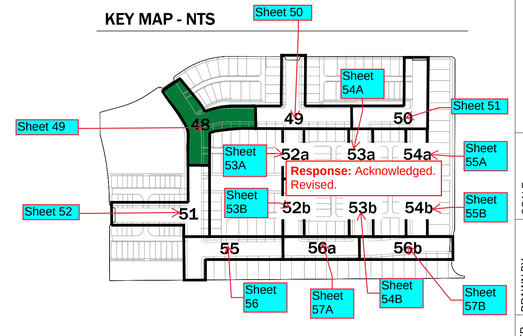
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 48 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
GI	11	Gleditsia triacanthos inermis `Impcole`
GT	1	Gleditsia triacanthos inermis 'Skyline'
KP	13	Koelreuteria paniculata
PA	3	Populus x acuminata
RS	5	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	78	Amorpha canescens
SAN	87	Amorpha nana
SCN	84	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



0 10' 20' 40'
SCALE:1"=20'-0"

Date | Appr. | Init. | Date | Revisions | No.

SUPERBLOOM
750 PENNSYLVANIA ST
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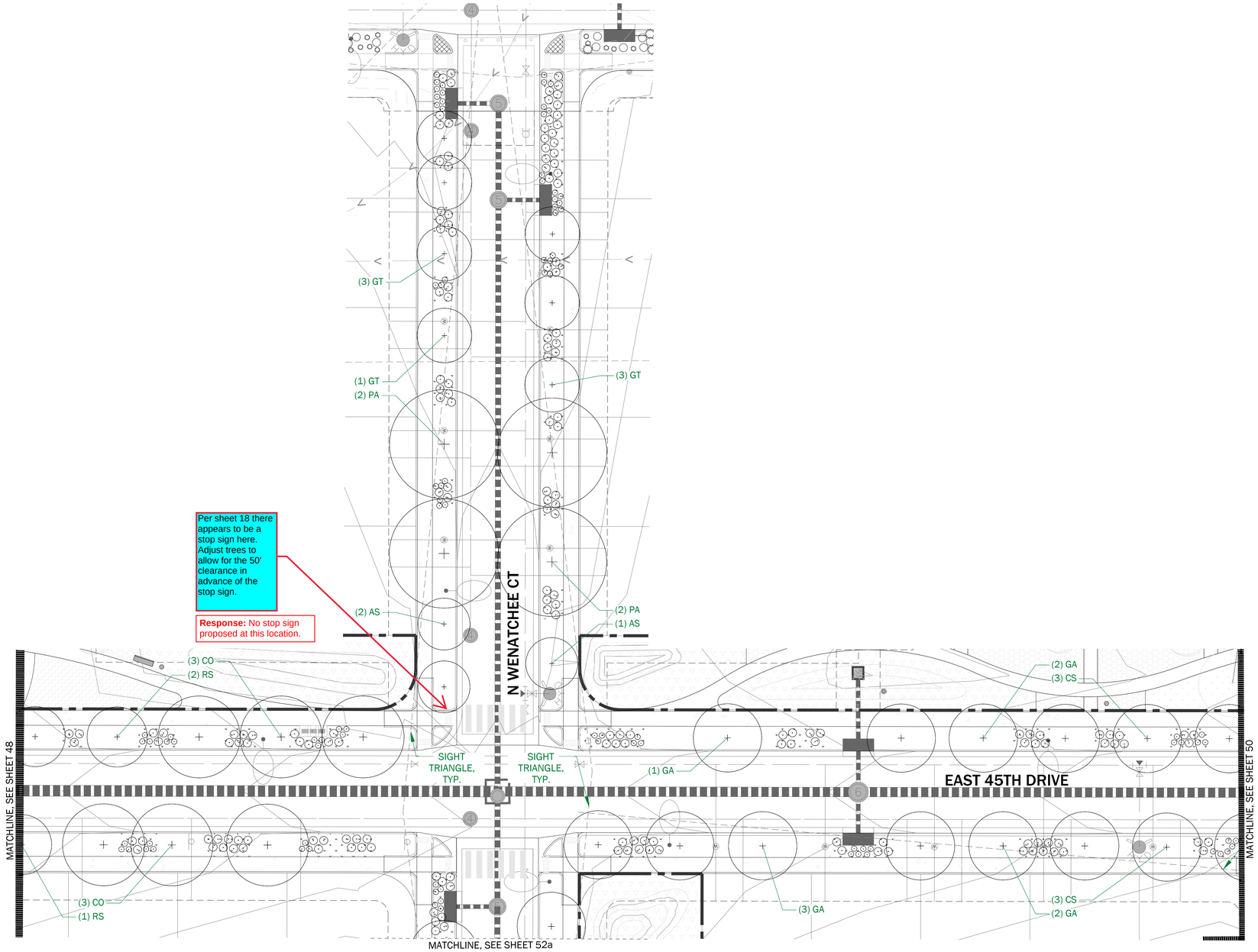
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN | FILE NO: R00311139.00
DRAWN BY: KL, DR, HC | CHECKED BY: DL, TK | DATE: 04/19/2024
SHEET NUMBER 49



Per sheet 18 there appears to be a stop sign here. Adjust trees to allow for the 50' clearance in advance of the stop sign.

Response: No stop sign proposed at this location.

A N. WENATCHEE CT & E. 45TH DR
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

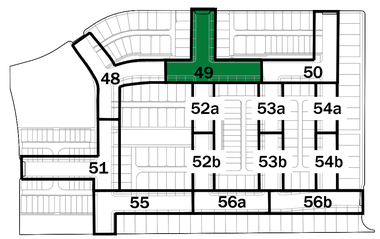
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 49 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	1	Acer grandidentatum
AS	3	Acer negundo 'Sensation'
CO	6	Celtis occidentalis
CS	5	Catalpa speciosa
GA	8	Ginkgo biloba `Autumn Gold`
GT	7	Gleditsia triacanthos inermis 'Skyline'
PA	4	Populus x acuminata
RS	3	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	90	Amorpha canescens
SAN	87	Amorpha nana
SCN	87	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
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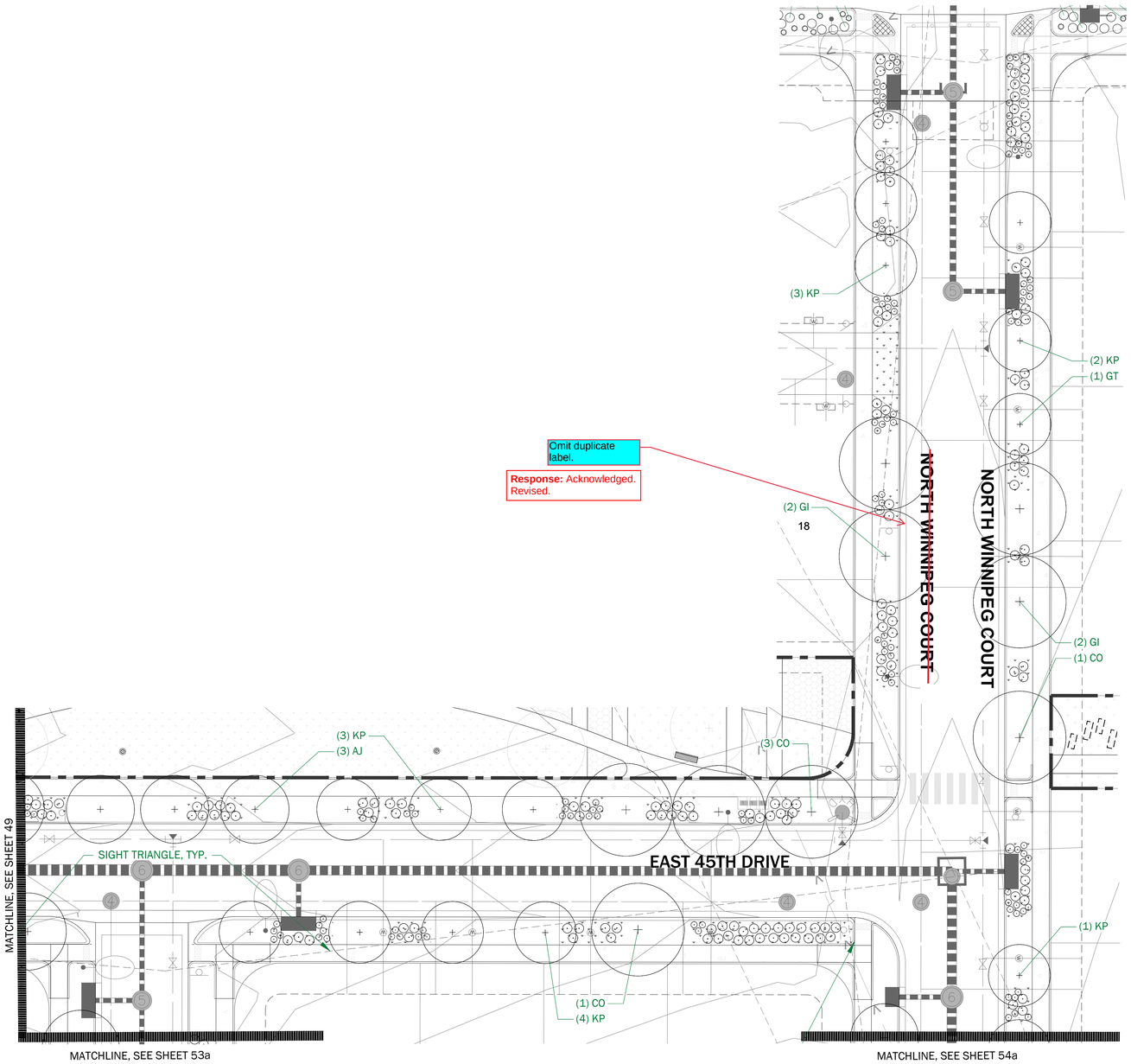
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 50



Omit duplicate label.

Response: Acknowledged. Revised.

18

A E. 45TH DR & N. WINNIPEG CT
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

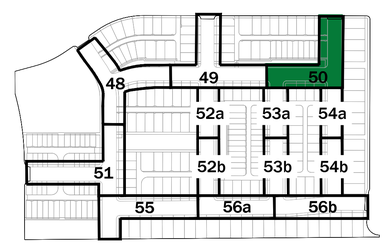
PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 53 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AJ	3	Acer saccharum 'John Pair'
CO	5	Celtis occidentalis
CS	1	Catalpa speciosa
GI	4	Gleditsia triacanthos inermis `Impcole`
GT	1	Gleditsia triacanthos inermis 'Skyline'
KP	13	Koelreuteria paniculata
DECIDUOUS SHRUBS		
SAC	114	Amorpha canescens
SAN	81	Amorpha nana
SCN	75	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

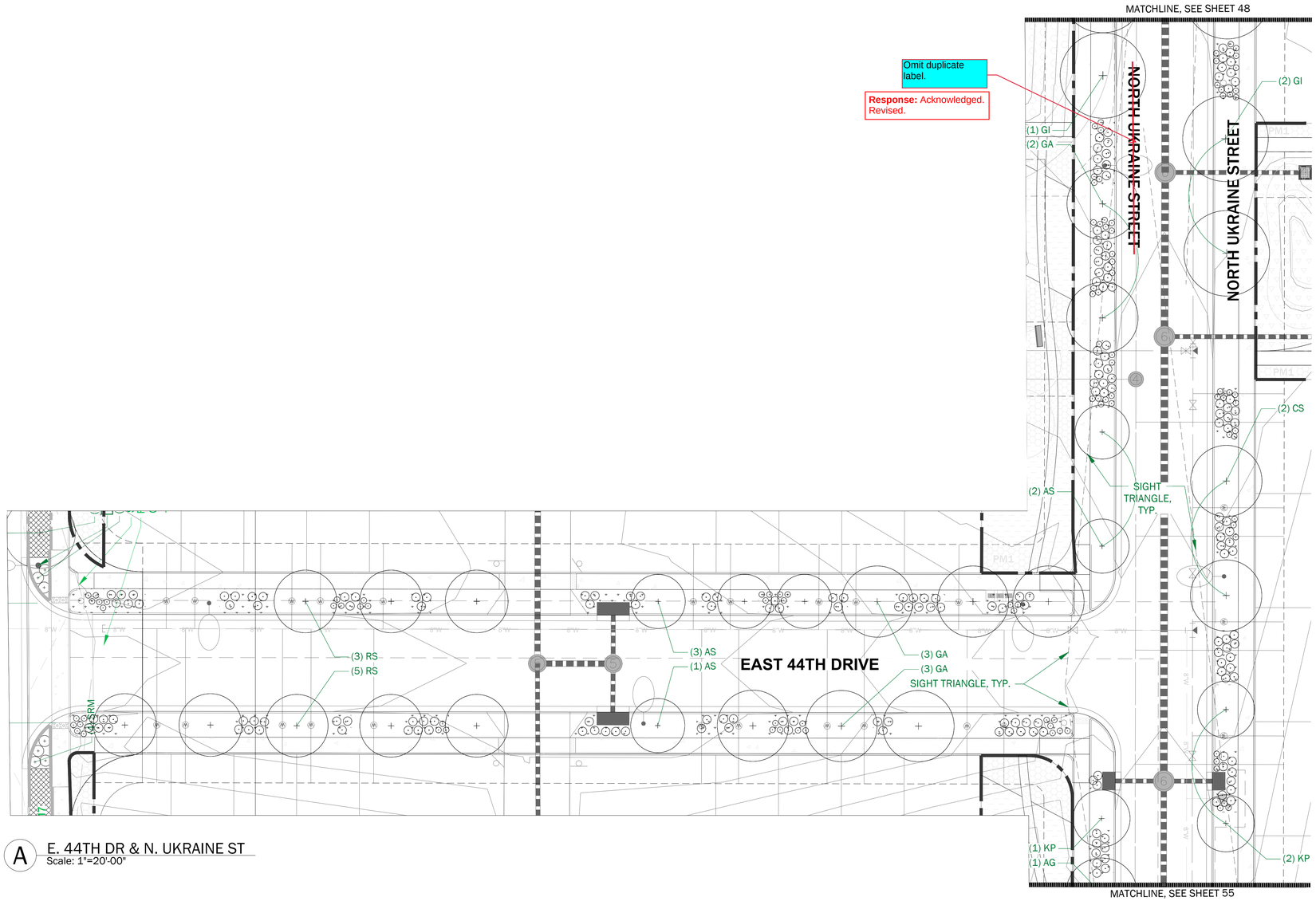
WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		

SHEET NUMBER 51

Omit duplicate label.

Response: Acknowledged. Revised.



A E. 44TH DR & N. UKRAINE ST
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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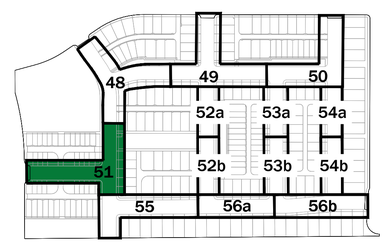
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 51 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AS	6	Acer negundo 'Sensation'
CS	2	Catalpa speciosa
GA	8	Ginkgo biloba `Autumn Gold`
GI	3	Gleditsia triacanthos inermis `Impcole`
KP	3	Koelreuteria paniculata
RS	8	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	99	Amorpha canescens
SAN	93	Amorpha nana
SCN	95	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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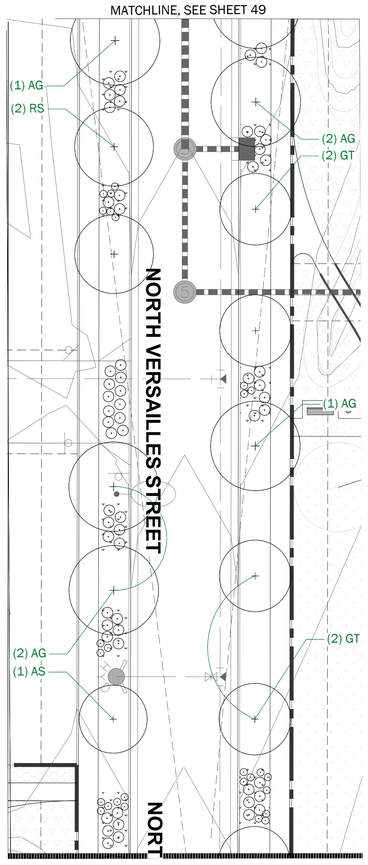
No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE:	AS SHOWN	FILE NO:	R0031139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		
SHEET NUMBER	52		



A N. VERSAILLE ST
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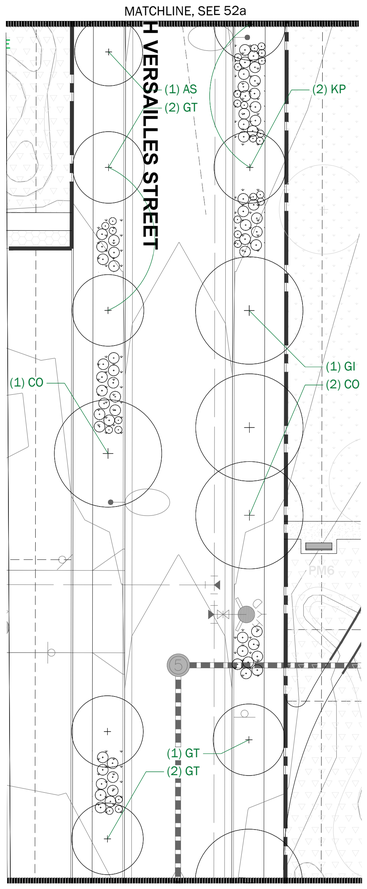

B N. VERSAILLE ST
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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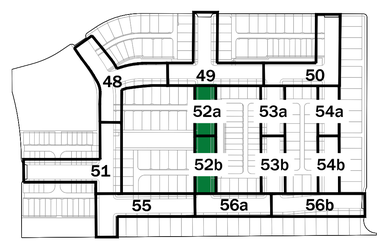
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 52 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	5	Acer grandidentatum
AS	2	Acer negundo 'Sensation'
CO	3	Celtis occidentalis
GI	2	Gleditsia triacanthos inermis `Impcole`
GT	9	Gleditsia triacanthos inermis 'Skyline'
KP	2	Koelreuteria paniculata
RS	2	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	54	Amorpha canescens
SAN	57	Amorpha nana
SCN	63	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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SCALE:1"=20'-0"

No.	Revisions	Date
		Init.
		Appr.
		Date

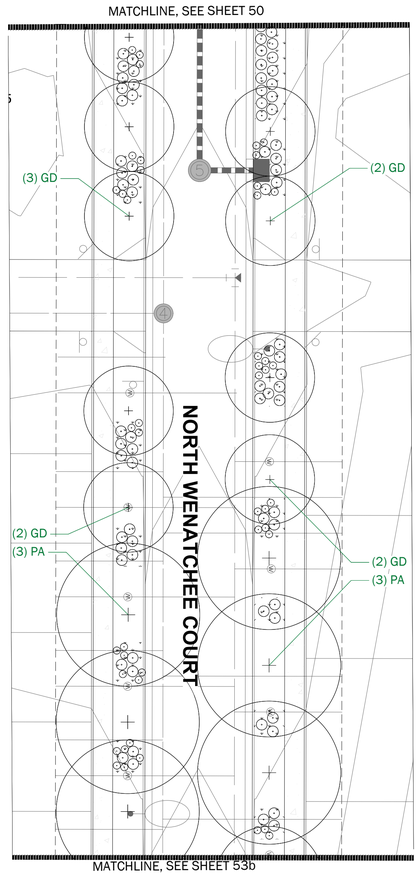
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

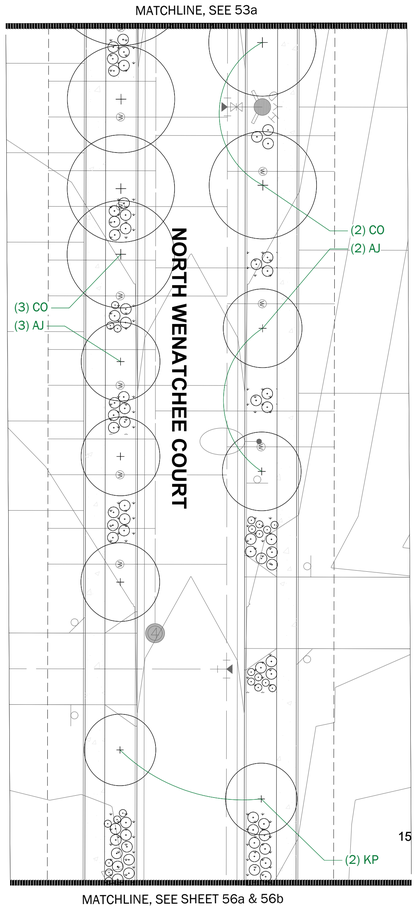
WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN
FILE NO: R00031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 53



A N. WENATCHEE CT
Scale: 1"=20'-00"



B N. WENATCHEE CT
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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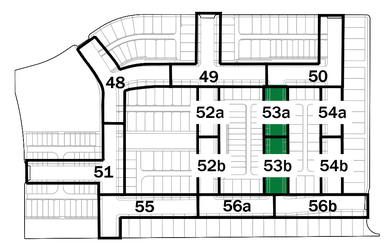
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 53 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AJ	5	Acer saccharum 'John Pair'
CO	5	Celtis occidentalis
GD	9	Gymnocladus dioicus
KP	2	Koelreuteria paniculata
PA	6	Populus x acuminata
DECIDUOUS SHRUBS		
SAC	66	Amorpha canescens
SAN	66	Amorpha nana
SCN	74	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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SCALE:1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

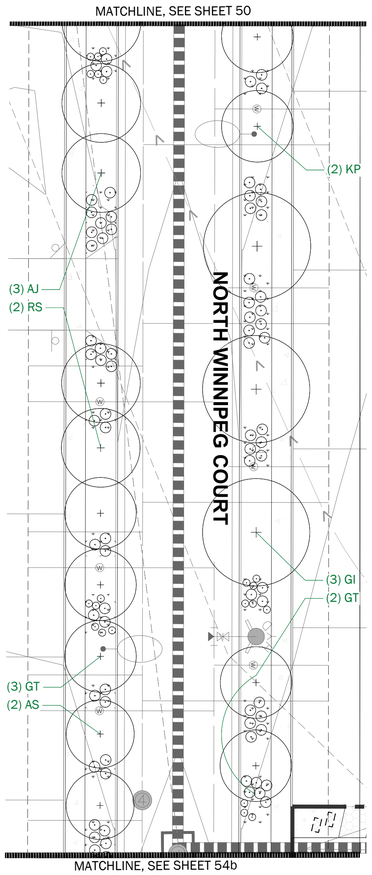
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 380
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 54



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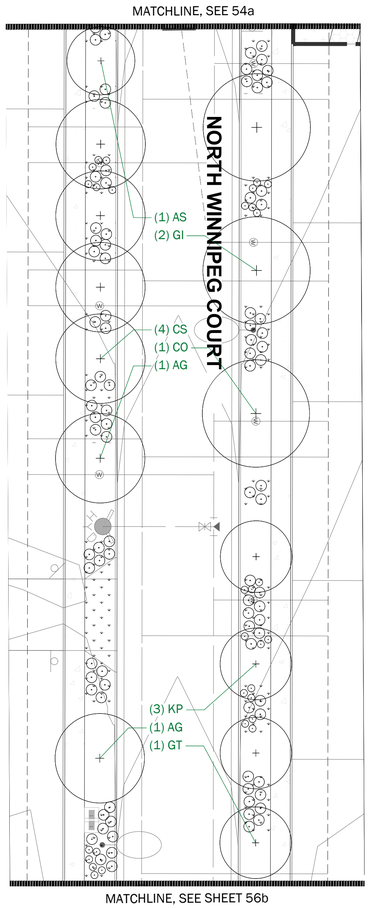

B N. WINNIPEG CT
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

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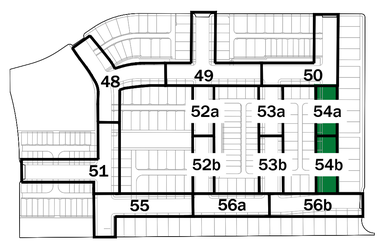
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 54 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	2	Acer grandidentatum
AJ	2	Acer saccharum 'John Pair'
AS	3	Acer negundo 'Sensation'
CO	1	Celtis occidentalis
CS	4	Catalpa speciosa
GI	5	Gleditsia triacanthos inermis `Impcole`
GT	6	Gleditsia triacanthos inermis 'Skyline'
KP	5	Koelreuteria paniculata
RS	2	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	51	Amorpha canescens
SAN	84	Amorpha nana
SCN	87	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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No.	Revisions	Date	Init.	Appr.	Date

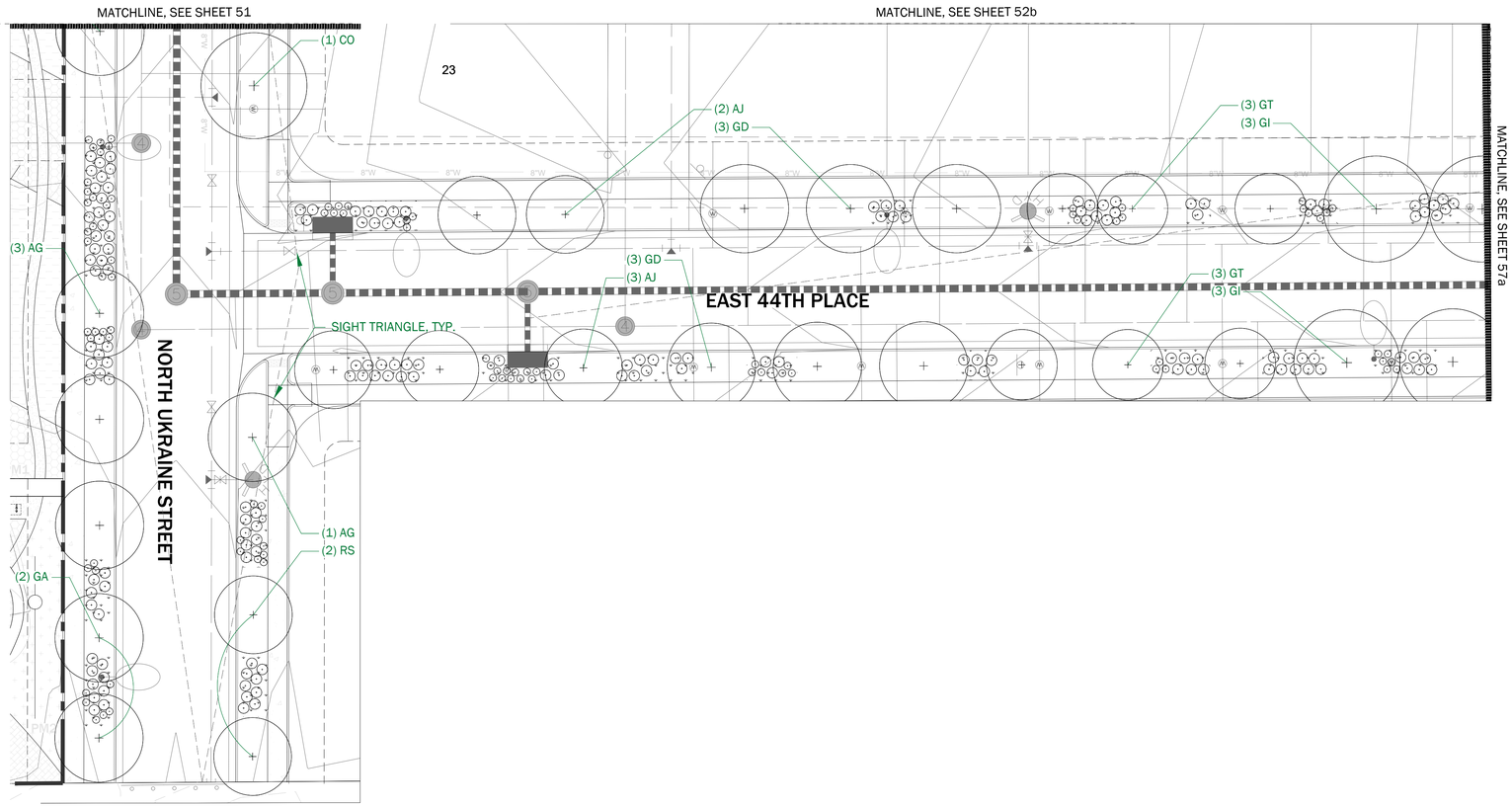
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		

SHEET NUMBER 55



A N. UKRAINE ST & E. 44TH PLACE
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

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4. See Sheet 30 for Planting Schedules.

SHEET 55 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	5	Acer grandidentatum
AJ	5	Acer saccharum 'John Pair'
CO	1	Celtis occidentalis
GA	2	Ginkgo biloba `Autumn Gold`
GD	6	Gymnocladus dioicus
GI	4	Gleditsia triacanthos inermis `Impcole`
GT	6	Gleditsia triacanthos inermis 'Skyline'
RS	2	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	90	Amorpha canescens
SAN	84	Amorpha nana
SCN	75	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS

0 10' 20' 40'
SCALE:1"=20'-0"

No.	Revisions	Date	Init.	Appr.	Date

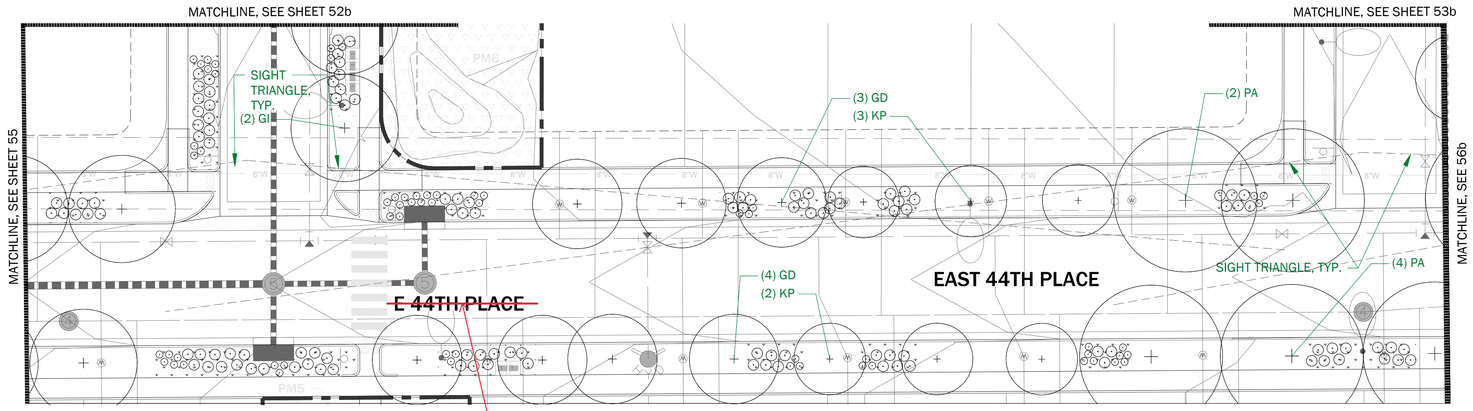
SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 56



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Scale: 1"=20'-00"

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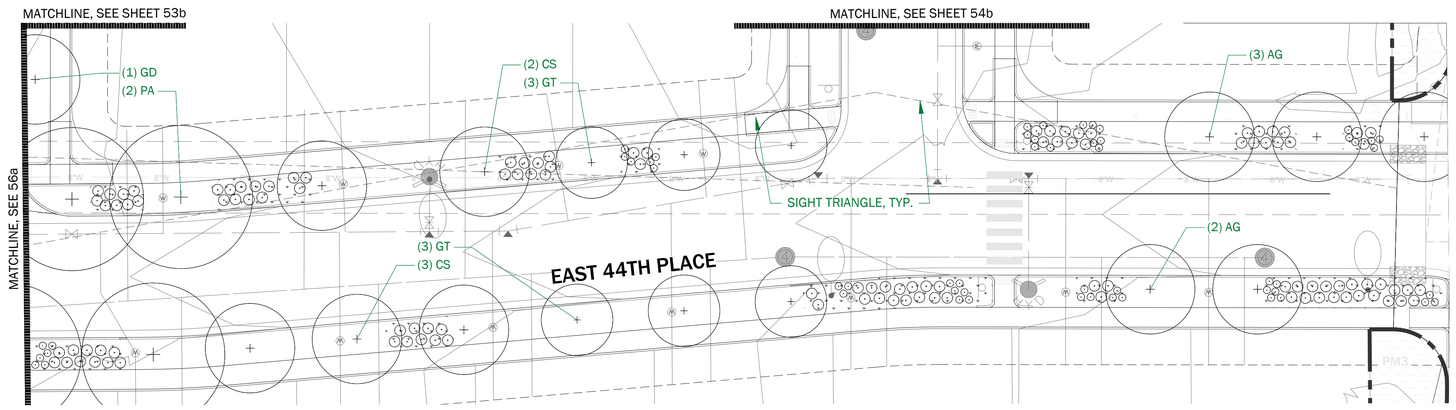
Response: Acknowledged. Revised.



B E. 44TH PL & N. WINNIPEG CT
Scale: 1"=20'-00"

PLANTING LEGEND:

PM7 — STREETSCAPE MIX
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

PLANTING NOTES:

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
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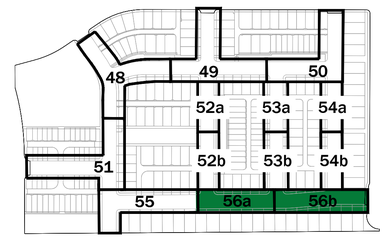
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

SHEET 56 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	5	Acer grandidentatum
CS	5	Catalpa speciosa
GD	8	Gymnocladus dioicus
GI	3	Gleditsia triacanthos inermis `Impcole`
GT	6	Gleditsia triacanthos inermis 'Skyline'
KP	6	Koelreuteria paniculata
PA	8	Populus x acuminata
DECIDUOUS SHRUBS		
SAC	114	Amorpha canescens
SAN	114	Amorpha nana
SCN	119	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



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SCALE:1"=20'-0"

Date | Appr. | Init. | Date | Revisions | No.

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
LANDSCAPE PLAN - STREETSCAPE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 57

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 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. 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. ~~PLANT KEY DESCRIPTION~~

Omit this line as it is not a note.

Response: Acknowledged. Revised.

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.
7. THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA, COLORADO IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
8. ENSURE ALL HYDRANTS ARE WITHIN LANDSCA[illegible]S FROM ANY OBSTRUCTIONS. WITH THE RELOCATION OF AN[illegible]NT IS WITHIN THE 3'-6" TO 8' DISTANCE FROM BACK OF CUR[illegible]

According to the note provided on Sheet 7, the front yard tree requirement is being satisfied by the provision of additional street trees at a ratio of 1 tree per 35 lf of street frontage. It does not appear that the minimum requirements are being met yet for the installation of additional trees.

5. FRONT YARD TREE REQUIREMENT IS SATISFIED BY THE PROVISION OF ADDITIONAL STREET TREES AT A RATIO OF 1 TREE PER 35LF OF STREET FRONTAGE.

Response: Per email correspondence with Brandon Cammarata dated 9/15/2023, "the Planning Department supports a no-tree requirement for SFD building setbacks less than 14 feet."

CITY OF AURORA IRRIGATION NOTES

1. A PERMIT IS REQUIRED FOR IRRIGATION CONSTRUCTION. CONTACT 720.859.4364 TO OBTAI[illegible] AND SCHEDULE INSPECTIONS.

PM7 - STREETSCAPE PERENNIAL MIX

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GRASSES							
GBC	-	*Bouteloua curtipendula*	Sideoats Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBD	-	*Bouteloua dactyloides*	Buffalograss	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBG	-	*Bouteloua gracilis*	Blue Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GHJ	-	*Hilaria (Pleuraphis) jamesii*	James' galleta	3" Deep x 2.5" sq.	Plug	15" O.C.	
FORBS							
PAM	-	*Achillia millefolium*	Common Yarrow	3" Deep x 2.5" sq.	Plug	18" O.C.	
PDT	-	*Digitalis thapsi 'Spanish Peaks'*	Spanish Peaks Foxglove	3" Deep x 2.5" sq.	Plug	18" O.C.	
PEF	-	*Epilobium fleischeri*	Alpine Willowherb	3" Deep x 2.5" sq.	Plug	18" O.C.	
PLN	-	*Linum narbonense*	Spanish Blue Flax	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPM	-	*Penstemon mensarum*	Grand Mesa Beardtongue	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPP	-	*Penstemon pseudospectabilis*	Desert Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPR	-	*Penstemon rostriflorus*	Bridges' Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSD	-	*Salvia daghestanica*	Caucasus Sage	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSM	-	*Satureja montana var. illyrica*	Purple Winter Savory	3" Deep x 2.5" sq.	Plug	18" O.C.	
	86,603 SF	**TOTAL PM7**					

*ADD ALT: Forbs and grasses shown herein are an additional alternate. The quantities are above and beyond the minimum requirement for curbside landscaping. ~~BASE BID: Base bid will be shortgrass native grass seed mix (Bouteloua gracilis, Schizachyrium scoparium and Buchloe dactyloides) with steel edging proposed between shrub beds and native grass areas.~~

Not a construction drawing.

Response: Acknowledged. This drawing is not a construction drawing and will not be bid on by construction contractors. This note is intended to clarify base bid and additional alternate conditions, ensuring compliance with COA City requirements. Proposed condition meets minimum City requirements for streetscape landscape, however, additional alternate landscape design will be plugs that are above and beyond the minimum requirement for curbside landscaping.

Correct the verbiage.

Response: Acknowledged. Revised.

PA-25 Street Frontage - Curbside Landscape Requirements

Street	Area (SF)	Length (LF)	Trees Required (1 per 35 LF)	Trees Provided	Tree Equivalent Shrubs Required***	Shrubs Required (1 per 40 SF)	Total Shrubs Required (TE Shrubs + Required Shrubs)	Total Shrubs Provided
E. 44TH DR (NORTH)	2,730	305	9	9	0	68	68	68
E. 44TH DR (SOUTH)	2,683	305	9	9	0	67	67	67
N. UKRAINE ST (WEST)	7,356	839	24	22	24	184	208	208
N. UKRAINE ST (EAST)	7,013	738	21	18	36	175	211	211
E 45TH DR (NORTH)	7,831	907	26	27	0	196	196	196
E 45TH DR (SOUTH)	7,039	834	24	25	0	176	176	176
N VERSAILLES ST (WEST)	6,347	465	13	12	12	159	171	171
N VERSAILLES ST (EAST)	6,555	539	15	12	0	164	164	164
N WENATCHEE CT (WEST)	4,122	467	13	23	0	103	103	103
N WENATCHEE CT (EAST)	4,119	469	13	19	0	103	103	103
N WINNIPEG CT (WEST)	6,251	840	24	22	24	156	180	180
N WINNIPEG CT (EAST)	6,845	814	23	21	24	171	195	195
E 44TH PL (NORTH)	8,146	891	25	29	0	204	204	204
E 44TH PL (SOUTH)	9,595	1,129	32	31	12	240	252	252
TOTALS	**86,632**	**9,542**	**273**	**268**	**132**	**2,166**	**2,298**	**2,298**

*** If tree requirements are unable ~~requirements are unable~~ to be met due to stop sign setbacks, street light or utility conflict, etc. shrubs are substituted at a rate of 12:1.

Note: All proposed landscaping within sight triangles shall be in compliance with COA roadway specifications SEC. 4.04.2.10.

179 198 194 90 90 16 168 184 192 258

PA-25 Street Frontage - Water Use Table

Water Usage Description	Water Usage Name	Total Area (SF)	Total Area (%)
TURF OR PLANT USING HIGH AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	**Non-Water Conserving**	**0 SF**	**0%%**
TURF OR PLANT USING LOW OR MODERATE AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	**Water Conserving**	**86,603 SF**	**100%%**
TURF OR PLANT NEEDING NO WATER THROUGH IRRIGATION CONNECTED TO A PERMANENT TAP OR NEEDING ONLY WATER BY A TEMPORARY TAP.	**Non-Water (z) Using**	**0 SF**	**0%%**
	TOTAL	**86,603 SF**	**100.00%**

NOTES:
1. THE INFORMATION IN THESE TABLES COVERS ALL NEIGHBORHOOD P - PA-25 STREETSCAPE; INCLUDING STREETSCAPE PLANTINGS SHOWN IN THE OPEN SPACE PLANS.
2. ALL LANDSCAPE BETWEEN SIDEWALK AND CURB TO UTILIZE DRIP IRRIGATION.

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
STREETSCAPE LANDSCAPE NOTES AND SCHEDULE

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 58

WINDLER NEIGHBORHOOD PA-25 OPEN SPACE TRACT SHRUBS, CACTI AND SUCCULENTS, UNDERSTORY PLANT MIXES

DECIDUOUS SHRUBS

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING
SAC	19	*Amorpha canescens*	Leadplant	#5, 2` ht.	Cont.	See Plans
SAF	16	*Amorpha fruticosa*	False Indigo	#5, 4` ht.	Cont.	See Plans
SAN	16	*Amorpha nana*	Dwarf False Indigo	#3, 2` ht.	Cont.	See Plans
SAA	16	*Atriplex canescens*	Fourwing Saltbush	#5, 3` ht.	Cont.	See Plans
SBB	16	*Buddleja x "SMNBDBT"*	Pugster Blue Butterfly Bush	#2, 18" ht.	Cont.	See Plans
SCP	16	*Caragana pygmaea*	Pygmy Peashrub	#3, 2` ht.	Cont.	See Plans
SCM	16	*Cercocarpus montanus*	Alderleaf Mountain Mahogany	#5, 2` ht.	Cont.	See Plans
SCL	16	*Chamaebatiaria millefolium*	Fernbush	#5, 2` ht.	Cont.	See Plans
SCG	16	*Chrysothamnus nauseosus graveolens*	Tall Green Rabbitbrush	#5, 2` ht.	Cont.	See Plans
SCN	16	*Chrysothamnus nauseosus nauseosus*	Dwarf Blue Rabbitbrush	#5, 2` ht.	Cont.	See Plans
SCY	16	*Cytisus x 'Lena'*	Lena Broom	#2, 18" ht.	Cont.	See Plans
SFR	16	*Fendlera rupicola*	Cliff Fendlerbush	#5, 2` ht.	Cont.	See Plans
SFP	16	*Forestiera pubescens pubescens*	Desert Olive	#5, 2` ht.	Cont.	See Plans
SKL	16	*Krascheninnikovia lanata*	Winterfat	#5, 2` ht.	Cont.	See Plans
SLA	16	*Lonicera caerulea 'Aurora'*	Aurora Honeyberry	#5, 2` ht.	Cont.	See Plans
SLB	16	*Lonicera caerulea 'Berry Blue'*	Berry Blue Honeyberry	#5, 2` ht.	Cont.	See Plans
SPT	16	*Perovskia atriplicifolia*	Russian Sage	#3, 12" ht.	Cont.	See Plans
SRB	16	*Philadelphus lewisii 'Blizzard'*	Blizzard Mockorange	#5, 2` ht.	Cont.	See Plans
SPL	16	*Philadelphus lewisii 'Cheyenne'*	Cheyenne Mockorange	#5, 2` ht.	Cont.	See Plans
SPO	16	*Physocarpus opulifolius*	Ninebark	#5, 18" ht.	Cont.	See Plans
SPA	16	*Potentilla fruticosa 'Abbotswood'*	Abbotswood Bush Cinquefoil	#5, 18" ht.	Cont.	See Plans
SPU	16	*Potentilla fruticosa 'Uman'*	Mango Tango' Bush Cinquefoil	#2, 18" ht.	Cont.	See Plans
SRA	16	*Rosa acicularis*	Common Prickly Rose	#3, 2` ht.	Cont.	See Plans
SRS	16	*Rosa setigera*	Prairie Rose	#3, 18" ht.	Cont.	See Plans
SSO	16	*Symphoricarpos albus*	Common White Snowberry	#5, 2` ht.	Cont.	See Plans
SMK	16	*Syringa patula 'Miss Kim'*	Miss Kim Korean Lilac	#5, 2` ht.	Cont.	See Plans
	419	**TOTAL DECIDUOUS SHRUBS**				

All shrubs must be 5 gallon at time of installation. Please update the tables accordingly.

Response: All proposed plants that are smaller than the City of Aurora required size are exceeding landscape requirements.

Update this plant schedule to include the tree species being provided in the open space tracts.

Response: Acknowledged. Revised.

Provide a plant schedule for the street trees and curbside landscaping.

Response: Acknowledged. Revised.

EVERGREEN SHRUBS

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING
SAL	16	*Artemisia filifolia*	Sand Sagebrush	#5, 3` ht.	Cont.	See Plans
SAM	16	*Artemisia versicolor 'Sea Foam'*	Sea Foam Sagebrush	#5, 2` ht.	Cont.	See Plans
SAP	16	*Arctostaphylos x coloradensis 'Panchito'*	Panchito Manzanita	#3, 12" ht.	Cont.	See Plans
SAT	16	*Artemisia tridentata*	Big Sagebrush	#5, 2` ht.	Cont.	See Plans
SCI	16	*Cylindropuntia imbricata*	Tree Cholla	#5, 2` ht.	Cont.	See Plans
SEG	16	*Euonymus fortunei 'Waldbolwi'*	Goldy' Wintercreeper	#2, 18" ht.	Cont.	See Plans
SGL	16	*Genista lydia 'Select'*	Bangle' Gold Broom	#2, 18" ht.	Cont.	See Plans
	112	**TOTAL EVERGREEN SHRUBS**				

CACTI AND SUCCULENTS

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING
CHP	16	*Hesperaloe parviflora*	Red Yucca	#2, 18" ht.	Cont.	See Plans
COP	16	*Opuntia phaeacantha*	Tulip Pricklypear	#2, 12" ht.	Cont.	See Plans
COO	16	*Opuntia polyacantha*	Plains Pricklypear	#2, 12" ht.	Cont.	See Plans
CYG	16	*Yucca glauca*	Soapweed	#2, 18" ht.	Cont.	See Plans
	64	**TOTAL CACTI AND SUCCULENTS**				

SOD1 - HIGH USE TURF

GRASSES :: 33,864 SF

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME			
SOD1	33,864 SF	*Kentucky Bluegrass Blend: Hampton, Fullback, Noble, Bewitche*	Colorado Blue Sod: Kentucky Bluegrass Blend		Sod	

SOD2 - DROUGHT TOLERANT SOD

GRASSES :: 2,820 SF

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME			
SOD2	2,820	*Cynodon* 'PWIN04S'	Dog Tuff Grass	3" Deep x 2.5" sq.	Plug	15" O.C.

0 60' 120' 240'

SCALE:1"=120'-0"

No.	Revisions	Date	Init.	Appr.	Date

SUPERBLOOM
750 PENNSYLVANIA ST
DENVER, CO 80203
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
PLANT SCHEDULE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 59

SOD1 - HIGH USE TURF

GRASSES :: 33,864 SF

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME			
SOD1	33,864 SF	*Kentucky Bluegrass Blend: Hampton, Fullback, Noble, Bewitched*	Colorado Blue Sod: Kentucky Bluegrass Blend	Sod		

SOD2 - DROUGHT TOLERANT SOD

GRASSES :: 2,820 SF

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME			
SOD2	2,820	*Cynodon* 'PWIN04S'	Dog Tuff Grass	3" Deep x 2.5" sq.	Plug	15" O.C.

PM1 - NEIGHBORHOOD EDGE MIX

DECIDUOUS SHRUBS

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
SAC	-	*Amorpha canescens*	Lead Plant	#5, 2' ht.	Cont.	-	
SAF	-	*Amorpha fruticosa*	False Indigo	#5, 4' ht.	Cont.	-	
SCP	-	*Caragana pygmaea*	Pygmy Peashrub	#3, 2' ht.	Cont.	-	
SFR	-	*Forestiera pubescens var. pubescens*	Stretchberry	#5, 2' ht.	Cont.	-	
SPE	-	*Prunus besseyi*	Western Sand Cherry	#5, 2' ht.	Cont.	-	
SPV	-	*Prunus virginiana melanocarpa*	Chokecherry	#5, 2' ht.	Cont.	-	
SRR	-	*Rhus aromatica*	Fragrant Sumac	#5, 2' ht.	Cont.	-	
SRC	-	*Rhus glabra 'Cismontana'*	Rocky Mountain Sumac	#3, 18" ht.	Cont.	-	
SRS	-	*Rosa setigera*	Prairie Rose	#3, 18" ht.	Cont.	-	
KEY	**TOTAL QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**AVG. SPACING**	**NOTES**
GRASSES :: 12,480 sf of Seed Mix (70% of Total Seed Mix)							
-	10% of Grass Mix	*Bouteloua curtipendula*	Sideoats Grama	-	Seed	-	
-	40% of Grass Mix	*Bouteloua dactyloides*	Buffalograss	-	Seed	-	
-	10% of Grass Mix	*Bouteloua gracilis*	Blue Grama	-	Seed	-	
-	30% of Grass Mix	*Pascopyrum smithii*	Western Wheatgrass	-	Seed	-	
-	10% of Grass Mix	*Hilaria (Pleuraphis) jamesii*	James' galleta	-	Seed	-	
FORBS :: 7,476 sf of Seed Mix (30% of Total Seed Mix)							
-	15% of Forb Mix	*Dalea candida*	White Prairie Clover	-	Seed	-	
-	20% of Forb Mix	*Dalea purpurea*	Purple Prairie Clover	-	Seed	-	
-	15% of Forb Mix	*Heterotheca villosa*	Hairy False Goldenaster	-	Seed	-	
-	15% of Forb Mix	*Liatris punctata*	Dotted Blazing Star	-	Seed	-	
-	20% of Forb Mix	*Penstemon angustifolius*	Broadbeard Beardtongue	-	Seed	-	
-	15% of Forb Mix	*Ratibida columnifera*	Mexican Hat Plant	-	Seed	-	
	24,920 sf	**TOTAL PM1**					

PM2 - WILDFLOWER MIX

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GRASSES :: 12,643 sf of Seed Mix (30% of Total Seed Mix)							
-	10% of Grass Mix	*Bouteloua curtipendula*	Sideoats Grama	-	Seed	-	
-	40% of Grass Mix	*Bouteloua dactyloides*	Buffalograss	-	Seed	-	
-	10% of Grass Mix	*Bouteloua gracilis*	Blue Grama	-	Seed	-	
-	30% of Grass Mix	*Pascopyrum smithii*	Western Wheatgrass	-	Seed	-	
-	10% of Grass Mix	*Hilaria (Pleuraphis) jamesii*	James' galleta	-	Seed	-	
FORBS :: 5,418 sf of Seed Mix (70% of Total Seed Mix)							
-	1% of Forb Mix	*Argemone polyanthemos*	Prickly Poppy	-	Seed	-	
-	10% of Forb Mix	*Cleome serrulata*	Rocky Mt Beeplant	-	Seed	-	
-	6% of Forb Mix	*Coreopsis tinctoria*	Plains Coreopsis	-	Seed	-	
-	10% of Forb Mix	*Dalea candida*	White Prairie Clover	-	Seed	-	
-	10% of Forb Mix	*Dalea purpurea*	Purple Prairie Clover	-	Seed	-	
-	12% of Forb Mix	*Engelmannia peristenia*	Engelmann Daisy	-	Seed	-	
-	10% of Forb Mix	*Liatris punctata*	Dotted Blazing Star	-	Seed	-	
-	10% of Forb Mix	*Linum lewisii*	Prairie Flax	-	Seed	-	
-	5% of Forb Mix	*Machaeranthera tanacetifolia*	Tansy Aster	-	Seed	-	
-	1% of Forb Mix	*Mirabilis multiflora*	Wild Four O'Clock	-	Seed	-	
-	2% of Forb Mix	*Penstemon angustifolius*	Broadbeard Beardtongue	-	Seed	-	
-	10% of Forb Mix	*Ratibida columnifera*	Mexican Hat Plant	-	Seed	-	
-	1% of Forb Mix	*Sphaeralcea coccinea*	Scarlet Globe Mallow	-	Seed	-	
-	2% of Forb Mix	*Stanleya pinnata*	Princes Plume	-	Seed	-	
-	10% of Forb Mix	*Thelesperma filifolium*	Greenthread	-	Seed	-	
	18,061 sf	**TOTAL PM2**					

PM3 - XERIC MEADOW MIX

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GRASSES :: 18,162 sf of Seed Mix (70% of Total Seed Mix)							
-	10% of Grass Mix	*Bouteloua curtipendula*	Sideoats Grama	-	Seed	-	
-	40% of Grass Mix	*Bouteloua dactyloides*	Buffalograss	-	Seed	-	
-	10% of Grass Mix	*Bouteloua gracilis*	Blue Grama	-	Seed	-	
-	30% of Grass Mix	*Pascopyrum smithii*	Western Wheatgrass	-	Seed	-	
-	10% of Grass Mix	*Hilaria (Pleuraphis) jamesii*	James' galleta	-	Seed	-	
FORBS :: 7,784 sf of Seed Mix (30% of Total Seed Mix)							
-	1% of Forb Mix	*Argemone polyanthemos*	Prickly Poppy	-	Seed	-	
-	10% of Forb Mix	*Cleome serrulata*	Rocky Mt Beeplant	-	Seed	-	
-	6% of Forb Mix	*Coreopsis tinctoria*	Plains Coreopsis	-	Seed	-	
-	10% of Forb Mix	*Dalea candida*	White Prairie Clover	-	Seed	-	
-	10% of Forb Mix	*Dalea purpurea*	Purple Prairie Clover	-	Seed	-	
-	12% of Forb Mix	*Engelmannia peristenia*	Engelmann Daisy	-	Seed	-	
-	10% of Forb Mix	*Liatris punctata*	Dotted Blazing Star	-	Seed	-	
-	10% of Forb Mix	*Linum lewisii*	Prairie Flax	-	Seed	-	
-	5% of Forb Mix	*Machaeranthera tanacetifolia*	Tansy Aster	-	Seed	-	
-	1% of Forb Mix	*Mirabilis multiflora*	Wild Four O'Clock	-	Seed	-	
-	2% of Forb Mix	*Penstemon angustifolius*	Broadbeard Beardtongue	-	Seed	-	
-	10% of Forb Mix	*Ratibida columnifera*	Mexican Hat Plant	-	Seed	-	
-	1% of Forb Mix	*Sphaeralcea coccinea*	Scarlet Globe Mallow	-	Seed	-	
-	2% of Forb Mix	*Stanleya pinnata*	Princes Plume	-	Seed	-	
-	10% of Forb Mix	*Thelesperma filifolium*	Greenthread	-	Seed	-	
	25,946 sf	**TOTAL PM3**					

PM4 - PLAYGROUND MIX

DECIDUOUS SHRUBS

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
SBA	-	*Buddleja alternifolia 'Argentea'*	Silver Fountain Butterfly Bush	#5, 2' ht.	Cont.	-	
SCC	-	*Caryopteris × clandonensis 'Blue Mist'*	Blue Mist Bluebeard	#5, 2' ht.	Cont.	-	
SCT	-	*Cotinus x 'Grace'*	Grace Smoketree	#5, 2' ht.	Cont.	-	
SFG	-	*Fallugia paradoxa*	Apache Plume	#5, 2' ht.	Cont.	-	
SHD	-	*Holodiscus dumosus*	Rock Spirea	#3, 18" ht.	Cont.	-	
SKA	-	*Kolkwitzia amabilis 'Pink Cloud'*	Pink Cloud Beautybush	#5, 3' ht.	Cont.	-	
SPB	-	*Philadelphus lewisii 'Blizzard'*	Blizzard Mockorange	#5, 2' ht.	Cont.	-	
SPN	-	*Physocarpus opulifolius 'Nanus'*	Dwarf Ninebark	#5, 18" ht.	Cont.	-	
SRG	-	*Rhus aromatica 'Gro-Low'*	Gro-Low Sumac	#2, 12" ht.	Cont.	-	
SRY	-	*Rhus typhina*	Staghorn Sumac	#5, 2' ht.	Cont.	-	
SRL	-	*Rosa glauca*	Red-Leaved Rose	#3, 18" ht.	Cont.	-	
SRW	-	*Rosa woodsii*	Woods' Rose	#3, 18" ht.	Cont.	-	
SSO	-	*Symphoricarpos albus*	Snowberry	#5, 2' ht.	Cont.	-	
SSC	-	*Symphoricarpos x chenaultii 'Hancock'*	Hancock Coralberry	#5, 2' ht.	Cont.	-	
SVD	-	*Viburnum dentatum*	Arrowwood Viburnum	#5, 2' ht.	Cont.	-	
SVR	-	*Viburnum x rhytidophylloides 'Alleghany'*	Alleghany Leatherleaf Viburnum	#5, 2' ht.	Cont.	-	
KEY	**TOTAL QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**ROOT**	**AVG. SPACING**	**NOTES**
GRASSES							
GBC	-	*Bouteloua curtipendula*	Sideoats Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBD	-	*Bouteloua dactyloides*	Buffalograss	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBG	-	*Bouteloua gracilis*	Blue Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GFG	-	*Festuca glauca* 'Boulder Blue'	Boulder Blue Blue Fescue	3" Deep x 2.5" sq.	Plug	15" O.C.	
GSA	-	*Sesleria autumnalis*	Autumn Moor Grass	3" Deep x 2.5" sq.	Plug	15" O.C.	
GSH	-	*Sporobolus heterolepis*	Prairie Dropseed	3" Deep x 2.5" sq.	Plug	15" O.C.	
FORBS							
PDC	-	*Dalea candida*	White Prairie Clover	#1	Cont.	18" O.C.	
PLP	-	*Liatris punctata*	Dotted Blazing Star	#1	Cont.	18" O.C.	
PMB	-	*Machaeranthera bigelovii*	Bigelow's Aster	#1	Cont.	18" O.C.	
PNS	-	*Nepeta* 'Six Hills Giant'	Six Hills Giant Nepeta	#1	Cont.	18" O.C.	
PPA	-	*Penstemon angustifolius*	Broadbeard Beardtongue	#1	Cont.	18" O.C.	
PPB	-	*Penstemon strictus* 'Bandera'	Bandera Rocky Mountain Penstemon	#1	Cont.	18" O.C.	
PRC	-	*Ratibida columnifera*	Mexican Hat Plant	#1	Cont.	18" O.C.	
PSC	-	*Santolina chamaecyparissus*	Lavender Cotton	#1	Cont.	18" O.C.	
PSO	-	*Symphyotrichum oblongifolium* 'Dream of Beauty'	Dream of Beauty Aromatic Aster	#1	Cont.	18" O.C.	
	6,112 sf	**TOTAL PM4**					

PM5 - FLOWER BED MIX

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GRASSES							
GBC	-	*Bouteloua curtipendula*	Sideoats Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBD	-	*Bouteloua dactyloides*	Buffalograss	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBG	-	*Bouteloua gracilis*	Blue Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GFG	-	*Festuca glauca* 'Boulder Blue'	Boulder Blue Blue Fescue	3" Deep x 2.5" sq.	Plug	15" O.C.	
GSA	-	*Sesleria autumnalis*	Autumn Moor Grass	3" Deep x 2.5" sq.	Plug	15" O.C.	
GSH	-	*Sporobolus heterolepis*	Prairie Dropseed	3" Deep x 2.5" sq.	Plug	15" O.C.	
FORBS							
PDC	-	*Dalea candida*	White Prairie Clover	#1	Cont.	18" O.C.	
PLP	-	*Liatris punctata*	Dotted Blazing Star	#1	Cont.	18" O.C.	
PMB	-	*Machaeranthera bigelovii*	Bigelow's Aster	#1	Cont.	18" O.C.	
PNS	-	*Nepeta* 'Six Hills Giant'	Six Hills Giant Nepeta	#1	Cont.	18" O.C.	
PPA	-	*Penstemon angustifolius*	Broadbeard Beardtongue	#1	Cont.	18" O.C.	
PPB	-	*Penstemon strictus* 'Bandera'	Bandera Rocky Mountain Penstemon	#1	Cont.	18" O.C.	
PRC	-	*Ratibida columnifera*	Mexican Hat Plant	#1	Cont.	18" O.C.	
PSC	-	*Santolina chamaecyparissus*	Lavender Cotton	#1	Cont.	18" O.C.	
PSO	-	*Symphyotrichum oblongifolium* 'Dream of Beauty'	Dream of Beauty Aromatic Aster	#1	Cont.	18" O.C.	
	281 sf	**TOTAL PM5**					

PM6 - LANDFORM GARDEN MIX

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GRASSES :: 23,400 sf of Seed Mix (70% of Total Seed Mix)							
-	15% of Grass Mix	*Bouteloua curtipendula*	Sideoats Grama	-	Seed	-	
-	20% of Grass Mix	*Bouteloua dactyloides*	Buffalograss	-	Seed	-	
-	25% of Grass Mix	*Bouteloua gracilis*	Blue Grama	-	Seed	-	
-	5% of Grass Mix	*Chasmanthium latifolium*	Northern Sea Oats	-	Seed	-	
-	5% of Grass Mix	*Deschampsia flexuosa*	Crinkled Hair Grass	-	Seed	-	
-	5% of Grass Mix	*Eragrostis trichodes*	Sand Lovegrass	-	Seed	-	
-	5% of Grass Mix	*Hordeum jubatum*	Foxtail Barley	-	Seed	-	
-	15% of Grass Mix	*Schizachyrium scoparium*	Little Bluestem	-	Seed	-	
-	5% of Grass Mix	*Sporobolus heterolepis*	Prairie Dropseed	-	Seed	-	
FORBS :: 10,029 sf of Seed Mix (30% of Total Seed Mix)							
-	3% of Forb Mix	*Artemisia abrotanum*	Southernwood	-	Seed	-	
-	3% of Forb Mix	*Artemisia versicolor*	Curlicue Sage	-	Seed	-	
-	10% of Forb Mix	*Callirhoe involucrata*	Purple Poppy Mallow	-	Seed	-	
-	5% of Forb Mix	*Centranthus ruber var. coccineus*	Red Valerian	-	Seed	-	
-	8% of Forb Mix	*Dalea purpurea*	Purple Prairie Clover	-	Seed	-	
-	5% of Forb Mix	*Eriogonum jamesii*	James' Buckwheat	-	Seed	-	
-	5% of Forb Mix	*Eriogonum umbellatum*	Sulphur Buckwheat	-	Seed	-	
-	5% of Forb Mix	*Hylotelephium telephium* 'Matrona'	Matrona Stonecrop	-	Seed	-	
-	8% of Forb Mix	*Liatris ligulistylis*	Meadow Blazing Star	-	Seed	-	
-	8% of Forb Mix	*Liatris spicata* 'Alba'	White Blazing Star	-	Seed	-	
-	8% of Forb Mix	*Penstemon cyananthus*	Wasatch Beardtongue	-	Seed	-	
-	8% of Forb Mix	*Penstemon pinifolius*	Pineleaf Beardtongue	-	Seed	-	
-	8% of Forb Mix	*Penstemon strictus*	Rocky Mountain Penstemon	-	Seed	-	
-	5% of Forb Mix	*Santolina chamaecyparissus*	Lavender Cotton	-	Seed	-	
-	3% of Forb Mix	*Sphaeralcea coccinea*	Scarlet Globe Mallow	-	Seed	-	
-	3% of Forb Mix	*Symphyotrichum oblongifolium* 'Dream of Beauty'	Dream of Beauty Aromatic Aster	-	Seed	-	
-	5% of Forb Mix	*Zinnia grandiflora*	Rocky Mountain Zinnia	-	Seed	-	
	33,429 sf	**TOTAL PM6**					

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9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
PLANT SCHEDULE

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 60

Provide the hatch pattern to this material.

Response: Acknowledged. Revised.

PERENNIAL MIX

GRASSES

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GBC	-	*Bouteloua curtipendula*	Sideoats Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBD	-	*Bouteloua dactyloides*	Buffalograss	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBG	-	*Bouteloua gracilis*	Blue Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GHJ	-	*Hilaria (Pleuraphis) jamesii*	James' galleta	3" Deep x 2.5" sq.	Plug	15" O.C.	

FORBS

PAM	-	*Achillia millefolium*	Common Yarrow	3" Deep x 2.5" sq.	Plug	18" O.C.	
PDT	-	*Digitalis thapsi 'Spanish Peaks'*	Spanish Peaks Foxglove	3" Deep x 2.5" sq.	Plug	18" O.C.	
PEF	-	*Epilobium fleischeri*	Alpine Willowherb	3" Deep x 2.5" sq.	Plug	18" O.C.	
PLN	-	*Linum narbonense*	Spanish Blue Flax	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPM	-	*Penstemon mensarum*	Grand Mesa Beardtongue	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPP	-	*Penstemon pseudospectabilis*	Desert Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPR	-	*Penstemon rostriflorus*	Bridges' Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSD	-	*Salvia daghestanica*	Caucasus Sage	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSM	-	*Satureja montana var. illyrica*	Purple Winter Savory	3" Deep x 2.5" sq.	Plug	18" O.C.	
	86,603 SF	**TOTAL PM7**					

PM8 - STORMWATER BASIN SLOPE MIX

GRASSES (100% of Seed Mix, 21,790 sf Seed Mix)

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
-	5% of Grass Mix	*Achnatherum hymenoides*	Indian Ricegrass	-	Seed	-	
-	5% of Grass Mix	*Andropogon gerardii*	Big Bluestem	-	Seed	-	
-	35% of Grass Mix	*Bouteloua curtipendula*	Sideoats Grama	-	Seed	-	
-	5% of Grass Mix	*Bouteloua gracilis*	Blue Grama	-	Seed	-	
-	10% of Grass Mix	*Elymus canadensis*	Canada Wildrye	-	Seed	-	
-	5% of Grass Mix	*Elymus elymoides*	Bottlebrush Squirreltail	-	Seed	-	
-	10% of Grass Mix	*Elymus trachycaulus*	Slender Wheatgrass	-	Seed	-	
-	5% of Grass Mix	*Panicum virgatum*	Switchgrass	-	Seed	-	
-	10% of Grass Mix	*Pascopyrum smithii*	Western Wheatgrass	-	Seed	-	
-	5% of Grass Mix	*Schizachyrium scoparium*	Little Bluestem	-	Seed	-	
-	5% of Grass Mix	*Sorghastrum nutans*	Indiangrass	-	Seed	-	

PM9 - STORMWATER BOTTOM MIX

GRASSES (100% of Seed Mix, 99,985 sf Seed Mix)

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
-	15% of Grass Mix	*Andropogon gerardii*	Big Bluestem	-	Seed	-	
-	20% of Grass Mix	*Deschampsia cespitosa*	Tufted Hairgrass	-	Seed	-	
-	2.5% of Grass Mix	*Eleocharis palustris*	Spikerush	-	Seed	-	
-	25% of Grass Mix	*Elymus canadensis*	Canada Wildrye	-	Seed	-	
-	5% of Grass Mix	*Juncus balticus*	Baltic Rush	-	Seed	-	
-	15% of Grass Mix	*Panicum virgatum*	Switchgrass	-	Seed	-	
-	15% of Grass Mix	*Sorghastrum nutans*	Indiangrass	-	Seed	-	
-	2.5% of Grass Mix	*Sporobolus airoides*	Alkali Sacaton	-	Seed	-	

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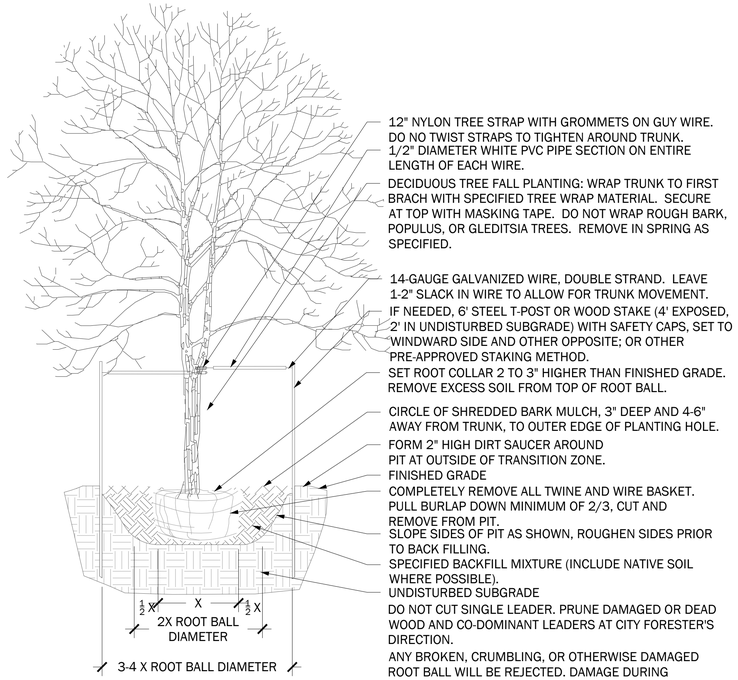
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
PLANT SCHEDULE

DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SCALE: AS SHOWN
FILE NO: R0031139.00

SHEET NUMBER
61



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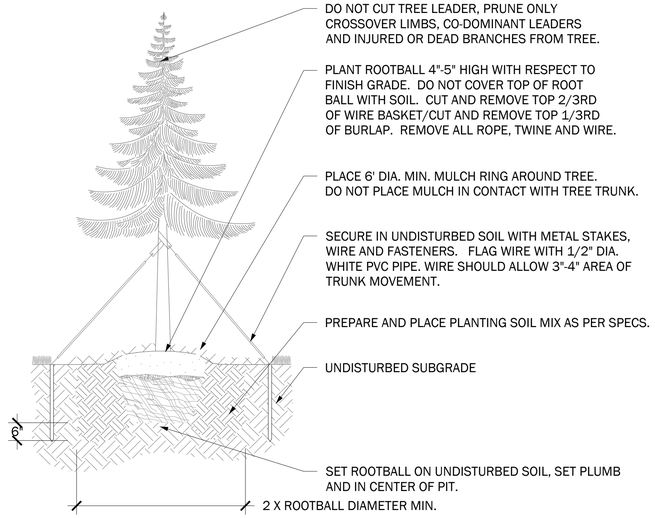

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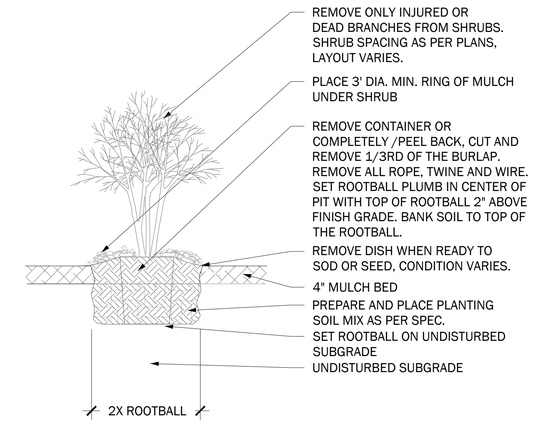

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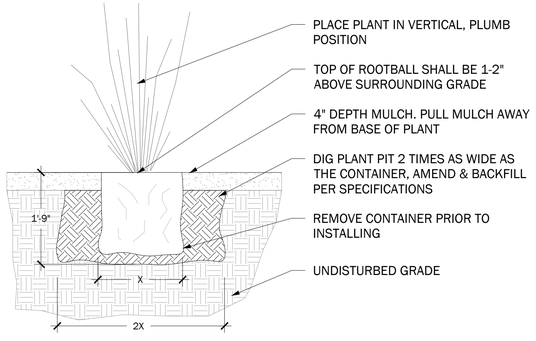

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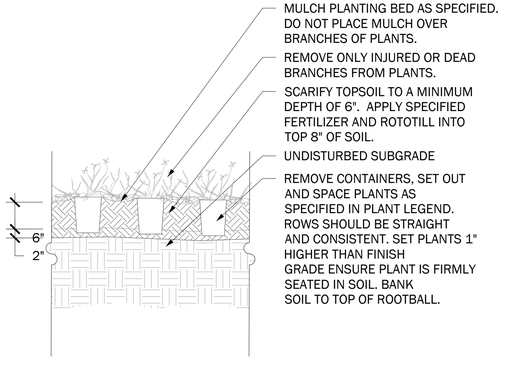

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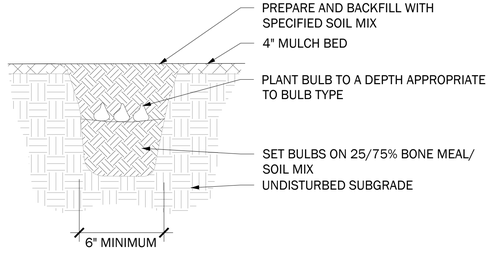

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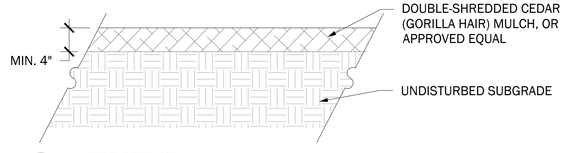

OOD MULCH
SCALE: 1" 1 "

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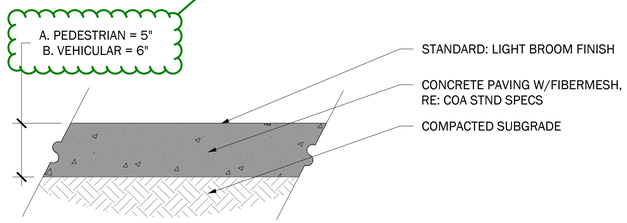
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
DETAILS - PLANTING

SCALE:	AS SHOWN
DRAWN BY:	KL, DR, HC
CHECKED BY:	DL, TK
DATE:	04/19/2024
FILE NO:	R0031139.00
SHEET NUMBER	62

Please remove the depth.
This information will be part of the civil plan

Response: Acknowledged. Revised.



1 CONCRETE A N
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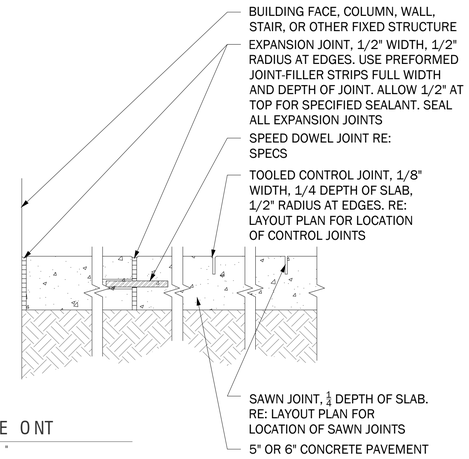
1.1
1.2



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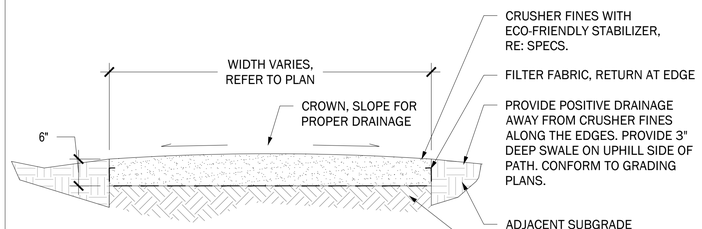
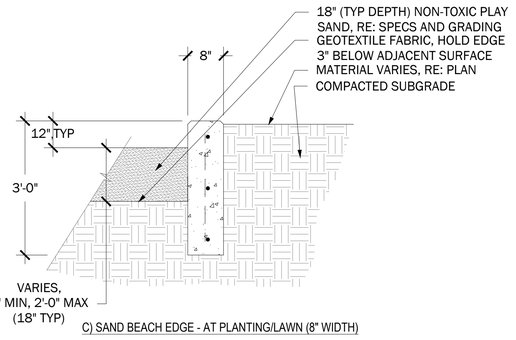


COMPACTION NOTES:

1. COMPACT WET FOR BEST RESULTS.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT IN 3" LIFTS
3. CROWN TRAIL IN FLAT AREAS (AS SHOWN).
4. CROSS-SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.

CRUSHER NES
SCALE: " 1 "

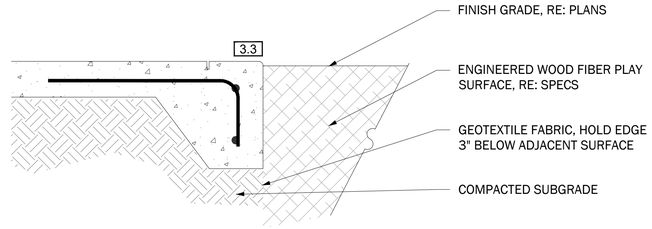
1.6



C) SAND BEACH EDGE - AT PLANTING/LAWN (8" WIDTH)

LA SUR ACE SAND
SCALE: " 1 "

1.8



NOTES:
1. THIS DETAIL IS PROVIDED FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.

LA SUR ACE E
SCALE: 1 1 " 1 "

1.7

KEYNOTES LEGEND

SURFACING, PAVING & JOINTING

1.1 CONCRETE PAVING
1.2 CIP CONCRETE PAVERS
1.3 STONE STEPPERS
1.4 CRUSHER FINES
1.5 PLAY SURFACING - EWF
1.6 PLAY SURFACING - SAND

WALLS AND FENCING

2.1 SNAP CUT BOULDERS
2.2 FARM FENCE

CURBS AND EDGE

3.1 STEEL EDGER
3.2 NATURAL EDGE
3.3 CIP CONCRETE CURB / EDGE

SITE FURNISHINGS & FEATURES

4.1 BOULDERS
4.2 BENCH
4.3 TIMBER BEAM BENCH SYSTEM
4.4 PICNIC TABLE
4.5 LOUNGE CHAIR
4.6 FIRE PIT
4.7 LITTER RECEPTACLE
4.8 DOG WASTE STATION
4.9 BIKE RACKS
4.10 BBQ GRILLS
4.11 COMMUNITY GARDEN PLANTER

No.	Revisions	Date	Init.	Appr.	Date

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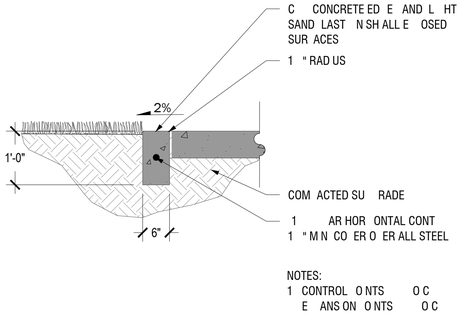
WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
DETAILS - PAVING

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

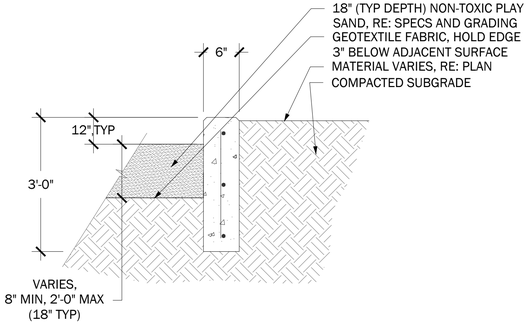
SHEET NUMBER 63



1 C CONCRETE CUR

SCALE: " 1 "

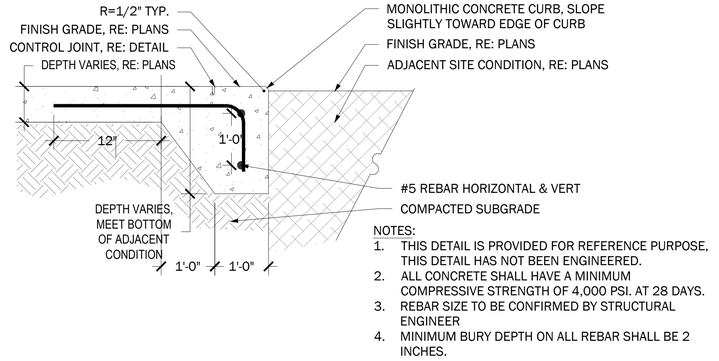
2.1



CONCRETE ED N AT LA AREAS CUR

SCALE: " 1 "

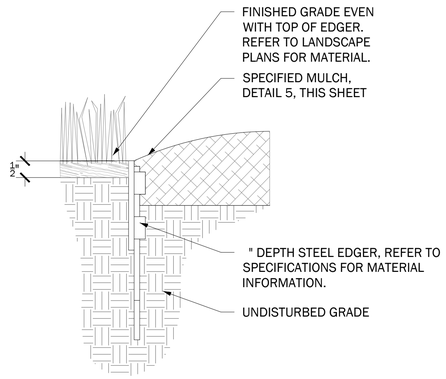
2.2



CONCRETE ED N AT LA AREAS TURNDO N

SCALE: " 1 "

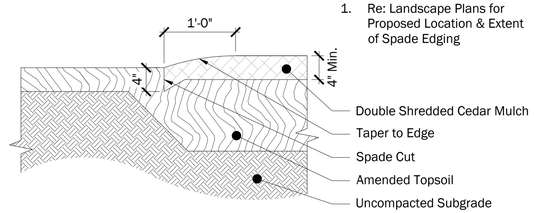
2.3



STEEL ED ER

SCALE: " 1 "

2.4



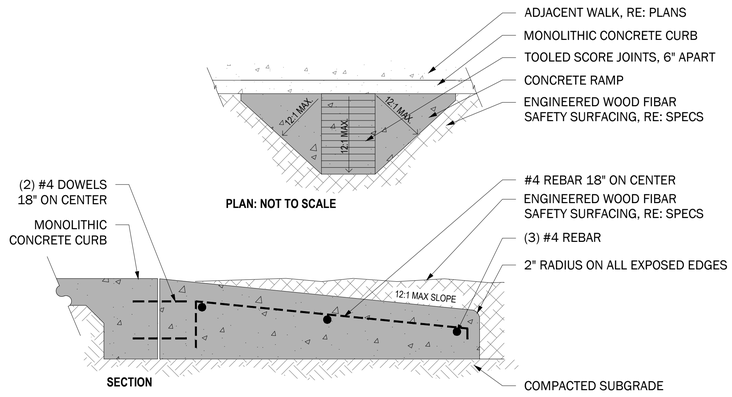
NOTES:

1. Re: Landscape Plans for Proposed Location & Extent of Spade Edging

NATURAL ED E

SCALE: 1" 1 "

2.5



LA ROUND RAM

SCALE: " 1 "

2.6

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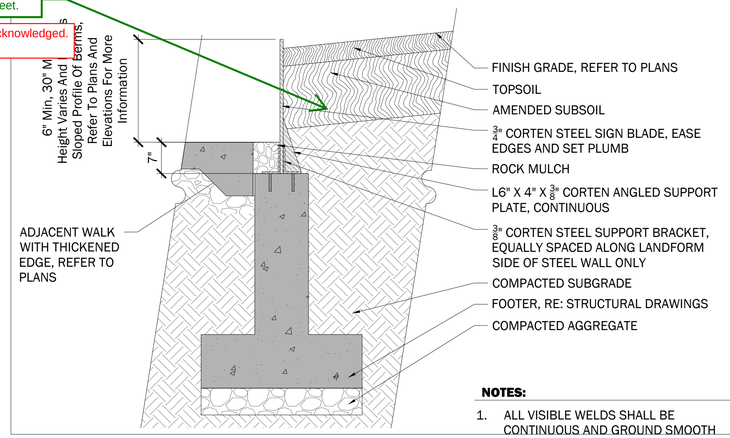
WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
PA-25_DETAILS_SHT 63 - 63 DETAILS - CURBS AND EDGERS

SCALE: AS SHOWN
FILE NO: R00311139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024
SHEET NUMBER 64

Callout steel wall on the grading sheet.

Response: Acknowledged. Revised.



NOTES:

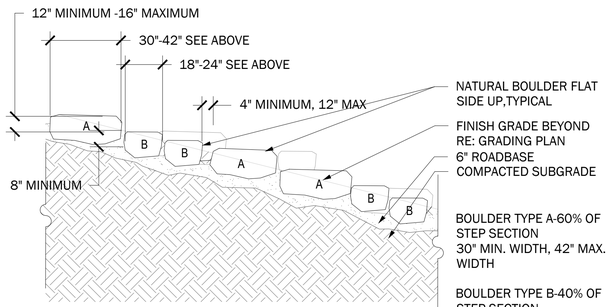
1. ALL VISIBLE WELDS SHALL BE CONTINUOUS AND GROUND SMOOTH

1 STEEL ALL
SCALE: " 1 "

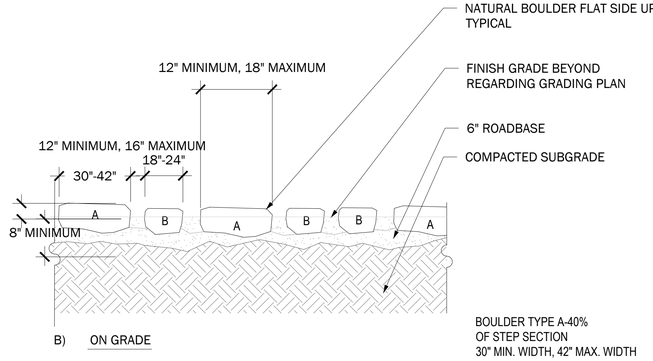
3.1

REESTAND N STONE ALL
SCALE: " 1 "

3.2



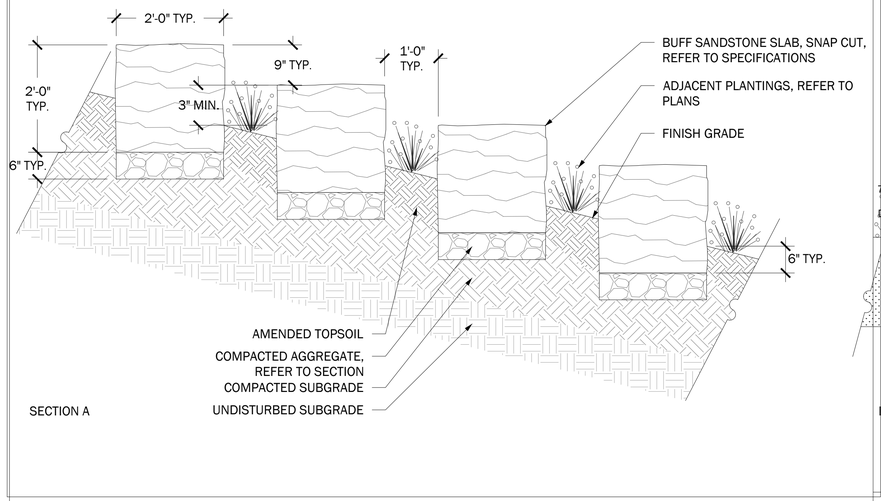
A) ON SLOPE



B) ON GRADE

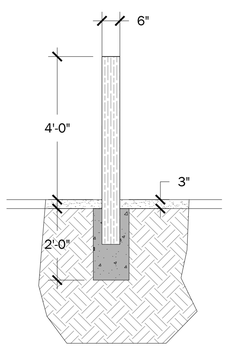
STE N STONES
SCALE: 1 " 1 "

3.3

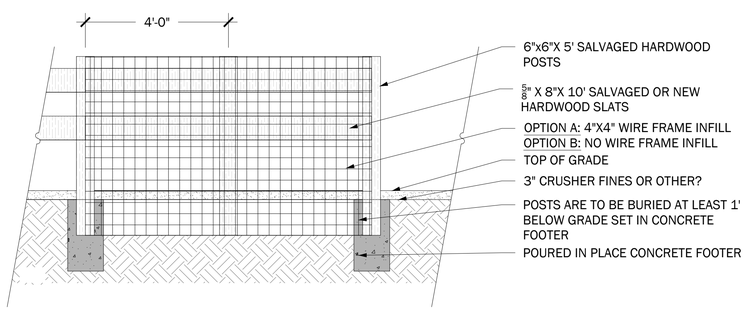


SNA CUT STONE ALL
SCALE: " 1 "

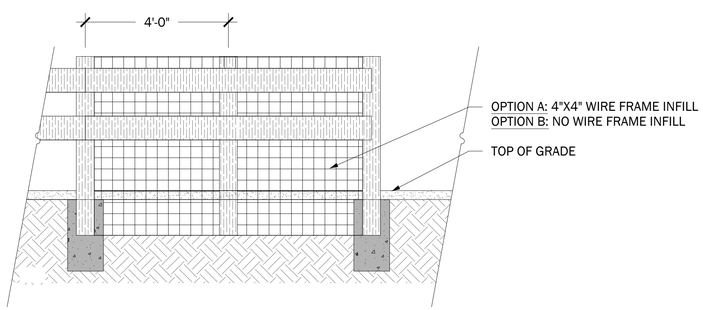
3.4



SECTION A :



SECTION/ ELEVATION A :



SECTION/ ELEVATION B :

ARM ENCE
SCALE: 1 " 1 "

3.5

Date	Appr.	Init.	Date	Revisions	No.

SUPERBLOOM

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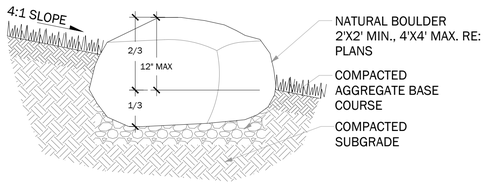
720.440.2668

WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
DETAILS - WALLS AND FENCING

SCALE:	AS SHOWN	FILE NO:	R00311139.00
DRAWN BY:	KL, DR, HC		
CHECKED BY:	DL, TK		
DATE:	04/19/2024		

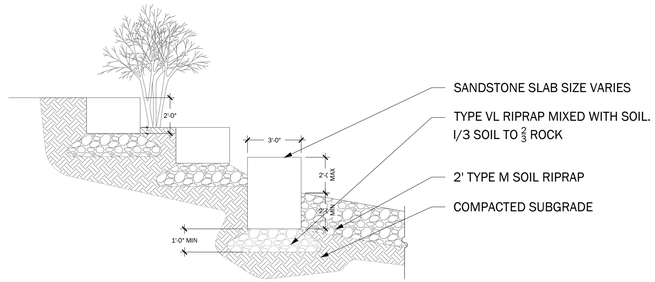
SHEET NUMBER 65



1 OULDER ON SLO E

SCALE: 1 " 1 "

4.1



STONE SEAT N

SCALE: 1 " 1 "

4.2

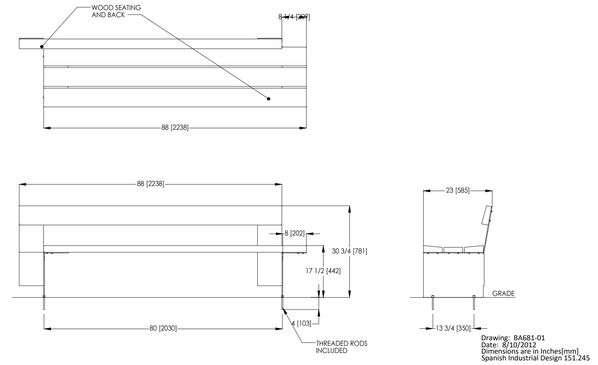
BANCAL Bancal

Backed Bench, 88in, Embedded, Wood

Product Drawing

landscapeforms

www.landscapeforms.com Ph: 800.521.2546



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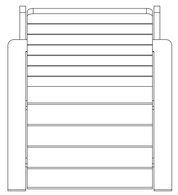
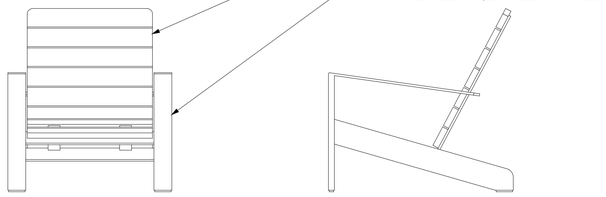
ENCH

SCALE: 1 " 1 "

4.3

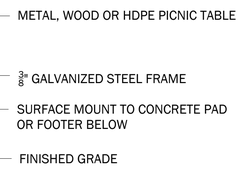


NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
- THERMORY (N. WHITE ASH) OR ALUMINUM SLATS
- FREESTANDING OR SURFACE MOUNT
- SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD FOR SURFACE MOUNT APPLICATIONS
- SHIPS FULLY ASSEMBLED



LOUN E CHA R

SCALE: 1 " 1 "



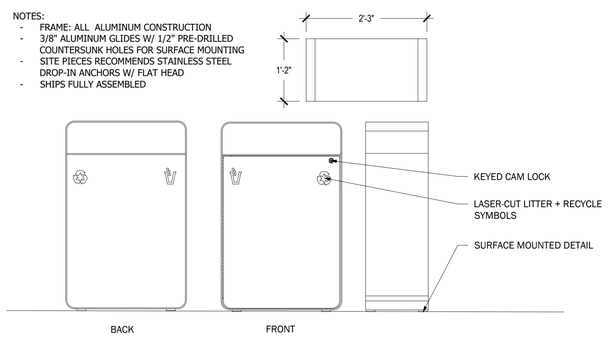
NOTES:
IMAGE SHOWN TO CONVEY DESIGN INTENT, FINAL DESIGN TBD.

CN C TA LE

SCALE: 1 " 1 "

4.5

NOTES:
- FRAME: ALL ALUMINUM CONSTRUCTION
- 3/8" ALUMINUM GLIDES W/ 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL DROP-IN ANCHORS W/ FLAT HEAD
- SHIPS FULLY ASSEMBLED



L TTER RECE TACLES

SCALE: " 1 "

4.7

DO ASTE STAT ON

4.8

Date | Appr. | Init. | Date | Revisions | No.

SUPERBLOOM

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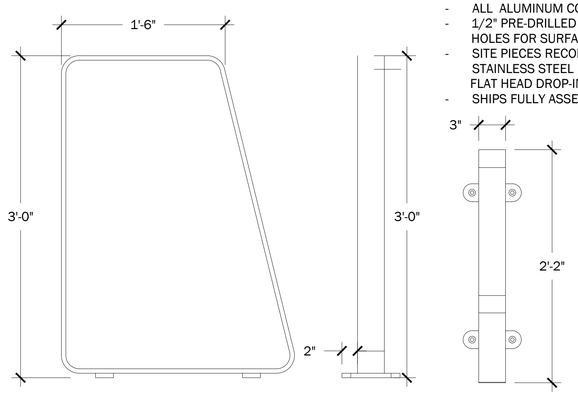
WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
DETAILS - FURNISHINGS

SCALE: AS SHOWN
FILE NO. R00311139.00

DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 66



NOTES:
- ALL ALUMINUM CONSTRUCTION
- 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL FLAT HEAD DROP-IN ANCHORS
- SHIPS FULLY ASSEMBLED

1 E RAC
SCALE: 1 1 " 1 "

4.9

PILOT ROCK STEEL GRILL, OR APPROVED EQUAL

MOUNT TO CONCRETE PAD BELOW

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

R LL
SCALE: 1 " 1 "

4.10

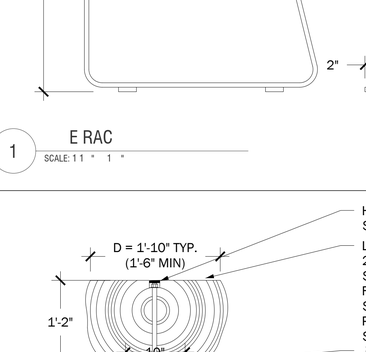
OUTDOORSINESS 56" HEAVY DUTY FIRE RING, OR APPROVED EQUAL

1" - 1 1/2" CRUSHED GRAVEL

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

RE R N
SCALE: 1 " 1 "

4.11



HARDWOOD PLUG. SHAPE TO SEAT PROFILE

LOG BENCH 8FT LONG, MIN. 24" DIA. +-. CUT , PEELED & SANDED TO A SMOOTH FINISH. FINISH W/ MARINE GRADE SPAR VARNISH. SUBMIT PRODUCT FOR APPROVAL. RE: SPECS

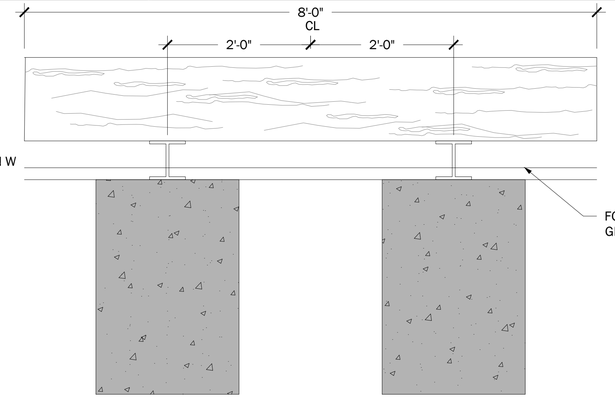
3/4" THICK GALV STL I-BEAM (6IN H X 6 IN W X 10" D)

FG ELEV; RE: GRADING PLANS

3/4" THREADED ROD WELD TO BASE PLATE WITH NUT AND WASHER. @ 3' O.C. WIT 2 MINIMUM

4 BARS @ 12" OC BOTH DIRECTIONS

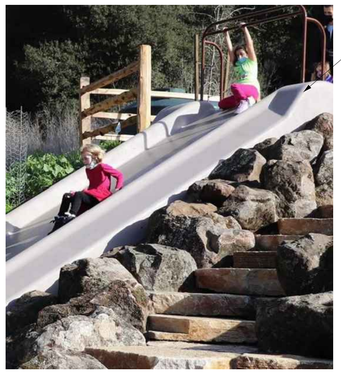
CONCRETE SONOTUBE FOOTING



FG ELEV; RE: GRADING PLANS

ALLEN LO
SCALE: 1 " 1 "

4.12



UPC PARKS EMBANKMENT SLIDE, OR APPROVED EQUAL, TYPICAL

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

EM AN MENT SL DE T CAL
SCALE: 1 " 1 "

EARTHSCAPES SINGLE BAY BASKET SWING, OR APPROVED EQUAL

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

AS ET S N
SCALE: 1 " 1 "

Include an ADA inclusive play feature

Response: Basket Swing is inclusive play feature.

EARTHSCAPES LOG PILE 6.1, OR APPROVED EQUAL

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

LO LE
SCALE: 1 " 1 "

ID SCULPTURE, OR APPROVED EQUAL

NOTES:
1. CHARACTER IMAGE FOR DESIGN INTENT REFERENCE ONLY.

CL M N STRUCTURE
SCALE: 1 " 1 "

KEYNOTES LEGEND

SURFACING, PAVING & JOINTING

1.1 CONCRETE PAVING
1.2 CIP CONCRETE PAVERS
1.3 ACCESSIBLE GRAVEL PAVING
1.4 STONE STEPPERS
1.5 CRUSHER FINES
1.6 PLAY SURFACING - EWF
1.7 PLAY SURFACING - SAND

WALLS AND FENCING

2.1 FARM FENCE

CURBS AND EDGE

3.1 STEEL EDGER
3.2 NATURAL EDGE
3.3 CIP CONCRETE CURB / EDGE

SITE FURNISHINGS & FEATURES

4.1 BOULDERS
4.2 BENCH
4.3 TIMBER BEAM BENCH SYSTEM
4.4 PICNIC TABLE
4.5 LOUNGE CHAIR
4.6 FIRE PIT
4.7 LITTER RECEPTACLE
4.8 DOG WASTE STATION
4.9 BIKE RACKS
4.10 BBQ GRILLS
4.11 COMMUNITY GARDEN PLANTER
4.12 COMMUNITY MONUMENT SIGN

No.	Revisions	Date	Init.	Appr.	Date

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CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-28 SITE PLAN
LANDSCAPE PLANS
DETAILS - STRUCTURES

SCALE: AS SHOWN
FILE NO: R0031139.00
DRAWN BY: KL, DR, HC
CHECKED BY: DL, TK
DATE: 04/19/2024

SHEET NUMBER 67

WOOD & METAL SHADE STRUCTURE ON CONCRETE FOOTERS, OR APPROVED EQUAL, RE: PLANS FOR DIMENSIONS

1 SHADE STRUCTURE
SCALE: NOT TO SCALE

No.	Revisions	Date	Init.	Appr.	Date

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WINDLER PUBLIC IMPROVEMENT AUTHORITY
9155 E. NICHOLS AVENUE, SUITE 360
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7
PA-25 SITE PLAN
LANDSCAPE PLANS
DETAILS - STRUCTURES

DRAWN BY:	KL, DR, HC	SCALE:	AS SHOWN
CHECKED BY:	DL, TK	FILE NO:	R00331139.00
DATE:	04/19/2024		

SHEET NUMBER
68

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

See the red line comments on the plat and site plan.

ING NO. 11

SUBDIVISION FILING NO. 3
TH, RANGE 66 WEST OF THE 6TH P.M.,
COLORADO

AS OF TODAY'S DATE 06/03/2024 THE COA WEBSITE DOES NOT HAVE THE 2024 SUBDIVISION PLAT CHECKLIST TO REFERENCE. WE CANNOT UPDATE TO CHECKLIST NOT AVAILABLE? PLEASE PROVIDE CHECKLIST OR REMOVE COMMENT

Know all people by these presents that the undersigned warrant *(he is, she is, it is, they are)* the *(owner/s)* of ...

ADDRESSED

A PARCEL OF LAND, BEING [redacted] LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2023000054719, FURTHER SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP [redacted] E SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ADDRESSED

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, BEING MONUMENTED BY A 3" DIAMETER BRASS CAP GROUTED IN CONCRETE STAMPED WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 24, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 32°23'04" WEST, A DISTANCE OF 1961.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF EAST 45TH PLACE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2023000054578, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING TWENTY-ONE (21) COURSES TO FOLLOW THE BOUNDARY OF SAID LOT 1, BLOCK 2;

1. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'59", A CHORD BEARING OF SOUTH 44°54'38" EAST, AND A CHORD LENGTH OF 21.21 FEET;
2. SOUTH 00°05'21" WEST, A DISTANCE OF 762.55 FEET TO A POINT OF CURVATURE;
3. SOUTHWESTERLY, A DISTANCE OF 7.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°04'51", A CHORD BEARING OF SOUTH 11°07'47" WEST, AND A CHORD LENGTH OF 7.66 FEET;
4. SOUTH 22°10'12" WEST, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE;
5. SOUTHWESTERLY, A DISTANCE OF 9.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 21°07'47", A CHORD BEARING OF SOUTH 11°36'19" WEST, AND A CHORD LENGTH OF 9.17 FEET TO A POINT OF REVERSE CURVATURE;
6. SOUTHWESTERLY, A DISTANCE OF 23.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°02'56", A CHORD BEARING OF SOUTH 45°33'53" WEST, AND A CHORD LENGTH OF 21.04 FEET TO A POINT OF NON-TANGENCY;
7. SOUTH 01°26'12" WEST, A DISTANCE OF 64.02 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
8. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
9. SOUTH 00°05'21" WEST, A DISTANCE OF 3.31 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
10. SOUTHWESTERLY, A DISTANCE OF 15.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 20°23'58", A CHORD BEARING OF SOUTH 10°17'04" WEST, AND A CHORD LENGTH OF 15.23 FEET TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;
11. SOUTHEASTERLY, A DISTANCE OF 111.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 111°27'20", A CHORD BEARING OF SOUTH 34°40'39" EAST, AND A CHORD LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY;
12. SOUTH 00°24'19" EAST, A DISTANCE OF 9.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, BEING THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
13. SOUTH 89°35'41" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1601.45 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
14. NORTH 00°16'24" WEST, A DISTANCE OF 239.03 FEET TO A POINT OF CURVATURE;
15. NORTHEASTERLY, A DISTANCE OF 39.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°21'45", A CHORD BEARING OF NORTH 44°54'29" EAST, AND A CHORD LENGTH OF 35.47 FEET TO A POINT OF NON-TANGENCY;
16. NORTH 00°05'22" EAST, A DISTANCE OF 64.00 FEET;
17. NORTH 89°54'39" WEST, A DISTANCE OF 0.72 FEET TO A POINT OF CURVATURE;
18. NORTHWESTERLY, A DISTANCE OF 39.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°38'15", A CHORD BEARING OF NORTH 45°05'31" WEST, AND A CHORD LENGTH OF 35.24 FEET;
19. NORTH 00°16'24" WEST, A DISTANCE OF 6.07 FEET TO A POINT OF CURVATURE;
20. NORTHWESTERLY, A DISTANCE OF 303.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1141.58 FEET, A CENTRAL ANGLE OF 15°12'44", A CHORD BEARING OF NORTH 07°52'46" WEST, AND A CHORD LENGTH OF 302.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST CORNER OF SECTION 24, SAID POINT BEING A POINT OF NON-TANGENCY;
21. NORTH 00°16'24" WEST ALONG SAID W[redacted]E NORTHEAST CORNER OF SECTION 24, A DISTANCE OF 101.26 FEET TO THE SOUTH RIGHT OF WAY OF EAST 45TH PLACE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2023000054578, BEING THE POINT OF BEGINNING.

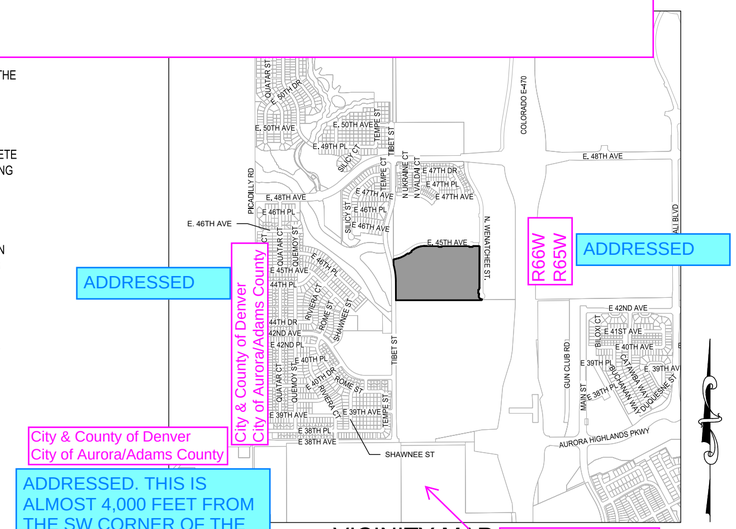
Said? UPDATED QUARTER? UPDATED Said? Previously called out? UPDATED. PREFERENCE COMMENT ON LEGAL

THENCE THE FOLLOWING SEVENTEEN (17) COURSES TO FOLLOW SAID SOUTH RIGHT OF WAY OF EAST 45TH PLACE;

1. NORTH 74°53'48" EAST, A DISTANCE OF 92.86 FEET TO A POINT OF CURVATURE;
2. NORTHEASTERLY, A DISTANCE OF 144.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 18°51'20", A CHORD BEARING OF NORTH 65°28'08" EAST, AND A CHORD LENGTH OF 144.15 FEET;
3. NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;
4. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 78°57'32" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF NON-TANGENCY;
5. NORTH 56°02'28" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
6. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 11°02'28" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
7. NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;
8. NORTHEASTERLY, A DISTANCE OF 213.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 34°02'53", A CHORD BEARING OF NORTH 73°03'55" EAST, AND A CHORD LENGTH OF 210.80 FEET;
9. SOUTH 89°54'39" EAST, A DISTANCE OF 243.20 FEET TO A POINT OF CURVATURE;

Add line space?

ADDRESSED



City & County of Denver
City of Aurora/Adams County

City & County of Denver
City of Aurora/Adams County

ADDRESSED

R66W
R65W

ADDRESSED

ADDRESSED. THIS IS ALMOST 4,000 FEET FROM THE SW CORNER OF THE SITE. WHY COMMENT?

VICINITY MAP
SCALE: 1" = 2000'

Un-incorporated Adams County?

THIS PARCEL IS NOT WITHIN THE 1/2 MILE COA CHECKLIST ITEM. PLEASE COMMENT ONLY ON RELEVANT CHECKLIST ITEMS, NOT PREFERENCES PER MEETING WITH PAT S, ROGER, DARREN, AND MAURICE, AND MIKE P.

10. SOUTHEASTERLY, A DISTANCE OF 23.56 F[redacted]RAL ANGLE OF 90°00'00", A CHORD BEARING O[redacted]NCY;
11. SOUTH 89°54'39" EAST, A DISTANCE OF 60.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
12. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°05'21" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
13. SOUTH 89°54'39" EAST, A DISTANCE OF 481.86 FEET TO A POINT OF CURVATURE;
14. SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF NON-TANGENCY;
15. SOUTH 89°54'39" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
16. NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°05'21" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
17. SOUTH 89°54'39" EAST, A DISTANCE OF 97.50 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,509,750 SQUARE FEET OR 34.659 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WINDLER SUBDIVISION FILING NO. 11, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

UPDATED

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20_____ A.D.

BY _____ AS _____ OF _____

GVP WINDLER, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE HOLDER:

THE UNDERSIGNED, PACIFICCAL DEBT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGE HOLDER ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

Land Development
(See COA 2024 Subdivision Plat Checklist Item #8)

MORTGAGE HOLDER AS

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ A.D.

BY _____ AS _____ OF PACIFICCAL DEBT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON, AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS

_____ DAY OF _____, 20_____ A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO THE CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON APRIL 03, 2024.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OF WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
MICHAEL J. PARK, PLS NO. 38864
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

SHEET INDEX	
SHEET 1	COVER SHEET & LEGAL DESCRIPTION
SHEET 2	NOTES
SHEET 3	OVERALL SHEET
SHEETS 4-15	PLAT SHEETS

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 15

AS OF TODAY'S DATE 06/03/2024 THE COA WEBSITE DOES NOT HAVE THE 2024 SUBDIVISION PLAT CHECKLIST TO REFERENCE. WE CANNOT UPDATE TO CHECKLIST NOT AVAILABLE? PLEASE PROVIDE CHECKLIST OR REMOVE COMMENT

ADDRESSED

NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 24 BY A 3 INCH DIAMETER BRASS CAP GROUTED IN CONCRETE, STAMPED "WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004" FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864" IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE [illegible]RORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

ADDRESSED

Did not see any sidewalk easements. If there are none, remove this note.

4. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

5. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q ARE TO BE PRIVATELY OWNED AND MAINTAINED.

Labeled as Boulevard on Sheet 3 of 15?

Unable to locate Tract B?

It is located in Block 2 along with the lots.

6. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH TIBET STREET, NORTH UKRAINE STREET, NORTH VERS[illegible] WENATCHEE COURT, NORTH WINNIPEG COURT, NORTH WENATCHEE STREET, EAST 45TH PLACE, EAST 45TH AV[illegible] EAST 44TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTR[illegible] FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

ADDRESSED LABELED "STREET"

7. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

8. ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUE 38.51.105.

9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

10. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMI[illegible] EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER RND70834298, EFFECTIVE MARCH 29, 2024 AT 5:00 P.M. EVERY EFFORT HAS BEEN MADE TO LOCATE, IDENTIFY, AND DEPICT ANY AND ALL EASEMENTS ENCUMBERING THE SUBJECT PROPERTY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.

ACKNOWLEDGED

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

12. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

13. ARCHITECTURAL FEATURES ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 24-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 10-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS.

This is a site plan note and should be removed from the plat.

ADDRESSED

COVENANTS:

(Collectively hereafter "Owner")
See COA 2024 Subdivision Plat Checklist Item #7

(City) ADDRESSED

THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND, AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

ADDRESSED

The area(s) labeled as "WATER EASEMENT" hereon depict easement(s) dedicated by the Owner to the City for use by the City, but not by third party public utilities, to [illegible]onstruct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and [illegible]e as may be necessary and useful to, or required by City, any and all improvements, facilities and appurtenances to water lines, water mains, meters, fire hydrants conduits, vaults, meters, valves, manholes, vent pipes, utility location markers or any other water utility structures including, but not limited to, any and all necessary cables, wires and all improvements and appurtenances thereto, and all facilities, and fixtures, devices and structures and appurtenances whatsoever necessary or useful in the operation of any of them and to make any needed cuts and fills in the earth in, on, under, through, over and across the areas labeled as "WATER EASEMENT" for and being further subject to those terms and conditions set forth in the document entitled "GENERAL EASEMENT TERMS AND CONDITIONS" recorded on DATE in the records of the Adams, Arapahoe, Douglas County Clerk and Recorder's Office at Reception Nos. (Adams County) 2024000018661, (Arapahoe County) E4021602, (Douglas County) 2024013875, respectively.

ADDRESSED

The area(s) labeled as "UTILITY EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by public utility companies authorized in writing [illegible]ovision of services required or ordinarily performed within the UTILITY EASEMENT by third party public utility providers of electric, television, cable, [illegible]on facilities, and other public utilities to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be useful to, or required by City, any and all pipes, casings, wires, conduit, culverts, valves, ventilators, manholes, equipment, or material and any other appurtenances necessary , and to make any cuts and fills in the earth needed only in, on, under, through, over and across the "UTILITY EASEMENT" for one or more public utility improvements including all things deemed by the City, in its sole discretion, to be necessary or convenient for the operation of such public utility. The authorized public utility shall maintain said improvements installed by the public utility within, across, under or upon the UTILITY EASEMENT. However, the City shall have the perpetual right, but not obligation, to cut, trim, control and remove trees, brush, and other obstructions which injure or interfere with the City's or authorized public utility's improvements, use, occupation or enjoyment of the UTILITY EASEMENT, or their rights in the UTILITY EASEMENT, without liability to the City for damages arising therefrom.

ADDRESSED

The area(s) labeled as "STORM SEWER EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by the City, but not by third party public utilities, to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at [illegible]m time to time as may be necessary and useful to, or required by City, any and all improvements, facilities and appurtenances to storm collection mains [illegible]n mains, lines, drains, and irrigation lines and all facilities, fixtures, devices, appurtenances and structures whatsoever necessary or useful in the operation of any of them and being further subject to those terms and conditions set forth in the document entitled "GENERAL EASEMENT TERMS AND CONDITIONS" recorded on DATE in the records of the Adams/Arapahoe/Douglas County Clerk and Recorder's Office at Reception Nos. (Adams County) 2024000018661, (Arapahoe County) E4021602, (Douglas County) 2024013875, respectively.

ADDRESSED

The area(s) labeled "DRAINAGE EASEMENT" ("Drainage Easement Area") hereon depict easement(s) hereby dedicated by the Owner to the City as set forth herein. Owner [illegible]privilege and authority, but not the obligation, to the City to survey, construct, reconstruct, operate, maintain, remove, replace, upgrade and use: storm [illegible]s, including but not limited to fences, gates, signs, walls, channels, drop structures, trickle channels, outlet structures, forebay, weir sections, including all fixtures, devices, structures, grading, and any and all other appurtenances thereto whatsoever necessary or useful in the operation of a drainage area and all other items located below grade level, at grade level and above grade level within the Drainage Easement Area (collectively and individually hereinafter referred to as "Drainage Facilities"), together with the right of ingress and egress over, across, on and through said Drainage Easement Area, and the right to remove objects or structures therefrom that interfere or endanger any Drainage Facilities as determined by the City in its sole discretion and without liability or expense to the City. The Drainage Easement together with any and all Drainage Facilities located within the Drainage Easement Area are to be constructed and continuously maintained by the Owner of the applicable portion of the Drainage Easement Area and at no cost to the City. Such Owner has responsibility and liability for the applicable Drainage Easement Area, Drainage Facilities, and their maintenance. The City, in City's sole discretion and without assuming responsibility or liability for the Drainage Easement Area, Drainage Facilities or their maintenance, may enter the Drainage Easement Area for the purposes set forth herein and for cleaning, maintaining, repairing, constructing, or improving the Drainage Easement Area or Drainage Facilities at the expense of the applicable Owner, following such Owner's failure to reasonably cure any default upon receipt of written notice of the same. Such Owner shall promptly reimburse the City, upon request, for any expense related thereto (including, but not limited to removal, remediation, court, collection and attorneys' fees and costs). Failure to reimburse the City may result in the City recording a mechanic and materialmen's lien against the applicable portion of the Drainage Easement Area in the records of the county clerk and recorder's office where the Drainage Easement Area is located.

ADDRESSED

The area(s) labeled as "SANITARY SEWER EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use [illegible]not by third party public utilities, to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be necessary and useful to, or required by City, any and all improvements, facilities and appurtenances to sanitary sewer collection mains and transmission mains, lines and all facilities, fixtures, devices and structures and appurtenances whatsoever necessary or useful in the operation of any of them and being further subject to those terms and conditions set forth in the document entitled "GENERAL EASEMENT TERMS AND CONDITIONS" recorded on DATE in the records of the Adams/Arapahoe/Douglas County Clerk and Recorder's Office at Reception Nos. (Adams County) 2024000018661, (Arapahoe County) E4021602, (Douglas County) 2024013875, respectively.

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 15

ADDRESSED

obscured text?

N 1/4 COR SECTION 24
SET 30" NO. 6 REBAR & 3-1/4" ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864"

N. LINE, NE 1/4 SEC. 24
(BASIS OF BEARINGS)
S89°38'39"W 2646.53'

POINT OF COMMENCEMENT
NE COR SECTION 24
FOUND NO. 6 REBAR & 3" BRASS CAP GROUTED IN CONCRETE STAMPED "WESTWOOD T3S R66W-R65W S13/S18/S24/S19 2024 PLS 38004"

E. 48th Ave.?

ADDRESSED

WINDLER SUBDIVISION
FILING NO. 6
REC. NO. 2024000008147
(NOT A PART)

GREEN VALLEY RANCH EAST SUBDIVISION FIL. NO. 10 REC. NO. 2022000006446

S00°16'24"E 1890.10'(TIE)

E-470 PARCEL TK-112 (PUBLIC ROW VARIES) REC. NO. 2021000117784

NE 1/4
SEC 24

ADDRESSED

Labeled "Street" on subsequent pages?

S32°23'04"W 1961.25'(TIE)

N. WENATCHEE BLVD
67' PUBLIC R.O.W.
REC. NO. 2023000054719

ADDRESSED

Label this Tract?

PROPOSED
WINDLER SUBDIVISION
FILING NO. 7
REC. NO. _____
(NOT A PART)

W. LINE, NE 1/4 SEC. 24
N00°16'24"W 2650.10'

TRACT E
GREEN VALLEY RANCH EAST SUBDIVISION FIL. NO. 9 REC. NO. 2022000027765

L=23.56', R=15.00' Δ=90°00'00"
CHB=N45°05'21"E CH=21.21'

L=23.56', R=15.00' Δ=90°00'00"
CHB=S44°54'39"E CH=21.21'

E. 45TH PLACE
64' PUBLIC R.O.W. REC. NO. 2023000054578

L=23.56', R=15.00' Δ=90°00'00"
CHB=N45°05'21"E CH=21.21'

L=23.56', R=15.00' Δ=90°00'00"
CHB=S44°54'39"E CH=21.21'

POINT OF BEGINNING
L=23.56', R=15.00' Δ=89°59'59"
CHB=S44°54'38"E CH=21.21'

N56°02'28"E 48.25'

S89°54'39"E 243.20'

S89°54'39"E 481.86'

N56°02'28"E 48.25'

L=144.80', R=440.00' Δ=18°51'20"
CHB=N65°28'08"E CH=144.15'

S89°54'39"E 60.00'

S89°54'39"E 64.00'

S89°54'39"E 97.50'

L=213.93', R=360.00' Δ=34°02'53"
CHB=N73°03'55"E CH=210.80'

N74°53'48"E 92.86'

L=23.56', R=15.00' Δ=90°00'00"
CHB=N11°02'28"E CH=21.21'

N56°02'28"E 64.00'

LOT 1
BLOCK 3
WINDLER SUBDIVISION
FILING NO. 3
REC. NO. 2023000054719
(NOT A PART)

L=23.56', R=15.00' Δ=90°00'00"
CHB=S78°57'32"E CH=21.21'

GREEN VALLEY RANCH EAST SUBDIVISION FIL. NO. 13 REC. NO. 2022000093641

N00°16'24"W 101.26'

S00°05'21"W 762.55'

ADDRESSED

Tibet Rd is a 3 lane collector with 80' R.O.W.

L=303.09', R=1141.58' Δ=15°12'44"
CHB=N7°52'46"W CH=302.20'

N00°16'24"W 658.71'(TIE)

N00°16'24"W 6.07'

L=39.11', R=25.00' Δ=89°38'15"
CHB=N45°05'31"W CH=35.24'

N89°54'39"W 0.72'

DEDICATION TO THE CITY OF AURORA WINDLER SUBDIVISION FILING NO. 3 REC. NO. 2023000054719

N00°05'22"E 64.00'

WINDLER SUBDIVISION
FILING NO. 11
1,509,750 S.F.
34.659 AC.

L=7.71', R=20.00' Δ=22°04'51"
CHB=S11°07'47"W CH=7.66'

L=9.22', R=25.00' Δ=21°07'47"
CHB=S11°36'19"W CH=9.17'

L=23.31', R=15.00' Δ=89°02'56"
CHB=S45°33'53"W CH=21.04'

S22°10'12"W 5.85'

TRACT C
WINDLER SUBDIVISION
FILING NO. 3
NO. 2023000054719
(NOT A PART)

N. TIBET ST
VARIABLE WIDTH PUBLIC ROW
REC. NO. 2022000041363

L=39.43', R=25.00' Δ=90°21'45"
CHB=N44°54'29"E CH=35.47'

S01°26'12"W 64.02'

L=15.31', R=43.00' Δ=20°23'58"
CHB=S10°17'04"W CH=15.23'

S00°05'21"W 3.31'

L=23.56', R=15.00' Δ=90°00'00"
CHB=S44°54'39"E CH=21.21'

L=111.85', R=57.50' Δ=111°27'20"
CHB=S34°40'39"E CH=95.03'

S00°24'19"E 9.00'

E1/4 COR SECTION 24
FOUND 3" GALV PIPE & 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA LS 16846 1/4 S24/S19 R66W/R65W T3S 1989"

ADDRESSED

Add this symbol to the legend?

N00°16'24"W 239.03'

S89°35'41"W 40.00' (TIE)

ADDRESSED

(1226.93') Filing No. 3?

ADDRESSED

374.52'?

1229.26'

372.19'

S89°35'41"W 1601.45'

C 1/4 COR SECTION 24
SET 30" LONG, NO. 6 REBAR & 3-1/4" ALUMINUM CAP STAMPED "WESTWOOD T3S R66W C 1/4 S24 2024 PLS 38864"

UNPLATTED

S. LINE, NE 1/4 SEC. 24
S89°35'41"W 2644.76'

E-470 PARCEL TK-112
BOOK 5849 PAGE 596
(PUBLIC ROW VARIES)

E. LINE, NE 1/4 SEC. 24
S00°14'06"E 2647.83'

R66W
R65W

200 100 0 200 400

SCALE: 1" = 200'

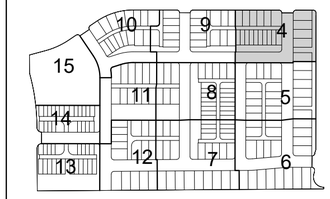
LEGEND

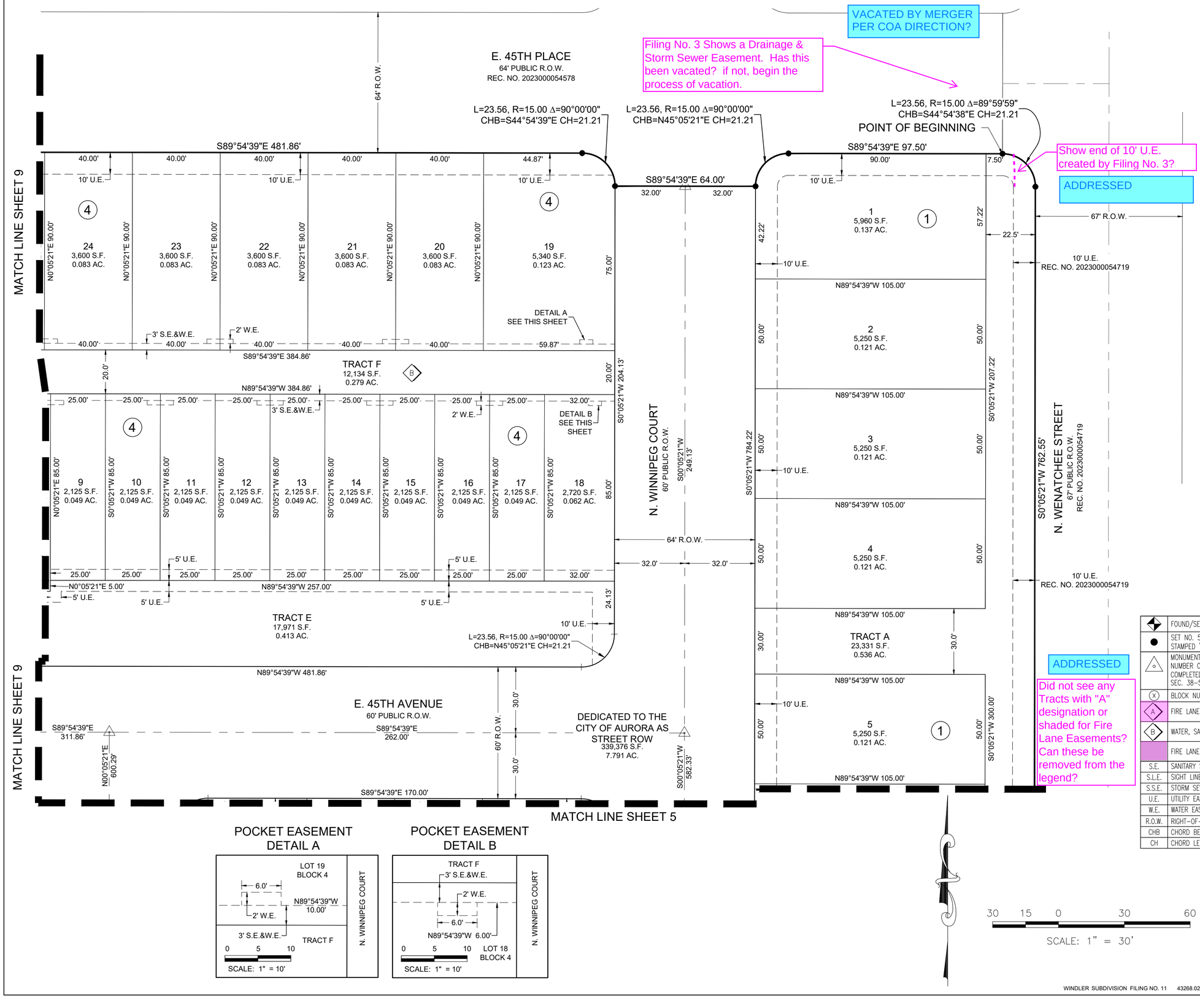
- FOUND/SET SECTION CORNER (AS NOTED)
- SET 18" LONG, NO. 5 REBAR & 1-1/4" RED PLASTIC CAP, STAMPED "WESTWOOD PLS 38864"
- (X) BLOCK NUMBER
- CHB = CHORD BEARING
- CH = CHORD LENGTH

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

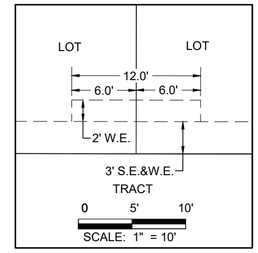
WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 15



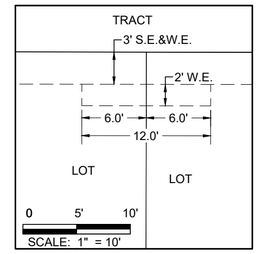


STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
A	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
B	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

POCKET EASEMENT DETAIL A

POCKET EASEMENT DETAIL B

30 15 0 30 60
SCALE: 1" = 30'

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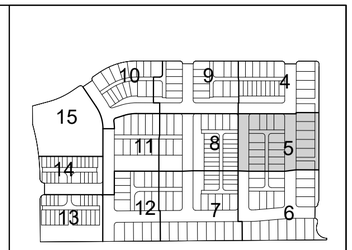
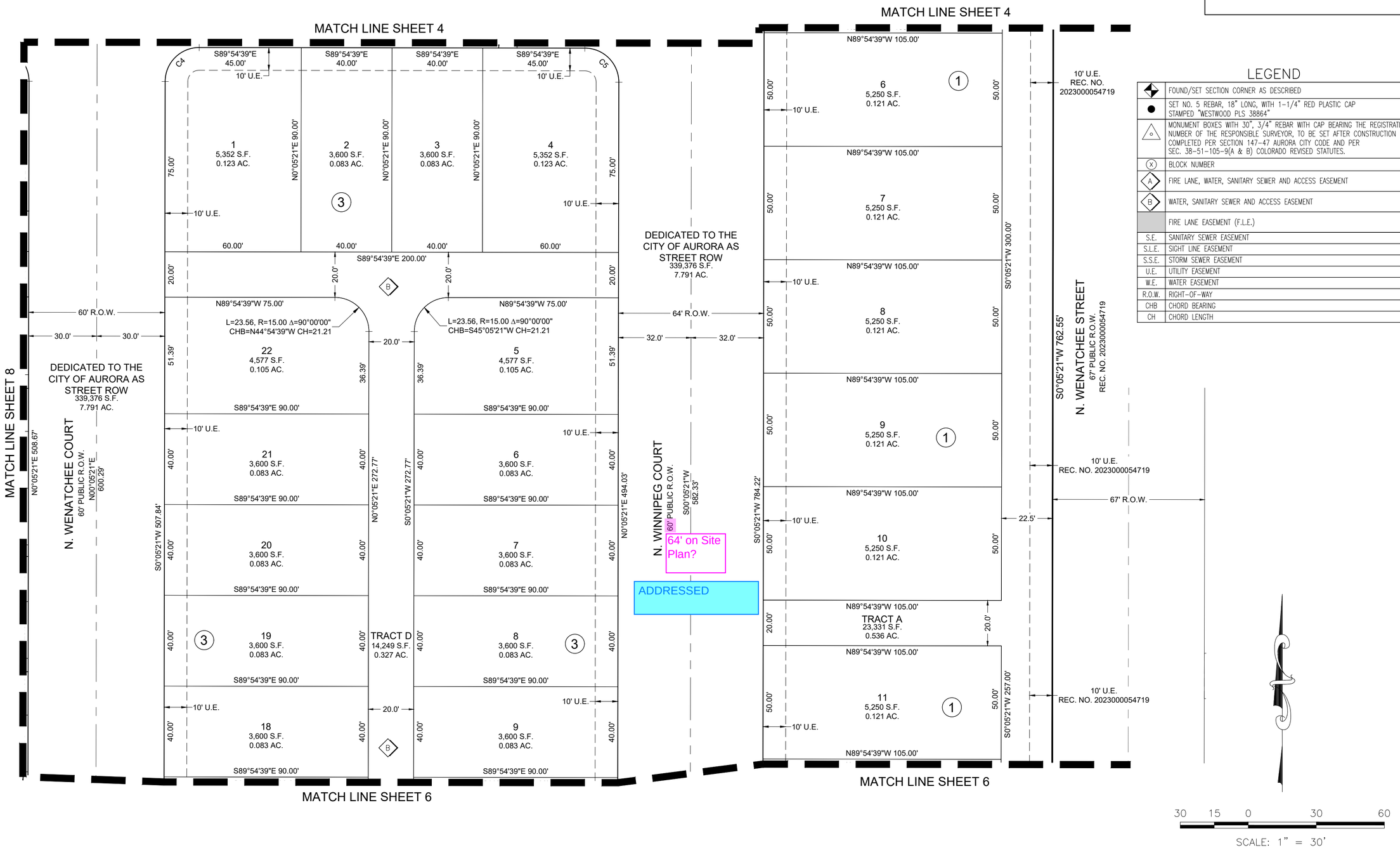
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 15





LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
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△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
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	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

30 15 0 30 60

SCALE: 1" = 30'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	15.00'	90°00'00"	23.56'	S45°05'21"W	21.21'
C5	15.00'	90°00'00"	23.56'	N44°54'39"W	21.21'

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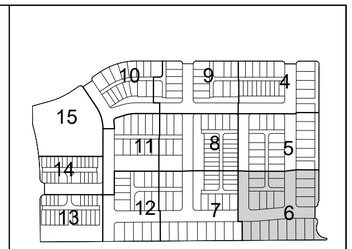
A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 15



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	282.00'	4°30'20"	22.18'	N87°20'31"E	22.17'
C2	250.00'	4°30'20"	19.66'	N87°20'31"E	19.65'
C3	218.00'	5°50'55"	22.25'	N88°00'49"E	22.24'

MATCH LINE SHEET 5

MATCH LINE SHEET 7

N. WENATCHEE COURT
60' PUBLIC R.O.W.
N0°05'21"E 600.29'
N0°05'21"E 508.67'

S89°54'39"E 90.00'
10' U.E.
17
3,600 S.F.
0.083 AC.
16
4,577 S.F.
0.105 AC.
10
3,600 S.F.
0.083 AC.
11
4,577 S.F.
0.105 AC.
N0°05'21"E 272.77'
S0°05'21"W 272.77'
20.0'
L=23.56, R=15.00 Δ=90°00'00"
CHB=N45°05'21"E CH=21.21
L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21
S89°54'39"E 75.00'
TRACT D
14,249 S.F.
0.327 AC.
N89°54'39"W 200.84'
N89°54'39"W 200.00'
S0°05'21"W 507.84'
N0°05'21"E 494.03'
60.00'
40.00'
40.00'
60.00'
15
6,209 S.F.
0.143 AC.
14
4,020 S.F.
0.092 AC.
13
3,880 S.F.
0.089 AC.
12
5,518 S.F.
0.127 AC.
S0°05'21"W 102.25'
S0°05'21"W 98.75'
S0°05'21"W 95.25'
76.26'
L=23.34
R=15.00 Δ=89°09'05"
CHB=S44°29'11"E CH=21.06
DETAIL J
SEE THIS SHEET
L=22.25
R=15.00 Δ=85°00'00"
CHB=N42°35'21"E
CH=20.27
C3
23.08'
40.15'
40.15'
46.48'
N85°05'21"E 149.87'
60' R.O.W.
30.0'
30.0'
DEDICATED TO THE
CITY OF AURORA AS
STREET ROW
339,376 S.F.
7.791 AC.
N. WINNIPEG COURT
60' PUBLIC R.O.W.
S0°05'21"W
582.33'
DEDICATED TO THE
CITY OF AURORA AS
STREET ROW
339,376 S.F.
7.791 AC.
64' R.O.W.
32.0'
32.0'
10' U.E.

MATCH LINE SHEET 5

N89°54'39"W 105.00'
12
5,250 S.F.
0.121 AC.
13
5,250 S.F.
0.121 AC.
14
5,250 S.F.
0.121 AC.
15
5,937 S.F.
0.136 AC.
50.00'
42.00'
57.00'
S0°05'21"W 784.22'
S0°05'21"W 257.00'
L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21
90.00'
S89°54'39"W 92.01'
TRACT A
23,331 S.F.
0.536 AC.
S0°05'21"W 762.55'
N. WENATCHEE STREET
67' PUBLIC R.O.W.
REC. NO. 2023000054719
10' U.E.
REC. NO. 2023000054719
67' R.O.W.
22.5'
L=7.71, R=20.00 Δ=22°04'51"
CHB=S11°07'47"W CH=7.66
S22°10'12"W 5.85'
L=9.22, R=25.00 Δ=21°07'47"
CHB=S11°36'19"W CH=9.17
L=23.31, R=15.00 Δ=89°02'56"
CHB=S45°33'53"W CH=21.04
2.01'
Show end of 10' U.E.
created by Filing No. 3?
ADDRESSED
32.01'
S1°26'12"W 64.02'
N89°54'39"W 54.75'
L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21
S0°05'21"W 3.31'
L=15.31, R=43.00 Δ=20°23'58"
CHB=S10°17'04"W CH=15.23
CHB=S34°40'39"E CH=95.03
L=111.83', R=57.50 Δ=111°27'20"
S0°24'19"E 9.00'
6.66'
S0°24'19"E 120.99'

E. 44TH AVENUE
64' PUBLIC R.O.W.
L=10.90'
L=10.92'
S89°54'39"E 127.34'
L=21.82' R=250.00' Δ=05°00'00"
CHB=S87°35'21"W CH=21.81'
N85°05'21"E 182.02'
N89°35'41"E 50.17'
C2
L=19.02, R=218.00 Δ=5°00'00"
CHB=S87°35'21"W CH=19.02
S89°54'39"E 126.58'
N89°35'41"E 757.46'
C1
50.00'
7.46'
20.45'
50.15'
50.15'
50.15'
11.11'
19.92'
50.00'
50.00'
10' U.E.
8
5,310 S.F.
0.122 AC.
7
5,350 S.F.
0.123 AC.
6
5,532 S.F.
0.127 AC.
5
5,729 S.F.
0.132 AC.
4
5,926 S.F.
0.136 AC.
3
6,084 S.F.
0.140 AC.
2
6,082 S.F.
0.140 AC.
1
6,060 S.F.
0.139 AC.
S0°24'19"E 106.19'
S0°24'19"E 106.19'
S0°24'19"E 108.67'
S0°24'19"E 112.61'
S0°24'19"E 116.55'
S0°24'19"E 120.49'
S0°24'19"E 121.86'
S0°24'19"E 121.43'
TRACT C
3,197 S.F.
0.073 AC.
S89°35'41"W 1601.45'
UNPLATTED

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
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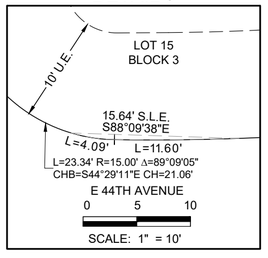
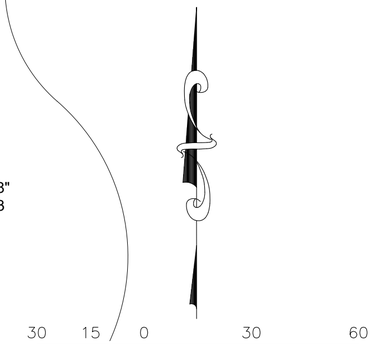
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

SIGHT LINE EASEMENT (S.L.E) DETAIL J





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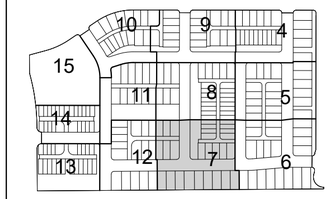
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 15



MATCH LINE SHEET 8

MATCH LINE SHEET 12

MATCH LINE SHEET 6

N. VERSAILLES STREET
60' PUBLIC R.O.W.

TRACT I
11,195 S.F.
0.257 AC.

TRACT H
29,647 S.F.
0.681 AC.

TRACT G
14,764 S.F.
0.339 AC.

ADDRESSED

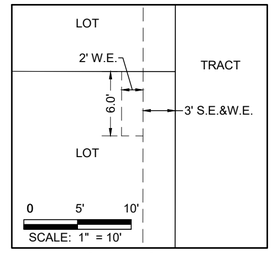
DEDICATED TO THE CITY OF AURORA AS STREET ROW
339,376 S.F.
7.791 AC.

E. 44TH AVENUE
64' PUBLIC R.O.W.

UNPLATTED

TRACT B
6,145 S.F.
0.141 AC.

STANDARD POCKET EASEMENT DETAILS



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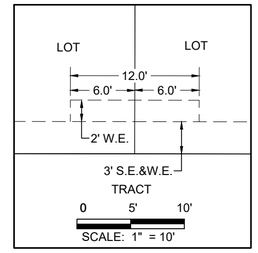
STANDARD POCKET EASEMENT DETAILS



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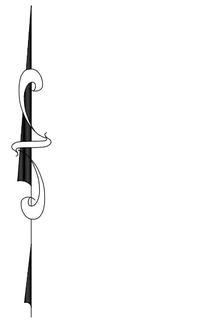

30 15 0 30 60

SCALE: 1" = 30'

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
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S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

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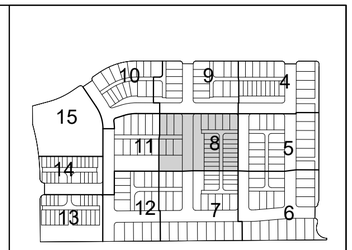
SHEET 8 OF 15



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	15.00'	41°48'37"	10.95'	N69°00'20"W	10.70'
C7	15.00'	36°52'12"	9.65'	N18°20'45"W	9.49'

MATCH LINE SHEET 9

MATCH LINE SHEET 11

MATCH LINE SHEET 5

MATCH LINE SHEET 7

ADDRESSED

TRACT K
8,740 S.F.
0.201 AC.

TRACT J
34,130 S.F.
0.784 AC.

TRACT H
29,647 S.F.
0.681 AC.

TRACT G
14,764 S.F.
0.339 AC.

N. VERSAILLES STREET
60' PUBLIC R.O.W.
S0°05'21"W 602.98'

DEDICATED TO THE CITY OF AURORA AS STREET ROW
339,376 S.F.
7.791 AC.

60' R.O.W.

S89°54'39"E 380.00'

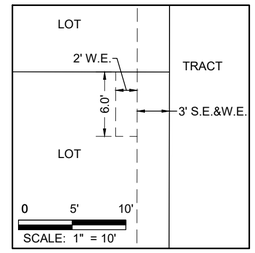
N89°54'39"W 380.00'

S0°05'21"W 510.59'

S0°05'21"W 420.10'

DETAIL C
SEE THIS SHEET

STANDARD POCKET EASEMENT DETAILS



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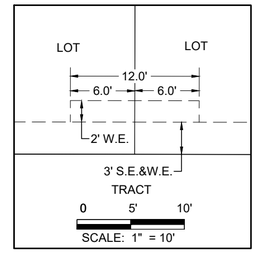
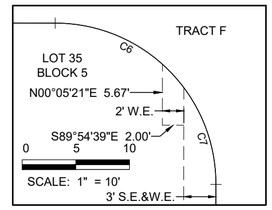
STANDARD POCKET EASEMENT DETAILS

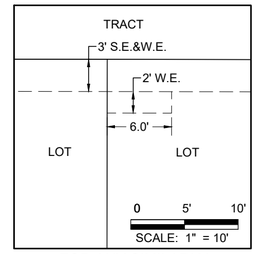


FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

POCKET EASEMENT DETAIL C



STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

LEGEND

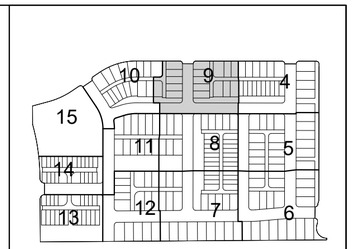
◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
A	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
B	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

30 15 0 30 60
SCALE: 1" = 30'

ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

WINDLER SUBDIVISION FILING NO. 11

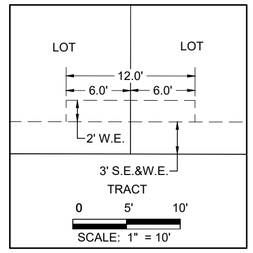
A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 15



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°54'23"W	16.00'
L2	S00°05'37"W	22.11'
L3	S00°05'37"W	22.11'
L4	N89°54'39"W	20.00'
L5	N89°54'23"W	20.00'

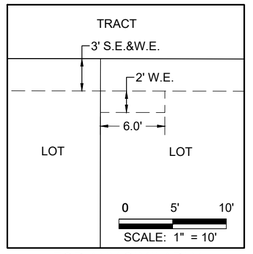
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	15.00'	90°00'00"	23.56'	N45°05'21"E	21.21'
C9	15.00'	36°52'12"	9.65'	S71°39'15"W	9.49'

STANDARD POCKET EASEMENT DETAILS



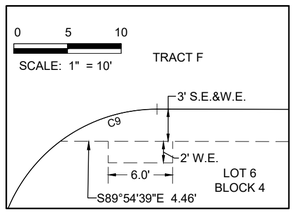
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS

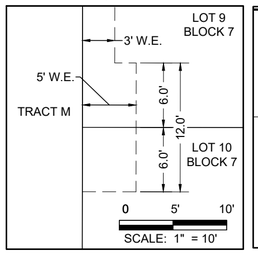


FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

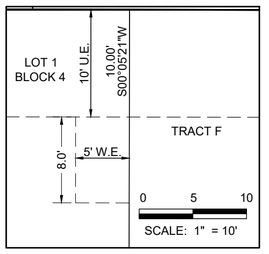
POCKET EASEMENT DETAIL E



POCKET EASEMENT DETAIL F



POCKET EASEMENT DETAIL D



MATCH LINE SHEET 10

Label easement?

ADDRESSED

E. 45TH PLACE
64' PUBLIC R.O.W.
REC. NO. 2023000054578

64' R.O.W.

L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21

L=23.56, R=15.00 Δ=90°00'00"
CHB=N45°05'21"E CH=21.21

S89°54'39"E 243.20'

S89°54'39"E 60.00'
30.00' 30.00'

S89°54'39"E 481.86'

20.00' 77.00' 10' U.E. 3' W.E.

9
4,276 S.F.
0.098 AC.

DETAIL F
SEE THIS SHEET

S89°54'39"E 92.00'

S0°05'21"W 75.00'

47.00' 32.00'

10
3,680 S.F.
0.084 AC.

S89°54'39"E 92.00'

40.00'

20.0'

N89°54'39"W 131.20'

TRACT M
11,476 S.F.
0.263 AC.

11
3,680 S.F.
0.084 AC.

S89°54'39"E 92.00'

S0°05'21"W 205.00'

S0°05'21"W 204.13'

12
3,680 S.F.
0.084 AC.

S89°54'39"E 92.00'

13
3,680 S.F.
0.084 AC.

S89°54'39"E 92.00'

N. VERSAILLES STREET
60' PUBLIC R.O.W.
S00°05'21"W
249.13'

60' R.O.W.
30.0' 30.0'

1
4,276 S.F.
0.098 AC.

DETAIL D
SEE THIS SHEET

47.01'

S89°54'23"E 92.00'

2
3,680 S.F.
0.084 AC.

S89°54'23"E 92.00'

3
3,680 S.F.
0.084 AC.

S89°54'23"E 92.00'

N0°05'21"E 204.13'

4
3,680 S.F.
0.084 AC.

S89°54'23"E 92.00'

5
3,680 S.F.
0.084 AC.

N0°05'21"E 40.00'

N0°05'21"E 75.00'

27
5,351 S.F.
0.123 AC.

N0°05'21"E 90.00'

26
3,600 S.F.
0.083 AC.

N0°05'21"E 90.00'

25
3,600 S.F.
0.083 AC.

N0°05'21"E 90.00'

L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21

2' W.E.

3' S.E.&W.E.

45.00' 40.00' 40.00'

S89°54'39"E 384.86'

TRACT F
12,134 S.F.
0.279 AC.

DETAIL E
SEE THIS SHEET

N89°54'39"W 384.86'

39.97' 40.00' 47.89'

3' S.E.&W.E.

2' W.E.

L=23.56
R=15.00
Δ=90°00'00"
CHB=S45°05'21"W
CH=21.21

6
4,899 S.F.
0.112 AC.

7
3,600 S.F.
0.083 AC.

8
4,310 S.F.
0.099 AC.

N0°05'21"E 77.01'

75.00'

S0°05'21"W 90.00'

N0°05'21"E 90.00'

5' U.E.

54.97' 40.00' 47.89'

L5 2.01'

N89°54'39"W 142.86'

TRACT E
17,971 S.F.
0.413 AC.

N89°54'23"W 92.00'

10' U.E.

5.00'

L1

L2 16' S.S.E. L3

L=23.56, R=15.00 Δ=90°00'00"
CHB=S44°54'39"E CH=21.21

78.90' 16.00'

N89°54'39"W 481.86'

386.96'

MATCH LINE SHEET 4

L=23.56
R=15.00
Δ=90°00'00"
CHB=N44°54'39"W
CH=21.21

14
4,453 S.F.
0.102 AC.

S0°05'21"W 90.00'

S0°05'21"W 75.00'

35.02'

50.02'

5' U.E.

N89°54'39"W 139.07'

5.00'

L4

2.00'

N89°54'39"W 92.00'

12' U.E. 10' U.E.

TRACT L
12,116 S.F.
0.278 AC.

12.13'

L=23.56, R=15.00 Δ=90°00'00"
CHB=N45°05'21"E CH=21.21

S89°54'39"E 243.79'

DEDICATED TO THE CITY OF AURORA AS STREET ROW
339,376 S.F.
7.791 AC.

E. 45TH AVENUE
60' PUBLIC R.O.W.

S89°54'39"E 288.79'

S89°54'39"E 311.86'

60' R.O.W.

30.0' 30.0'

S00°05'21"W 602.98'

S89°54'39"E 243.79'

S89°54'39"E 221.86'

MATCH LINE SHEET 10

MATCH LINE SHEET 8

30 15 0 30 60

SCALE: 1" = 30'

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
A	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
B	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

ENGINEER/SURVEYOR
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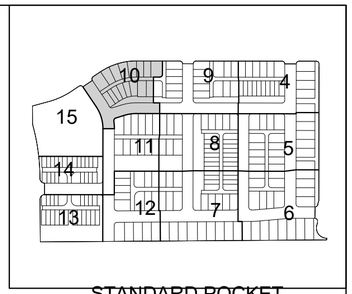
Tel: (720) 482-9526 / Fax: (720) 482-9546

WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 15



LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
○	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
A	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
B	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

E. 45TH PLACE
64' PUBLIC R.O.W.
REC. NO. 2023000054578

VACATED BY SEPARATE DOCUMENT

Filing No. 3 shows a Drainage & Storm Sewer Easement in this area?

L=213.93, R=360.00 Δ=34°02'53" CHB=N73°03'55"E CH=210.80
S89°54'39"E 243.20'
64' R.O.W.
MATCH LINE SHEET 9

N56°02'28"E 48.25'
L=23.56, R=15.00 Δ=90°00'00"
CHB=N11°02'28"E CH=21.21
L=23.56, R=15.00 Δ=90°00'00"
CHB=N45°05'21"E CH=21.21
DETAIL G
SEE THIS SHEET
N89°54'39"W 131.20'
N89°54'39"W 139.07'

1 — 5,802 S.F. 0.133 AC.
2 — 4,204 S.F. 0.097 AC.
3 — 4,204 S.F. 0.097 AC.
4 — 4,204 S.F. 0.097 AC.
5 — 4,187 S.F. 0.096 AC.
6 — 3,600 S.F. 0.083 AC.
7 — 3,600 S.F. 0.083 AC.
8 — 5,801 S.F. 0.133 AC.
15 — 3,600 S.F. 0.083 AC.
16 — 4,421 S.F. 0.102 AC.
17 — 3,529 S.F. 0.081 AC.
18 — 2,683 S.F. 0.062 AC.
19 — 2,683 S.F. 0.062 AC.
20 — 2,589 S.F. 0.059 AC.
21 — 2,125 S.F. 0.049 AC.
22 — 2,941 S.F. 0.068 AC.

TRACT M — 11,476 S.F. 0.263 AC.
TRACT L — 12,116 S.F. 0.278 AC.

N. UKRAINE STREET
64' PUBLIC R.O.W.
S33°57'32"E 134.72'
MATCH LINE SHEET 15

DETAIL H
SEE THIS SHEET

DEDICATED TO THE CITY OF AURORA AS STREET ROW
339,376 S.F.
7.791 AC.

VACATED BY SEPARATE DOCUMENT

Filing No. 3 shows an access easement in this area?

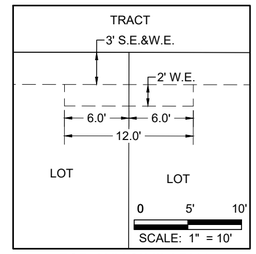
E. 45TH AVENUE
60' PUBLIC R.O.W.
S89°54'39"E 288.79'
S89°54'39"E 243.79'
MATCH LINE SHEET 11

L=85.48, R=280.00 Δ=17°29'28"
CHB=S81°20'37"W CH=85.15
L=66.16, R=220.00 Δ=17°29'29"
CHB=S81°20'37"W CH=66.90

CURVE TABLE

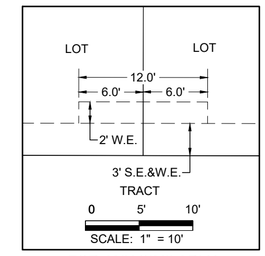
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C10	15.00'	81°17'07"	21.28'	S66°45'34"E	19.54'
C11	282.00'	7°50'32"	38.60'	N30°02'16"W	38.57'
C12	282.00'	8°46'35"	43.20'	N04°17'56"W	43.15'
C13	250.00'	17°29'28"	76.32'	S81°20'37"W	76.02'
C14	15.00'	36°52'12"	9.65'	N71°39'15"E	9.49'

STANDARD POCKET EASEMENT DETAILS



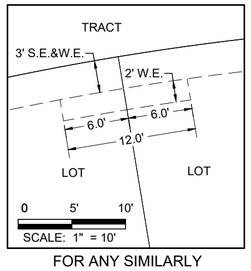
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS



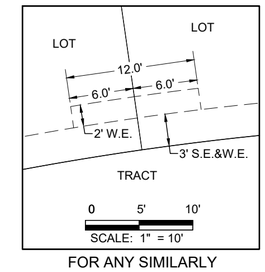
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS



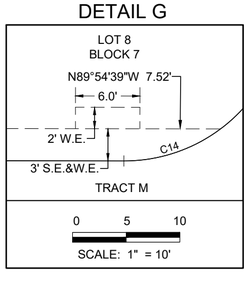
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS

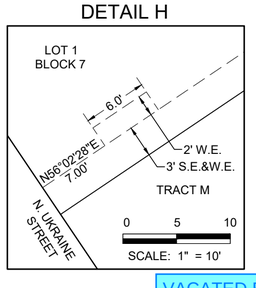


FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

POCKET EASEMENT DETAIL G



POCKET EASEMENT DETAIL H



30 15 0 30 60
SCALE: 1" = 30'

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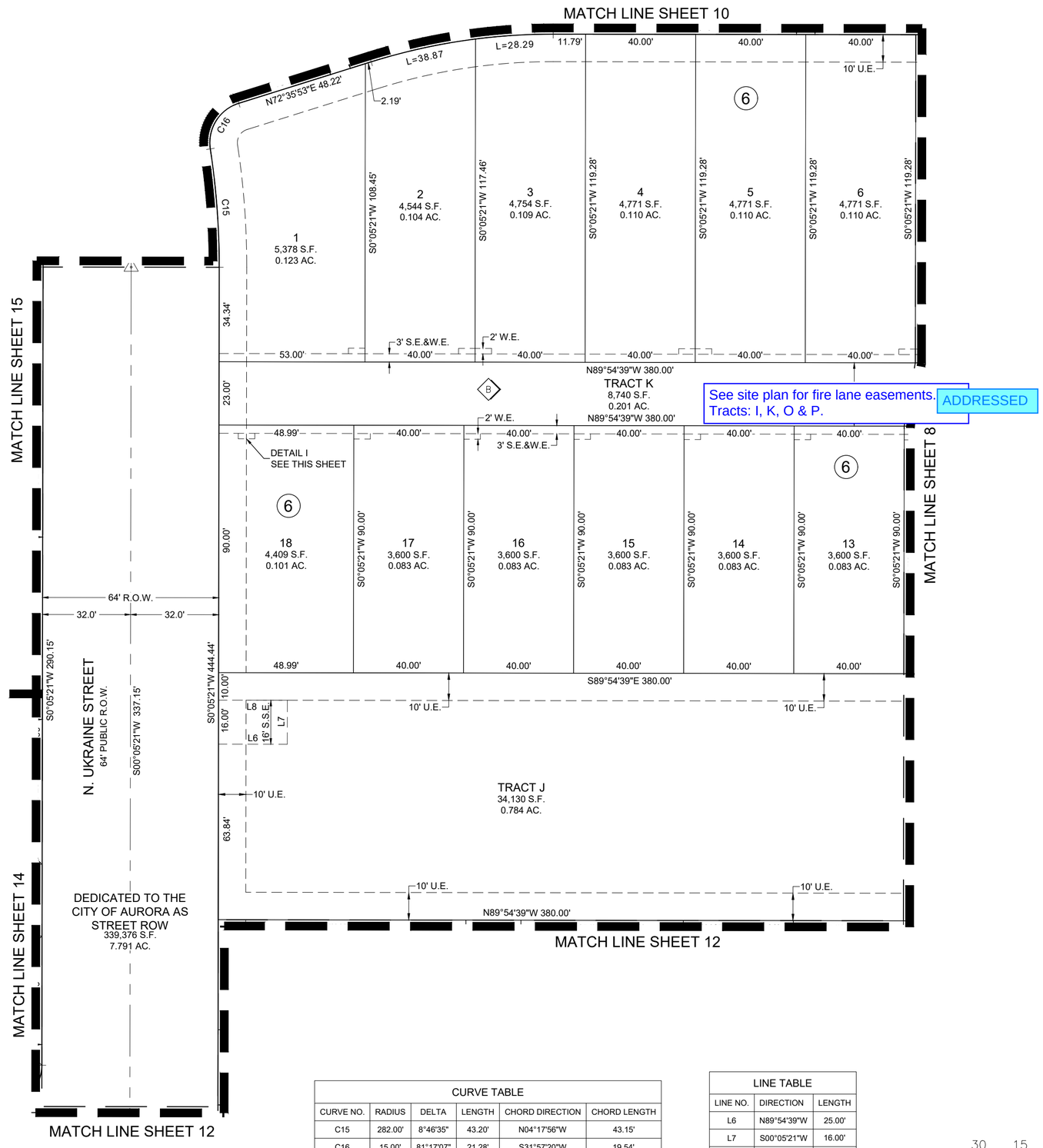
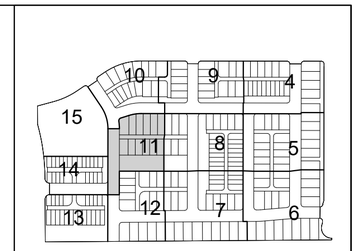
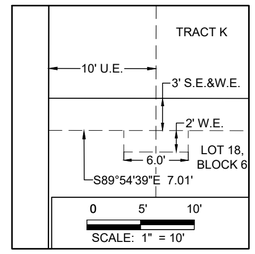
WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 11 OF 15

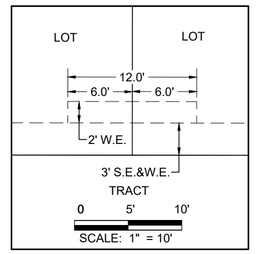




POCKET EASEMENT DETAIL I

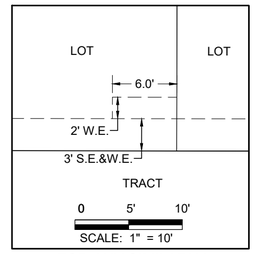


STANDARD POCKET EASEMENT DETAILS



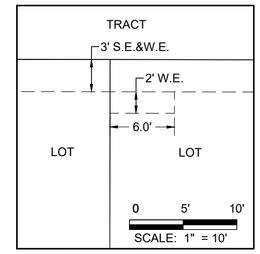
FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	282.00'	8°46'35"	43.20'	N04°17'56"W	43.15'
C16	15.00'	81°17'07"	21.28'	S31°57'20"W	19.54'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N89°54'39"W	25.00'
L7	S00°05'21"W	16.00'
L8	N89°54'39"W	25.00'

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
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S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

30 15 0 30 60
SCALE: 1" = 30'

ENGINEER/SURVEYOR
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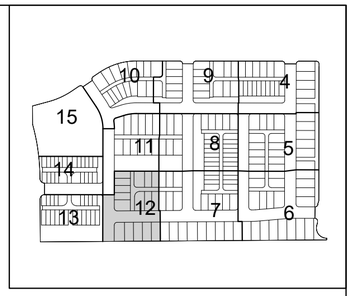
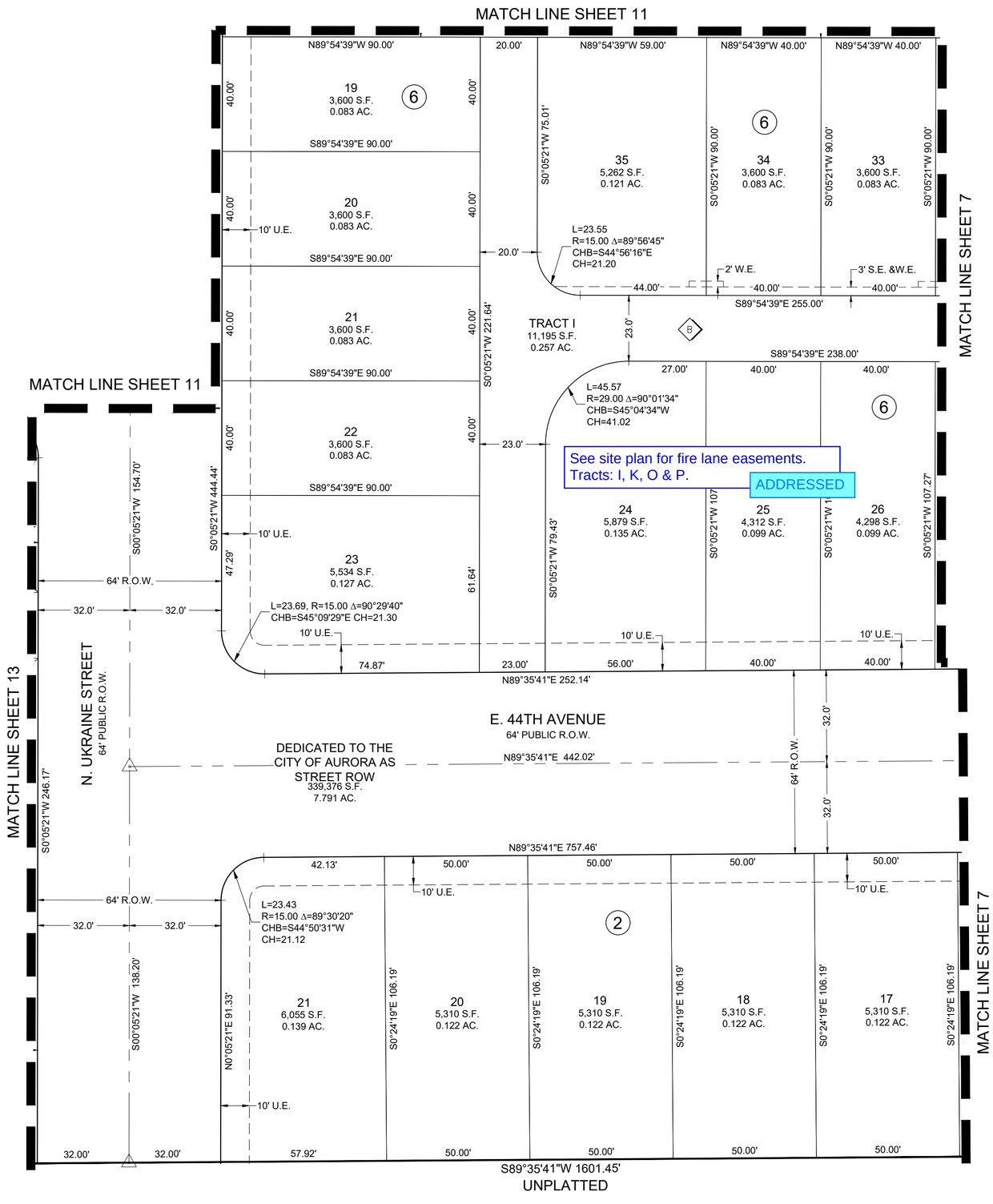
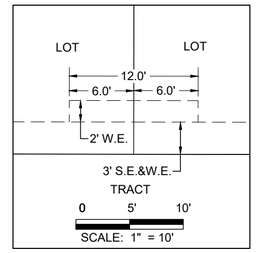
WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 15

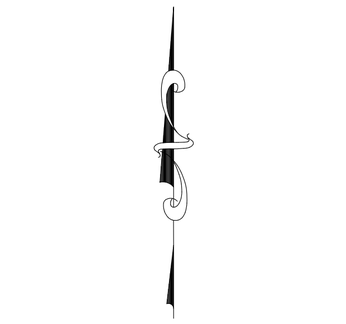




STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON



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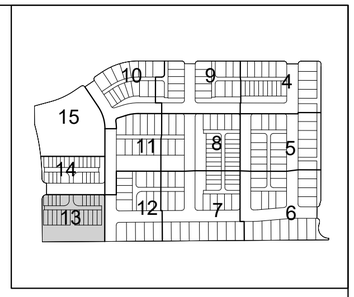
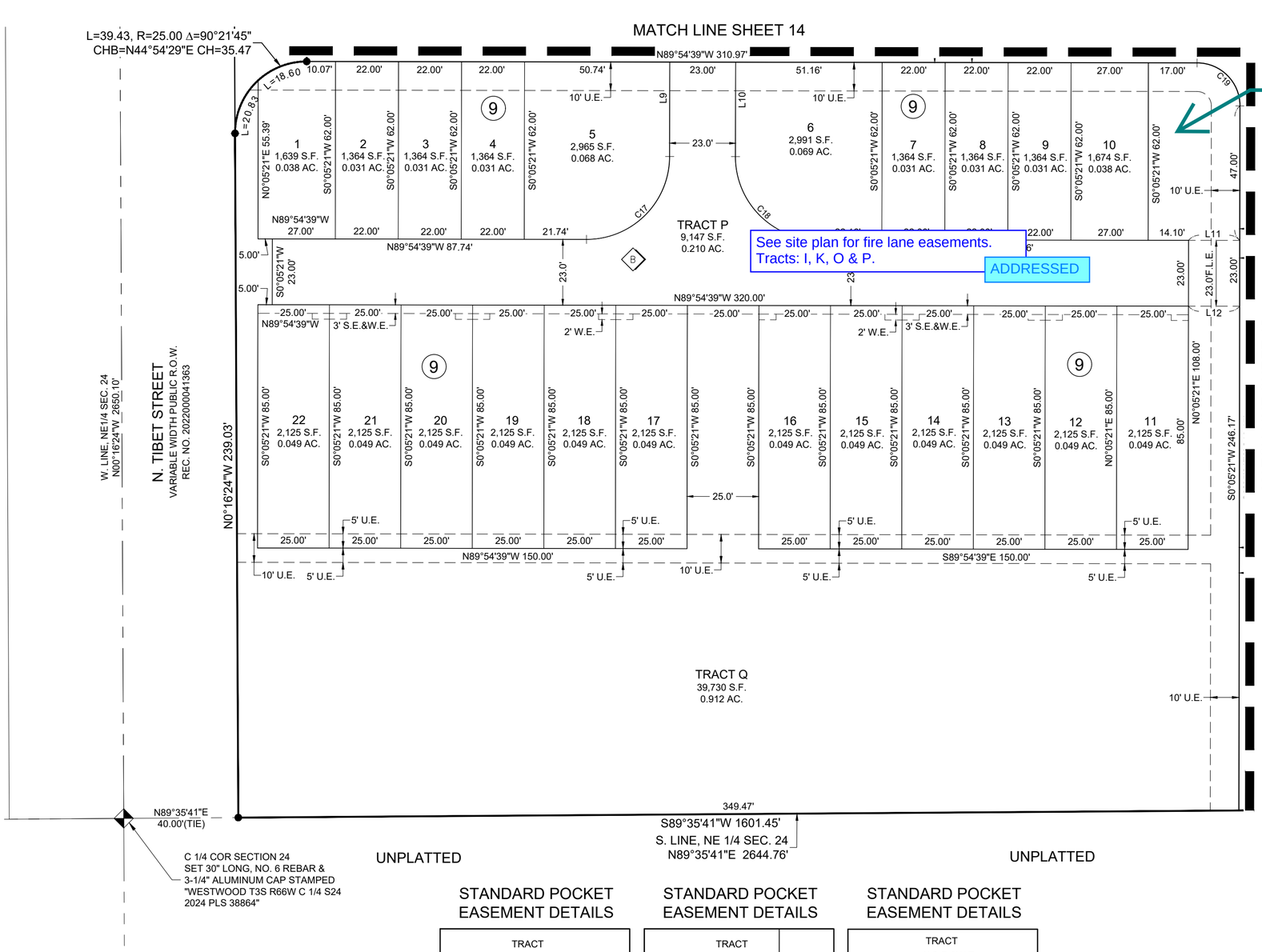
SHEET 13 OF 15





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S00°05'21"W	33.00'
L10	N00°05'21"E	33.00'
L11	N89°54'39"W	17.90'
L12	N89°54'39"W	17.90'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	29.00'	90°00'00"	45.55'	N45°05'21"E	41.01'
C18	29.00'	90°00'00"	45.55'	S44°54'39"E	41.01'
C19	15.00'	90°00'00"	23.56'	N44°54'39"W	21.21'

30 15 0 30 60

SCALE: 1" = 30'

LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
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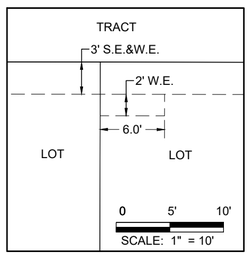
STANDARD POCKET EASEMENT DETAILS



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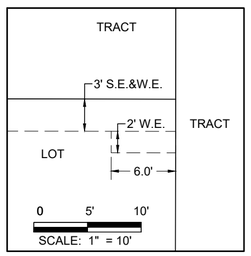

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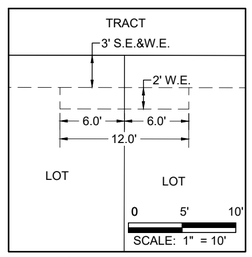

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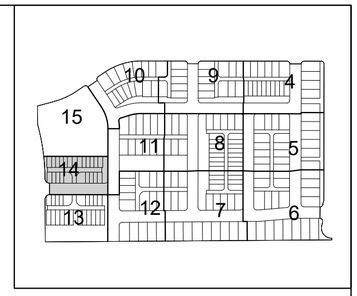
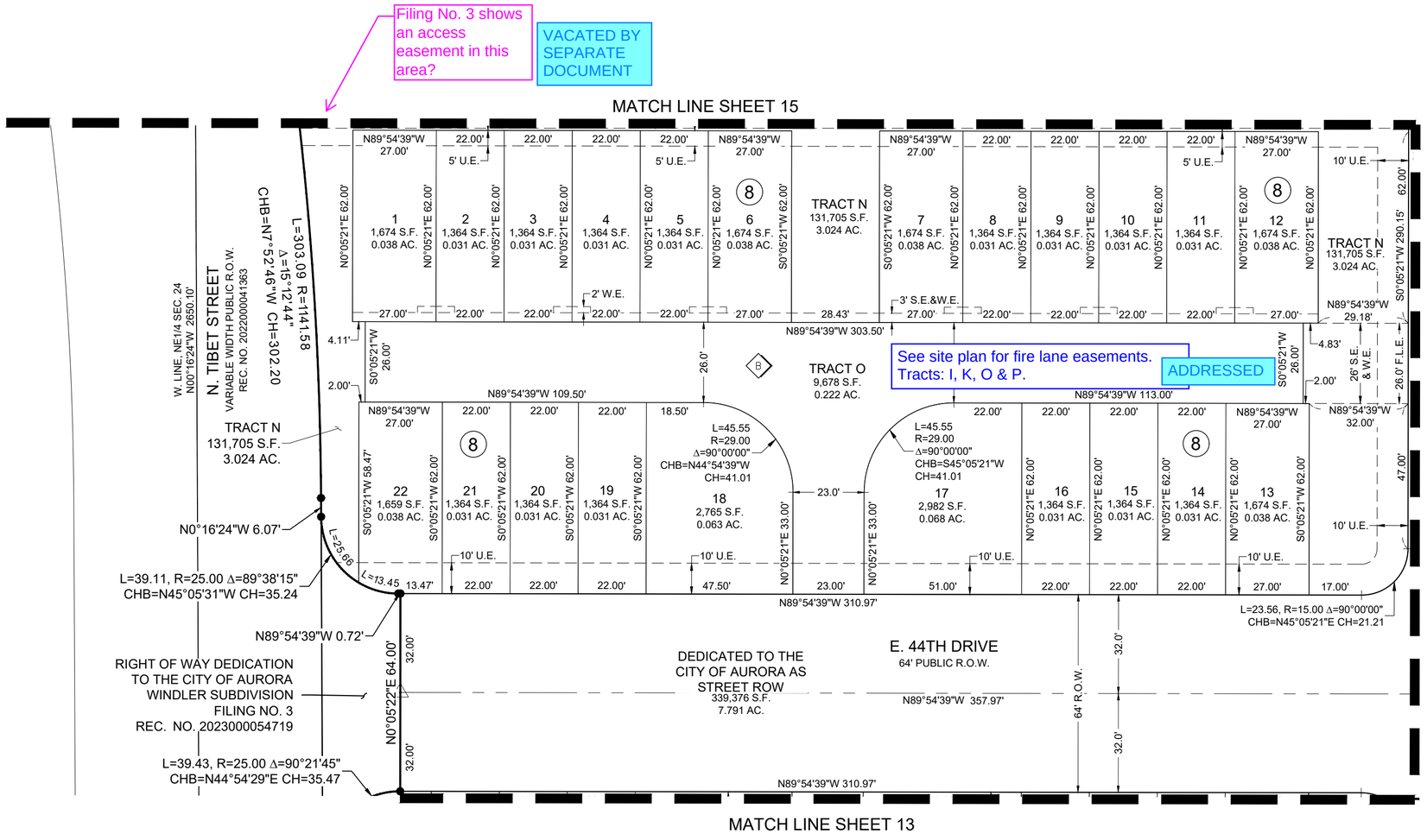
SHEET 14 OF 15





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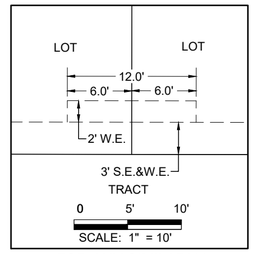

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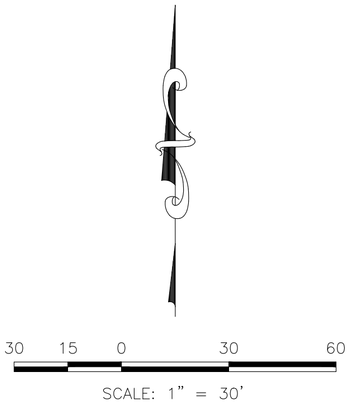

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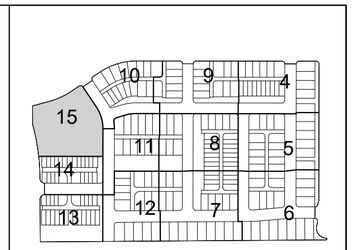

VACATED BY MERGER OF ESTATES PER COA DIRECITON

Filing No. 3 shows a Drainage & Storm Sewer Easement in this area?

L=23.56, R=15.00 Δ=90°00'00"
CHB=S78°57'32"E CH=21.21

N56°02'28"E 48.25'

E. 45TH PLACE
64' PUBLIC R.O.W.
REC. NO. 2023000054578

64' R.O.W.

CHB=N65°28'08"E CH=144.15
L=144.80, R=440.00 Δ=18°51'20"

10' U.E.

S33°57'32"E 134.72'

MATCH LINE SHEET 10

VACATED BY MERGER OF ESTATES PER COA DIRECITON

Filing No. 3 shows a Drainage & Storm Sewer Easement in this area?

Label ROW Reception No.?

ADDRESSED

W. LINE, NE1/4 SEC. 24
N00°16'24"W

N74°53'48"E 92.86'
92.86'

L=129.55, R=218.00 Δ=34°02'53" CHB=N16°56'05"W CH=127.65

Label Tract?

ADDRESSED

N0°16'24"W 101.26'
101.26'

DRAINAGE & STORM SEWER EASEMENT
REC. NO. 2023000054719

TRACT N
131,705 S.F.
3.024 AC.

Label Street ROW Width & Reception No.?

ADDRESSED

L=303.09, R=1141.58 Δ=15°12'44"
CHB=N7°52'46"W CH=302.20

L=303.09

S0°05'21"W 290.15'

10' U.E.

MATCH LINE SHEET 11

5' U.E.
N89°54'39"W 142.00'

5' U.E.
N89°54'39"W 142.00'

MATCH LINE SHEET 14

30 15 0 30 60

SCALE: 1" = 30'

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