

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W/R65W S12/S17S13/S18 2023 PLS 38004, IN A RANGE BOX, FROM WHICH THE NORTH-QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 37/S18 2023 PLS 38004, BEARS NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 19°54'44" EAST, A DISTANCE OF 5231.21 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF EAST 48TH AVENUE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 202400006662, AND THE POINT OF BEGINNING;

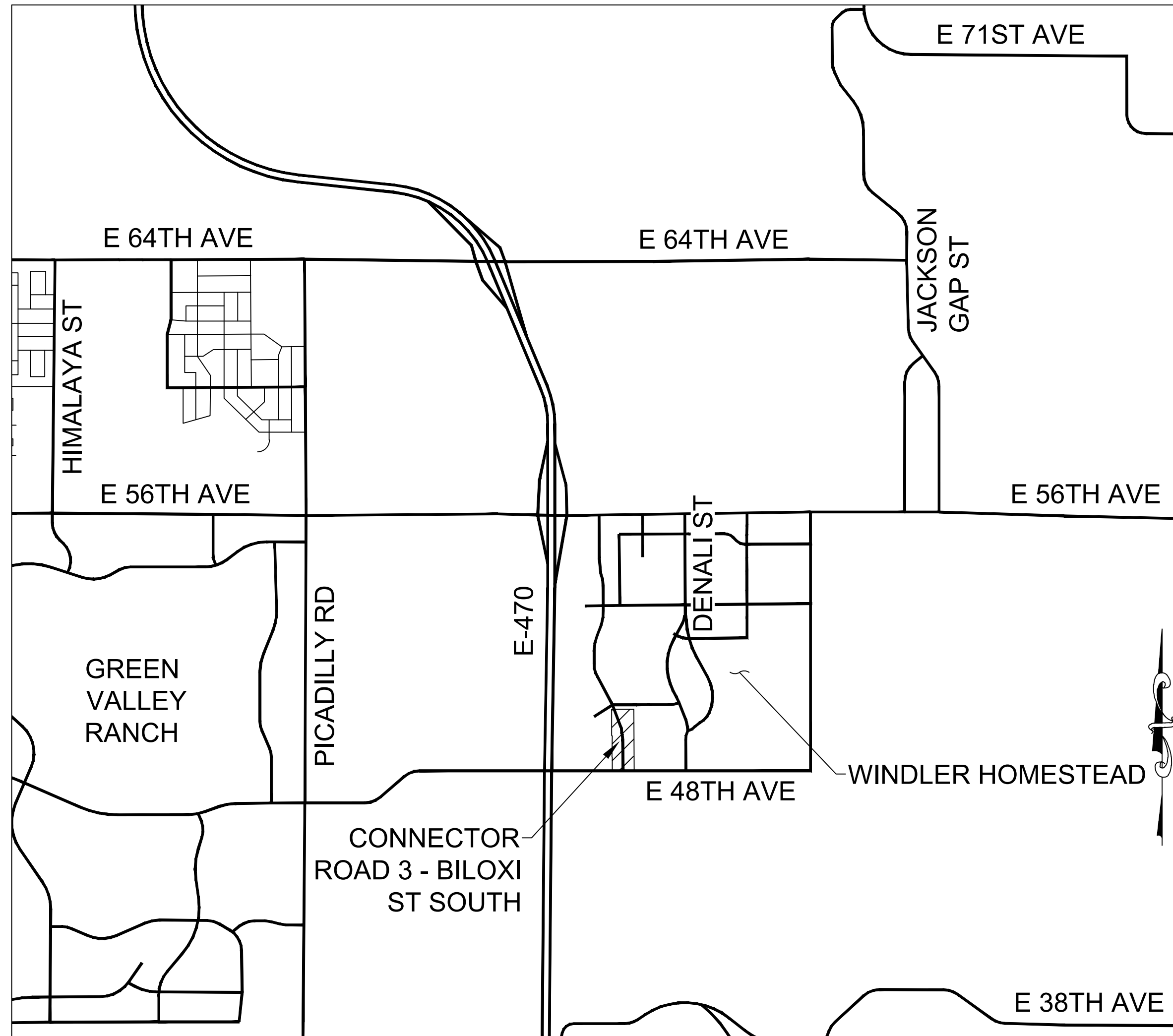
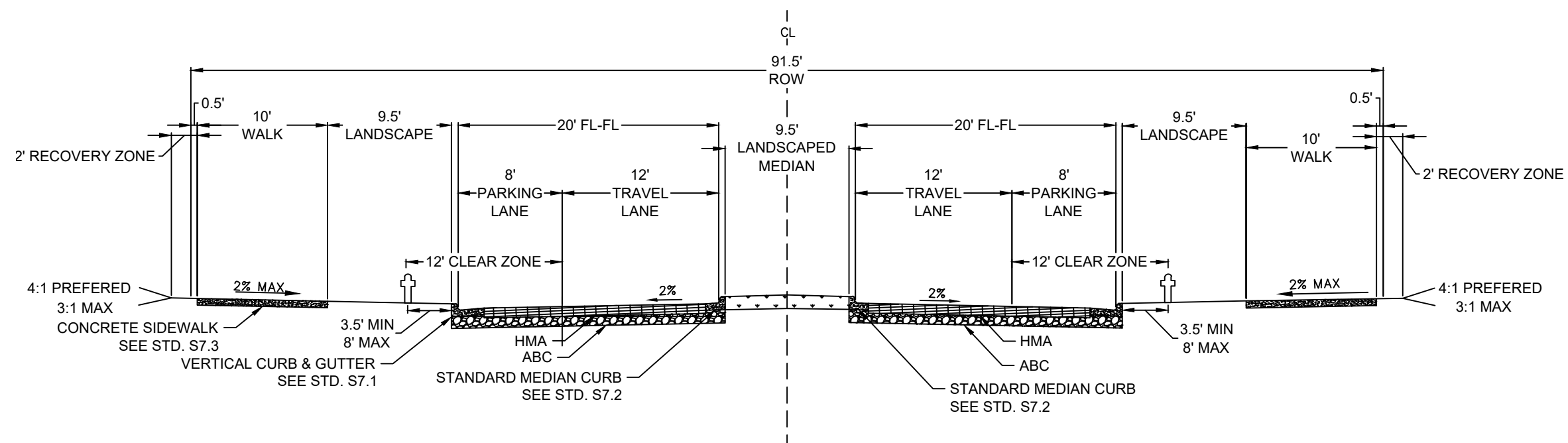
THENCE THE FOLLOWING ELEVEN (11) COURSES

1. DEPARTING SAID RIGHT-OF-WAY, NORTH 06°00'10" EAST, A DISTANCE OF 9.35 FEET;
2. NORTH 03°26'49" EAST, A DISTANCE OF 147.88 FEET;
3. NORTH 00°10'14" WEST, A DISTANCE OF 52.00 FEET, TO A POINT OF CURVATURE;
4. NORTHWESTERLY, A DISTANCE OF 191.24 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 457.00 FEET,
5. A CENTRAL ANGLE OF 25°35'33", A CHORD BEARING OF NORTH 12°34'31" EAST, AND A CHORD LENGTH OF 189.85 FEET,
6. TO A POINT OF TANGENCY;
7. NORTH 24°33'49" WEST, A DISTANCE OF 90.86 FEET;
8. NORTH 65°26'11" EAST, A DISTANCE OF 91.50 FEET;
9. SOUTH 24°33'49" EAST, A DISTANCE OF 113.47 FEET, TO A POINT OF CURVATURE;
10. SOUTHEASTERLY, A DISTANCE OF 226.18 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.50 FEET,
11. A CENTRAL ANGLE OF 25°35'33", A CHORD BEARING OF SOUTH 12°34'31" EAST, AND A CHORD LENGTH OF 226.50 FEET,
12. TO A POINT OF TANGENCY;
13. SOUTH 00°35'14" EAST, A DISTANCE OF 129.07 FEET;
14. SOUTH 00°12'33" EAST, A DISTANCE OF 62.46 FEET, TO SAID RIGHT-OF-WAY;
15. NORTH 89°23'12" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 116.54 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL A CONTAINING A CALCULATED AREA OF 50,402 SQUARE FEET OR 1.157 ACRES, MORE OR LESS.

1. 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.
2. 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".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE ON BOTH SIDES OF DENALI STREET, THE NORTH SIDE OF 52ND AVENUE, AND 53RD AVENUE, WITHIN RIGHT-OF-WAY AND TRACT B, SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF DENAL STREET. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
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. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
9. 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.
10. ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
13. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
14. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAV MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
15. APPLICANTS SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT 750' (MAXIMUM) SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS AND AT ONE CORNER OF EACH INTERSECTION.
16. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.

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


$$1'' = 2000'$$


PEDESTRIAN ACTIVITY LEVEL: LOW	PAVEMENT TYPE: R3	ADJACENT LAND USE: RESIDENTIAL
2-LANES	51.5' TBC-TBC	DESIGN SPEED: 30 MPH
		ADT: 3,800

PROPOSED SIDEWALK AREA:	5,290± SQ FT (0.12± ACRES)
PROPOSED ROADWAY ASPHALT AREA:	29,952± SQ FT (0.69± ACRES)
PROPOSED LANDSCAPE AREA:	123,023± SQ FT (2.82± ACRES)
PRESENT ZONING CLASSIFICATION:	R2
OVERALL ISP DISTURBANCE AREA:	158,265± SQ FT (3.63± ACRES)

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

BASIS OF BEARINGS:
BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHWEST CORNER BY A FOUND NO. 8 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "WESTWOOD T3S R66W / R65W S1257/S1318 T3S 38004", IN A RANGE BOX, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "WESTWOOD T3S R65W 1/4 S7/S18 T3S 38004", IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

PROPERTY OWNERS: WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE., SUITE 360 GREENWOOD VILLAGE, CO 80112 CONTACT: CHRIS FELLOWS PHONE: (303) 795-9900	SURVEYOR: WESTWOOD PROFESSIONAL SERVICES 10333 E DRY CREEK ROAD, SUITE 400 ENGLEWOOD, CO 80112 CONTACT: JEAN HALPIN PHONE: (720) 249-3533 EMAIL: JEAN.HALPIN@WESTWOODPS.COM
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CIVIL ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
10333 E DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
CONTACT: CRAIG NORTHAM, P.E.
PHONE: (720) 249-3576
EMAIL: CRAIG.NORTHAM@WESTWOODPS.COM

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

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

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, LOCATION, LOCATION, USE, OCCUPANCY AND LOCATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD, _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

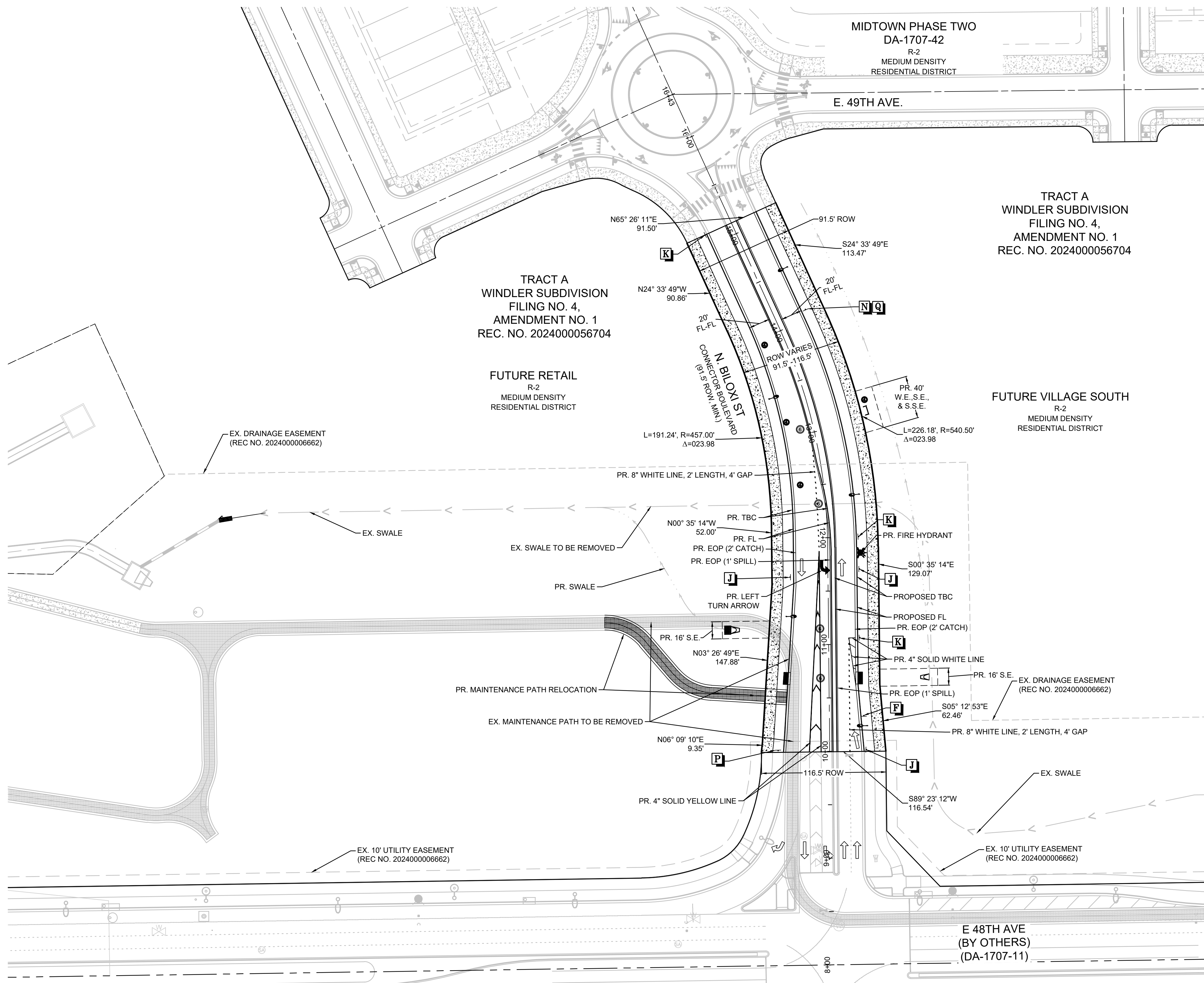
ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

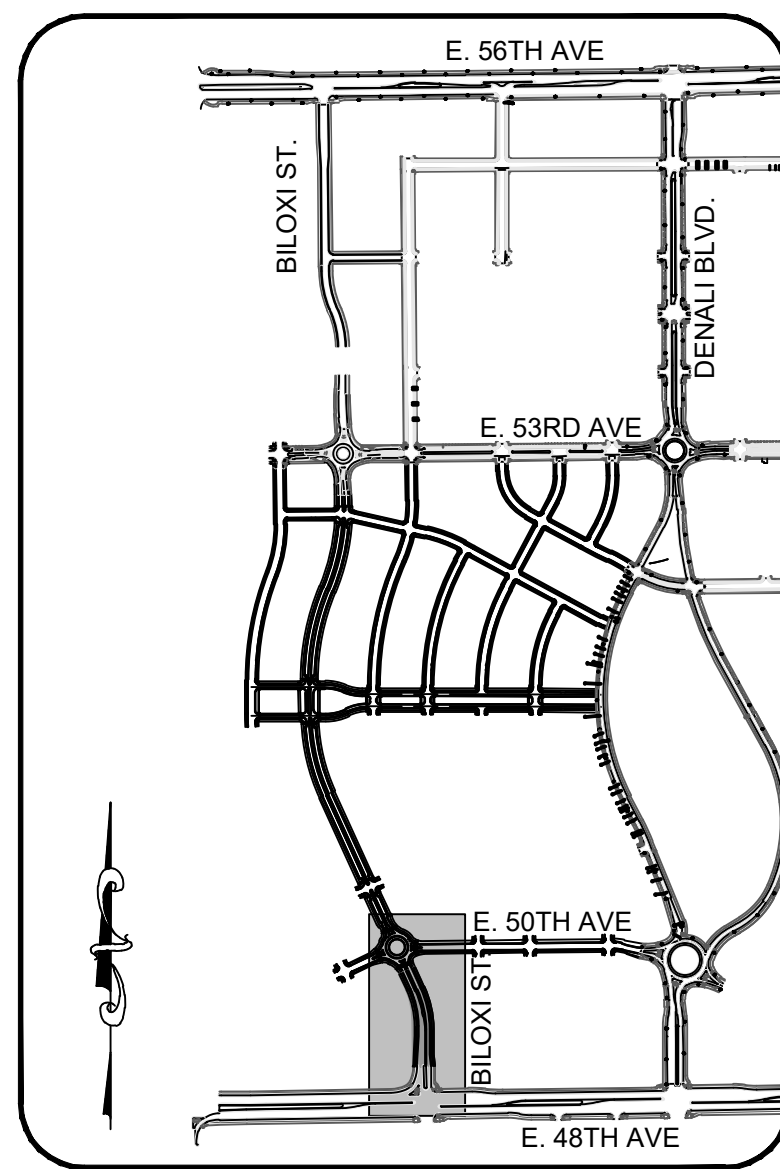
Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	AREA SITE PLAN SOUTH
3	AREA GRADING PLAN SOUTH
4	AREA UTILITY PLAN SOUTH
5	LANDSCAPE COVER SHEET
6	LANDSCAPE PLANT SCHEDULES
7	LANDSCAPE PLANTING LAYOUT
8	LANDSCAPE DETAILS

SHEET NUMBER <div>1</div>	DRAWN BY: DT	SCALE: AS SHOWN	WINDLER - CONNECTOR ROADS 3 BILOXI STREET SOUTH INFRASTRUCTURE SITE PLAN COVER SHEET	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.</div>								
	CHECKED BY: CCN	FILE NO: R0043259.20											
	DATE: APRIL 2025												
						No.	Revisions	Date	Init.	Appr.	Date		

N:\PROJECTS\WINDLER\INFRASTRUCTURE\CONNECTOR ROADS\3\CAD\ENGINEERING\DRG SETS\IS\PC\3 SOUTHAREA SITE PLAN SOUTH.DWG. CONORTHAN. 4/15/2025 9:37 AM



- NOTES:
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
 2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
 3. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11
 4. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTION THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.



KEYMAP
1" = 1000'

SCALE: 1" = 50'

LEGEND

	PROPOSED FIRE HYDRANT		CENTERLINE
	EXISTING FIRE HYDRANT		RIGHT-OF-WAY
	PROPOSED FLARED END SECTION		PARCEL LINE
	PROPOSED STORM INLET		EDGE OF PAVEMENT
	EXISTING STORM INLET		PROPOSED EASEMENT
	PROPOSED SEWER MANHOLE		SECTION & 1/2 SECTION LINE
	PROPOSED RANGE BOX		PROPOSED SL-3 LIGHT POLE
	PROPOSED SIDEWALK		PROPOSED SL-1 LIGHT POLE
	EXISTING LIGHT POLE		PROPOSED CROSSWALK

STREET SIGN LEGEND

R1-1 30" x 30"	R1-2 30" x 30"	R1-2BP 15" x 24"	R4-7 24" x 30"	OM-3L 12" x 36"
R2-1 24" x 30"	R2-1 24" x 30"	R6-4B 60" x 24"	R6-1 36" x 12"	R3-7R 36" x 36"
W11-2 30" x 30"	W16-7P 24" x 12"	C.O.A. NO PARKING W/ DIR. ARROW	R7-201L 12"x18"	R7-201R 12"x18"
D3-1 VARIES x 12"	D1-1d VARIES x 18"	R6-5P 30" x 30"	R6-5P 30" x 30"	R6-5P 30" x 30"

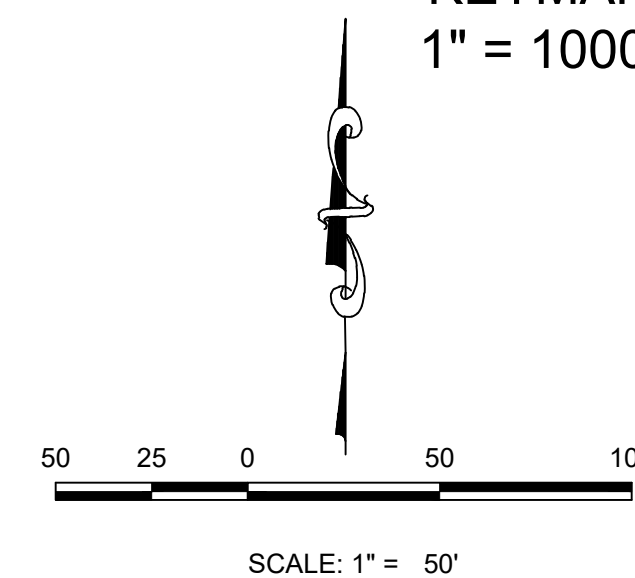
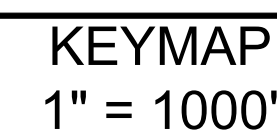
Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80122
TEL: 720.482.9526
Westwood.com
Westwood Professional Services, Inc.

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

WINDLER - CONNECTOR ROADS 3
BILOXI STREET SOUTH
INFRASTRUCTURE SITE PLAN
AREA SITE PLAN SOUTH

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CHECKED BY: CCN
DATE: APRIL 2025
AS SHOWN
FILE NO: R0043259.20

SHEET NUMBER
2



SECTION LINE

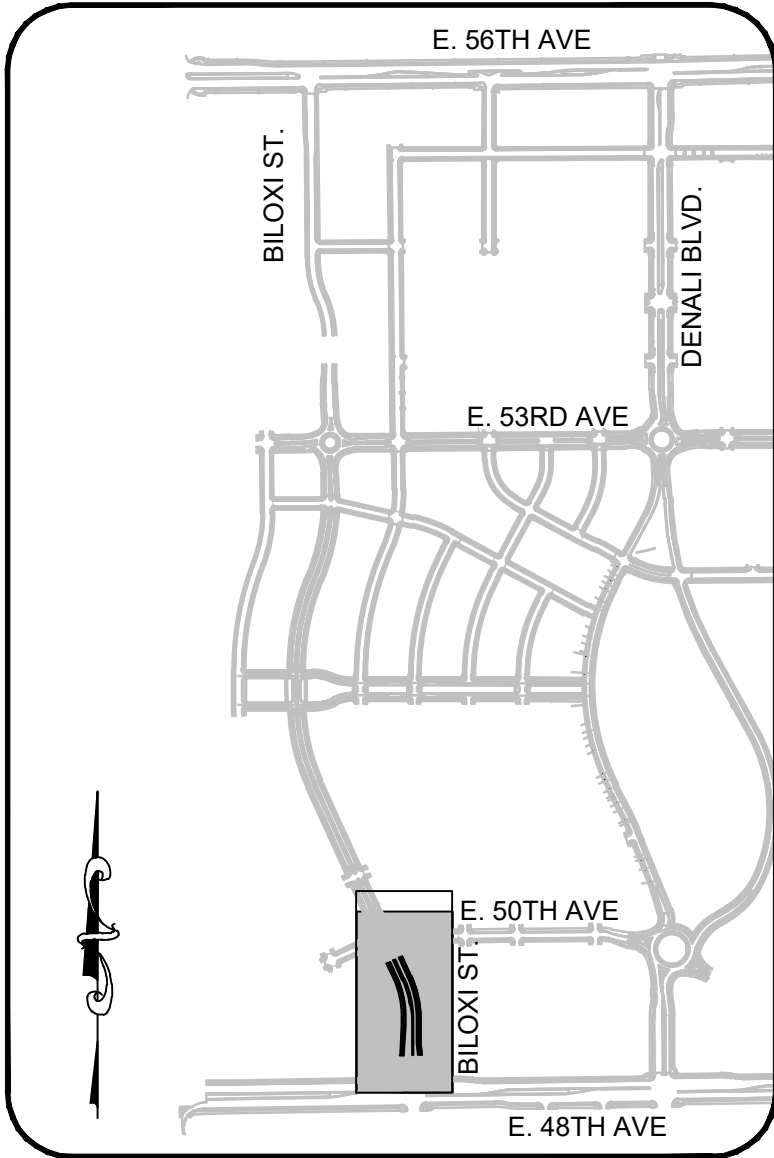
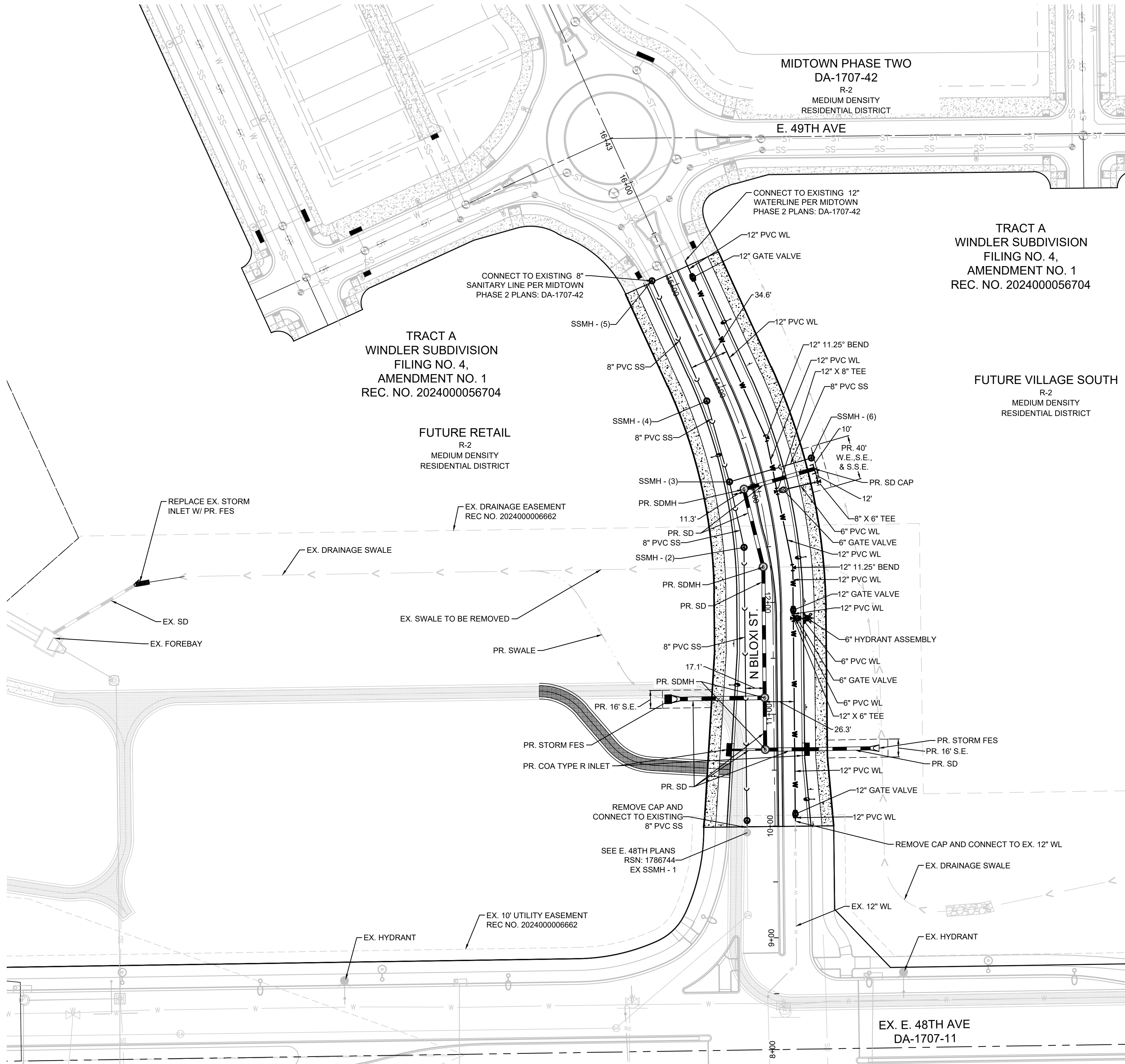
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING/FUTURE WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- PROPOSED OVERLAND FLOW
- EXISTING OVERLAND FLOW

LEGEND:

- ① EXISTING SANITARY MANHOLE
- ② PROPOSED SANITARY MANHOLE
- ③ EXISTING STORM MANHOLE
- ④ PROPOSED STORM MANHOLE
- EX/FUT CDOT TYPE R STORM INLET
- PR. CDOT TYPE R STORM INLET
- PROPOSED FLARED END SECTION
- PROPOSED SL-3 LIGHTING
- PROPOSED SL-1 LIGHTING
- EXISTING LIGHTING
- PROPOSED STREET SLOPE
- PROPOSED SIDEWALK
- PR. CURB RETURN RAMP PER COA DTLS 59-0-59.6
- 5400— EXISTING MAJOR CONTOUR
- 5402— EXISTING MINOR CONTOUR
- 5460— PROPOSED MAJOR CONTOUR
- 5462— PROPOSED MINOR CONTOUR

- NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 3. 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.
 4. THE MINIMUM SLOPE ON ASPHALT IS 1%, THE MINIMUM SLOPE ON CONCRETE IS 0.5%, AND THE MINIMUM SLOPE ON UNPAVED SURFACES IS 2%.

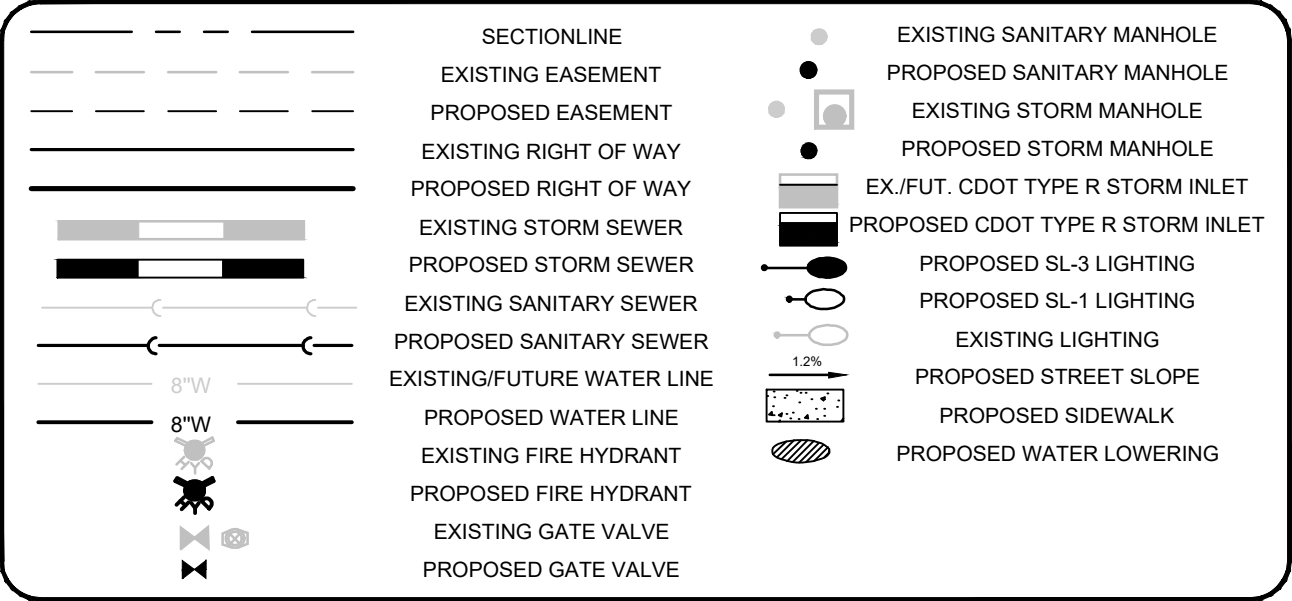
N:\PROJECTS\WINDLER\FILES\CONNECTOR ROADS 3\CAD\ENGINEERING\SHEET SETS\IS\PCR3 SOUTH\AREA UTILITY PLAN SOUTH.DWG, DT:02IN, 4/15/2025 9:37 AM



SCALE: 1" = 50'

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

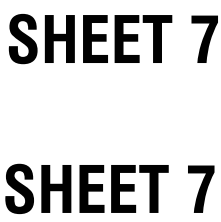
UTILITY LEGEND



SHEET NUMBER	DRAWN BY: DT		SCALE: AS SHOWN	WINDLER - CONNECTOR ROADS 3 BILOXI STREET SOUTH INFRASTRUCTURE SITE PLAN AREA UTILITY PLAN SOUTH		WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900		<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>											
	CHECKED BY: CON		FILE NO:																
	DATE: APRIL 2025		R0043259.20																

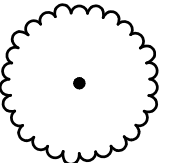
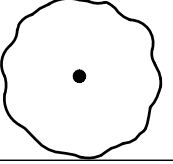


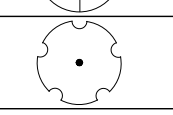
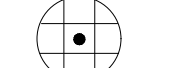
1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
2. LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLANT AND CUT SHEETS.
3. PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT, WALKS AND TRAILS TO BE CONCRETE OR AN ACCESSIBLE MATERIAL AS NOTED ON PLANS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE INDIVIDUAL STREETS IDENTIFIED WITHIN THIS INFRASTRUCTURE SITE PLAN.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. INSTALLATION, IRRIGATION, AND FUTURE MAINTENANCE OF ALL LANDSCAPE MEDIANS WILL BE THE RESPONSIBILITY OF WINDLER PUBLIC IMPROVEMENT AUTHORITY .


1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH CAO ROADWAY SPECIFICATION, SECTION 8.B.1. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 26 INCH HEIGHT AT FULL MATURITY.
2. TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FEET OF PUBLIC WALKS; SHRUBS NOT WITHIN 4 FT.
3. A MIN 4 FT DIAMETER MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
4. CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
5. AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS
6. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.




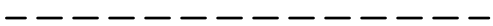















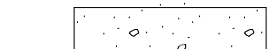


SHEET INDEX

F:\2021\2-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\U3_CONNECTOR ROADS 3\CONNECTORS 3\PLANT CALCULATIONS SOUTH.DWG, STUT1, 4/17/25

PLANT SCHEDULE OVERALL					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
	CAT SPE	32	Catalpa speciosa / Northern Catalpa	2.5' Cal.	B&B
	TIL AME	6	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B
SHRUBS					
	CAR BMS	117	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal.	Pot
	RIB GRE	74	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal.	Pot
	SPI MAC	148	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal	Pot
PERENNIALS					
	PER LIT	62	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal	Pot

PLANT SCHEDULE OVERALL				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
GROUND COVERS				
	RM2	3,355 sf	ROCK MULCH / 3/4" Granite	mulch

LEGEND

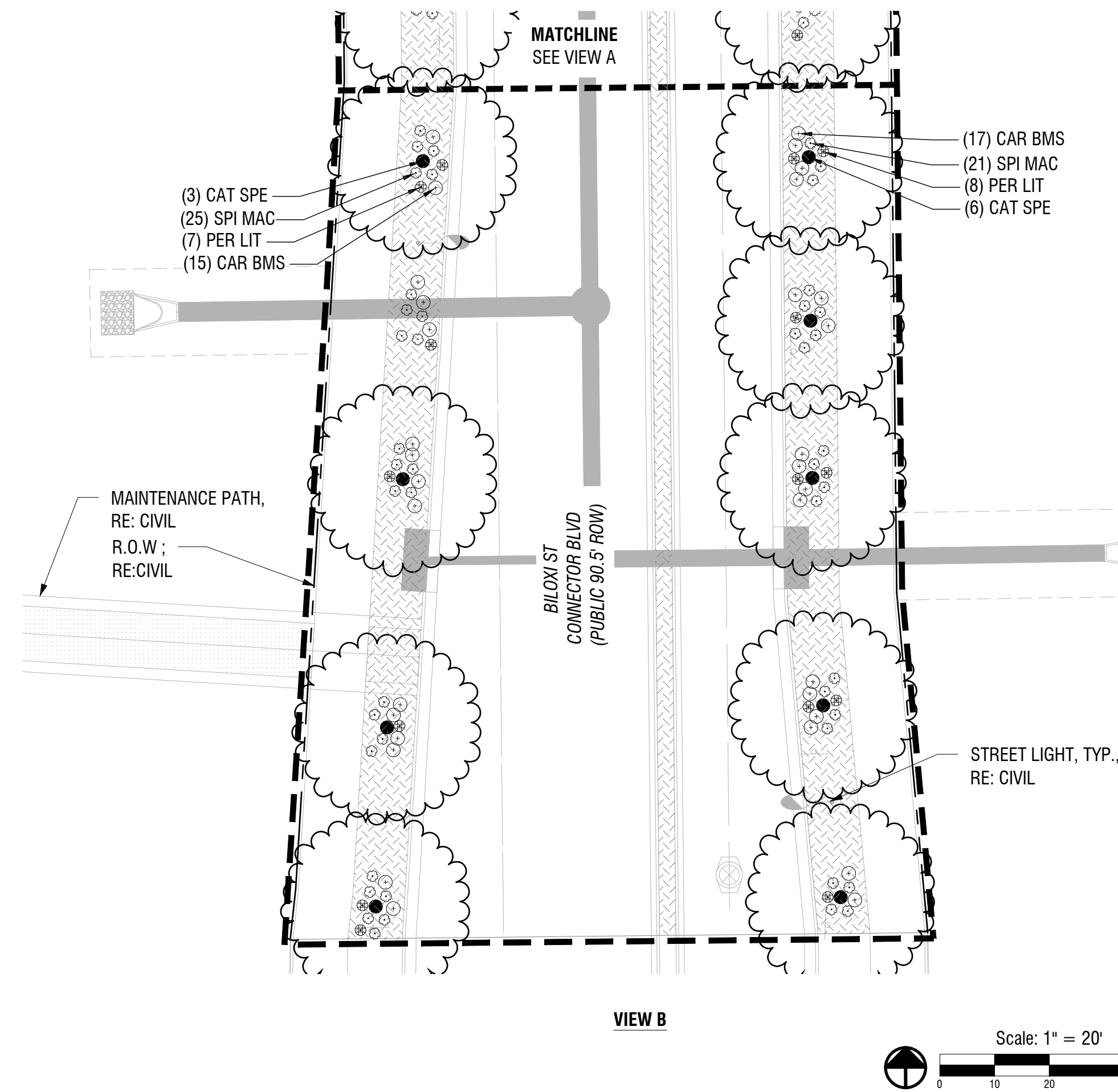
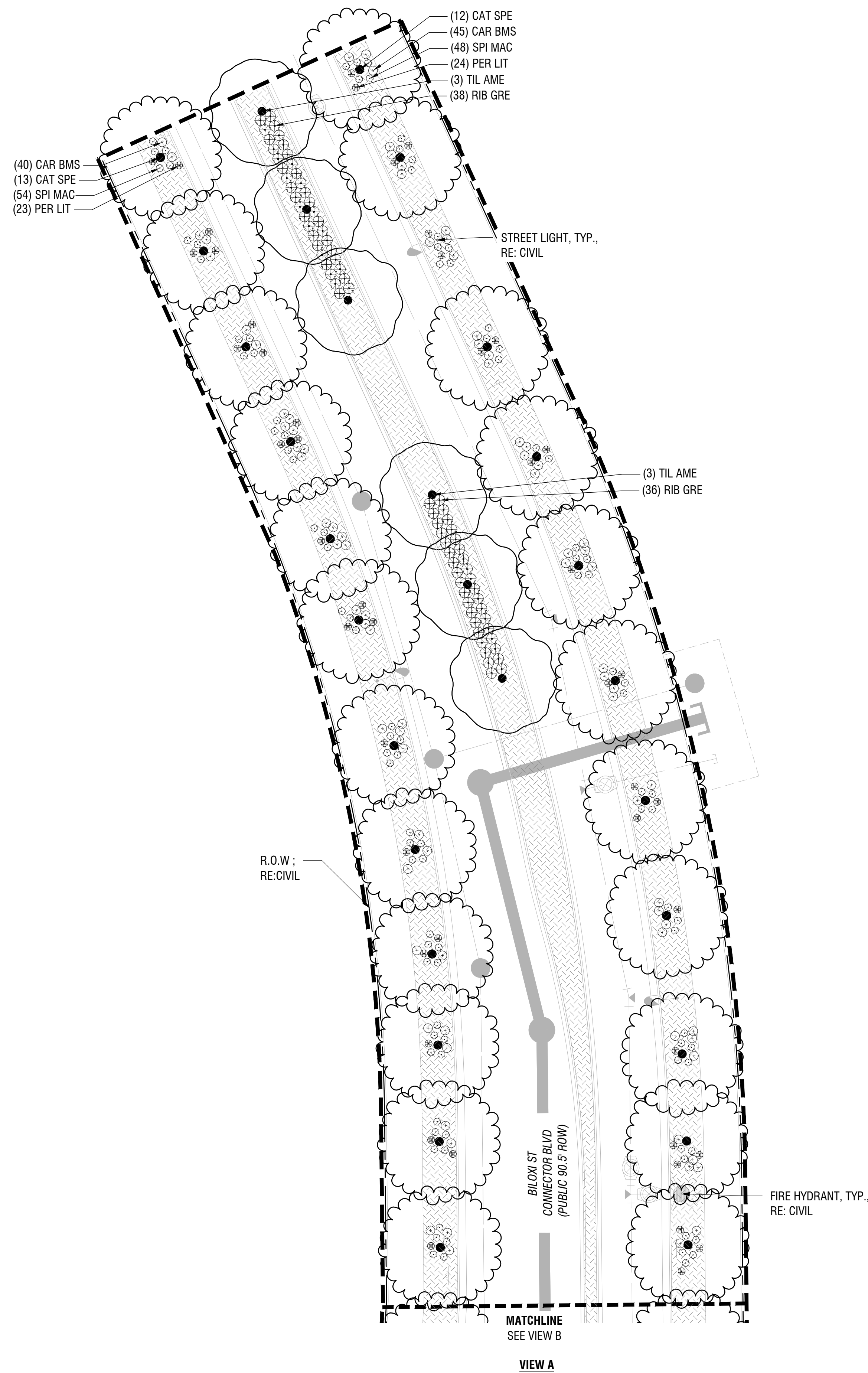
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	STREET SIGNS
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE
	ROCK MULCH - 3/4" BLACK GRANITE

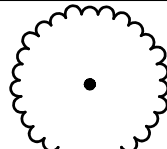
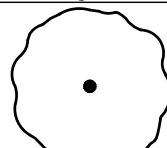




PLANT CALCULATIONS

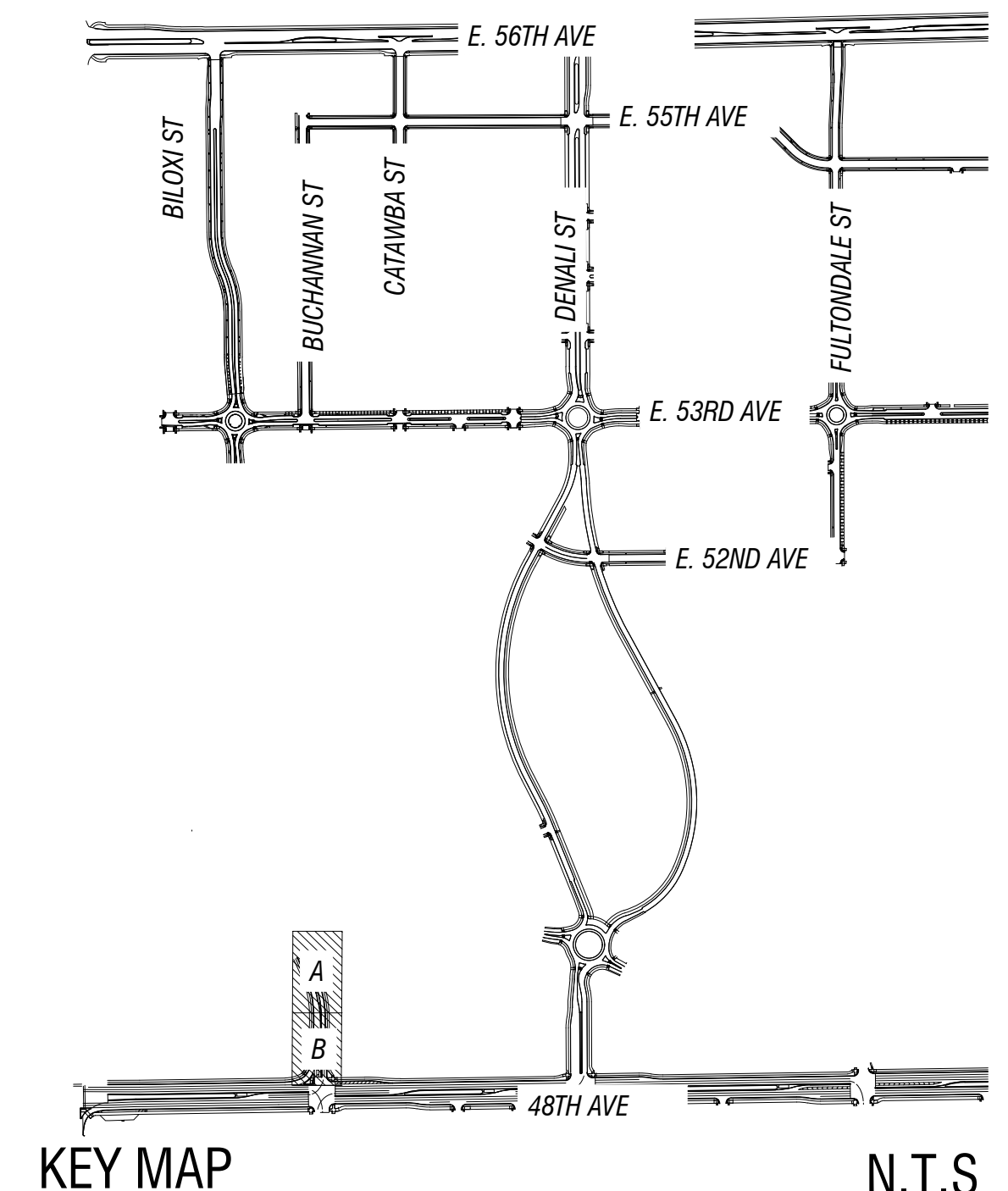
URBAN STREETS												
SHRUBS												
LABEL	STREET/TRACT	LENGTH (LF)	REQUIRE D (1 PER 40/LF)	PROVIDE D	AREA SF < 10'W (SF)	SHRUBS REQUIRED 1/40 SF	5 GAL SHRUBS PROVIDE D	5 GAL GRASSES PROVIDE D	TOTAL SHRUBS "EQUIVALENT" PROVIDE D	% GRASSES (40% MAX.)	TOTAL SHRUBS AND GRASSES PROVIDE D	
BILOXI WEST CURBSIDE	SOUTH SIDE	500	14	16	4,732	118	145	0	0	0%	145	
BILOXI EAST CURBSIDE	SOUTH SIDE	525	15	16	4,967	124	131	0	0	0%	131	
MEDIANS												
SHRUBS												
LABEL	STREET/TRACT	LENGTH (LF)	REQUIRE D (1 PER 35 AVERAGE)	PROVIDE D	AREA SF < 10'W (SF)	SHRUBS REQUIRED 6/36 LF	5 GAL SHRUBS PROVIDE D	5 GAL GRASSES PROVIDE D	TOTAL TREES "EQUIVALENT" PROVIDE D	% GRASSES (40% MAX.)	TOTAL SHRUBS AND GRASSES PROVIDE D	
MEDIAN		217	6	6	N/A	36	74	0	120	0%	194	

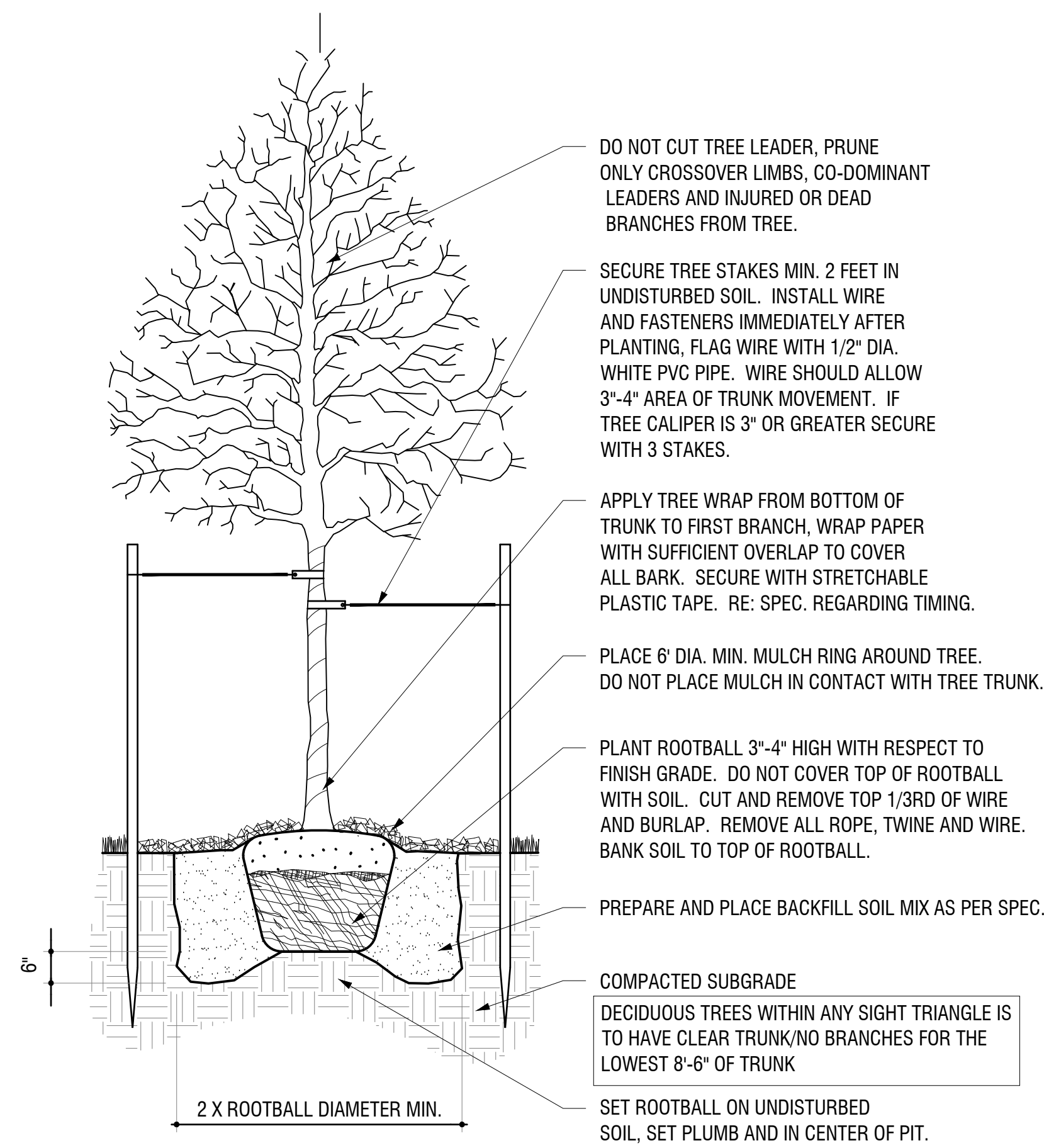
NOT FOR CONSTRUCTION

SHEET NUMBER 6	DRAWN BY: SG	SCALE: AS SHOWN	CHECKED BY: CV	DATE: 03/24/2025	R0043248.00	CONNECTOR ROADS 3 ISP INFRASTRUCTURE SITE PLAN PLANT SCHEDULES	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600	CIVIL TAS	1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com	Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	No.	Revisions	Date	Init.	Appr.	Date

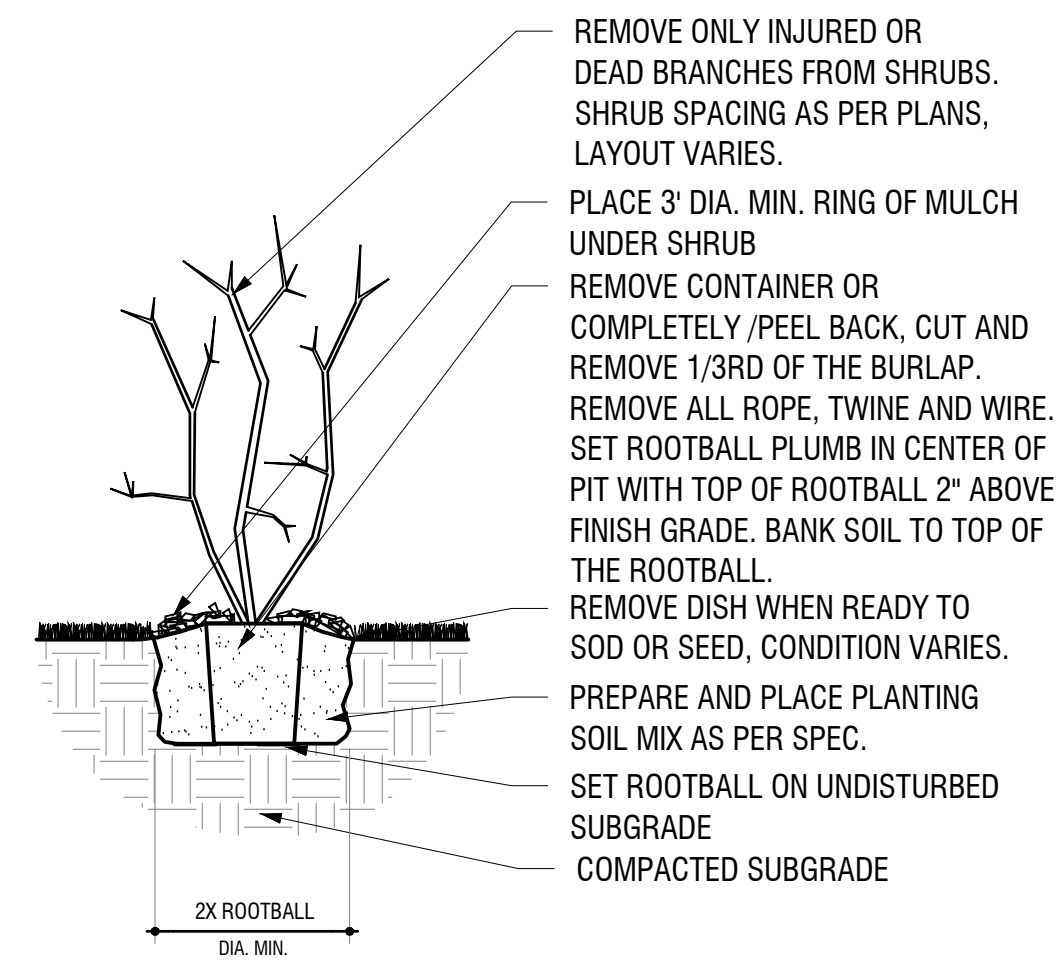


PLANT SCHEDULE 3					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
	CAT SPE	32	Catalpa speciosa / Northern Catalpa	2.5" Cal.	B&B
	TIL AME	6	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	B&B
SHRUBS					
	CAR BMS	117	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	5 gal.	Pot
	RIB GRE	74	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal.	Pot
	SPI MAC	148	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal	Pot
PERENNIALS					
	PER LIT	62	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal	Pot





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



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