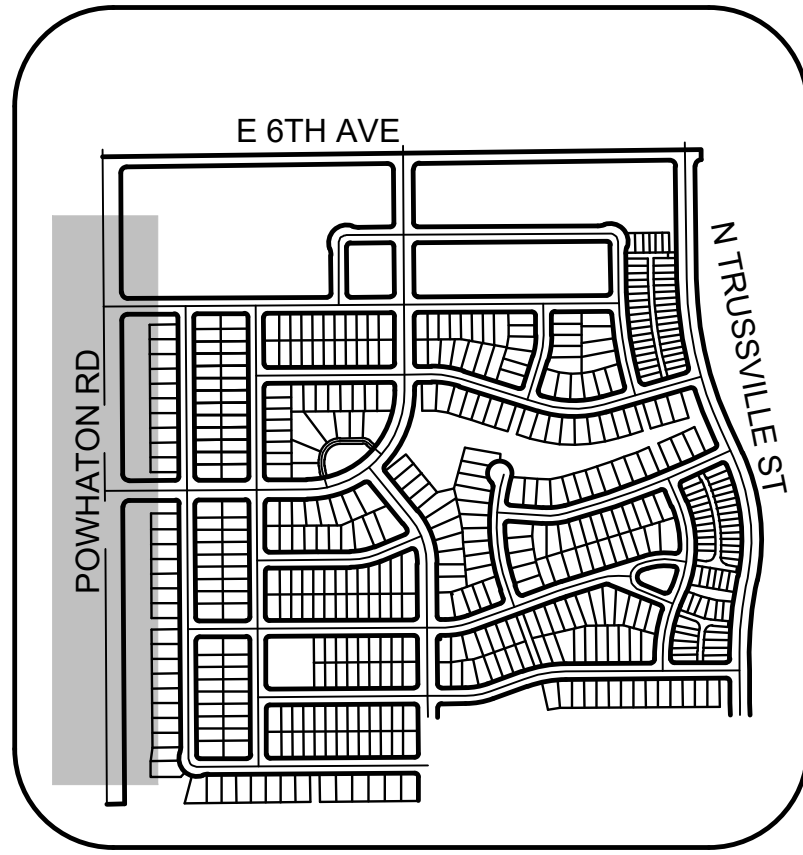
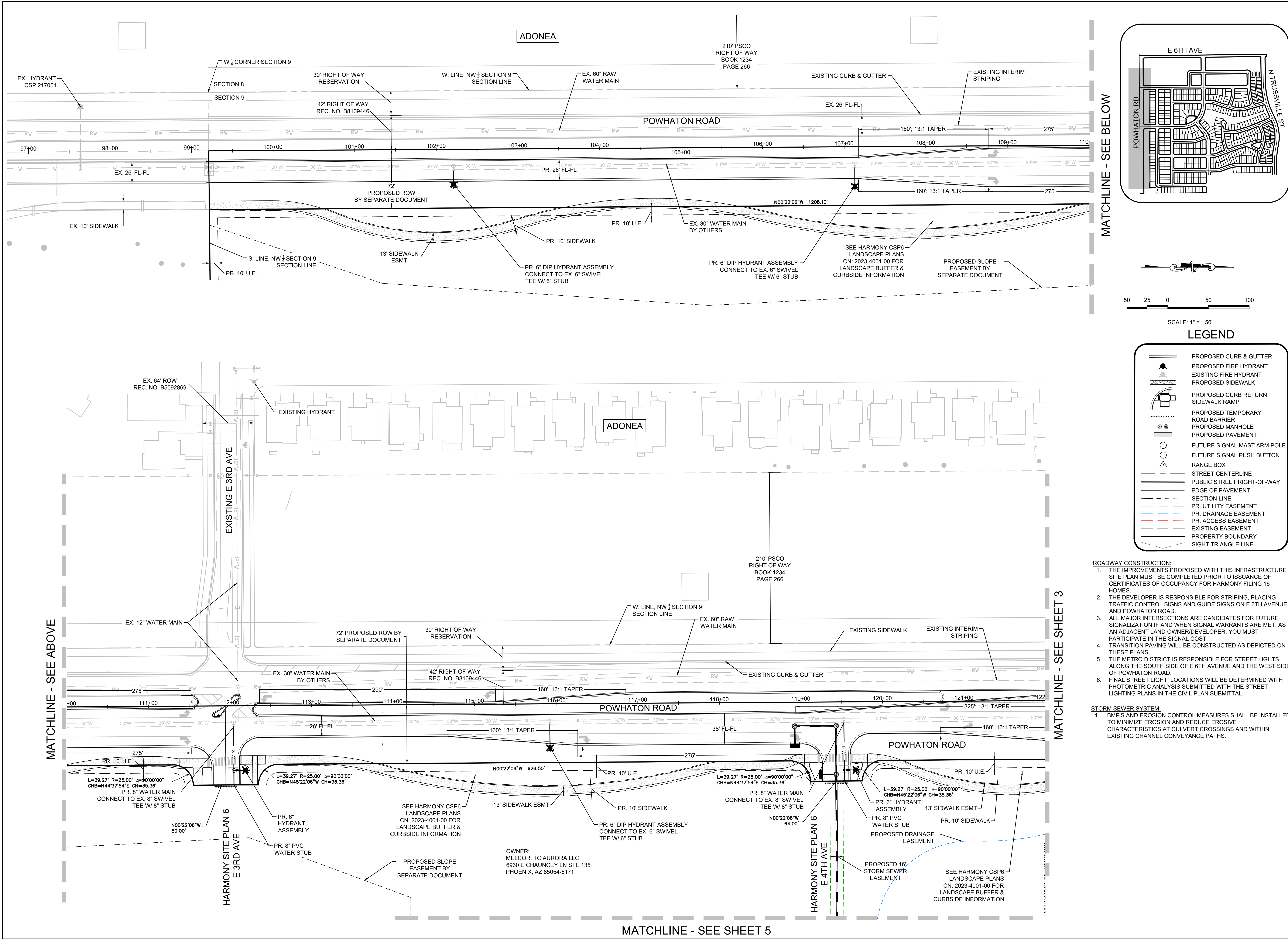


N:\PROJECTS\30075604 SAND CREEK\ENGINEERING\SHS SET\SCSP SITE PLAN\DISP EASEMENT EXHIBIT DWG. AALAMAR 2/27/24



50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- FUTURE SIGNAL MAST ARM POLE
- FUTURE SIGNAL PUSH BUTTON
- RANGE BOX
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- EDGE OF PAVEMENT
- SECTION LINE
- PR. UTILITY EASEMENT
- PR. DRAINAGE EASEMENT
- PR. ACCESS EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE

ROADWAY CONSTRUCTION:

- THE IMPROVEMENTS PROPOSED WITH THIS INFRASTRUCTURE SITE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR HARMONY FILING 16 HOMES.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING, PLACING TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON E 6TH AVENUE AND POWHATON ROAD.
- ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
- TRANSITION PAVING WILL BE CONSTRUCTED AS DEPICTED ON THESE PLANS.
- THE METRO DISTRICT IS RESPONSIBLE FOR STREET LIGHTS ALONG THE SOUTH SIDE OF E 6TH AVENUE AND THE WEST SIDE OF POWHATON ROAD.
- FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

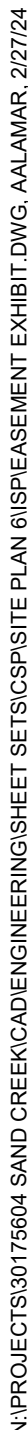
STORM SEWER SYSTEM:

- BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.

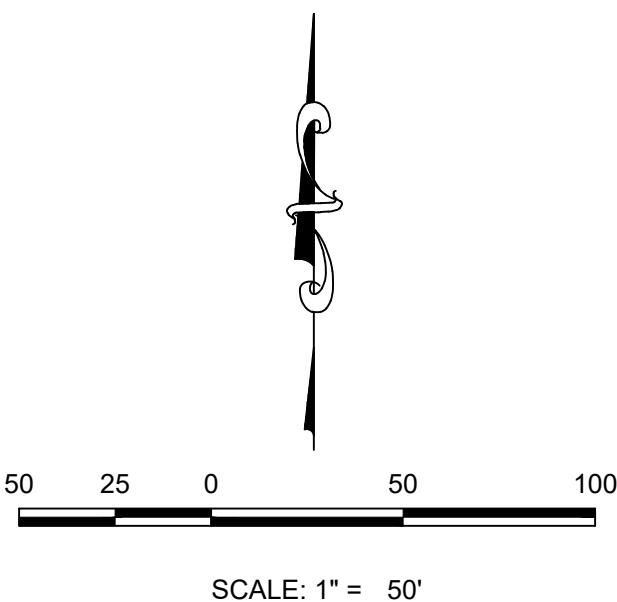
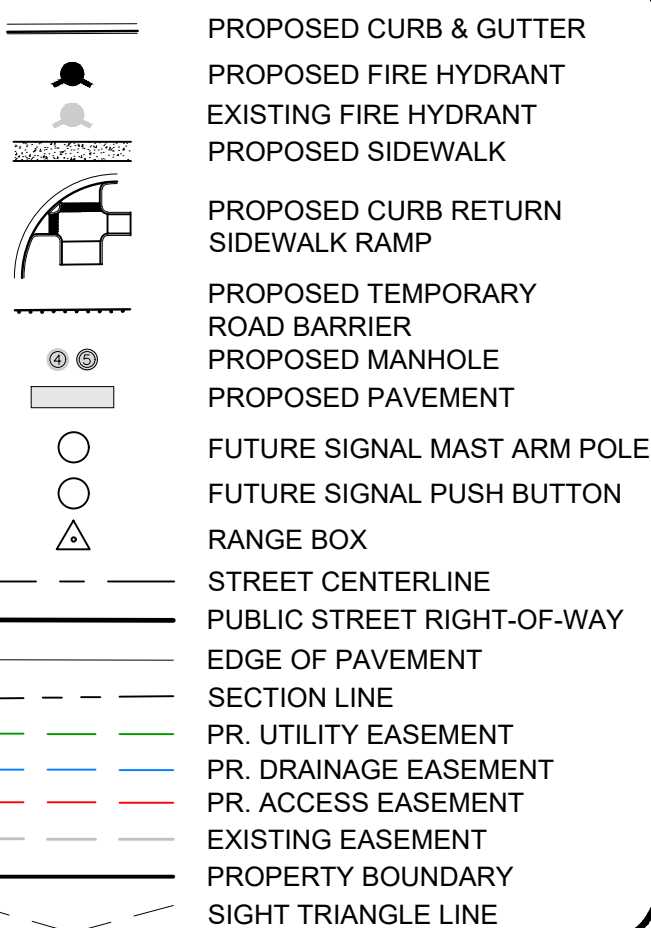
SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 ROW AND EASEMENT PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Revisions	Date
2	DJG	BPW	FEBRUARY, 2024	AS SHOWN				
OF 79								

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.



- STORM SEWER SYSTEM:**
1. BMP'S AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.



MATCHLINE - SEE SHEET 4

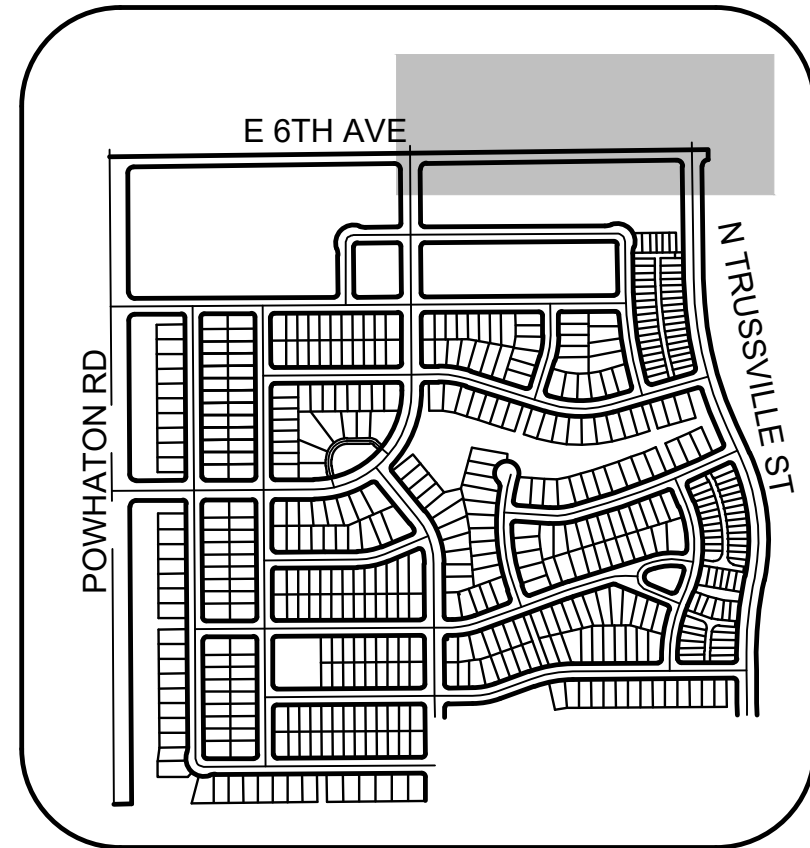
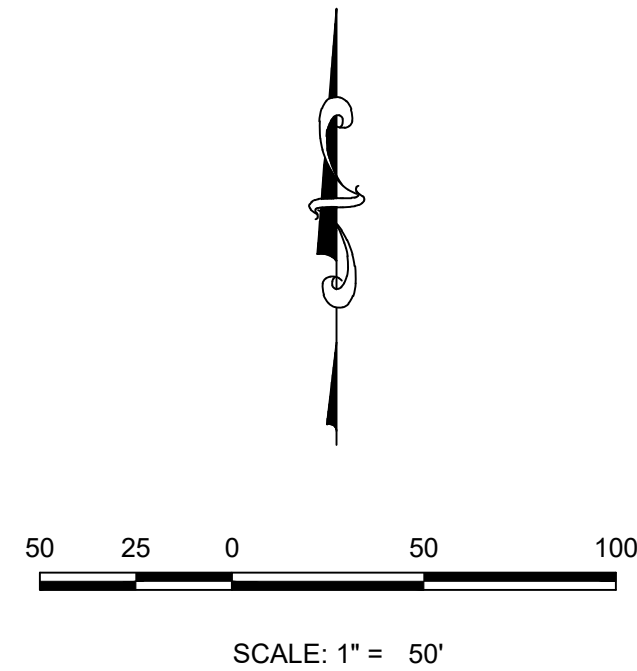
MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5

SHEET NUMBER <div>3</div> OF 79	DRAWN BY: <div>DJG</div>	SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 ROW AND EASEMENT PLAN	MelcorTC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD , CO 80112 TEL: 720.482.9526</div> <div>Westwoods.com Westwood Professional Services, Inc.</div>						
	CHECKED BY: <div>BWP</div>	FILE NO: 8130214922									
	DATE: FEBRUARY, 2024										
						No.	Revisions	Date	Init.	Appr.	Date

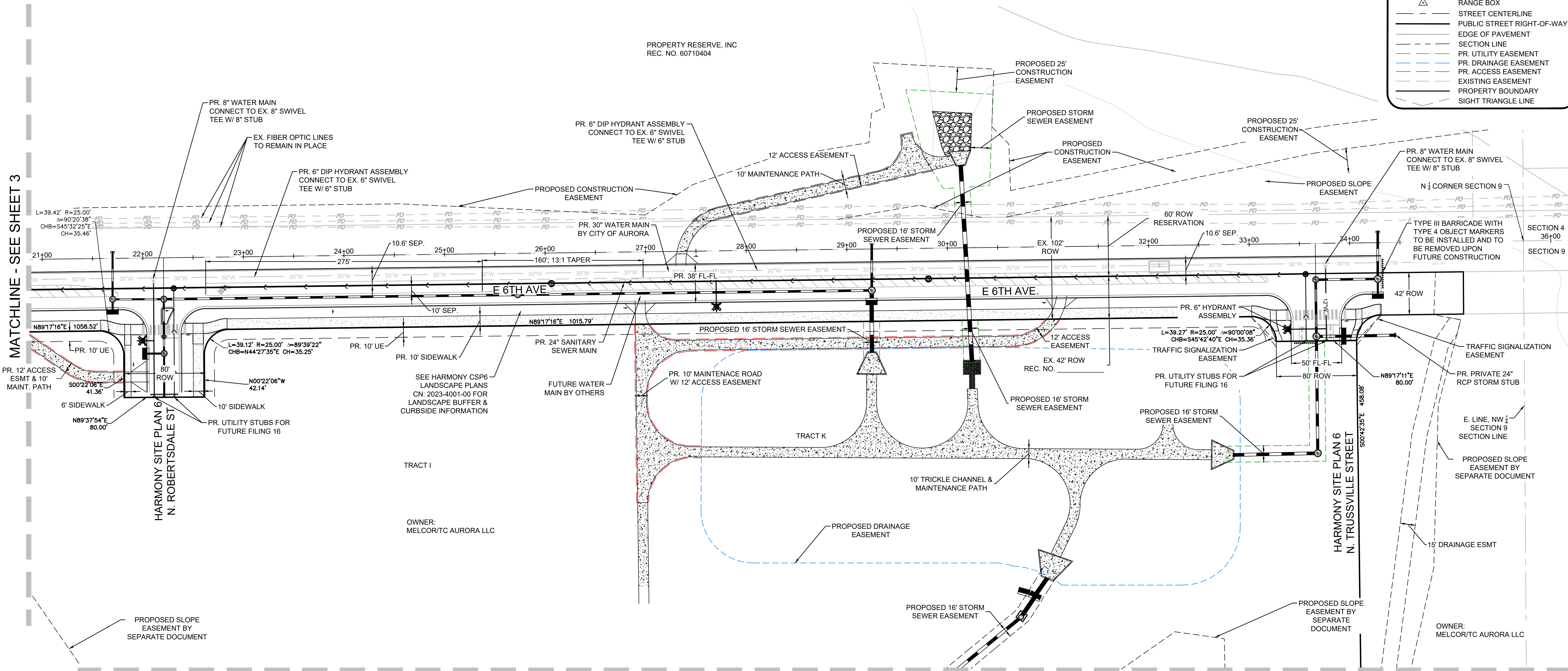
- ROADWAY CONSTRUCTION:
1. THE IMPROVEMENTS PROPOSED WITH THIS INFRASTRUCTURE SITE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR HARMONY FILING 16 HOMES.
 2. THE DEVELOPER IS RESPONSIBLE FOR STRIPING, PLACING TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON E 6TH AVENUE AND POWHATON ROAD.
 3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
 4. TRANSITION PAVING WILL BE CONSTRUCTED AS DEPICTED ON THESE PLANS.
 5. THE METRO DISTRICT IS RESPONSIBLE FOR STREET LIGHTS ALONG THE SOUTH SIDE OF E 6TH AVENUE AND THE WEST SIDE OF POWHATON ROAD.
 6. FINAL STREET LIGHTPOLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

- STORM SEWER SYSTEM:
1. BMP'S AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- FUTURE SIGNAL MAST ARM POLE
- FUTURE SIGNAL PUSH BUTTON
- RANGE BOX
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- EDGE OF PAVEMENT
- SECTION LINE
- PR. UTILITY EASEMENT
- PR. DRAINAGE EASEMENT
- PR. ACCESS EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 3

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 ROW AND EASEMENT PLAN	Revisions			Date
						No.	Init.	Appr.	
4	DJG	BPW	FEBRUARY, 2024	AS SHOWN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440				
				FILE NO:					
				8130214922					

Westwood

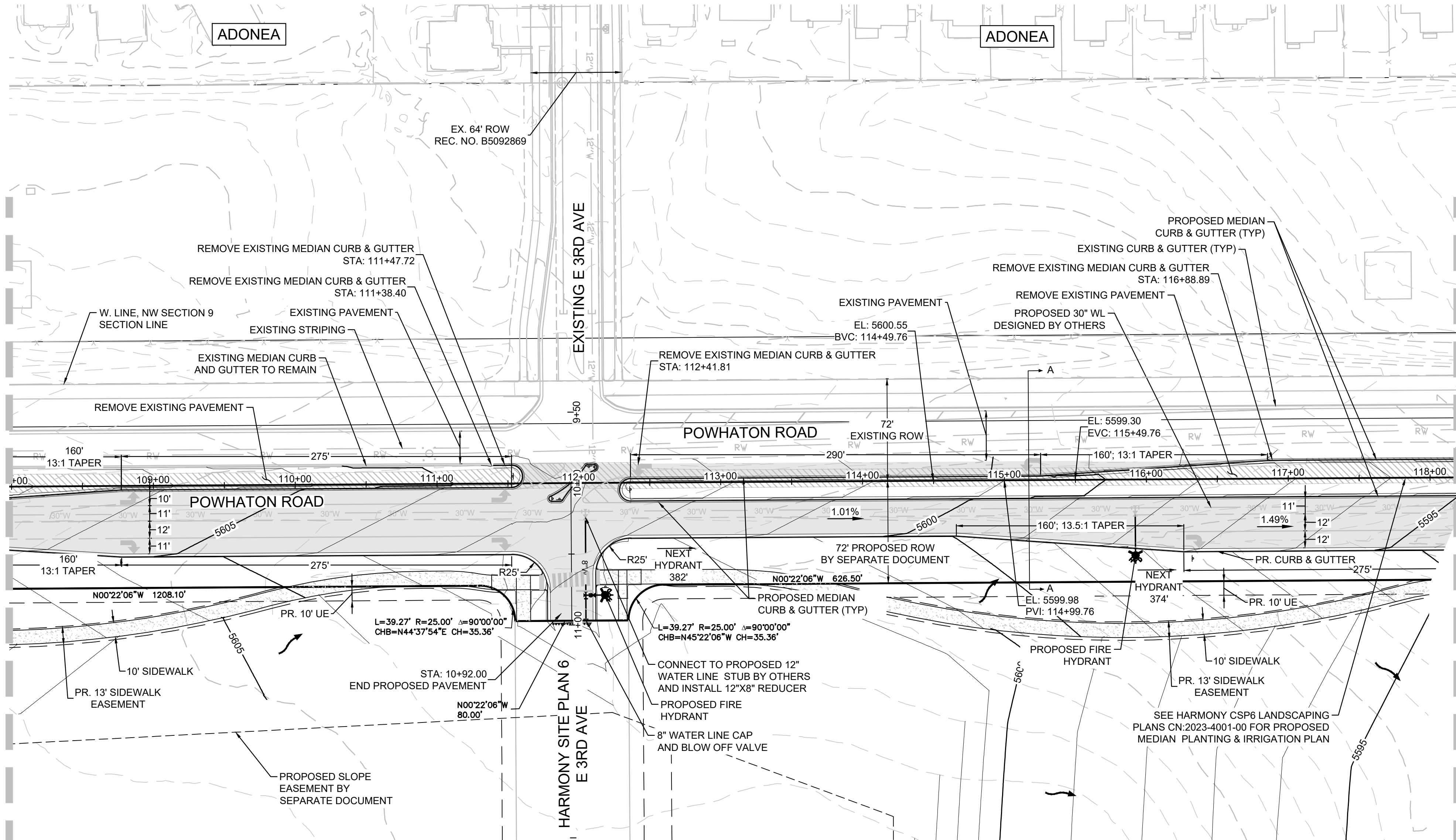
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Westwoodps.com

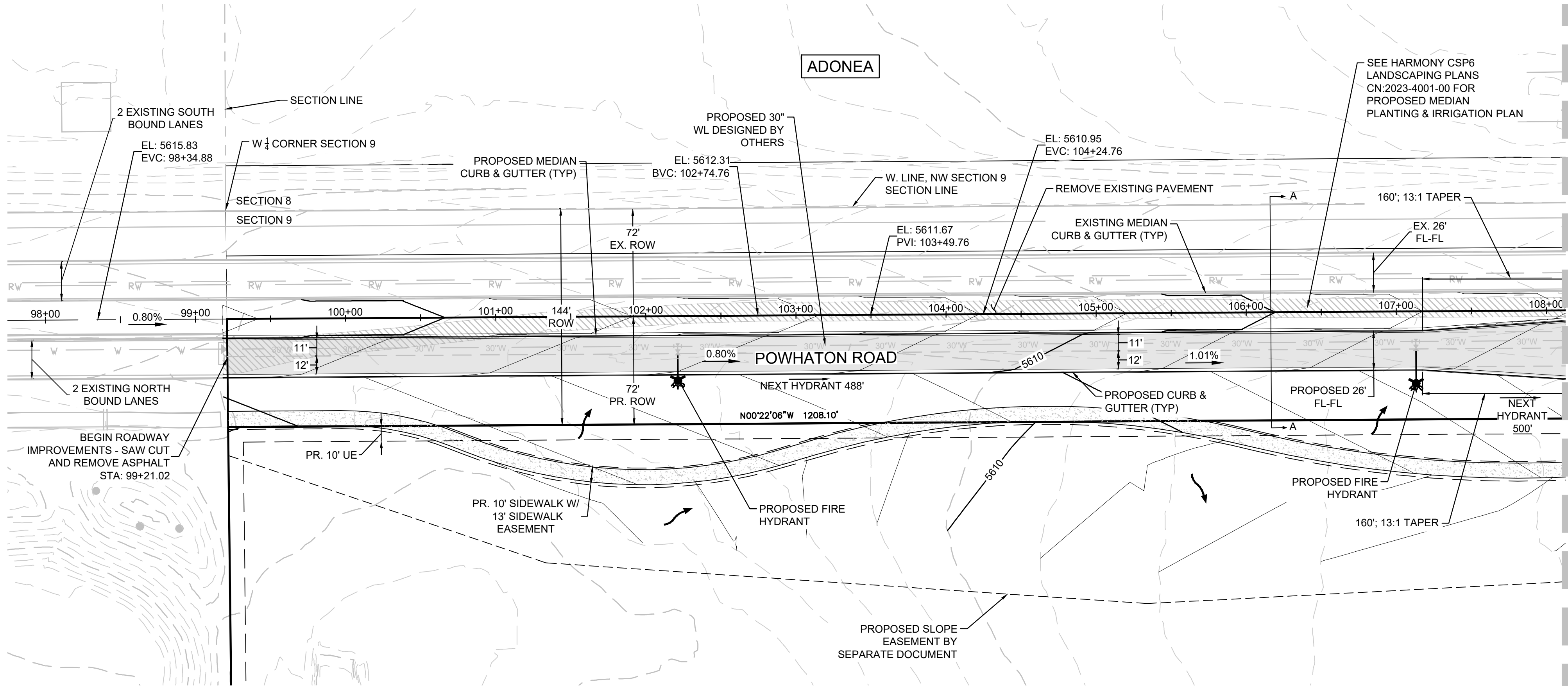
Westwood Professional Services, Inc.

N:\PROJECTS\307175604 SAND CREEK\ENGINEERING\SHSHEET SET\SCSP\SITE PLAN DISPOW\HATON ROAD PLAN VIEW.DWG, AAL\AMAR, 2/27/24

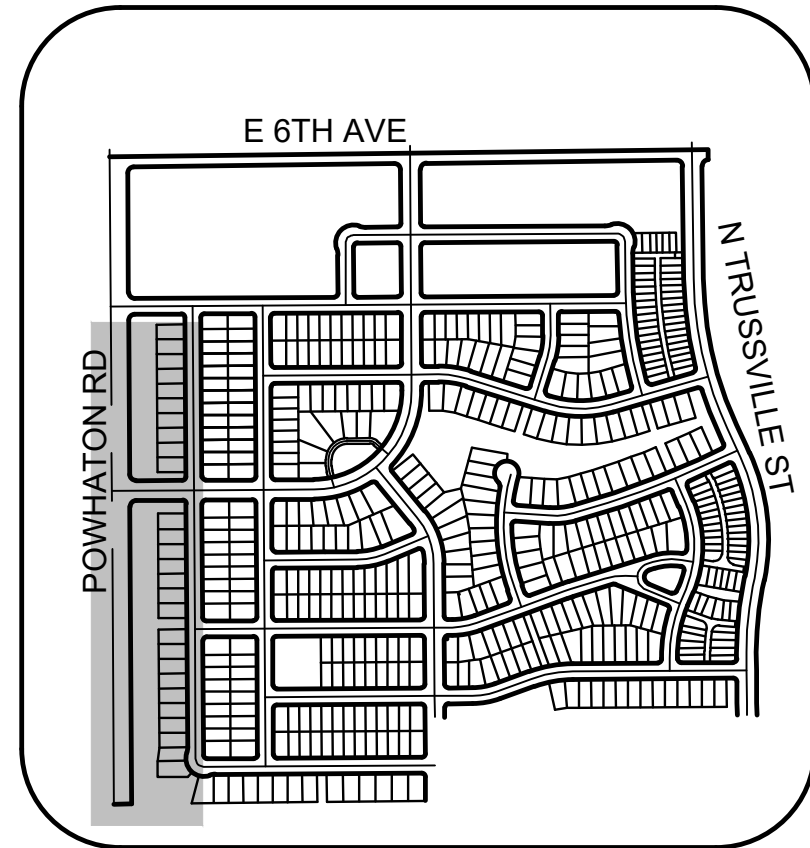
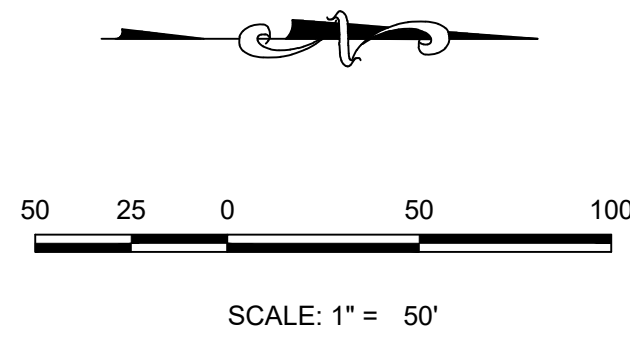
MATCHLINE - SEE ABOVE



MATCHLINE - SEE SHEET 7

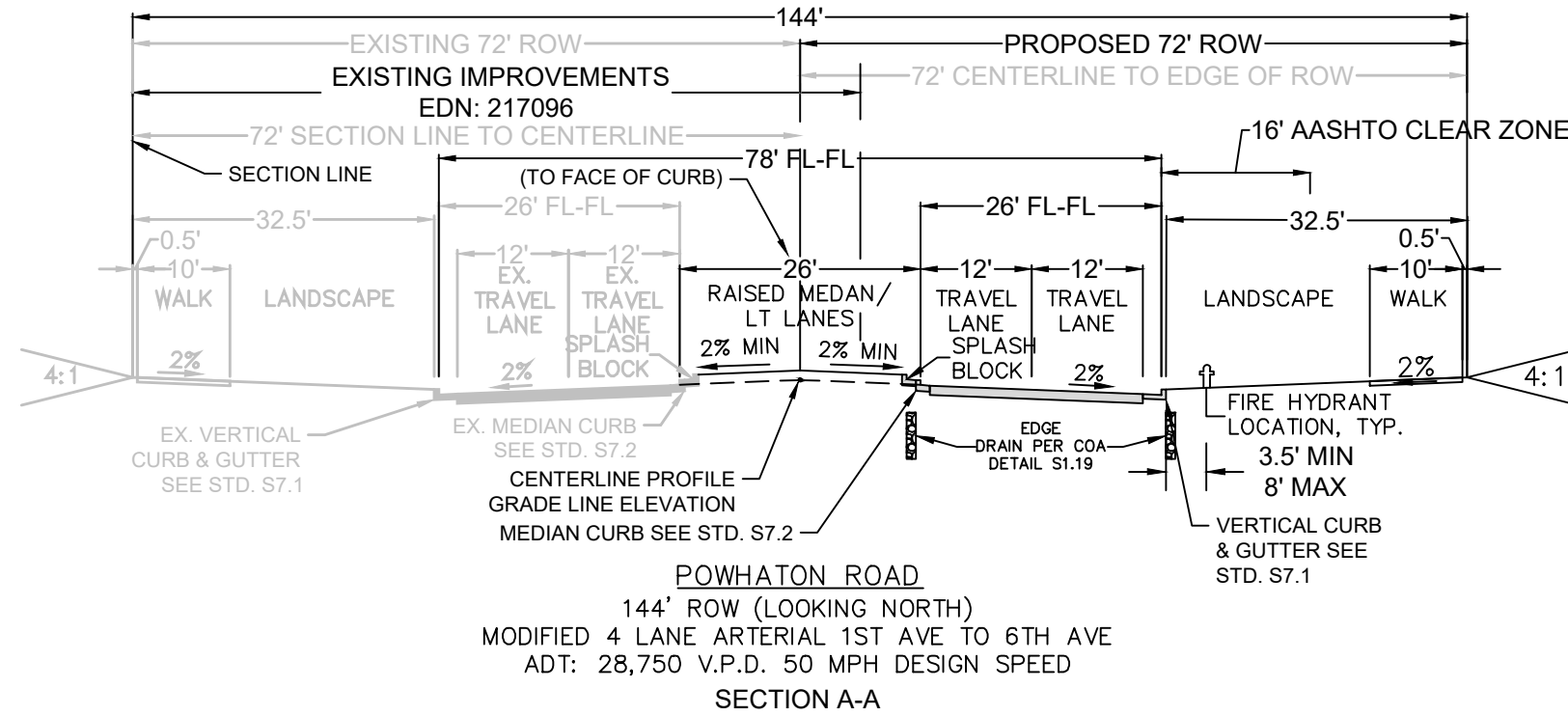
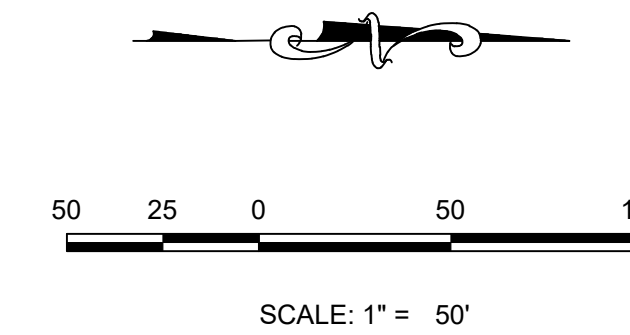


MATCHLINE - SEE BELOW



LEGEND

	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIDEWALK
	PROPOSED CURB RETURN
	SIDEWALK RAMP
	PROPOSED TEMPORARY ROAD BARRIER
	PROPOSED MANHOLE
	PROPOSED PAVEMENT
	FUTURE SIGNAL MAST ARM POLE
	FUTURE SIGNAL PUSH BUTTON
	RANGE BOX
	STREET CENTERLINE
	PUBLIC STREET RIGHT-OF-WAY
	EDGE OF PAVEMENT
	SECTION LINE
	PR. UTILITY EASEMENT
	PR. DRAINAGE EASEMENT
	PR. ACCESS EASEMENT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	SIGHT TRIANGLE LINE



NOTES:

- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- PONDS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT

SHEET NUMBER

6

OF 79

DRAWN BY: AAL

CHECKED BY: BPW

DATE: FEBRUARY, 2024

SCALE:

AS SHOWN

FILE NO:

8130214922

HARMONY SUBDIVISION

CIVIL SITE PLAN NO. 6

POW HATON ROAD PLAN VIEW

Melcor/TC Aurora, LLC

C/O Marathon Land Company

9750 W. Cambridge Place

Littleton, CO 80127

Tel: (303) 920-9400 Fax: (303) 920-9440

Westwood

10333 E DRY CREEK RD.

SUITE 240

ENGLEWOOD, CO 80112

TEL: 720.482.9526

Westwoodps.com

Westwood Professional Services, Inc.

Revisions

No.

Date

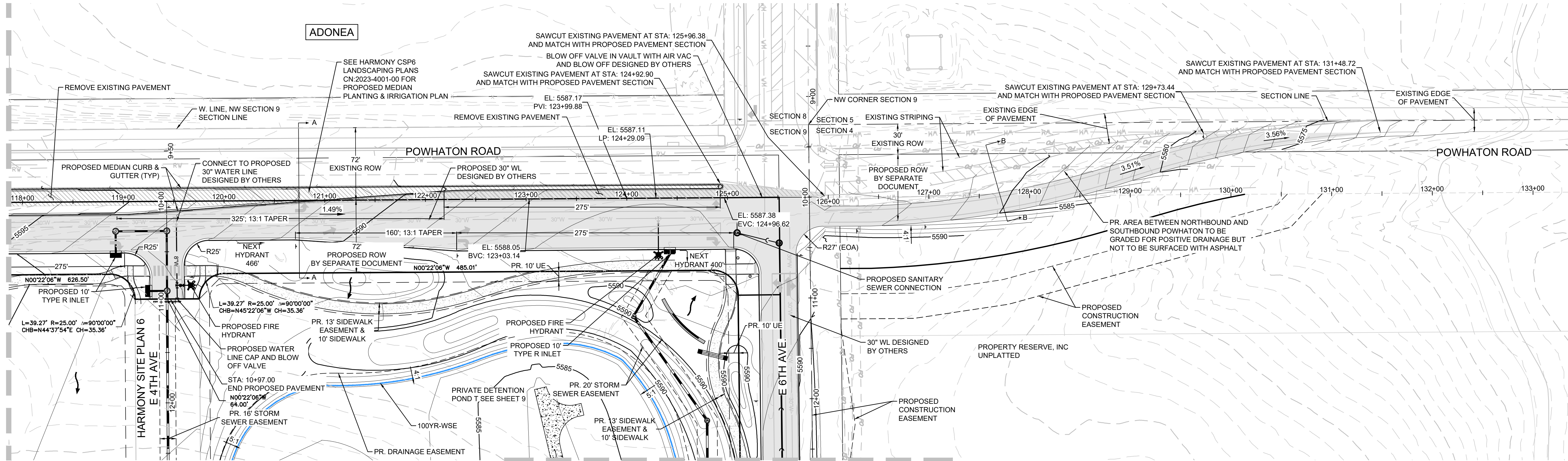
Init.

Appr.

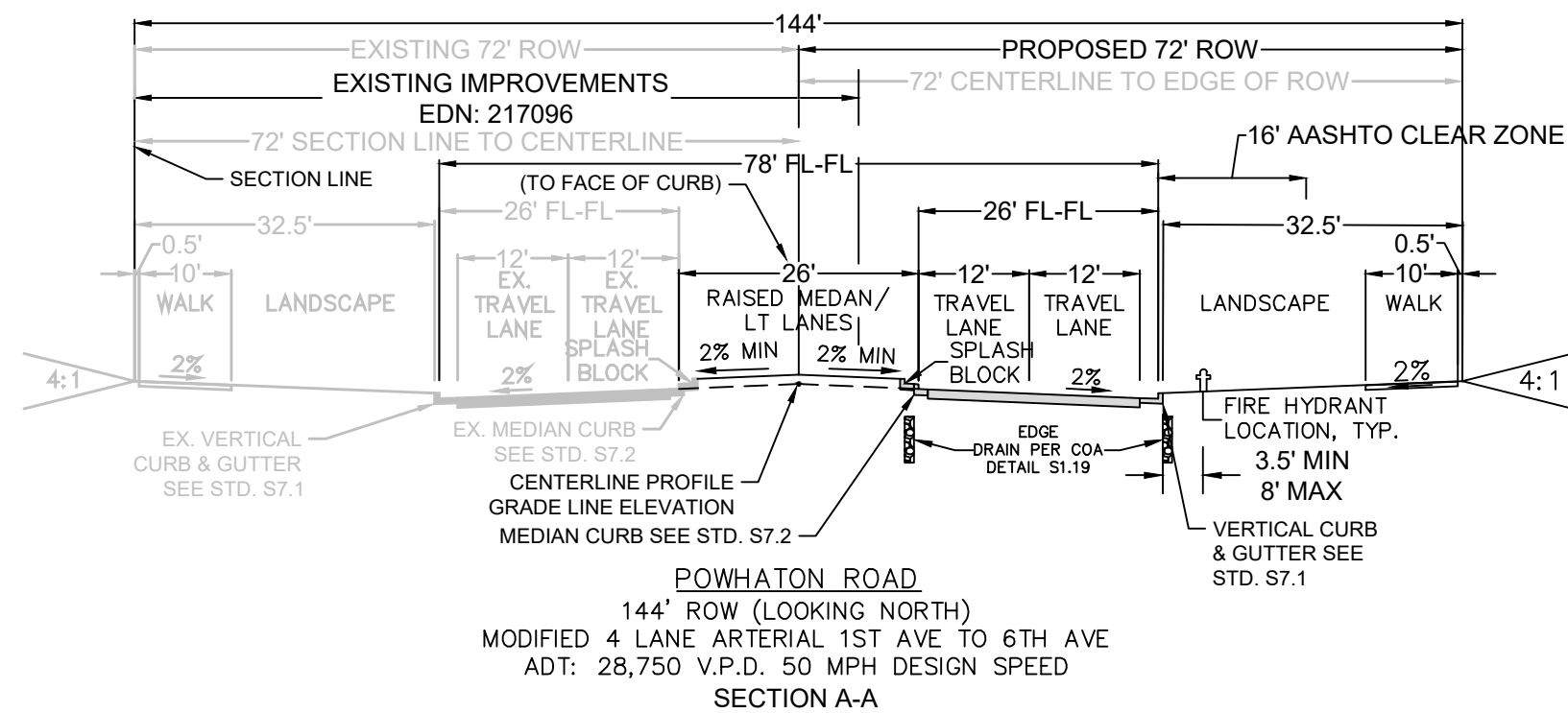
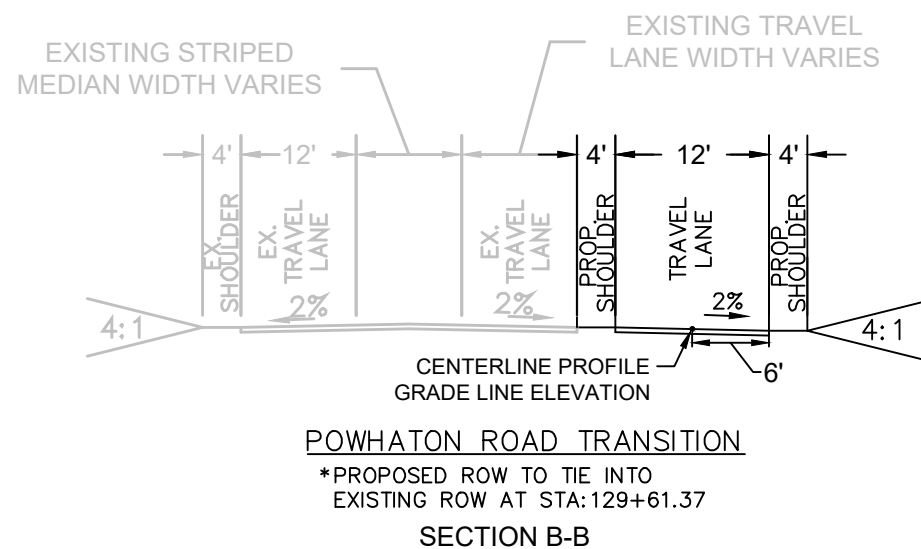
Date

N:\PROJECTS\30715604 SAND CREEK\ENGINEERING\SHSHEET SET\SCSP\SITE PLAN\DISP\POWHATON ROAD PLAN VIEW.DWG AAL\AMAR 2/27/24

MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 8

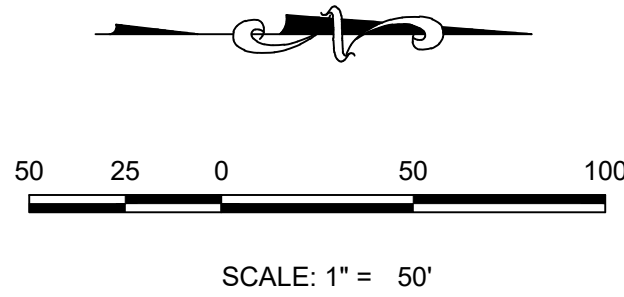
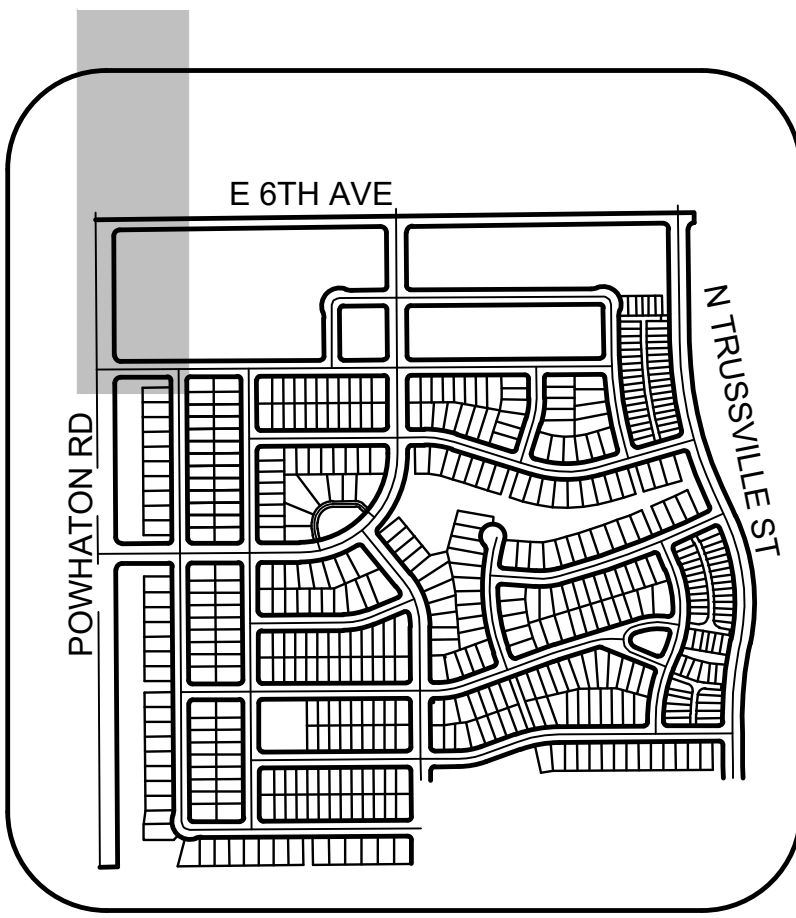


LEGEND

	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIDEWALK
	PROPOSED CURB RETURN
	PROPOSED TEMPORARY ROAD BARRIER
	PROPOSED MANHOLE
	PROPOSED PAVEMENT
	FUTURE SIGNAL MAST ARM POLE
	FUTURE SIGNAL PUSH BUTTON
	RANGE BOX
	STREET CENTERLINE
	PUBLIC STREET RIGHT-OF-WAY
	EDGE OF PAVEMENT
	SECTION LINE
	PR. UTILITY EASEMENT
	PR. DRAINAGE EASEMENT
	PR. ACCESS EASEMENT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	SIGHT TRIANGLE LINE

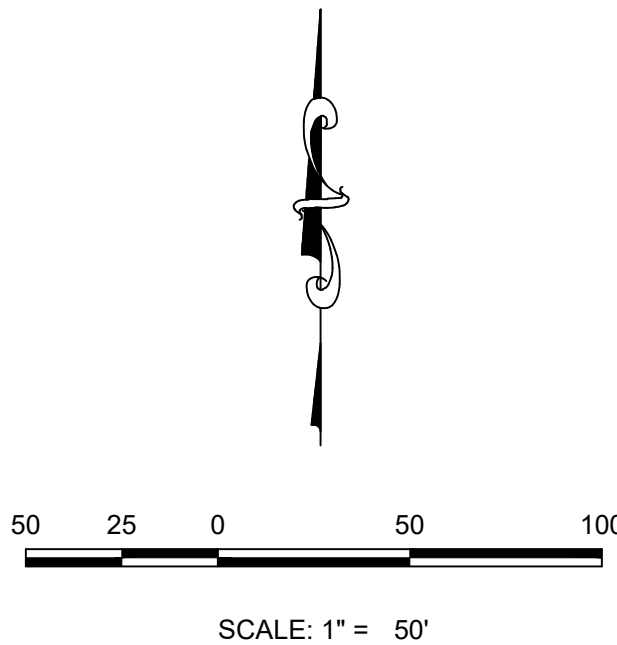
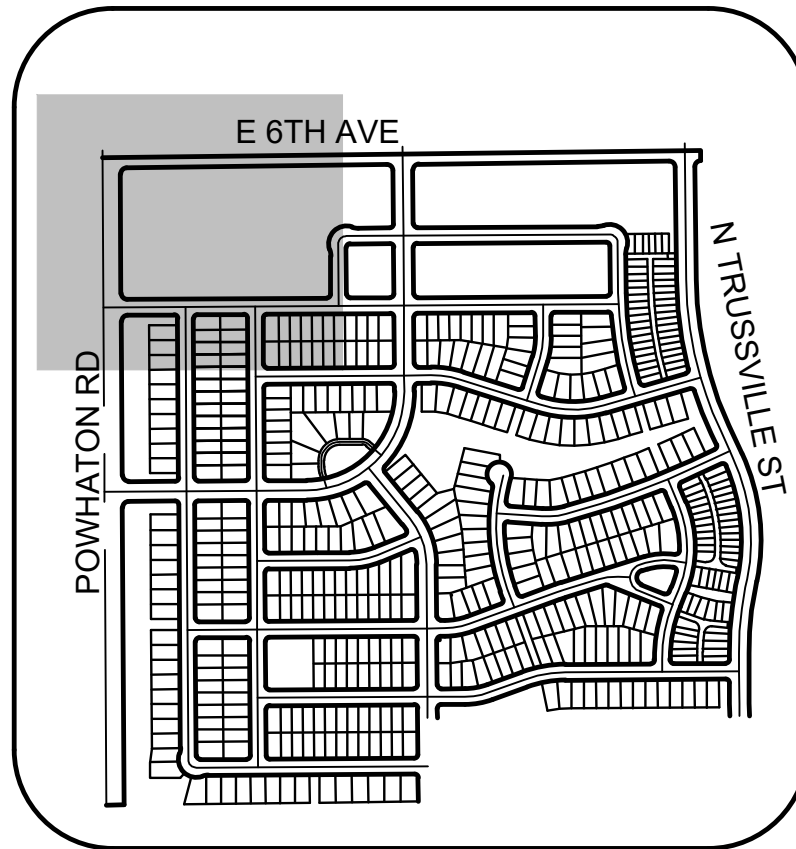
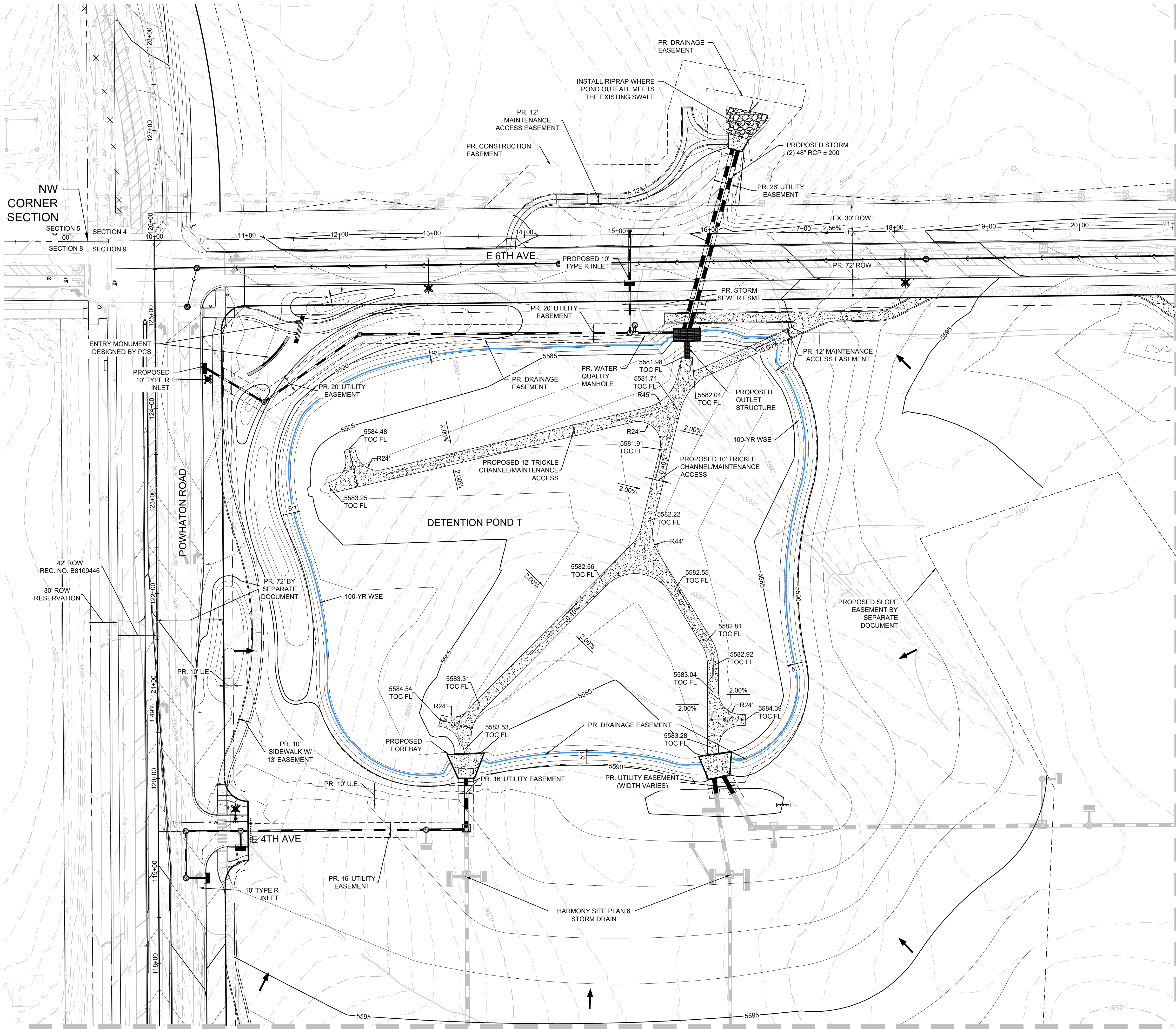
NOTES:

- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- PONDS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT



SHEET NUMBER	7				OF 79	
	DRAWN BY:	AL	CHECKED BY:	BPW	DATE:	FEBRUARY, 2024
HARMONY SUBDIVISION		CIVIL SITE PLAN NO. 6		POWHATON ROAD PLAN VIEW		
Melcor/TC Aurora, LLC		C/O Marathon Land Company		10333 E DRY CREEK RD., SUITE 240 ENGLEWOOD, CO 80112 Tel: (303) 920-9400 Fax: (303) 920-9440		
Westwood		Westwoodps.com		Westwood Professional Services, Inc. TEL: 720.482.9526		
Revisions		No.	Init.	Appr.	Date	

N:\PROJECTS\30075604 SAND CREEK\ENGINEERING\DRG SET\SCSP\SITE PLAN\DISP\STORM PLAN VIEW.DWG, AAL:MAR, 2/27/24



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	FILING BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES:

- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- PONDS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT

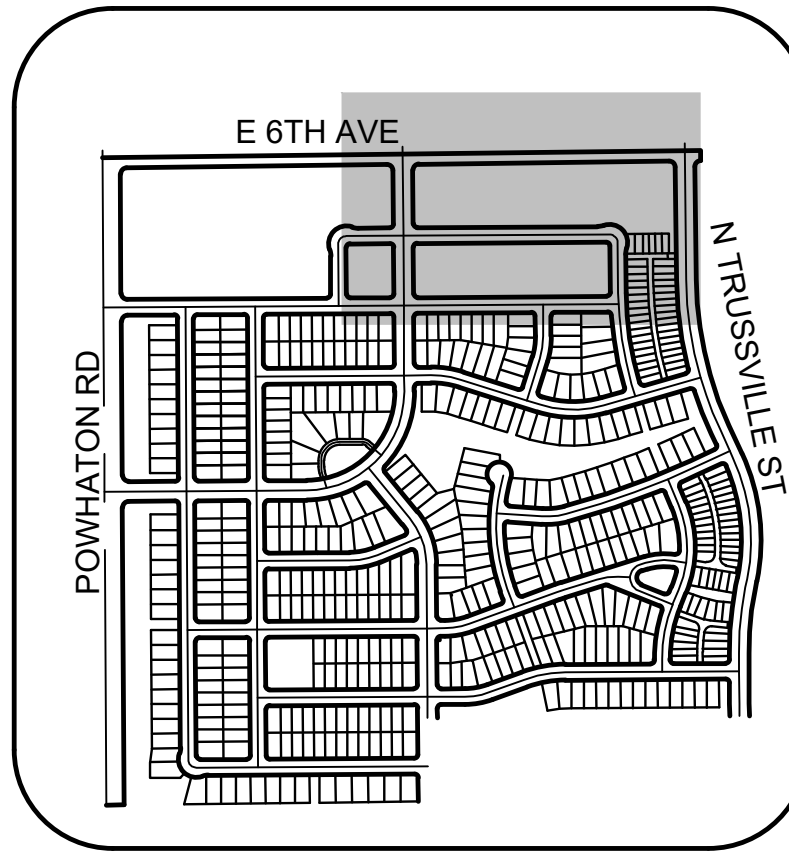
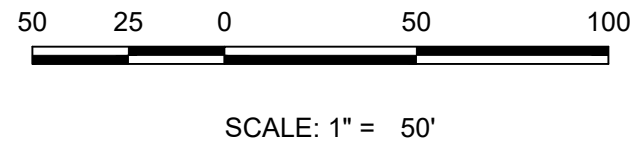
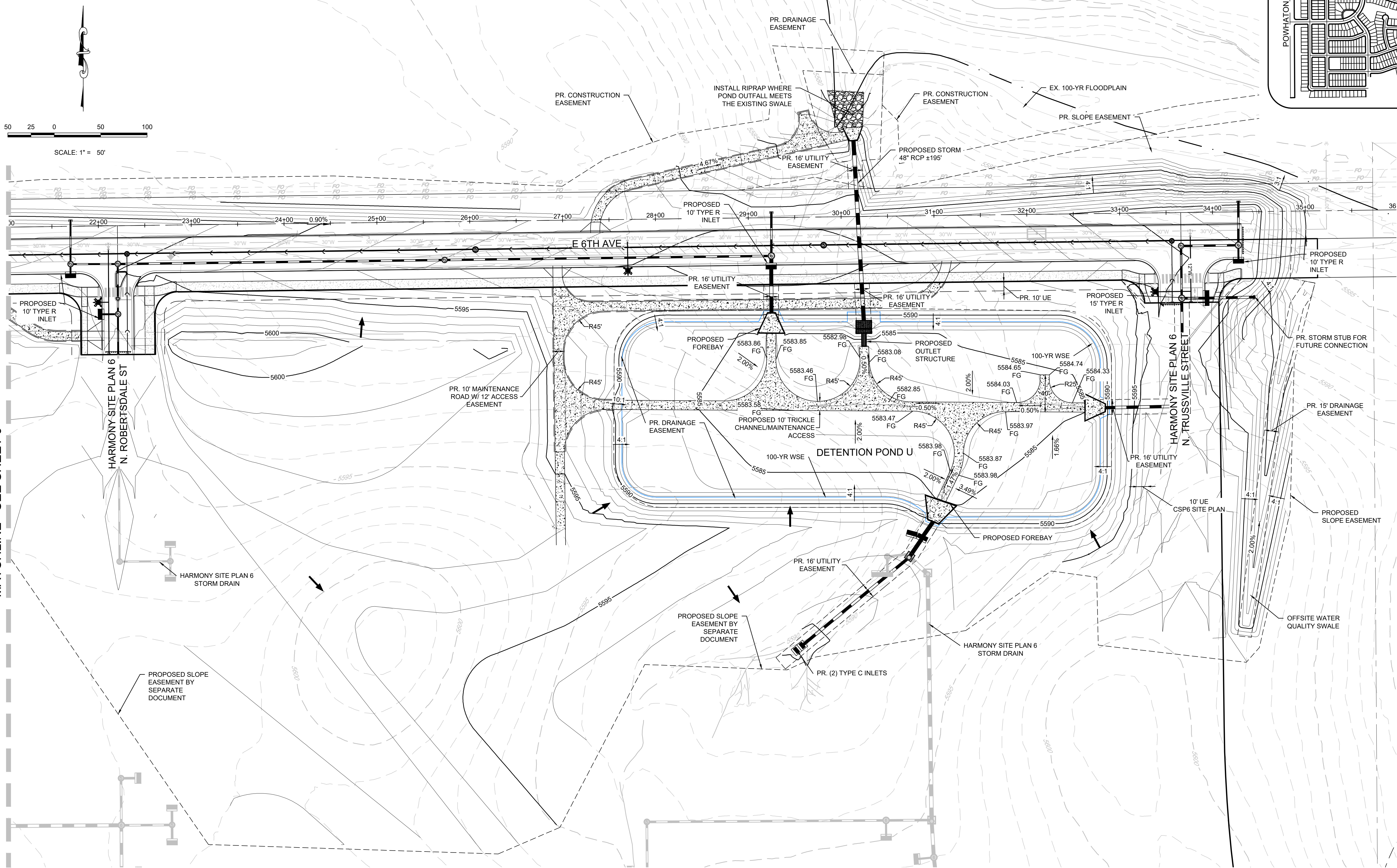
MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 10

SHEET NUMBER	9	OF 79	DRAWN BY: STF	SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 DETENTION POND T PLAN VIEW WITH AREA GRADING	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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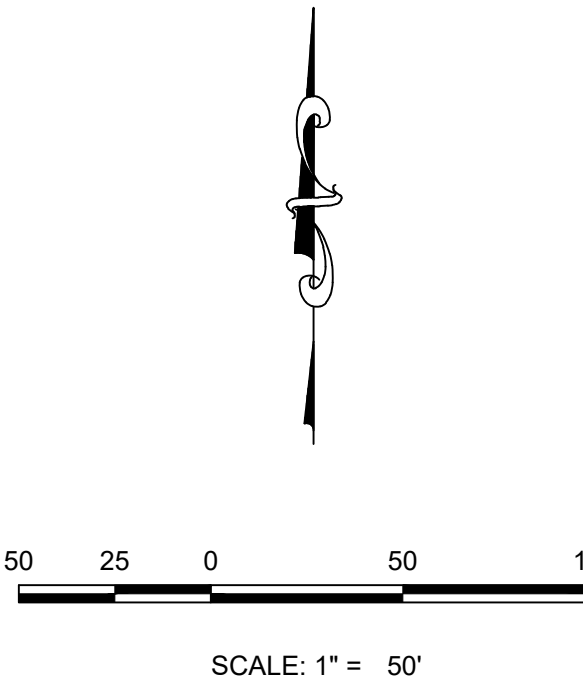
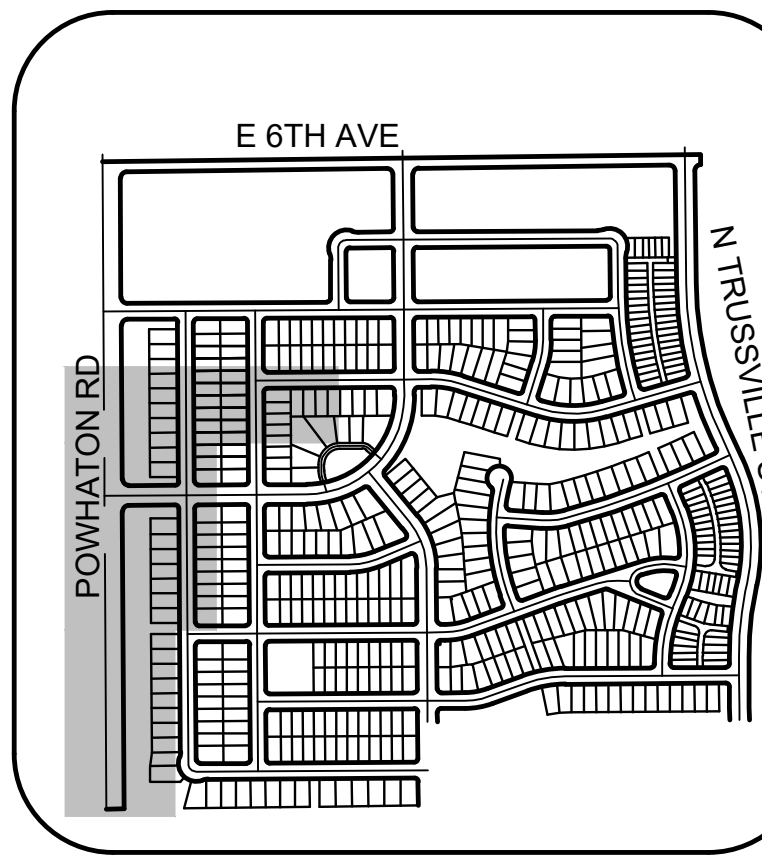
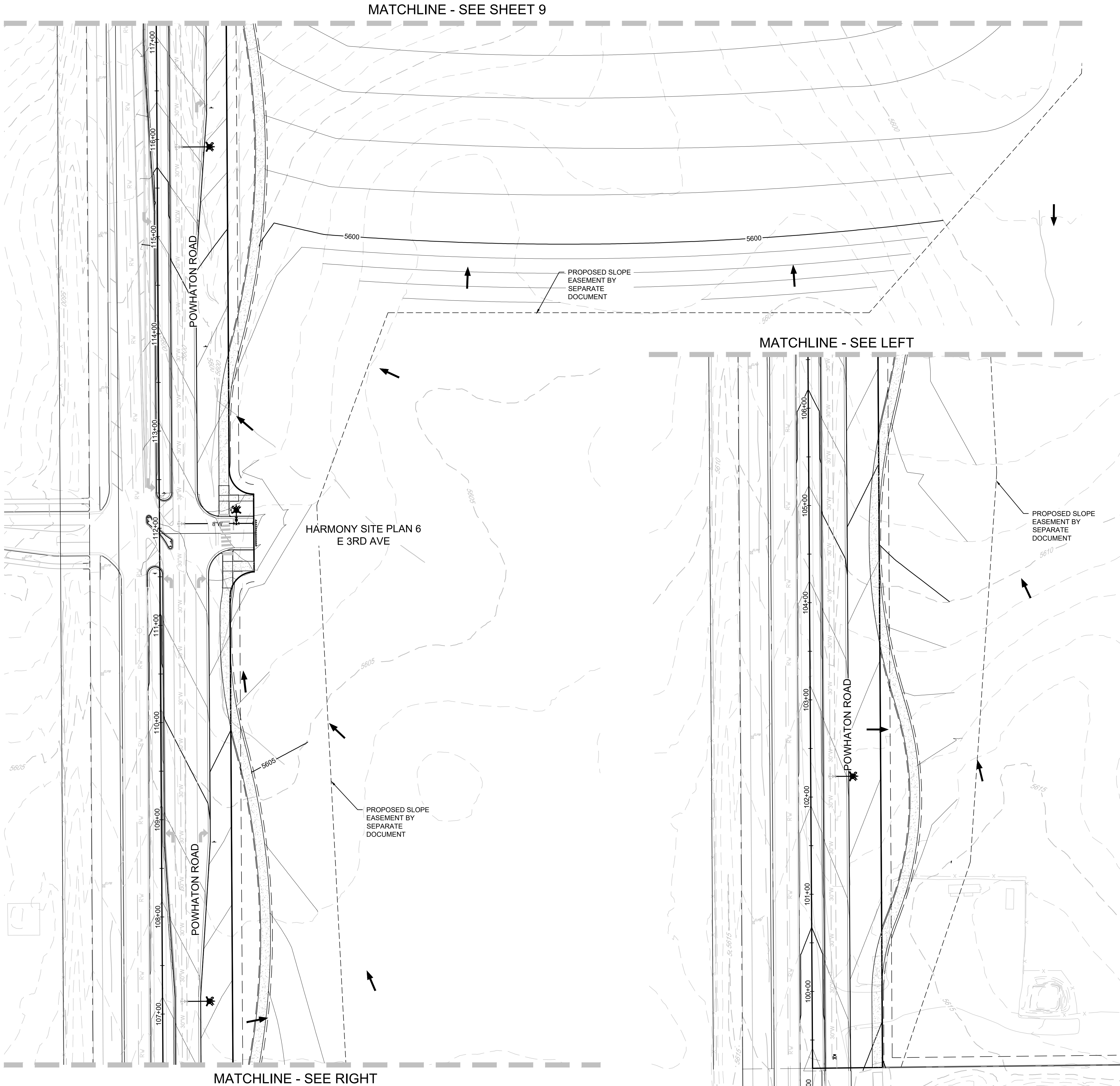
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MATCHLINE - SEE SHEET 9



NOTES:


- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- PONDS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT

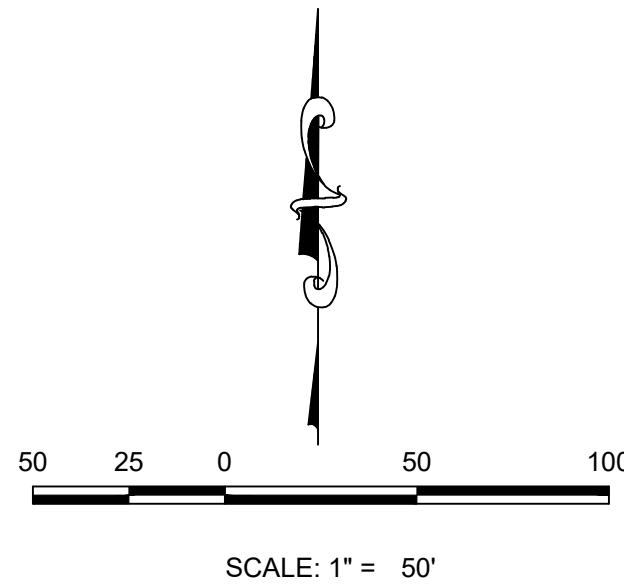


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 5640	PROPOSED MAJOR CONTOUR
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	FILING BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES

1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
2. PONDS SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT

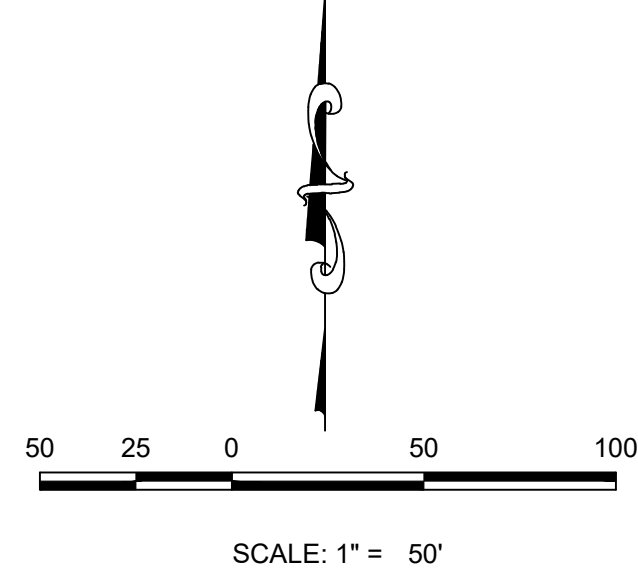
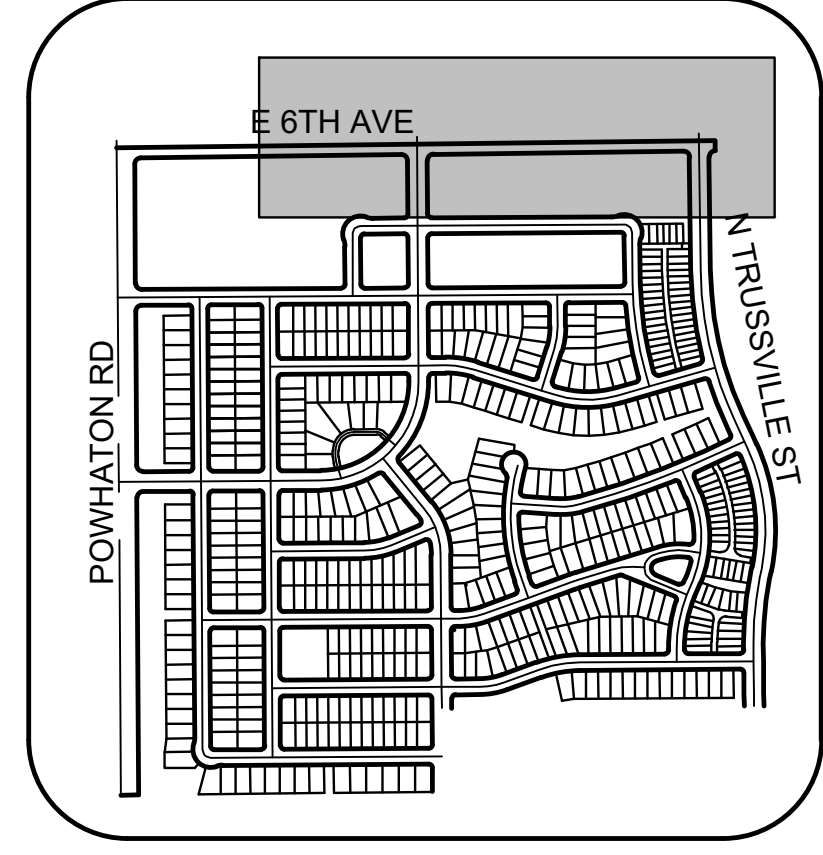
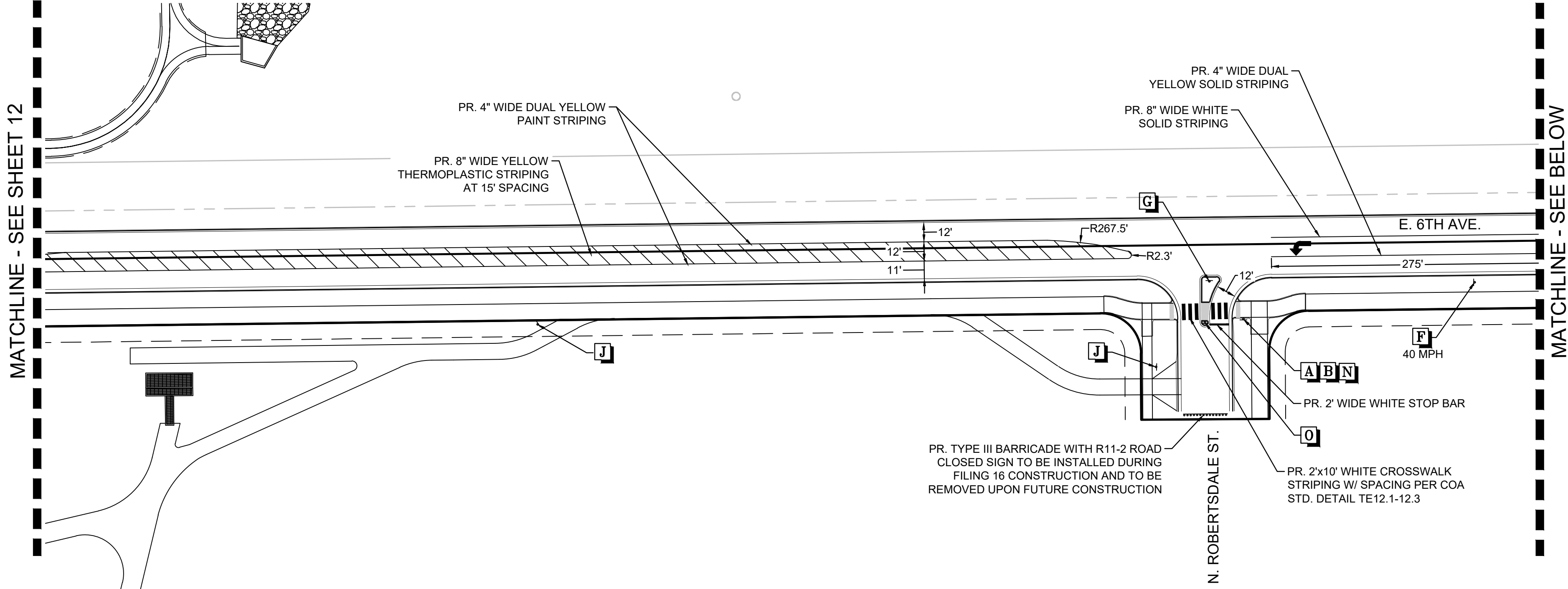
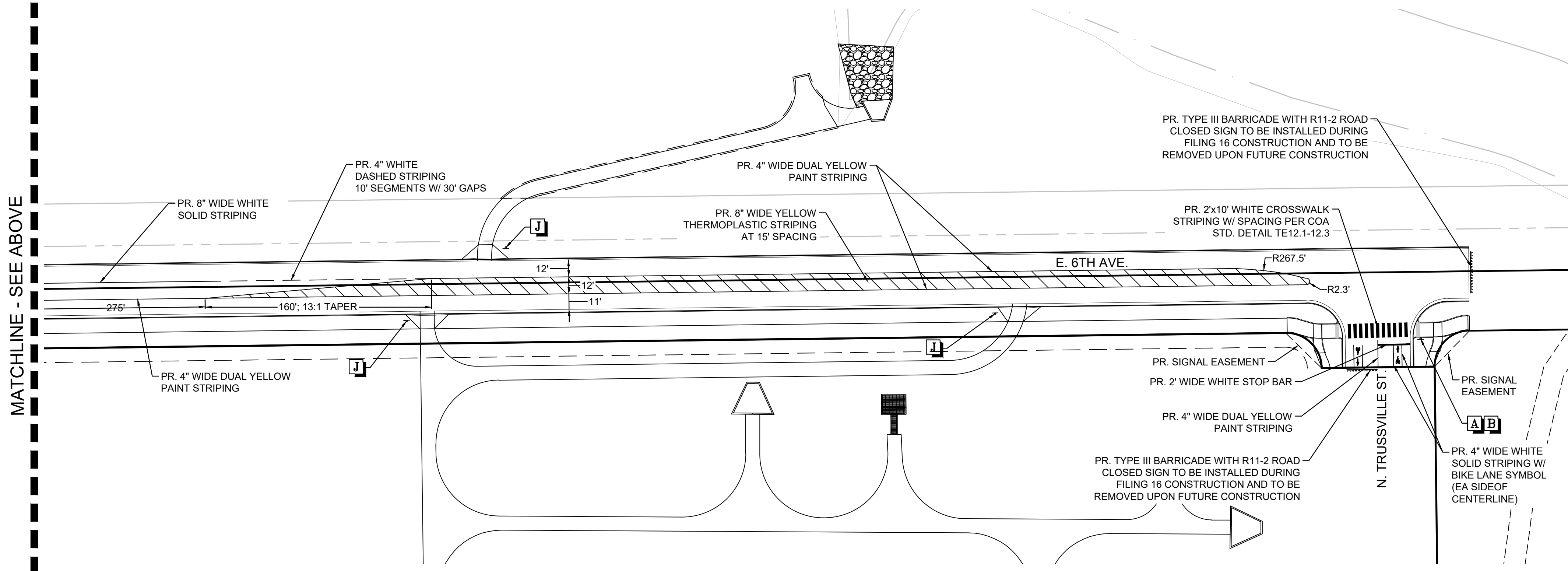
SHEET NUMBER	DRAWN BY:	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA GRADING	Melcor/TC Aurora, LLC C/O Marathon Land Company 9700 Granddunes Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	 Westwood 10333 E DRY CREEK RD. Suite 100 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.								
	CHECKED BY:	AS SHOWN											
	STF	FILE NO:											
	BWP	8130214922											
	DATE:	FEBRUARY, 2024											
						No.	Revisions	Date	Init.	Appr.	Date		



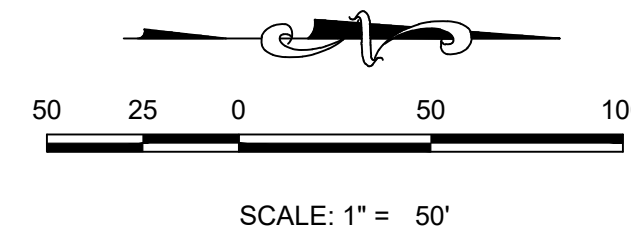
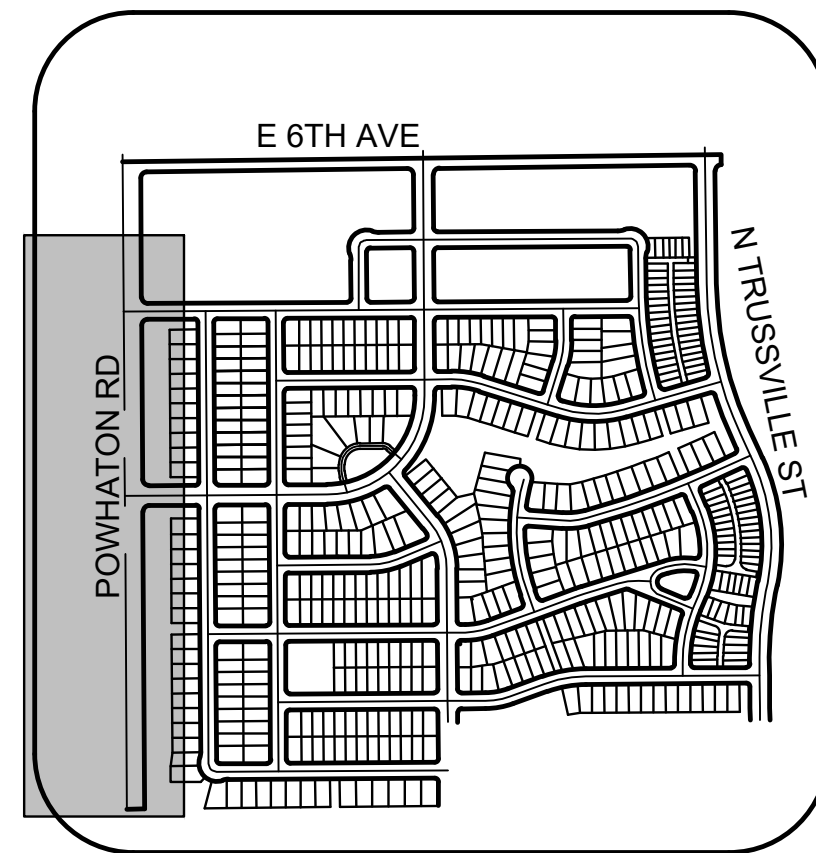
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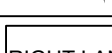




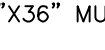
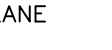



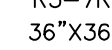
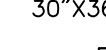
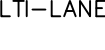
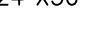
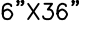
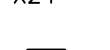
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OF 79



SHEET NUMBER 13	DRAWN BY:	SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 SIGNING & STRIPING PLAN					Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440					Westwood 10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.3526 Westwoodps.com Westwood Professional Services, Inc.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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A  R1-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	B  D3-1 VARIES X 12"	C  W1-4L 30"x30"	D  R6-1 36"x12" SINGLE LANE 54"x18" MULTI-LANE	E  R3-7R 36"x36"	F  25- LOCAL 30- COLLECTOR 40- VARIES R2-1 24"x30" SINGLE LANE 30"x36" MULTI-LANE	G  R4-7 24"x30"	H  W4-2 36"x36"	J  R5-11 30"x24"	W  R3-17a 24"x8"	
K  M16-2 30"x30"	L  M16-7P 24"x12"	M  W5-1 36"x36"	N  R3-2 24"x24"	O  R4-7b 24"x30"	P  R8-3 24"x24"	Q  NO PARKING FIRE LANE W/ W16-SP 12' X 16" SEE SHEET 153 FOR SPECIALTY FIRE LANE SIGNS AND NOTES	R  W12-1 30"x30"	T  W2-6 30"x30"	U  R3-17 24"x18"	X  R3-17b 24"x8"