Planning and Development Services

City of Aurora

Planning Division
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Worth Discovering • auroragov.org

May 23, 2024

Keegan McCormack
Kimley-Horn
6200 S Syracuse, 300
Greenwood Village, CO 80111

APPLICANT FOR PLANNING: (PLEASE US KH FOR CIVIL)
ALLISON HIBBS
PLAN WEST, INC
767 SANTA FE DR
DENVER, CO 80204

Re: **Fourth Submission Review –** Harvest Crossing PA 5, 6, & 7 – Master Plan Amendment, Site Plan, & Plat
Application Number: **DA-1786-03**
Case Numbers: **2005-7007-03, 2022-4017-00, 2022-3049-00**

Dear Mr. McCormack:

Thank you for your fourth submission, which we started to process on March 28th, 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a new submission **after** your Planning Commission hearing date of May 8th, 2024.

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.

Your second Planning Commission date, triggered by an expansion of the previously approved double-frontage lot adjustment, is set for May 8th, 2024. Please remember that all abutter notices and site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause your hearing 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates

Erik Gates
Planner II

cc: Allison Hibbs, Plan West.
Cesarina Dancy, ODA
Filed: K:\$DA\1700-1799\1786-03rev4

APPLICANT RESPONSE TO WRITTEN COMMENTS PROVIDED BELOW, 5-15-2024:

PLANNING – RED (PLAN WEST)
CIVIL – BLUE (KIMLEY HORN)
SURVEY – PURPLE (AZTEC)
TRAFFIC – GREEN (FHU)

Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the double-fronted lot count to include the lots in the northwest corner of the site. [Planning]
- Revise some of the street tree provided numbers on the Landscape Table. [Landscaping]
- The curbside landscaping should be the standard 8' wide unless the cul de sacs are attached to Local Type 2's. The sidewalk may be attached if it is a local type 2 street and less than 250' in length. [Civil Engineering]
- A number of mail kiosk locations and ped ramp crossings need to be relocated. [Traffic Engineering]
- The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved. [Aurora Water]
- Storm drain development fees due: 124.054 acres x $1,242.00 = $154,075.07. [TAPS]
- Send in the Certificate of Taxes Due and updated Title Commitment to be dated within 30 calendar days of the plat approval date. [Real Property]
- See the updated invoice from Aurora Public Schools.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. There are no community comments on this first review cycle.
RE: Acknowledged

2. Completeness and Clarity of the Application

[Site Plan Page 1]

2A. Update the double-fronted lot count per the comment on page 3.
RE: Acknowledged, Warren and Harvest df lots added to adjustment count

[Site Plan Page 3]

2B. Include the 5 double fronted lots at the northwest corner of the site in the adjustment as well. They were a part of the original adjustment but should also be included in the updated version.
RE: Completed

3. Zoning and Land Use Comments

3A. There were no more zoning or land use comments on this review.
RE: Acknowledged

4. Streets and Pedestrian Issues

4A. Per comments from Civil Engineering, a reduced curbside landscape buffer width can be supported without an adjustment as long as the required street trees are provided on the front yards the individual lots adjacent to these reduced curbside buffers. This condition is being met based on the currently provided lot typicals.
RE: Acknowledged. Applicant will ensure trees are provided on-lot in these areas

5. Parking Issues

5A. There were no Parking comments on this review.
RE: Acknowledged

6. Architectural and Urban Design Issues

6A. There were no more architectural or urban design issues on this review.
RE: Acknowledged

7. Signage Issues

7A. There were no more signage comments on this review.
RE: Acknowledged

8. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

[Site Plan Page 24-26]

8A. Label and dimension the street frontage buffer.
RE: Label and dimension added. 30' buffer provided to exceed 20' requirement for new DF lots along Kewaunee.

[Site Plan Page 26]

8B. Change Street L label to Jackson Gap Street.
RE: Completed

[Site Plan Page 27]

8C. Add label for S. Ider way.
RE: Completed

[Site Plan Page 29]

8D. Add label for South Jamestown Ct.
RE: Completed

[Site Plan Page 36]

8E. In each front yard typical, note two boulders min.
RE: Completed

[Site Plan Page 37]

8F. Provide the Open Space Plant Calculations Table for the Tract Areas (from Sheet 2), 1 tree per 4,000 SF & 10 shrubs per 4,000 SF. Require/Provided.
RE: Completed

8G. Revise some of the street tree provided numbers on the Landscape Table.
RE: Completed

9. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / Comments in light blue)

9A. There were no comments from Transportation Planning in this review cycle.
RE: Acknowledged

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

[Site Plan Page 1]

10A. Repeat Comment from previous submittal: As of 4/11/24, the preliminary drainage letter/report is under review and has not been approved. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.
RE: Acknowledged

[Site Plan Page 2]

10B. Repeat Comment: Ensure Tract F is dedicated as a drainage tract in its entirety on the plat.
RE: Acknowledged.
RE: Note added to plat

[Site Plan Page 5]

10C. Repeat comment: The curbside landscaping should be the standard 8' wide unless the cul de sacs are attached to Local Type 2's. Per section 4.04.2.01.2, the sidewalk may be attached if it is a local type 2 street and less than 250' in length. Please verify with the landscape reviewer and planner (Erik Gates/Tammy Cook) if they are receptive to the variance to the landscape width. If they are supportive, please include a note on this site plan sheet, that indicates that a variance for the landscape strip width from 8' to ____' is supported by Planning and Landscaping, and will be requested during civil plan submittal. Advisory note: A variance table should be included in your

civil plan submittal, per Section 2.03.9 of the Roadway Manual. If no variances are being requested, you still must include the variance table with a note of no variances, similar to the example shown below:
RE: Acknowledged, the variance table will be included for Civil Plan submittal including the cul-de-sac variance and the curb ramp along Warren Avenue variance.
RE: Landscape reviewer has stated this variation is acceptable as long as trees are provided in front lots. This is displayed in the lot typical.

10D. Align ped ramps with receiving ramps, typical ALL.
RE: Per coordination with Engineering and Traffic Reviewers, resulting in a variance request to use the 2023 Standard Detail S9.1, page 1 of 4, Type 1a Perpendicular with a 20' radius curb return instead of a 25' radius in order to align the proposed curb ramps along Warren Avenue with the existing curb ramps.

10E. New comment based on new information: Align internal pedestrian path with the mid-block crossing curb ramp, typical all.
RE: Acknowledged, the internal pedestrian paths have been revised to align with the mid-block crossing curb ramps

10F. New comment based on new information: Is the curb type transitioned here, please identify if a vertical curb is not being used here. (typical All)
RE: Please note, there is a curb transition here from mountable to vertical for the proposed storm inlet adjacent to the curb ramp.

10G. Label all Radii, typical all.
RE: Acknowledged, curb radii labels have been provided.

10H. New comment based on new information: Please label as proposed maintenance path if applicable.
RE: Acknowledged, the proposed maintenance path for the pond has been labeled as such.

10I. Need public access easement for all tracts with a connecting sidewalk, typical ALL.
RE: Acknowledged, public access easement for Tracts L, M and N have been provided.
RE: Note added to plat

[Site Plan Page 6]

10J. Align ped ramps with receiving ramps, typical ALL.
RE: Per coordination with Engineering and Traffic Reviewers, resulting in a variance request to use the 2023 Standard Detail S9.1, page 1 of 4, Type 1a Perpendicular with a 20' radius curb return instead of a 25' radius in order to align the proposed curb ramps along Warren Avenue with the existing curb ramps.

10K. Why were curb ramps and receiving ramps removed here along E Warren Ave? Please put back ramps.
RE: Acknolwedged, the intent is to provide the 3-legged intersection with one pedestrian crossing for both pedestrian safety and traffic fluidity, the location has been updated per the request.

[Site Plan Page 7]

10L. Please revise 8' UE label to match the utility easement linework, if it is intended to be here.
RE: Acknowledged, the 8' UE label is intended to be there and the adjacent drainage easement has been labeled.

[Site Plan Page 8]

10M. New comment based on new information: Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typical ALL.
RE: Acknowledged, the adjacent property curb ramps and associated linework has been shown on all sheets.

10N. New comment based on new information: Ped Ramp crossing is preferred on the right side of a T-intersection. Please revise. (typical all)
RE: Acknowledged, the pedestrian ramp crossing where applicable – please note, in some areas due to driveway locations for the receiving ramps, the pedestrian ramp crossings have remained on the left side.

10O. New comment based on new information: Include proposed sidewalk easement on plan and plat as necessary to 0.5' behind proposed sidewalk (wherever sidewalk is outside of proposed ROW). (typical ALL)
RE: Acknowledged, sidewalk easements have been provided wherever sidewalk is outside of the proposed ROW.
RE: Easement added

[Site Plan Page 9]

10P. New comment based on new information: Require proposed walk to lineup with midblock crossing.
RE: Acknowledged, the internal pedestrian paths have been revised to align with the mid-block crossing curb ramps.

10Q. New comment based on new information: If this is intended to be a proposed maintenance path, please label accordingly.
RE: Acknowledged, the proposed maintenance path for the pond has been labeled as such

[Site Plan Pages 10-12]

10R. New comment based on new information: Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typical ALL.
RE: Acknowledged, adjacent property receiving pedestrian ramps have been shown.

[Site Plan Page 15]

10S. New comment based on new information: Slopes are >1.5:1. Require 3:1 max slope or provide retaining wall.
RE: Acknowledged, grading revised where applicable in order to ensure 3:1 max slopes or less are provided.

10T. New comment based on new information: Require proposed walk to lineup with midblock crossing.
RE: Acknowledged, the internal pedestrian paths have been revised to align with the mid-block crossing curb ramps.

10U. Need public access easement.
RE: Acknowledged, public access easement for Tracts L, M and N have been provided
RE: Note Added

10V. New comment based on new information: Please add grading notes to all sheets. Grading changed substantially from last review.
RE: Acknowledged, the grading notes have been provided on all grading & utility plan sheets.

[Site Plan Page 19]

10W. New comment based on new information: Measurement should be 110' for ROW. Please revise to ensure this measurement matches the plat (typical all).
RE: Acknowledged, the annotation was misplaced and has been revised to show the 110’ ROW. The Site Plan and Plat have been revised to ensure all measurements are consistent throughout.

[Plat Page 1]

10X. Add a note stating:
Tracts U and F are dedicated as drainage tracts in their entirety.
RE: Acknowledged.
RE: Note Added

[Plat Page 2]

10Y. Need public access easement for all tracts with a connecting sidewalk, typical ALL.
RE: Acknowledged, public access easement for Tracts L, M and N have been provided.
RE: Note added

[Plat Page 3]

10Z. Need public access easement for all tracts with a connecting sidewalk, typical ALL.
RE: Acknowledged, public access easement for Tracts L, M and N have been provided
RE: Note added

11. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

[Site Plan Page 4]

11A. TIS has this E Caspian Ave labeled as Wesley Ave.
RE: Acknowledged, TIS has been revised to reflect the Site Plan/Site Plan road names

11B. The E Warren Ave and S Jamestown Ct intersection is shown as a 4-legged intersection in TIS.
RE: Acknowledged, the TIS has been revised to reflect the 3-legged intersection

[Site Plan Page 5]

11C. Previous comment not addressed callout ALL sight triangles or add to legend
RE: Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

11D. Refer to COA TE-13 for ALL sight triangle requirements. [2 comments]
RE: Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

11E. All sight accesses shall be labeled full movement, right in/right out, etc.
RE: Acknowledged, the sight accesses have been labeled consistent with the previous submittal.

11F. Add back access type, i.e. full movement, right in/right out, along E Warren Ave consistent with previous submittal.
RE: Acknowledged, the sight accesses have been labeled consistent with the previous submittal.
11G. Ped crossing and signs shall be shown on CP signing/striping plans.
RE: Acknoweldged, pedestrian crossing and signage will be shown on CP signing & striping plans.
11H. Align ped ramps with opposing ramps.
RE: Per coordination with Engineering and Traffic Reviewers, resulting in a variance request to use the 2023 Standard Detail S9.1, page 1 of 4, Type 1a Perpendicular with a 20' radius curb return instead of a 25' radius in order to align the proposed curb ramps along Warren Avenue with the existing curb ramps.
11I. Ped ramps, signs and RRFB required for E-W ped movements.
RE: Acknowledged, pedestrian ramps, signs and RRFB have been provided for E-W pedestrian movements.
11J. Add ped crossing signs of Warren. [2 comments]
RE: Acknowledged and provided.
11K. Intersection geometry shown on Site Plan needs to be consistent with intersection laneage shown in the Filing 3 TIS.
RE: Geometry has been updated at locations previously noted in other comments.
[Site Plan Page 6]
11L. Refer to COA TE-13 for sight triangle requirements.
RE: Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.
11M. Move mail kiosk from S Jamestown Way to E Baltic Pl.
RE: Completed
11N. Ramp/driveway conflict along S Jamestown Way and E Iliff Pl. Adjust as necessary.
RE: Acknowledged and relocated to avoid driveway conflicts.
11O. Ped crossing and signs shall be shown on CP signing/striping plans.
RE: Acknoweldged, pedestrian crossing and signage will be shown on CP signing & striping plans.
11P. Remove ped ramp where shown on E Warren Ave, no receiving ramp.
RE: Agreed, the curb ramp in this area has been removed.
11Q. Add crosswalk markings and sight triangles.
RE: Acknowledged, crosswalk marking and sight triangles have been shown for the E Warren Ave & S Kewuanee Street intersection.
11R. TIS shows 4-legged intersection at E Warren Ave and S Jamestown Ct.
RE: Acknowledged, the TIS has been revised to reflect the 3-legged intersection.
[Site Plan Page 7]
11S. Ped crossing and signs shall be shown on CP signing/striping plans.
RE: Acknoweldged, pedestrian crossing and signage will be shown on CP signing & striping plans.
11T. Callout storage lengths on Harvest Rd. [3 comments]
RE: Acknowledged, storage lengths have been provided.
11U. TIS shows separate WB left turn lane on E Caspian Ave.
RE: Left turn lane has been removed reflecting the planed two-lane cross-section of Caspian Ave.
[Site Plan Page 8]
11V. Mail kiosk along E Caspian Ave within sight triangle, relocate.
RE: Shifted out of sight triangle(s)
[Site Plan Page 9]
11W. Remove ped ramp along E Harvard Ave.
RE: Acknowledged, the excess pedestrian ramp has been removed and the ramp/driveway conflict has been resolved with the revised curb ramp locations.
11X. Ped ramp/driveway conflict along E Harvard Ave?
RE: Acknowledged, the excess pedestrian ramp has been removed and the ramp/driveway conflict has been resolved with the revised curb ramp locations.
11Y. Roundabout is shown in TIS at Harvest Rd an E Yale Ave.

RE: Harvest Road and Yale Ave has now been analyzed as a side-street stop-contorlled intersection in the short-term scenario consistent with the planned interim condition prior to construction of a roundabout.

[Site Plan Page 10]

11Z. Ped ramp/driveway conflict along S Jackson Gap?
RE: Acknowledged, the ramp/driveway conflict has been resolved with the revised curb ramp locations.

11AA. Mail kiosk within sight triangle along E Harvard Ave.
RE: Shifted out of sight triangle(s)

APPROVED
CO/WY Growth Coordinator
US Postal Service
7500 E 53rd PL RM 2245A

Jim Carberry
Growth Coordinator
James.r.carberry@usps.gov

[Site Plan Page 12]

11BB. EB left turn lane along E Yale Ave not shown in TIS. Add storage length, Taper rate/length.
RE: Left turn lanes have been added to intersections along Yale Ave consistent with the planned three-lane cross-section.

[Site Plan Page 23]

11CC. Previous comment not addressed In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994.
RE: Kiosks shifted out of sight triangles and located at least 30’ from stop signs and no more than 50’ from curb ramps. USPS has approved locations and equipment per email 5/12/2024:

[Site Plan Page 24]

11DD. ALL sight triangles at ALL intersections shall be per COA TE-13. [2 comments]
RE: Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

11EE. 50' min spacing between STOP sign and tree, remove/replace
RE: Trees adjusted to ensure 50’ spacing

11FF. Remove/relocate trees for ped crossing safety/signs.
RE: Tree spacing adjusted

[Site Plan Page 25]

11GG. Move mail cluster.
RE: Completed

[Site Plan Pages 26-30]

11HH. 50' min spacing between STOP sign and tree, remove/replace.
RE: Tree spacing adjusted

[Site Plan Page 34]

11II. Add sight triangles and sight triangle requirements per COA TE-13.
RE: Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

[Traffic Impact Study]

11JJ. Intersection laneage shown in TIS should be consistent with Site Plan laneage.
RE: Intersection geometry has been updated per specific comments received.

11KK. Intersection operations results should be consistent with Harvest Crossing Filing 2 TIS operations.
RE: Filing 3 TIS is consisten with the current unit count. Slight variations exist as Filing 2 pre dated the changes in unit count in Filing 3 so small varaiations do exist but are relatively minor.
11LL. See comments throughout report.
RE: Acknowledged.

12. Aurora Water (Iman Ghazali / ighazali@auroragov.org)
[Site Plan Page 1]
12A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
RE: Acknowledged
[Site Plan Page 24]
12B. Water meters shall not be obscured by plantings.
RE: Tree spacing adjusted
12C. Placing tree on top of sanitary services will make it difficult for maintenance work on the service line.
RE: Tree spacing adjusted. Actual tree location will be based on final lot buildout, as elevation and driveway placement is conceptual at this site plan phase. Note added to ensure spacing requirements are met at buildout.
12D. Ensure trees are at least 5 ft away from meters.
RE: Tree spacing adjusted
[Site Plan Page 25]
12E. Plantings besides trees must be at least 3 ft away from meters (Typical).
RE: Planting spacing adjusted. Final placement of plantings in curbside landscape will be field adjusted baed on final lot buildout, as elevations and driveway placement is conceptual at this site plan phase. Note Added to ensure spacing requirements are met at buildout.
12F. Seems like stop sign location on S Jamestown Ct conflicts with water meter; please revise.
RE: Acknowledged, the water meter location has been revised.
[Site Plan Page 30]
12G. Widen path in Tract J to 12" to serve as maintenance access to the storm manhole.
RE: Acknowledged, the trail has been updated to a 12’ width in order to serve as access to the storm manhole.
12H. Extend a maintenance access path to within 5 ft of this manhole along E Yale Ave.
RE: The redundant storm manhole has been removed in order to avoid orovided a maintenance access path in this area.

13.Aurora Water/TAPS (Diana Porter / dspoerter@auroragov.org)
13A. Storm drain development fees due: 124.054 acres x $1,242.00 = $154,075.07
RE: Acknowledged

Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

[Site Plan Throughout]

13B. Change the Lot, Tract and R.O.W. lines to be solid/continuous lines. (Typical)
RE: The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

[Site Plan Page 1]

13C. Fill in the Reception No blank on the first page.
RE: Acnowledged – RN will be filled in prior to recording

[Plat Page 1]

13D. (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.)
RE: Acknowledged

13E. (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 at the time of your final submittal of the electronic Plat for recording.)
RE: Acknowledged

13F. (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.
RE: Acknowledged

14. Mile High Flood District (Derek Clark / 303-455-6277 / submittals@udfcd.org)

14A. There were no new comments from MHFD on this review.
RE: Acknowledged

15. Aurora Public School District (Nicholas Leach / 651-470-3889 / njleach@aurorak12.org)

15A. The invoice for this project expired, so we updated the invoice with the same value until the end of June 2024 and included a note about the value increase after July 1, 2024. See invoice and wiring instructions attached.
RE: Acknowledged

Repeat Comment from previous submittal:

As of 4/11/24, the preliminary drainage letter/report is under review and has not been approved. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

RE: ACKNOWLEDGED. PDP/PDR RESUBMITTED W/ THIS TECH SITE PLAN RESUBMITTAL

HARVEST CROSSING PLANNING AREAS 5, 6, 7, & 9

SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN W/ ADJUSTMENT

SHEET 1 OF 47

The comments in green were made by Kendra Hanagami, and can be contacted at khanagam@auroragov.org

PLAN WEST RTC PROVIDED IN PURPLE -1ST TECH SUB 5/21/2024

SIGNATURE BLOCK

Harvest Crossing Filing No. 3 Site Plan

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER; SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 00°02'41" WEST, A DISTANCE OF 2650.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°02'41" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2,051.37 FEET;

THENCE SOUTH 89°57'19" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS DEDICATED IN THE DOCUMENT RECORDED AT RECEPTION NO. E2030267 AND THE SOUTHERLY RIGHT-OF-WAY OF EAST WARREN AVENUE AS SHOWN ON HARVEST CROSSING FILING NO. 1 AS RECORDED AT RECEPTION NO. _____, BOTH IN SAID RECORDS;

fill in this information

RE: TO BE FILLED IN PRIOR TO RECORDATION

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

1. SOUTH 89°57'16" EAST, A DISTANCE OF 1,590.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'59", AN ARC LENGTH OF 31.41 FEET;
3. SOUTH 89°58'17" EAST, A DISTANCE OF 32.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223;

THENCE SOUTH 00°01'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 3,232.75 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°48'06" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,722.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 00°00'48" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 815.56 FEET TO SOUTHWEST CORNER OF SAID SOUTH HARVEST ROAD;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 80.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD THE FOLLOWING TWO (2) COURSES;

1. NORTH 00°00'48" EAST, A DISTANCE OF 1833.22 FEET;
2. NORTH 00°02'41" EAST, A DISTANCE OF 599.33 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 124.054 ACRES, (5,403,808 SQUARE FEET), MORE OR LESS.

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

IN WITNESS THEREOF, HARVEST AND JEWELL, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD. _____.

BY: _____.
(PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO)SS

COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____AD,

BY _____ _____.
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____

TECHNICAL DATA

CLASSIFICATION	R-2 (Medium Density Residential)
LAND AREA WITHIN PROPERTY LINES	124.05 Acres (5,403,618 SF)
PROPOSED DENSITY	3.5 DU/AC
NUMBER OF LOTS	435 Single Family Dwelling
TOTAL LOT AREA	58.08 (2,529,964 SF)
LOT SIZE	MIN. 46' x 103'
60' LOTS REQUIRED	MIN. 10%
60' LOTS PROVIDED	15%
FRONT LOADED SMALL LOTS PERMITTED	Max. 35%
FRONT LOADED SMALL LOTS PROVIDED	23%
HARD SURFACE AREA	1,527,649 SF (28.3%)
LANDSCAPE AREA (by Developer. Lots Not Included)	1,346,004 SF (24.9%)
PROPOSED NUMBER OF SIGNS	3 - Monument Locations
TOTAL MONUMENT SIGNAGE AREA	48 Square Feet
PARKING REQUIRED (2 Spaces per Dwelling Unit & 1 Guest Space per 5 Dwelling Units)	957 Spaces
PARKING PROVIDED	1,740 Standard Spaces (Located in Garages & Driveways)
2015 IRC CONSTRUCTION TYPE	V-B
2015 IRC OCCUPANCY CLASS	R-3
SQUARE FOOTAGE OF BUILDINGS	4,738 - 6,405 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	2,831,010 SF (6,405 x 442)
MAXIMUM HEIGHT	30'
SPRINKLERED (YES/NO)	NO

RE: ACKNOWLEDGED

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

PROS TRACKING TABLE

HARVEST CROSSING PARKS, RECREATION, AND OPEN SPACE TRACKING CHART				
Filing No.	Description of Inventory and Facilities	Acreage Required	Acreage Provided	Parks/OS Deficit
1	Neighborhood Park (3ac/1000 res.)	1.1 acres	0 acres	1.1 acres
	Community Park (1.1ac/1000 res.)	0.4 acres	Cash In Lieu	N/A
	Open Space Land (7.8ac/1000 res.)	2.9 acres	2.5 acres	0.4 acres*
			Total F1 Parks/OS Deficit	**1.5 acres**
Filing No.	Description of Inventory and Facilities	Acreage Required	Acreage Provided	Parks/OS Deficit
2	Neighborhood Park (3ac/1000 res.)	3.5 acres	4.6 acres	(1.1 acres)
	Community Park (1.1ac/1000 res.)	1.2 acres	Cash In Lieu	N/A
	Open Space Land (7.8ac/1000 res.)	9.0 acres	5.4 acres	3.6 acres*
			Total F2 Parks/OS Deficit	**2.5 acres**
			Total FDP Parks/OS Deficit	**4.0 acres***

*Remaining open space commitments shall be made with PA-9 per Villages at Murphy Creek FDP

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____
(ATTORNEY)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

Update the double-fronted lot count per the comment on page 3.

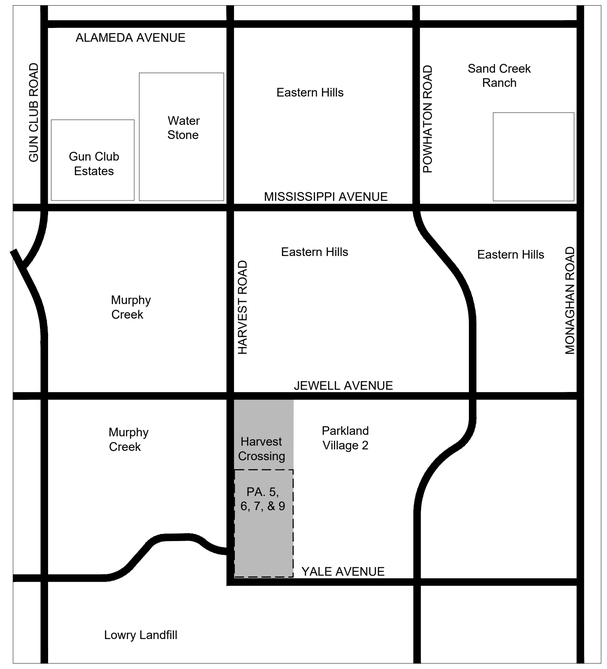
RE: COMPLETED

ADJUSTMENTS

SECTION 146-4.3.10.C: ONE ADJUSTMENT REQUESTED TO INCLUDE 38 DOUBLE-FRONTED LOTS ALONG KEWAUNEE STREET. THESE DOUBLE-FRONTED LOTS WILL UTILIZE THE PERIMETER FENCE WITH COLUMNS, A 30' ENHANCED LANDSCAPE BUFFER, AND WILL CORRELATE WITH THE APPROVED DOUBLE-FRONTED LOTS ON THE EAST SIDE OF THE STREET, CREATING UNIQUE, ATTRACTIVE AND IDENTIFIABLE NEIGHBORHOODS.

VICINITY MAP

Scale: 1" = 2,000'



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: _____

AMENDMENTS

SHEET INDEX

01	COVER SHEET
02	CIVIL NOTES
03	CONTEXT MAP AND PHASING PLAN
04	LOT COUNT
05-12	SITE PLAN
13	CURVE TABLE
14	OVERALL UTILITY MAP
15-22	GRADING AND UTILITY PLAN
23	OVERALL LANDSCAPE AND NOTES
24-31	LANDSCAPE PLAN
32	NEIGHBORHOOD PARK ENLARGEMENT
33	POCKET PARK ENLARGEMENT
34	FENCE, ART, AND MONUMENT PLAN
35-37	LOT TYPICALS
38	PLANT SCHEDULES
39-44	DETAILS
45	ARCHITECTURAL ELEVATIONS

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
JEN COLORADO 20, LLC
7535 E. Hampden Ave., STE C-600
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	08/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

COVER SHEET

01

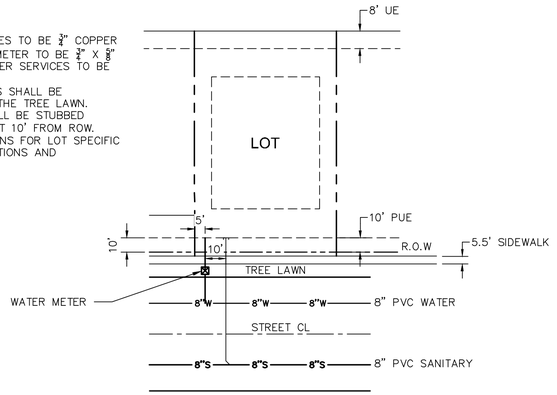
ABBREVIATIONS

APPD	APPROVED
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLVD	BOULEVARD
BW	FINISH GRADE AT BOTTOM OF WALL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
COM	COMMUNICATIONS
CTV	CABLE TELEVISION
CY	CUBIC YARDS
E	EAST OR ELECTRIC
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FO	FIBER OPTIC
G	GAS
HP	HIGH POINT
ID	INSIDE DIAMETER
IRR	IRRIGATION
LF	LINEAR FEET
LP	LOW POINT
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTHWEST
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
RAH	RICHMOND AMERICAN HOMES
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SB	SOUTHBOUND
SD	STORM DRAIN
SE	SOUTHEAST
SF	SQUARE FEET
SS	SANITARY SEWER
ST	STORM SEWER
STA	STATION
SW	SIDEWALK OR SOUTHWEST
SY	SQUARE YARDS
T	TELEPHONE
TC	TOP OF CURB
TW	FINISH GRADE AT TOP OF WALL
TYP	TYPICAL
VAR	VARIES
W	WATER OR WEST

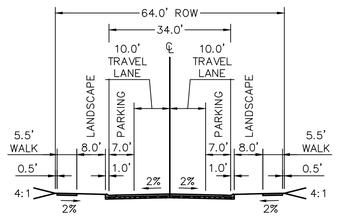
GENERAL SITE PLAN NOTES

1. 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.
2. THE STREETLIGHT 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 SUBMITTING 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.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. 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.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
7. 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. 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, 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.
9. 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.
10. 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 THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16. 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.
17. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
18. 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 OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
19. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350' FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.

NOTE:
1. WATER SERVICES TO BE ¾" COPPER PIPE. WATER METER TO BE ¾" X ¾"
2. SANITARY SEWER SERVICES TO BE 4" PVC PIPE.
3. WATER METERS SHALL BE CENTERED IN THE TREE LAWN.
4. SERVICES SHALL BE STUBBED INSIDE THE LOT 10' FROM ROW.
5. REFER TO PLANS FOR LOT SPECIFIC SERVICE LOCATIONS AND STATIONING



TYPICAL LOT SERVICES
N.T.S



LOCAL TYPE 1
LOCAL TYPE 1 (PUBLIC)
N.T.S.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO, CLERK AND RECORDER; SITUATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS HEREIN RELATIVE THERETO;

THENCE SOUTH 00°02'41" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2,051.37 TO THE POINT OF BEGINNING.

THENCE SOUTH 89°57'16" EAST, A DISTANCE OF 1,722.71 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER B8090223;

THENCE SOUTH 00°01'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 3,252.74 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29.

THENCE NORTH 89°48'06" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,722.18 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 00°00'48" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 2,648.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 00°02'41" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 599.27 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF AURORA, COLORADO IN SPECIAL WARRANTY DEED RECORDED MARCH 4, 2022 UNDER RECEPTION NO. E2025233, AND IN SPECIAL WARRANTY DEED RECORDED MARCH 16, 2022 UNDER RECEPTION NO. E2030267.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ASSUMED BEARING S00°02'41"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 6 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND METAL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19 S20 S30 S29 1984 PLS 13155" IN RANGE BOX AT THE NORTHWEST CORNER AND BE A FOUND NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED ILLEGIBLE AT THE WEST QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

TRACT TABLE

TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
TRACT A	15777.50	0.36	LANDSCAPE AREA	HOA
TRACT B	4120.86	0.09	LANDSCAPE AREA	HOA
TRACT C	4040.86	0.09	LANDSCAPE AREA	HOA
TRACT D	7921.49	0.18	LANDSCAPE AREA	HOA
TRACT E	9344.41	0.21	LANDSCAPE AREA	HOA
TRACT F	64186.06	1.47	DRAINAGE	HOA
* TRACT G	199482.69	4.58	NEIGHBORHOOD PARK	HOA
* TRACT H	49469.14	1.14	POCKET PARK	HOA
* TRACT I	57361.04	1.32	OPEN SPACE	HOA
* TRACT J	168837.11	3.88	OPEN SPACE	HOA
TRACT K	6033.49	0.14	LANDSCAPE AREA	HOA
* TRACT L	6300.00	0.14	OPEN SPACE	HOA
* TRACT M	8580.00	0.20	OPEN SPACE	HOA
* TRACT N	8420.00	0.19	OPEN SPACE	HOA
TRACT O	3512.25	0.08	LANDSCAPE AREA	HOA
TRACT P	3529.29	0.08	LANDSCAPE AREA	HOA
TRACT Q	3546.38	0.08	LANDSCAPE AREA	HOA
TRACT R	3563.42	0.08	LANDSCAPE AREA	HOA
TRACT S	3580.42	0.08	LANDSCAPE AREA	HOA
TRACT T	3597.46	0.08	LANDSCAPE AREA	HOA
* TRACT U	165772.87	3.81	DRAINAGE	HOA
* TRACT V	382099.78	8.77	OPEN SPACE	HOA
* TRACT W	3764.4	0.09	LANDSCAPE AREA	HOA
* TRACT X	3692.43	0.08	LANDSCAPE AREA	HOA
* TRACT Y	3893.73	0.09	LANDSCAPE AREA	HOA
* TRACT Z	3749.71	0.09	LANDSCAPE AREA	HOA
* TRACT AA	26454.86	0.61	LANDSCAPE AREA	HOA
* TRACT AB	17960.86	0.41	LANDSCAPE AREA	HOA
* TRACT AC	165319.23	3.80	DRAINAGE	HOA

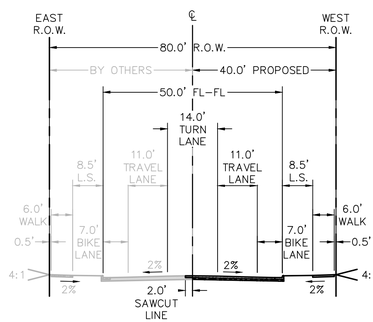
* PARK OR OPEN SPACE CREDIT.

LEGEND

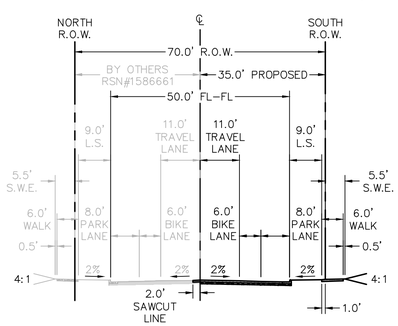
PROPERTY LINE/TRACT LINE
RIGHT OF WAY LINE
STREET CENTERLINE
EASEMENT LINE
PHASE BOUNDARY
PROPOSED BUILDING PAD
EXISTING OVERHEAD ELECTRIC
EXISTING FIBER OPTIC LINE
EXISTING SANITARY SEWER MAIN
EXISTING PUBLIC WATER MAIN
EXISTING CABLE TV LINE
EXISTING ELECTRIC LINE
PROPOSED PUBLIC WATER MAIN
PROPOSED PUBLIC SEWER MAIN

PROPOSED CONTOUR
EXISTING CONTOURS
EXISTING FENCE
PROPOSED SWALE
PROPOSED STORM DRAIN
SIGHT DISTANCE TRIANGLES
EXISTING SANITARY SEWER MANHOLE
PROPOSED SEWER MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
EXISTING SIGN

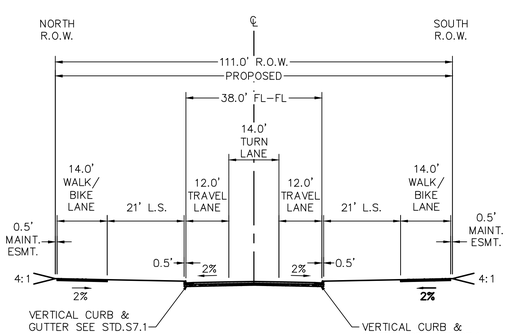
EXISTING STREET LIGHT
EXISTING GATE VALVE
EXISTING POWER PIPE
EXISTING SURVEY MONUMENT
EXISTING TELECOM MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING GUY WIRE
PROPOSED SURVEY MONUMENT
PROPOSED REDUCER
PROPOSED WATER METER
PROPOSED GATE VALVE
PROPOSED STREET LIGHT
PROPOSED STOP SIGN



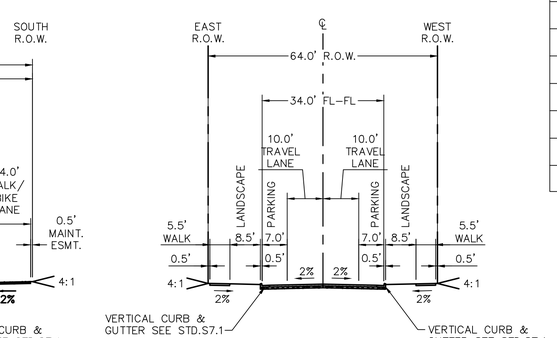
HARVEST ROAD
MODIFIED THREE-LANE COLLECTOR (PUBLIC)
N.T.S.



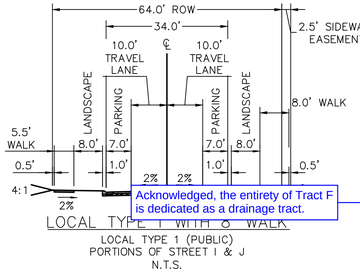
EAST WARREN AVENUE
MODIFIED TWO-LANE COLLECTOR (PUBLIC)
N.T.S.



YALE AVENUE
MODIFIED FOUR-LANE ARTERIAL (PUBLIC)
N.T.S.



SOUTH KEWAUNEE STREET
LOCAL TYPE 1 (PUBLIC)
N.T.S.



LOCAL TYPE 1 WITH 8' WALK
LOCAL TYPE 1 (PUBLIC)
PORTIONS OF STREET I & J
N.T.S.

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
JEN 20 COLORADO, LLC
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JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA
PLANWEST
747 SANTA FE DRIVE
DENVER, CO 80204
303-741-1411

NOTES

HARVEST CROSSING FILING NO. 3

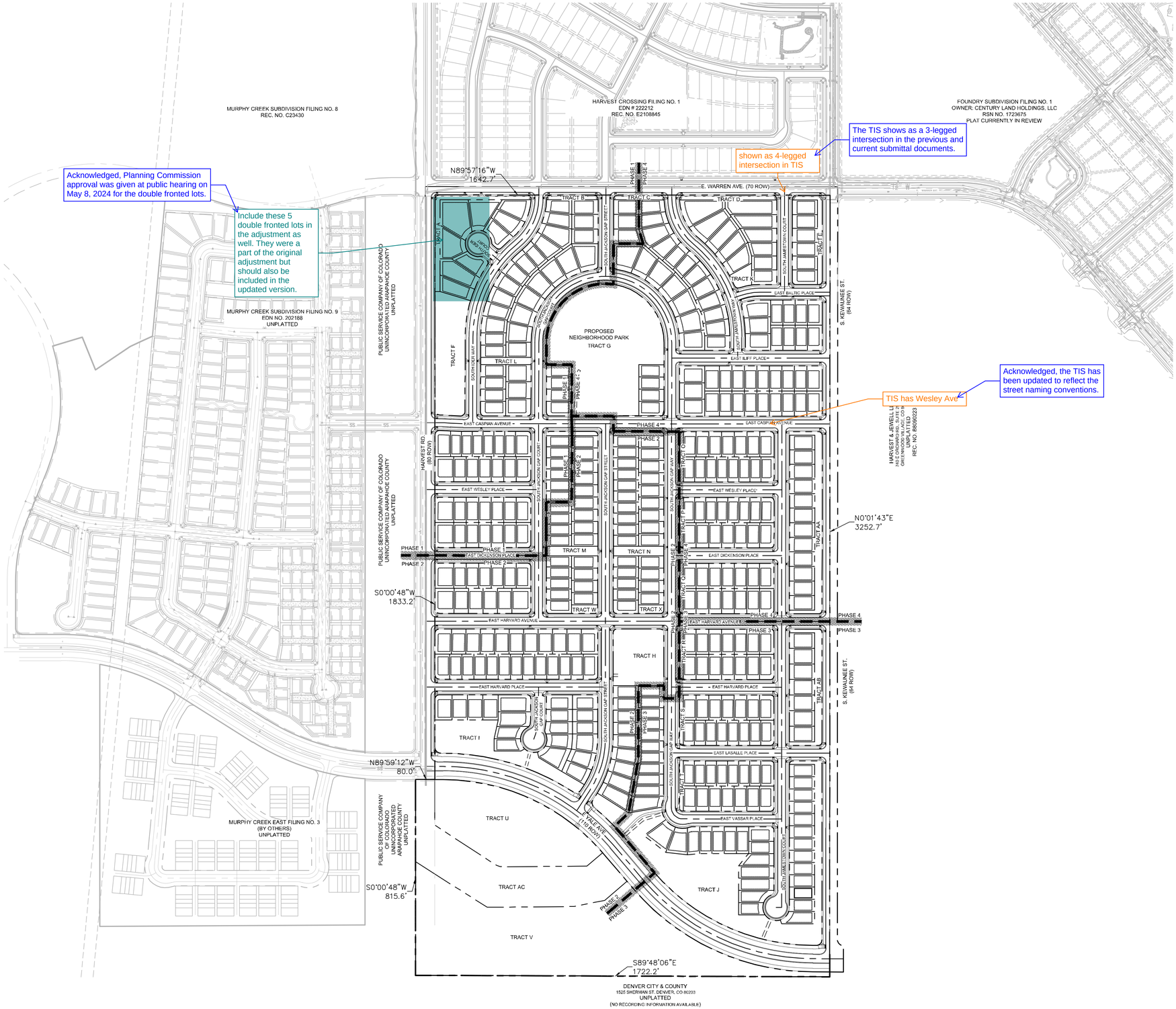
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

NOTES

02



REQUIRED FILING NO. 3 PUBLIC IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF HARVEST CROSSING FILING NO. 3 PER THE APPROVED PUBLIC IMPROVEMENT PLANS:

ROADWAY:
- SOUTHERN HALF STREET IMPROVEMENTS OF WARREN AVENUE FROM HARVEST ROAD TO KEWAUNEE STREET AS A MODIFIED TWO-LANE COLLECTOR.
- EASTERN HALF STREET IMPROVEMENTS OF HARVEST ROAD FROM YALE AVENUE TO WARREN AVENUE AS A MODIFIED THREE-LANE COLLECTOR.
- WESTERN HALF STREET IMPROVEMENTS OF KEWAUNEE STREET FROM YALE AVENUE TO WARREN AVENUE AS A LOCAL TYPE 1 STREET.
- FULL STREET IMPROVEMENTS OF YALE AVENUE FROM HARVEST ROAD TO KEWAUNEE STREET AS A MODIFIED FOUR-LANE ARTERIAL.

STORM DRAINAGE:
- HARVEST GULCH DRAINAGE WAY TO MILE HIGH FLOOD DISTRICT STANDARDS.

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 STANDING 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 AND OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE 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 DISTANT 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).

PROPOSED PHASING DESCRIPTION

PHASING WILL ENSURE THAT TWO (2) POINTS OF EMERGENCY ACCESS IS MAINTAINED AT ALL TIMES AND THROUGHOUT ALL PHASES. DURING FINAL CIVIL DESIGN, THE WATER INFRASTRUCTURE AND PRESSURE ZONES WILL BE DESIGN PER THE APPROVED MUST AND CURRENT CITY OF AURORA STANDARDS.

PHASES 1, 2, 3 AND 4 ARE PLANNED TO HAVE #, #, #, AND # OF SINGLE-FAMILY LOTS ,RESPECTIVELY.

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

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303-241-1411

CONTEXT MAP
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27-MAR-2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

CONTEXT MAP
03

LOT COUNT SUMMARY

UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED	●	50'x105'	245	59%
SINGLE-FAMILY DETACHED	●	60'x105'	75	18%
SINGLE-FAMILY DETACHED	●	45'x105'	94	23%
TOTAL		N/A	414	100%

LEGEND

CONCEPTUAL PHASE BOUNDARY

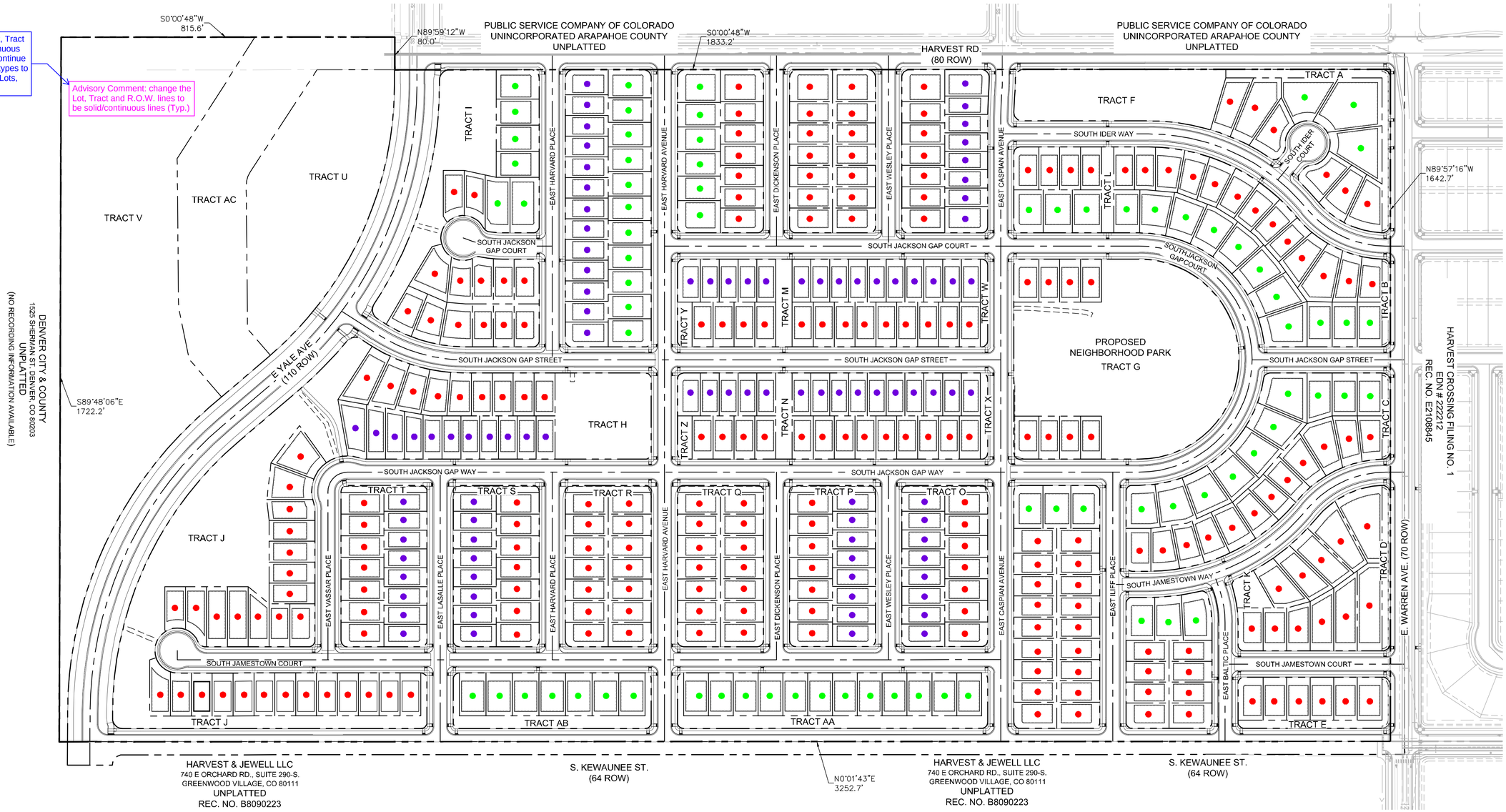
SETBACK TABLE

UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	CORNER SETBACK (FT)
SINGLE-FAMILY DETACHED	50'x105'	15	20'	5	11	+13
SINGLE-FAMILY DETACHED	60'x105'	15	20'	5	11	+13
SINGLE-FAMILY DETACHED	45'x105'	10	18'	5	11	+13

FILING NUMBER	RESIDENTIAL PLANNING AREA	PROJECT STATUS	LARGE LOTS SFD	STANDARD LOTS SFD	SMALL LOTS SFD FRONT-LOADED	DUPLEXES SFD-PAIRED REAR-LOADED	TOWNHOMES SFA-GREEN COURT SMALL LOT	TOWNHOMES SFA STANDARD	TOTAL LOTS
FILING NO 1	PA-4	RECORED	14	126					140
FILING NO 2	PA-2	IN-PROGRESS				138	20	69	227
FILING NO 3	PA-5	NOT-APPROVED	75	245	94				414
TOTAL RESIDENTIAL LOTS FDP									781
TOTAL SFD LOTS:			692						
TOTAL LARGE SFD LOTS:			89						
TOTAL STANDARD SFD LOTS:				371					
TOTAL SMALL SFD LOTS:					232				
TOTAL SFA LOTS:							89		
TOTAL SFA SMALL LOTS:							20		
TOTAL SMALL LOTS:					252				
SMALL LOT % of SDF & GREENCOURT					35%				

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

will show the Lot, Tract Ws as solid/continuous e Site Plan will continue the different line types to ate between the Lots, nd ROWs.



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LOT COUNT
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

SITE PLAN	27 MAR 2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

LOT COUNT

04

Acknowledged, the intersection access type have been added to the plan.

Acknowledged, the ramps have been updated.

add back access type, i.e full movement, right in/right out, consistent with previous submittal

align ped ramps with opposing ramps

ped ramps, signs and RRFB required for E-W ped movements

estrian ramps, been added. l be shown al.

Acknowledged, the pedestrian crossing markings have been added. The signs will be shown on the Civil Plan submittal.

add ped crossing signs of Warren

Acknowledged, the pedestrian crossing markings have been added. The signs will be shown on the Civil Plan submittal.

add ped crossing signs of Warren

Align ped ramps with receiving ramps, typ. ALL

Per coordination with Engineering and Traffic Reviewers, resulting in a variance request to use the 2023 Standard Detail S9.1, page 1 of 4, Type 1a Perpendicular with a 20' radius curb return instead of a 25' radius in order to align the proposed curb ramps along Warren Avenue with the existing curb ramps.

previous comment not addressed

callout ALL sight triangles or add to legend

1. refer to COA TE-13 for ALL sight triangle requirements

2. All sight accesses shall be labled full movement, right in/right out, etc.

Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

refer to COA TE-13 for sight triangle requirements

Label all Radii, typ. all

Acknowledged, all curb return radii have been labeled (typ).

Please note, there is a curb transition here from mountable to vertical for the proposed storm inlet adjacent to the curb ramp.

New comment based on new information:

Is the curb type transitioned here, please identify if a vertical curb is not being used here. (typ. All)

New comment based on new information:

Align internal pedestrian path with the mid-block crossing curb ramp, typ. all

Acknowledged, park pedestrian path has been updated to align with the mid-block curb ramp.

Acknowledged, the Site Plan and TIS have been revised to ensure that intersection geometry is consistent among both documents.

intersection geometry shown on Site Plan needs to be consistent with intersection laneage shown in the Filing 3 TIS

dged, the variance table will be included for Civil Plan including the cul-de-sac variance and the curb ramp rren Avenue variance. The landscape reviewers have t this variation is acceptable as long as trees are n front of lots which is displayed in the lot typical.

Repeat comment:

The curbside landscaping should be the standard 8' wide unless the cul de sacs are attached to Local Type 2's. Per section 4.04.2.01.2, the sidewalk may be attached if it is a local type 2 street and less than 250' in length.

Please verify with the landscape reviewer and planner (Erik Gates/Tammy Cook) if they are receptive to the variance to the landscape width. If they are supportive, please include a note on this site plan sheet, that indicates that a variance for the landscape strip width from 8' to ____' is supported by Planning and Landscaping, and will be requested during civil plan submittal.

Advisory note: A variance table should be included in your civil plan submittal, per Section 2.03.9 of the Roadway Manual. If no variances are being requested, you still must include the variance table with a note of no variances, similar to the example shown below:

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

Acknowledged, Tract Label added, description updated.

Need public access easement for all tracts with a connecting sidewalk, typ. ALL

New comment based on new information:

Please label as proposed maintenance path if applicable.

Acknowledged and labeled as proposed maintenance path.

ped crossing and signs shall be shown on CP signing/striping plans

Acknowledged, the pedestrian ramps, crossing markings have been added. The signs will be shown on the Civil Plan submittal.

VARIANCES TO THE CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION MANUAL

YEAR OF ADOPTED CODE	REFERENCE	REASON	REQUESTED VARIANCE
NOTE: NO VARIANCES			

VARIANCES TO THE AURORA WATER - WATER, SANITARY SEWER & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATION

YEAR OF ADOPTED CODE	REFERENCE	REASON	REQUESTED VARIANCE
NOTE: NO VARIANCES			

SITE PLAN NOTES:

1. REFERENCE SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTRED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
3. DEVELOPMENT SHOWN IS ASSUMING WARREN AVENUE AND HARVEST CROSSING FILING NO. 2 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 3 THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
4. DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND MURPHY CREEK SUBDIVISION FILING NO. 9 AND MURPHY CREEK EAST FILING NO. 3 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO.3, THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
5. DEVELOPMENT SHOWN IS ASSUMING THAT KEWAUNEE STREET HALF STREET IMPROVEMENTS WILL BE DEVELOPED BY THE ADJACENT PROPERTY OWNER.
6. STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS AND SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

SIGN LEGEND

STOP (R1-1) — Street Name (D3-1)

KEY MAP

1" = 800'

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
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JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA
PLANNEST
7A PANORAMA TE DRIVE
DENVER, CO 80204
303-241-1411

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
27 MAR 2024 — SITE PLAN

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

SITE PLAN
05
05 OF 45

Why were curb ramps and receiving ramps removed here? Please put back ramps.

Per coordination with Engineering and Traffic Reviewers, resulting in a variance request to use the 2023 Standard Detail S9.1, page 1 of 4, Type 1a Perpendicular with a 20' radius curb return instead of a 25' radius in order to align the proposed curb ramps along Warren Avenue with the existing curb ramps.

HARVEST CROSSING FILING NO. 1
EDN # 222212
REC. NO. E2108845

E. WARREN AVE (COLLECTOR)

SIGHT VISIBILITY TRIANGLE (TYP.)

Agreed, the curb ramp in this area has been removed.

remove ped ramp, no receiving ramp

Acknowledged, the pedestrian crossing markings have been added. The signs will be shown on the Civil Plan submittal.

ped crossing and signs shall be shown on CP signing/striping plans

TIS shows 4-legged intersection

The TIS shows as a 3-legged intersection in the previous and current submittal documents.

Align ped ramps with receiving ramps, typ. ALL

add crosswalk markings and sight triangles

, Tract
uuous
ontinue
ypes to
Lots,

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

Per coordination with Traffic Reviewers, the sight triangles have been revised to show both conditions and the sight triangles have been added to the legend.

refer to COA TE-13 for sight triangle requirements

Acknowledged, the driveways will be located on the high side for both intersections which avoids the curb ramps.

ramp/drvieway conflict. adjust as necessary

move mail kiosk

Acknowledged, mail kiosk locations have been revised throughout the Site as necessary to meet all requirements.

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

TRACT C 0.09 AC.

BLOCK 4

BLOCK 5

BLOCK 3

BLOCK 7

BLOCK 8

SOUTH JAMESTOWN WAY (LOCAL)

SOUTH JAMESTOWN COURT (LOCAL)

S. KEWAUNEE ST. (LOCAL)

SOUTH JACKSON GAP WAY (LOCAL)

EAST BALTIC PLACE (LOCAL)

EAST ILIFF PLACE (LOCAL)

PROPOSED NEIGHBORHOOD PARK
(REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)

TRACT G 4.58 AC.

PROPOSED MAIL KIOSKS

TRACT K 0.14 AC.

MATCHLINE SEE SHEET 05 FOR CONTINUATION

MATCHLINE SEE SHEET 08 FOR CONTINUATION

SITE PLAN NOTES:

1. REFERENCE SHEET 02 FO… AREAS, USAGES, AND OWNERSHIPS FOR THE…
2. CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTRED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
3. DEVELOPMENT SHOWN IS ASSUMING WARREN AVENUE AND HARVEST CROSSING FILING NO. 2 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 3 THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
4. DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND MURPHY CREEK SUBDIVISION FILING NO. 9 AND MURPHY CREEK EAST FILING NO. 3 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO.3, THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
5. DEVELOPMENT SHOWN IS ASSUMING THAT …UNEE STREET HALF STREET IMPROVEMENTS …BE DEVELOPED BY THE ADJACENT …ERTY OWNER.
6. …T LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS AND SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

LEGEND:

EXISTING FIRE HYDRANT

PROPOSED MAIL KIOSK

Acknowledged, the pedestrian crossing markings and sight distance triangles have been added.

SIGN LEGEND

STOP R1-1

Street Name D3-1

KEY MAP
1" = 800'

HARVEST & JEWELL LLC
740 E ORCHARD RD., SUITE 290-S
GREENWOOD VILLAGE, CO 80111
UNPLATTED
REC. NO. B8090223

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

OWNER / CLIENT
JEN 20 COLORADO, LLC
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JERRY@INTEGRITYLANDVENTURES.COM

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DENVER, CO 80204
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Kimley»Horn

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GREENWOOD VILLAGE, CO (303) 228-2

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT MANAGER
PROJECT NO. 01
DRAWN BY AM
CHECKED

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

SITE PLAN
06

06 OF 45

MATCHLINE SEE SHEET 05 FOR CONTINUATION

TRACT A 1.84 AC.

PROPOSED POND A

SOUTH IDER WAY (LOCAL)

BLOCK 2

BLOCK 7

PROPOSED NEIGHBORHOOD PARK (REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)

TRACT G 4.58 AC.

Please revise 8' UE label to match the utility easement linework, if it is intended to be here.

Acknowledged, the 8' UE label is intended to be there and the adjacent drainage easement has been labeled.

Ped Crossing markings have been added. Signs shall be shown on CP.

ped crossing and signs shall be shown on CP signing/striping plans

Acknowledged. This will be accomplished by removing the on-street parking from the local street cross-section, allowing the 2x 8' parking lanes to combine to provide the 12' for the left turn lane.

TIS shows separate WB left turn lane

callout storage lengths

callout storage lengths

callout storage lengths

EAST CASPIAN AVENUE (LOCAL)

PROPOSED MAIL KIOSKS

BLOCK 9

BLOCK 10

BLOCK 11

TRACT W 0.09 AC.

TRACT X 0.08 AC.

SOUTH JACKSON GAP COURT (LOCAL)

EAST WESLEY PLACE (LOCAL)

SIGHT VISIBILITY TRIANGLE (TYP.)

BLOCK 14

BLOCK 16

HARVEST ROAD (COLLECTOR)

EAST DICKENSON PLACE (LOCAL)

TRACT M 0.20 AC.

TRACT N 0.19 AC.

SOUTH JACKSON GAP STREET (PUBLIC)

PUBLIC SERVICE COMPANY OF COLORADO
UNINCORPORATED ARAPAHOE COUNTY
UNPLATTED

MATCHLINE SEE SHEET 08 FOR CONTINUATION

MATCHLINE SEE SHEET 09 FOR CONTINUATION

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

SITE PLAN NOTES:

1. REFERENCE SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
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LEGEND:

PROPOSED FIRE HYDRANT

SIGN LEGEND

STOP — R1-1

Street Name — D3-1

KEY MAP 1" = 800'

NORTH

GRAPHIC SCALE IN FEET 0 20 40 80

Kimley»Horn

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SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

SITE PLAN	27 MAR 2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

SITE PLAN
07

07 OF 45

New comment based on new information:

Include proposed sidewalk easement on plan and plat as necessary to 0.5' behind proposed sidewalk (wherever sidewalk is outside of proposed ROW) (typ. ALL)

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

how the Lot, Tract solid/continuous Plan will continue fferent line types to etween the Lots, ws.

Acknowledged, mail kiosk has been shifted out of the sight triangles.

mail kiosk within sight triangle, relocate

Acknowledged, the adjacent property curb ramps and associated linework has been shown on all sheets.

New comment based on new information:

Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typ. ALL

Acknowledged, the pedestrian ramp crossing where applicable – please note, in some areas due to driveway locations for the receiving ramps, the pedestrian ramp crossings have remained on the left side.

For this particular area due to drainage north and inlets necessary prior to the intersection, the curb ramps have remained in this area to avoid driveway conflicts.

New comment based on new information:

Ped Ramp crossing is preferred on the right side of a T-intersection. Please revise (typ. all)

SITE PLAN NOTES:

1. REFERENCE SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CO… ENGINEER IF … THAN W… MENT SH… AND HARVEST CROSSING FILING NO. 2 ARE … CONSTRUCTED PRIOR TO HARVEST SING… FILING NO. 3 THESE IMPROVEMENTS LOP… CURRENTLY SHOWN AS "EXISTING". … MENT SHOWN IS ASSUMING HARVEST AVE… AND MURPHY CREEK SUBDIVISION FILING ARE … AND MURPHY CREEK EAST FILING NO. 3 SING… CONSTRUCTED PRIOR TO HARVEST LOP… FILING NO.3, THESE IMPROVEMENTS ARE … CURRENTLY SHOWN AS "EXISTING".
5. DEVELOPMENT SHOWN IS ASSUMING THAT KEWAUNEE STREET HALF STREET IMPROVEMENTS WILL BE DEVELOPED BY THE ADJACENT PROPERTY OWNER.
6. STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS AND SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

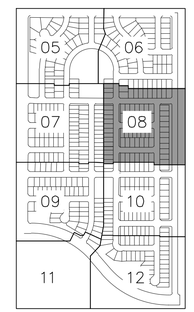
LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

SIGN LEGEND

STOP R1-1

Street Name D3-1



KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA
PLANNER
7676 HAZARD TE DRIVE
DENVER, CO 80204
303-741-1411

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

SITE PLAN	27 MAR 2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

SITE PLAN
08

08 OF 45

MATCHLINE SEE SHEET 07 FOR CONTINUATION

PUBLIC SERVICE COMPANY OF COLORADO
UNINCORPORATED ARAPAHOE COUNTY
UNPLATTED

274.0' CL TO CL

HARVEST ROAD
(COLLECTOR)

80.0'
EXISTING ROW

50.0'
FL–FL

25.0'
PROPOSED FL

40.0'
CL–ROW

330.7' CL TO CL

110.0'
EXISTING ROW

SOUTH JACKSON GAP COURT (LOCAL)

EAST HARVARD AVENUE (LOCAL)

EAST HARVARD PLACE (LOCAL)

EAST YALE AVENUE (LOCAL)

SOUTH JACKSON GAP STREET (LOCAL)

BLOCK 16

BLOCK 18

BLOCK 21

BLOCK 10

BLOCK 11

BLOCK 22

TRACT I
1.32 AC.

TRACT H
1.14 AC.

TRACT U
7.30 AC.

PROPOSED
POND B

PROPOSED MAIL KIOSKS

SIGHT VISIBILITY TRIANGLE (TYP.)

MATCHLINE SEE SHEET 11 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

ped ramp/drvieway conflict?

Acknowledged, the ramp/driveway conflict has been resolved with the revised curb ramp location.

remove ped ramp

Agreed and removed.

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

New comment based on new information: Require proposed walk to lineup with midblock crossing

The proposed walk does steer pedestrians to the midblock ramp.

roundabout shown in TIS

ree legged stop does for Murphy arranted by future he development s sufficient.

New comment based on new information:
If this is intended to be a proposed maintenance path, please label accordingly

Acknowledged, the proposed maintenance path for the pond has been labeled as such.

SITE PLAN NOTES:

1. REFERENCE SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTRED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
3. DEVELOPMENT SHOWN IS ASSUMING WARREN AVENUE AND HARVEST CROSSING FILING NO. 2 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 3 THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
4. DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND MURPHY CREEK SUBDIVISION FILING NO. 9 AND MURPHY CREEK EAST FILING NO. 3 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO.3, THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "EXISTING".
5. DEVELOPMENT SHOWN IS ASSUMING THAT KEWAUNEE STREET HALF STREET IMPROVEMENTS WILL BE DEVELOPED BY THE ADJACENT PROPERTY OWNER.
6. STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS AND SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

ND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

SIGN LEGEND

STOP
R1–1

Street Name
D3–1

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GREENWOOD VILLAGE, CO (303) 228-2300

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JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA
PLANNEST
7A MAIN ST, FE DRIVE
DENVER, CO 80204
303-241-1411

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

SITE PLAN	27 MAR 2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

SITE PLAN

09

09 OF 45

MATCHLINE SEE SHEET 08 FOR CONTINUATION

MATCHLINE SEE SHEET 09 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

Acknowledged, mail kiosk has been shifted out of the sight triangles.

mail kiosk within sight triangle

PROPOSED MAIL KIOSKS

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

ed ramp/drvieway conflict?

Acknowledged, the ramp/driveway conflict has been resolved with the revised curb ramp locations.

New comment based on new information:

Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typ. ALL

Acknowledged, the adjacent property curb ramps and associated linework has been shown on all sheets.

New comment based on new information:

Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typ. ALL

Acknowledged, the adjacent property curb ramps and associated linework has been shown on all sheets.

EAST HARVARD AVENUE (LOCAL)

EAST HARVARD PLACE (LOCAL)

EAST LASALLE PLACE (LOCAL)

SOUTH JAMESTOWN COURT (LOCAL)

S. KEWAUNEE ST. (LOCAL)

SOUTH JACKSON GAP WAY (LOCAL)

SOUTH JACKSON GAP STREET (LOCAL)

BLOCK 11 | BLOCK 13 | BLOCK 17 | BLOCK 19 | BLOCK 20 | BLOCK 22 | BLOCK 23 | BLOCK 24

TRACT H 1.14 AC. | TRACT Z 0.09 AC. | TRACT AA 0.61 AC. | TRACT AB 0.41 AC. | TRACT J 3.88 AC. | TRACT Q 0.08 AC. | TRACT R 0.08 AC. | TRACT S 0.08 AC. | TRACT T 0.08 AC.

HARVEST & JEWELL LLC
740 E ORCHARD RD., SUITE 290-S
GREENWOOD VILLAGE, CO 80111
UNPLATTED
REC. NO. B8090223

SIGHT VISIBILITY TRIANGLE (TYP.)

SITE PLAN NOTES:

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...ONS WILL BE DETERMINED ...ANALYSIS AND SUBMITTED ...HTING PLANS IN THE CIVIL

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

SIGN LEGEND

STOP — R1-1

Street Name — D3-1

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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CENTENNIAL, CO 80112
JERRY@INTEGRITYLANDVENTURES.COM

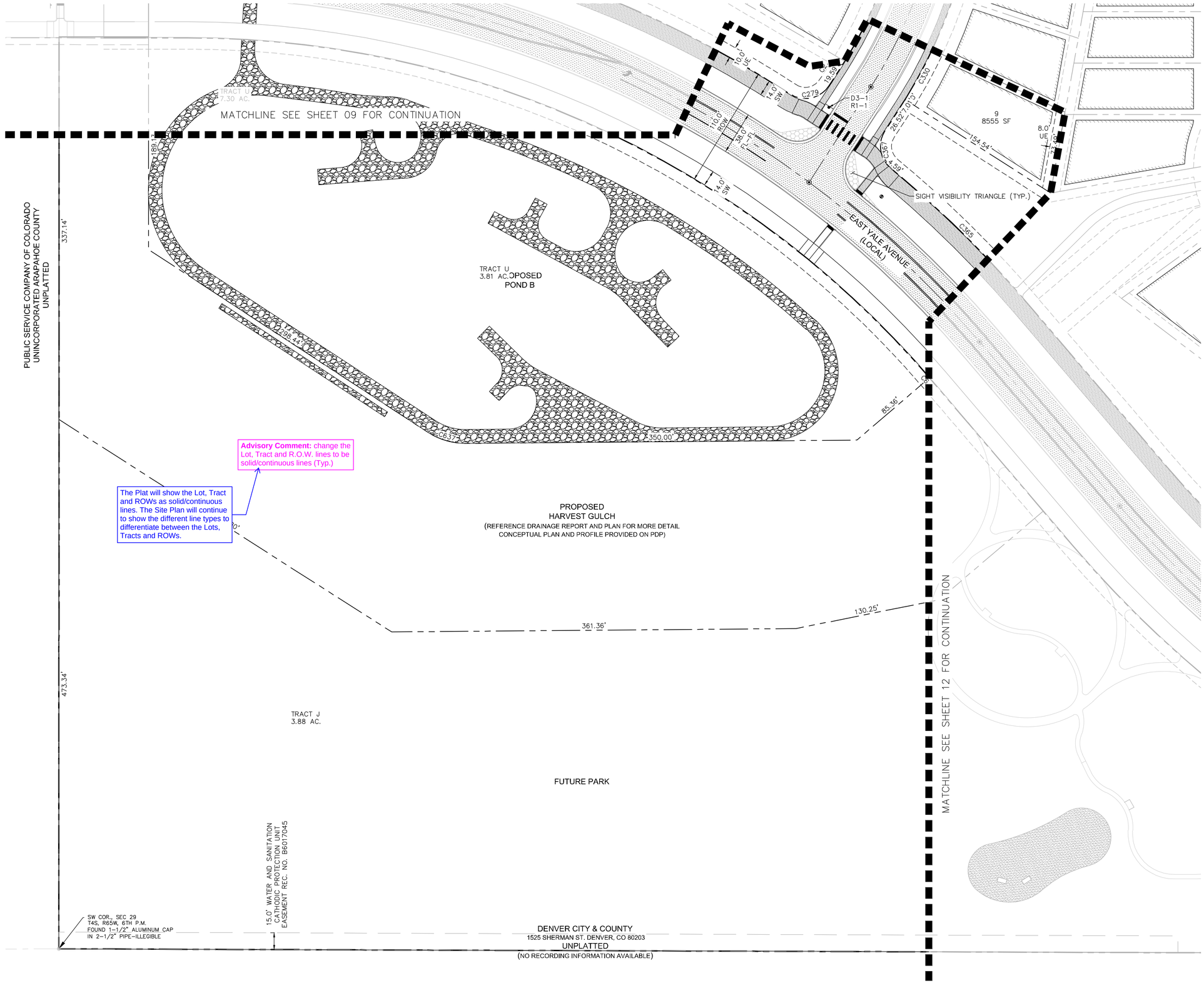
PLANNER / LA
PLANNEST
7400 E. ORCHARD RD. SUITE 1400
DENVER, CO 80204
303-741-1411

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27-MAR-2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

SITE PLAN
10
10 OF 45



SITE PLAN NOTES:

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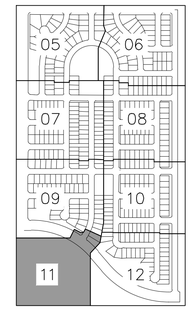
LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

SIGN LEGEND



KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA
PLANNEST
7A PANTS TE DRIVE
DENVER, CO 80204
303-241-1411

SITE PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
27 MAR 2024 — SITE PLAN

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

SITE PLAN
11

MATCHLINE SEE SHEET 10 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

EAST VASSAR PLACE (LOCAL)

SOUTH JAMESTOWN COURT (LOCAL)

S. KEWAUNEE ST. (LOCAL)

EAST YALE AVENUE (LOCAL)

BLOCK 24

BLOCK 22

TRACT J
3.88 AC.

TRACT T
0.08 AC.

DOG PARK

SIGHT VISIBILITY TRIANGLE (TYP.)

TYPE 3 BARRICADES

15.0' WATER AND SANITATION CATHODIC PROTECTION UNIT EASEMENT REC. NO. B6017045

DENVER CITY & COUNTY
1525 SHERMAN ST. DENVER, CO 80203
UNPLATTED
(NO RECORDING INFORMATION AVAILABLE)

HARVEST & JEWELL LLC
740 E ORCHARD RD., SUITE 280-S.
GREENWOOD VILLAGE, CO 80111
UNPLATTED
REC. NO. B8090223

NW 1/4 SEC. 32, T.4S., R.65W., SIXTH P.M.

The Plat will show the Lot, Tract and ROWs as solid/continuous lines. The Site Plan will continue to show the different line types to differentiate between the Lots, Tracts and ROWs.

Advisory Comment: change the Lot, Tract and R.O.W. lines to be solid/continuous lines (Typ.)

Acknowledged, storage and taper lengths have been labeled.

EB left turn lane not shown in TIS.

Add stoage length, Taper rate/length

New comment based on new information:

Ensure there is an aligned receiving ped ramps across the street. Please show the curb ramps on this sheet, typ. ALL

Acknowledged, the adjacent property curb ramps and associated linework has been shown on all sheets.

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LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK

TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

SIGN LEGEND

STOP — R1-1

Street Name — D3-1

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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PLANNEST
7A ANNETTE TE DRIVE
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HARVEST CROSSING FILING NO. 3
SITE PLAN
AURORA, COLORADO

ISSUE RECORD
SITE PLAN — 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

SITE PLAN
12

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C12	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C15	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C25	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C28	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C30	15.00'	18.46'	N54°46'53"E	17.32'	70°31'44"	10.61'
C31	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C32	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C33	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C34	308.50'	1.74'	N01°27'26"E	1.74'	0°19'23"	0.87'
C35	468.00'	16.84'	S1°04'36"W	16.84'	2°03'43"	8.42'
C36	308.50'	63.50'	N61°5'56"E	63.39'	11°47'36"	31.86'
C37	468.00'	72.52'	S6°32'48"W	72.44'	8°52'41"	36.33'
C38	468.00'	63.08'	S14°50'48"W	63.03'	7°43'20"	31.59'
C39	308.50'	63.50'	N18°03'32"E	63.39'	11°47'36"	31.86'
C40	468.00'	69.21'	S22°56'40"W	69.15'	8°28'24"	34.67'
C41	308.50'	63.50'	N29°51'09"E	63.39'	11°47'36"	31.86'
C42	468.00'	67.44'	S31°18'34"W	67.38'	8°15'25"	33.78'
C43	468.00'	64.76'	S39°24'08"W	64.71'	7°55'43"	32.43'
C44	468.00'	59.50'	S47°00'31"W	59.46'	7°17'02"	29.79'
C45	282.00'	2.19'	S50°25'40"W	2.19'	0°26'42"	1.10'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C46	282.00'	51.07'	S45°01'02"W	51.00'	10°22'34"	25.60'
C47	282.00'	47.36'	S35°01'06"W	47.30'	9°37'18"	23.73'
C48	282.00'	40.55'	S26°05'18"W	40.52'	8°14'20"	20.31'
C49	282.00'	49.69'	S16°55'15"W	49.63'	10°05'46"	24.91'
C50	282.00'	49.46'	S6°50'54"W	49.39'	10°02'55"	24.79'
C51	15.00'	21.47'	N41°02'52"E	19.68'	82°00'15"	13.04'
C52	308.50'	58.80'	N76°35'23"E	58.71'	10°55'13"	29.49'
C53	308.50'	63.50'	N65°31'58"E	63.39'	11°47'36"	31.86'
C54	308.50'	63.50'	N53°26'21"E	63.39'	11°47'36"	31.86'
C55	308.50'	63.50'	N41°38'45"E	63.39'	11°47'36"	31.86'
C57	20.00'	30.84'	S45°52'34"W	27.87'	88°20'22"	19.43'
C58	20.00'	31.42'	N44°57'16"W	28.28'	90°00'00"	20.00'
C60	20.00'	31.42'	S45°02'44"W	28.28'	90°00'00"	20.00'
C62	20.00'	30.84'	N45°47'05"W	27.87'	88°20'22"	19.43'
C63	282.00'	0.58'	N1°40'26"W	0.58'	0°07'04"	0.29'
C65	282.00'	49.44'	N6°45'18"W	49.37'	10°02'41"	24.78'
C66	282.00'	49.51'	N16°48'27"W	49.45'	10°03'37"	24.82'
C67	282.00'	45.74'	N26°29'03"W	45.69'	9°17'36"	22.92'
C70	308.50'	61.51'	S75°31'50"E	61.41'	11°25'25"	30.86'
C71	15.00'	21.28'	S40°35'54"E	19.54'	81°17'17"	12.88'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C73	308.50'	64.87'	S63°47'40"E	64.75'	12°02'53"	32.56'
C74	282.00'	47.38'	N35°56'39"W	47.32'	9°37'35"	23.75'
C75	468.00'	2.83'	N50°23'10"W	2.83'	0°20'45"	1.41'
C76	282.00'	48.24'	N45°39'29"W	48.18'	9°48'08"	24.18'
C77	308.50'	68.00'	S51°27'21"E	67.86'	12°37'45"	34.14'
C78	308.50'	68.00'	S38°49'36"E	67.86'	12°37'45"	34.14'
C79	468.00'	60.82'	N46°29'24"W	60.78'	7°26'47"	30.45'
C80	468.00'	71.95'	N38°21'45"W	71.88'	8°48'31"	36.05'
C81	468.00'	72.16'	N29°32'29"W	72.08'	8°50'01"	36.15'
C82	468.00'	66.49'	N21°03'17"W	66.43'	8°08'22"	33.30'
C83	308.50'	68.00'	S26°11'51"E	67.86'	12°37'45"	34.14'
C84	308.50'	68.00'	S13°34'05"E	67.86'	12°37'45"	34.14'
C85	468.00'	62.62'	N13°09'06"W	62.57'	7°39'58"	31.36'
C86	468.00'	70.65'	N4°59'38"W	70.58'	8°38'59"	35.39'
C87	468.00'	5.84'	N0°18'42"W	5.84'	0°42'53"	2.92'
C89	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C91	308.50'	39.30'	S3°36'14"E	39.27'	7°17'57"	19.68'
C93	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C95	282.00'	0.58'	S1°45'55"W	0.58'	0°07'04"	0.29'
C102	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C105	20.00'	31.42'	S45°02'44"W	28.28'	90°00'00"	20.00'
C107	20.00'	31.41'	N44°57'46"W	28.28'	89°58'59"	19.99'
C109	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C116	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C118	282.00'	36.07'	N86°22'51"E	36.05'	7°19'47"	18.06'
C119	282.00'	53.34'	N77°17'52"E	53.26'	10°50'12"	26.75'
C120	15.00'	22.14'	S65°50'24"E	20.18'	84°33'41"	13.64'
C121	532.00'	48.05'	S26°08'47"E	48.03'	5°10'28"	24.04'
C122	532.00'	56.99'	S31°48'09"E	56.96'	6°08'15"	28.52'
C123	532.00'	50.63'	S37°35'53"E	50.62'	5°27'12"	25.34'
C124	532.00'	61.09'	S43°36'52"E	61.06'	6°34'45"	30.58'
C125	532.00'	33.94'	S48°43'53"E	33.93'	3°39'18"	16.97'
C126	218.00'	60.38'	S42°37'28"E	60.19'	15°52'10"	30.38'
C127	218.00'	122.52'	S18°35'19"E	120.92'	32°12'08"	62.93'
C128	20.00'	0.88'	S1°13'15"E	0.88'	2°32'00"	0.44'
C130	20.00'	31.42'	N44°57'16"W	28.28'	90°00'00"	20.00'
C131	20.00'	31.42'	S45°02'44"W	28.28'	90°00'00"	20.00'
C132	218.00'	96.60'	N15°16'24"E	95.81'	25°23'20"	49.11'
C133	20.00'	0.88'	N1°18'44"E	0.88'	2°32'00"	0.44'
C134	218.00'	78.56'	N38°17'29"E	78.13'	20°38'49"	39.71'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C135	55.00'	63.24'	S37°35'47"E	59.81'	65°52'44"	35.63'
C136	218.00'	7.75'	N49°37'57"E	7.74'	2°02'08"	3.87'
C137	532.00'	60.20'	N47°24'31"E	60.17'	6°29'01"	30.13'
C138	15.00'	22.27'	N86°42'08"E	20.28'	85°04'15"	13.76'
C140	20.00'	16.09'	S27°42'35"E	15.66'	46°06'20"	8.51'
C141	55.00'	46.36'	N85°18'59"E	45.00'	48°17'44"	24.66'
C142	55.00'	46.36'	N37°01'15"E	45.00'	48°17'44"	24.66'
C143	55.00'	46.36'	N11°16'28"W	45.00'	48°17'44"	24.66'
C144	55.00'	58.98'	N66°08'42"W	56.20'	61°26'44"	32.69'
C145	20.00'	16.09'	N73°48'54"W	15.66'	46°06'20"	8.51'
C147	15.00'	22.27'	N81°13'37"W	20.28'	85°04'15"	13.76'
C148	532.00'	62.97'	N30°55'03"E	62.94'	6°46'55"	31.52'
C149	532.00'	51.02'	N24°46'45"E	51.00'	5°29'41"	25.53'
C150	532.00'	51.02'	N19°17'04"E	51.00'	5°29'41"	25.53'
C152	20.00'	31.42'	S45°02'43"W	28.28'	90°00'03"	20.00'
C154	20.00'	31.42'	N44°57'16"W	28.28'	90°00'00"	20.00'
C156	20.00'	31.78'	N45°34'22"E	28.54'	91°03'16"	20.37'
C157	636.75'	37.54'	S87°12'39"E	37.53'	3°22'40"	18.78'
C158	700.75'	48.05'	S87°29'10"E	48.04'	3°55'42"	24.03'
C159	20.00'	31.23'	S44°43'07"E	28.15'	89°27'50"	19.81'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C161	532.00'	153.12'	N81°17'29"E	152.60'	16°29'29"	77.10'
C163	20.00'	31.63'	S45°19'36"W	28.44'	90°37'36"	20.22'
C164	636.75'	42.65'	N87°26'28"W	42.64'	3°50'17"	21.33'
C165	700.75'	2.25'	N85°36'50"W	2.25'	0°11'01"	1.12'
C166	700.75'	45.05'	N87°32'50"W	45.04'	3°41'00"	22.53'
C167	700.75'	6.92'	N89°40'18"W	6.92'	0°33'56"	3.46'
C174	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C178	20.00'	31.40'	S44°58'14"E	28.28'	89°58'04"	19.99'
C185	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C189	20.00'	31.43'	S45°01'46"W	28.29'	90°01'56"	20.01'
C196	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C199	20.00'	31.40'	S44°58'14"E	28.28'	89°58'04"	19.99'
C207	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C210	20.00'	31.43'	S45°01'46"W	28.29'	90°01'56"	20.01'
C218	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C221	20.00'	31.40'	S44°58'14"E	28.28'	89°58'04"	19.99'
C228	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C231	20.00'	31.43'	S45°01'46"W	28.29'	90°01'56"	20.01'
C243	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C246	20.00'	31.40'	S44°58'14"E	28.28'	89°58'04"	19.99'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C260	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C263	20.00'	31.43'	S45°01'46"W	28.29'	90°01'56"	20.01'
C269	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C272	218.00'	33.76'	N4°28'56"E	33.73'	8°52'23"	16.91'
C273	20.00'	11.26'	N25°02'59"E	11.11'	32°15'44"	5.78'
C274	20.00'	7.41'	N51°47'39"E	7.37'	21°13'35"	3.75'
C275	55.00'	57.58'	N32°25'01"E	54.98'	59°58'49"	31.74'
C276	55.00'	46.36'	N21°43'15"W	45.00'	48°17'44"	24.66'
C277	368.00'	6.66'	N32°22'39"E	6.66'	1°02'11"	3.33'
C279	25.00'	39.37'	N78°00'49"E	35.43'	90°14'08"	25.10'
C280	985.00'	569.33'	S73°25'38"E	561.44'	33°07'02"	292.87'
C282	25.00'	39.27'	S44°59'10"E	35.36'	89°59'57"	25.00'
C284	55.00'	57.60'	N75°52'09"W	55.00'	60°00'05"	31.76'
C286	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C289	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C292	282.00'	23.73'	S2°27'21"W	23.72'	4°49'13"	11.87'
C294	55.00'	5.08'	S26°30'03"E	5.07'	5°17'16"	2.54'
C295	20.00'	14.22'	S8°46'50"E	13.92'	40°43'41"	7.42'
C296	282.00'	33.06'	S81°37'29"W	33.04'	6°43'02"	16.55'
C297	55.00'	53.15'	S3°49'41"W	51.11'	55°22'13"	28.86'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C300	368.00'	64.01'	N5°01'43"E	63.93'	9°57'57"	32.09'
C301	368.00'	71.95'	N15°36'44"E	71.83'	11°12'05"	36.09'
C302	368.00'	4.82'	N31°29'04"E	4.82'	0°44'59"	2.41'
C303	368.00'	63.56'	N26°09'41"E	63.49'	9°53'48"	31.86'
C304	55.00'	40.91'	S52°49'18"W	39.97'	42°37'00"	21.45'
C306	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C308	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C318	432.00'	36.60'	S2°28'22"W	36.59'	4°51'16"	18.31'
C323	432.00'	51.03'	S8°17'03"W	51.00'	6°46'05"	25.54'
C324	432.00'	51.03'	S15°03'08"W	51.00'	6°46'05"	25.54'
C328	432.00'	51.03'	S21°49'12"W	51.00'	6°46'05"	25.54'
C330	432.00'	48.38'	S28°24'46"W	48.36'	6°25'02"	24.22'
C332	45.00'	15.75'	N10°04'14"E	15.67'	20°03'00"	7.95'
C333	87.00'	28.91'	N10°34'30"E	28.78'	19°02'30"	14.59'
C334	87.00'	51.00'	N52°40'27"W	50.27'	33°35'14"	26.26'
C335	87.00'	51.00'	N86°15'41"W	50.27'	33°35'14"	26.26'
C336	87.00'	10.55'	S73°28'13"W	10.55'	6°56'57"	5.28'
C337	45.00'	15.75'	S80°01'15"W	15.67'	20°03'00"	7.95'
C344	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C351	20.00'	23.47'	N33°40'07"E	22.15'	67°14'46"	13.30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C352	55.01'	43.97'	N44°23'31"E	42.81'	45°47'59"	23.24'
C353	55.01'	51.00'	N5°04'11"W	49.20'	53°07'24"	27.50'
C354	87.00'	56.08'	N17°24'48"W	55.12'	36°56'05"	29.05'
C355	55.01'	73.85'	N70°05'24"W	68.43'	76°55'03"	43.69'
C356	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C358	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C361	25.00'	38.83'	N44°31'24"E	35.04'	88°59'21"	24.56'
C363	875.00'	753.80'	S65°07'19"E	730.70'	49°21'33"	402.08'
C365	985.00'	166.36'	S45°16'51"E	166.17'	9°40'37"	83.38'
C367	25.00'	36.34'	S8°44'43"E	33.22'	83°16'55"	22.23'
C370	55.01'	51.39'	S44°41'14"W	49.54'	53°31'40"	27.74'
C371	55.01'	17.33'	S8°53'56"W	17.26'	18°02'56"	8.74'
C384	15.00'	0.00'	S0°02'14"W	0.00'	0°01'01"	0.00'
C386	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C402	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C406	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C408	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C417	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C420	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C429	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C431	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C434	15.00'	0.00'	S0°02'14"W	0.00'	0°01'01"	0.00'
C442	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C444	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C446	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C448	15.00'	23.56'	S44°57'46"E	21.21'	89°58'59"	15.00'
C450	15.00'	0.00'	S0°01'43"W	0.00'	0°01'01"	0.00'
C463	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C465	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C467	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C469	15.00'	23.56'	S44°57'46"E	21.21'	89°58'59"	15.00'
C477	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C480	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C490	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C493	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C502	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C505	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C515	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C517	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C520	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C522	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C530	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C539	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C549	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C558	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C560	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C562	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C566	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C576	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C598	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C600	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'
C603	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C610	15.00'	23.56'	N45°02'44"E	21.21'	90°00'00"	15.00'
C636	15.00'	18.46'	N54°46'53"E	17.32'	70°31'44"	10.61'
C637	62.32'	35.27'	S73°37'34"E	34.80'	32°25'43"	18.12'
C638	875.00'	751.87'	N65°22'09"W	728.95'	49°13'59"	400.91'
C639	875.00'	4.74'	N40°35'51"W	4.74'	0°18'37"	2.37'
C640	985.00'	848.56'	N65°07'19"W	822.56'	49°21'33"	452.62'
C642	15.00'	23.56'	S45°02'44"W	21.21'	90°00'00"	15.00'
C644	15.00'	23.56'	N44°57'16"W	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C646	15.00'	22.47'	S29°12'27"W	20.42'	85°48'57"	13.94'
C647	218.00'	68.22'	S81°04'50"W	67.94'	17°55'49"	34.39'
C649	532.00'	47.56'	S11°08'21"E	47.55'	5°07'21"	23.80'
C650	532.00'	65.23'	S5°03'55"E	65.19'	7°01'32"	32.66'
C652	15.00'	23.56'	S44°57'16"E	21.21'	90°00'00"	15.00'
C654	532.00'	14.84'	S0°45'12"E	14.84'	1°35'54"	7.42'
C659	15.00'	23.57'	N45°02'14"E	21.22'	90°01'01"	15.00'
C662	15.00'	23.56'	N44°57'46"W	21.21'	89°58'59"	15.00'
C667	244.50'	768.12'	N89°57'16"W	489.00'	180°00'00"	-11011.3010889209000.00'

OWNER / CLIENT
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LINE & CURVE
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

SITE PLAN	27 MAR 2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

LINE & CURVE

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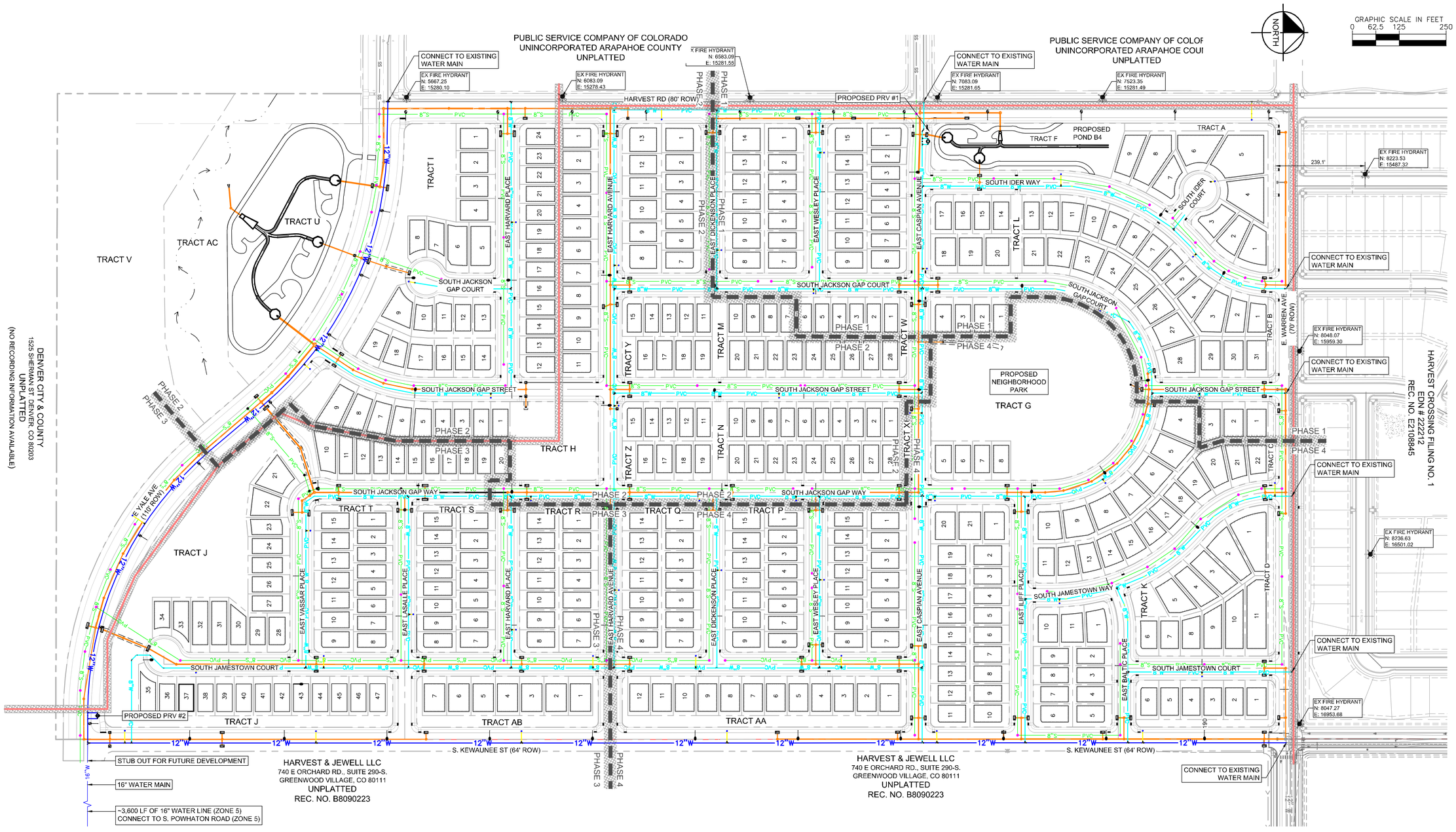

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

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 STANDING 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 AND OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE 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 DISTANT APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREEA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

LEGEND

- PRESSURE ZONE DELINEATION
- PROPOSED PHASE DELINEATION
- 8"S PVC — 8" SANITARY PROPOSED SANITARY SEWER LINE
- 16"W 16"W — 16" PROPOSED WATER LINE
- 12"W — 12" PROPOSED WATER LINE
- 8"W PVC — 8" PROPOSED WATER LINE
- 6"W 6"W — 6" PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET
- EXISTING FIRE HYDRANT

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PLANNER / LA
PLANNEST
7A LANTZ TE DRIVE
DENVER, CO 80204
303-241-1411

UTILITY MAP
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN — 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

UTILITY MAP
14
14 OF 45

HARVEST CROSSING FILING NO. 1
PREPARED BY OTHERS (RSN #1586661)
(SHOW FOR REFERENCE ONLY, PER SEPARATE PLAN AND PERMIT.)

JEWELL AVE

PRESSURE ZONE BOUNDARY

ZONE 4 WATERLINE

ZONE 5 WATERLINE

PRESSURE ZONE 4

PRESSURE ZONE 5

STORM OUTFALL LOCATION

PROPERTY BOUNDARY

E. WARREN AVE. (COLLECTOR)

WATERLINE CONNECTION (ZONE 5)

EXISTING ROW 70.0'

50.0' FL-FL

64.0' ROW

34.0' FL-FL

0.78%

1.00%

TRACT B

TRACT C

ANTICIPATED SEWER OUTFALL – STUB TO BE PROVIDED BY OTHERS TO SEND WASTEWATER FLOW NORTH.

FUTURE EASTERN HARVEST ROAD WIDENING SHOWN FOR REFERENCE. PER SEPARATE PLAN & PERMIT.

ENGINEERS TO COORDINATE ON CENTERLINE PROFILE AND VERTICAL ROADWAY DESIGN.

WATER MAIN BY OTHERS

HARVEST RD. (PUBLIC COLLECTOR)

SOUTH IDER COURT (LOCAL)

SOUTH IDER WAY (LOCAL)

SOUTH JACKSON GAP STREET (LOCAL)

SOUTH JACKSON GAP COURT (LOCAL)

UNPLATTED
(NO RECORDING INFORMATION AVAILABLE)

100-YR WSEL: 5719.26

69.1'

POND B (DETENTION)
REQUIRED VOLUME= 2.43 AC-FT
VOLUME PROVIDED= 2.54 AC-FT
100-YR WSEL: 5725.14
TOP ELEV: 5726.55
BOTTOM ELEV: 5719.00
4:1 SLOPES

80.0' ROW

TRACT F
PRIVATE POND
MAINTAINED BY HOA

MAINTENANCE ACCESS PER CoA STANDARDS

PRIVATE AREA INLET TO BE MAINTAINED BY HOA

PROPOSED
NEIGHBORHOOD PARK
(REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)

TRACT G

MATCHLINE SEE SHEET 16 FOR CONTINUATION

MATCHLINE SEE SHEET 17 FOR CONTINUATION

Acknowledged, tract label added and description provided in the tract summary table on Sheet 2.

Need public access easement

Acknowledged, the grading has been revised to ensure slopes are less than 3:1.

New comment based on new information: Slopes are >1.5:1. Require 3:1 max slope or provide retaining wall

New comment based on new information: Require proposed walk to lineup with midblock crossing

Acknowledged, pedestrian path revised to align with midblock crossing.

GRADING & UTILITY NOTES

1. INSTALL STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
2. INSTALL TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
3. INSTALL 3' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
4. INSTALL SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
5. INSTALL FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
7. POND OUTFALL STRUCTURE LOCATION.

New comment based on new information:

Please add grading notes to all sheets. Grading changed substantially from last review.

Acknowledged, the following grading notes have been added to the plan.

Please add the following notes:

1. Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.
2. The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.
3. 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.
4. 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.
5. The resultant grade in any direction within accessible parking areas shall not exceed two percent.
6. The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope along an accessible path shall not exceed five percent.

MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.

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3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA. STORM SEWER IN TRACTS WILL BE NOTED AS "PRIVATE" AND MAINTAINED BY THE OWNER OWNER/DISTRICT.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4 TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. ROOF DRAIN SYSTEMS SHALL BE PRIVATE.

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 40 80

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GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
15

15 OF 45

HARVEST CROSSING FILING NO 1
PREPARED BY OTHERS (RSN #1586661)
(SHOW FOR REFERENCE ONLY, PER SEPARATE PLAN AND PERMIT.)

WATERLINE CONNECTION (ZONE 5)
ZONE 4 WATERLINE
ZONE 5 WATERLINE
70.0' EXISTING ROW
50.0' FL-FL
E. WARREN AVE (COLLECTOR)
WARREN AVE
PRESSURE ZONE 4
PRESSURE ZONE 5
STORM OUTFALL LOCATION
D SEWER STUB TO BE BY OTHERS ASTEWATER H.
TRACT C
TRACT D
TRACT E
TRACT G
TRACT K
64.0' PROP ROW
34.0' FL-FL
64.0' ROW
6.0' PUE
SOUTH JAMESTOWN WAY (LOCAL)
SOUTH JAMESTOWN COURT (LOCAL)
S. KEWAUNEE ST. (LOCAL)
SOUTH JACKSON GAP WAY (LOCAL)
EAST BALTIC PLACE (LOCAL)
EAST ILIFF PLACE (LOCAL)
PROPOSED NEIGHBORHOOD PARK
(REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)
MATCHLINE SEE SHEET 15 FOR CONTINUATION
MATCHLINE SEE SHEET 18 FOR CONTINUATION

GRADING & UTILITY NOTES

1. INSTALL STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
2. INSTALL TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
4. INSTALL SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
5. INSTALL FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.

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4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4 TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. ROOF DRAIN SYSTEMS SHALL BE PRIVATE.

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

HARVEST & JEWELL LLC
740 E ORCHARD RD., SUITE 290-S.
GREENWOOD VILLAGE, CO 80111

UNPLATTED
REC. NO. B8090223

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GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
16

MATCHLINE SEE SHEET 15 FOR CONTINUATION

WATER MAIN BY OTHERS ZONE 4

ZONE 4 WATERLINE CONNECTION

POND B (DETENTION)
REQUIRED VOLUME= 2.43 AC-FT
VOLUME PROVIDED= 2.54 AC-FT
100-YR WSEL: 5725.14
TOP ELEV: 5726.55
BOTTOM ELEV: 5719.00
4:1 SLOPES

STORM OUTFALL LOCATION

64.0' EXISTING ROW

ANTICIPATED SEWER OUTFALL – STUB TO BE PROVIDED BY OTHERS TO SEND WASTEWATER FLOW WEST.

FUTURE EASTERN HARVEST ROAD WIDENING SHOWN FOR REFERENCE. PER SEPARATE PLAN & PERMIT.

ENGINEERS TO COORDINATE ON CENTERLINE PROFILE AND VERTICAL ROADWAY DESIGN.

PRESSURE ZONE 5

PROPOSED PRV

HARVEST ROAD PRESSURE ZONE 4

PROPOSED NEIGHBORHOOD PARK
(REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)

TRACT G

PRIVATE AREA INLET TO BE MAINTAINED BY HOA

EAST CASPIAN AVENUE (LOCAL)

SOUTH JACKSON GAP COURT (LOCAL)

SOUTH JACKSON GAP STREET (PUBLIC)

EAST WESLEY PLACE (LOCAL)

EAST DICKENSON PLACE (LOCAL)

HARVEST ROAD (COLLECTOR)

UNPLATTED (NO RECORDING INFORMATION AVAILABLE)

ZONE 4 WATERLINE

ZONE 5 WATERLINE

PRESSURE ZONE 4

PRESSURE ZONE 5

WATER MAIN BY OTHERS

FUTURE EASTERN HARVEST ROAD WIDENING SHOWN FOR REFERENCE. PER SEPARATE PLAN & PERMIT.

ENGINEERS TO COORDINATE ON CENTERLINE PROFILE AND VERTICAL ROADWAY DESIGN.

MATCHLINE SEE SHEET 18 FOR CONTINUATION

MATCHLINE SEE SHEET 19 FOR CONTINUATION

GRADING & UTILITY NOTES

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5. INSTALL FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
8. INSTALL FLARED END SECTION.

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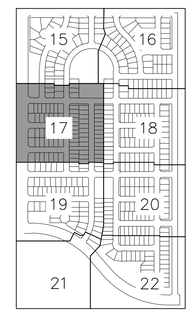

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
17

MATCHLINE SEE SHEET 16 FOR CONTINUATION

MATCHLINE SEE SHEET 20 FOR CONTINUATION

EAST CASPIAN AVENUE (LOCAL)

EAST WESLEY PLACE (LOCAL)

EAST DICKENSON PLACE (LOCAL)

SOUTH JACKSON GAP WAY (PUBLIC)

S. KEWAUNEE ST. (LOCAL)

SOUTH JAMESTOWN COURT (LOCAL)

TRACT Q

64.0' ROW

34.0' FL-FL

HARVEST & JEWELL LLC
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GREENWOOD VILLAGE, CO 80111
UNPLATTED
REC. NO. B8090223

GRADING & UTILITY NOTES

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KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
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GRADING AND UTILITY PLAN
18

MATCHLINE SEE SHEET 17 FOR CONTINUATION

FUTURE EASTERN HARVEST ROAD WIDENING SHOWN FOR REFERENCE. PER SEPARATE PLAN & PERMIT.

ENGINEERS TO COORDINATE ON CENTERLINE PROFILE AND VERTICAL ROADWAY DESIGN.

SOUTH JACKSON GAP COURT (LOCAL)

EAST HARVARD AVENUE (LOCAL)

EAST HARVARD PLACE (LOCAL)

EAST YALE AVENUE (LOCAL)

SOUTH JACKSON GAP STREET (LOCAL)

HARVEST ROAD (COLLECTOR)

PRESSURE ZONE 4

PRESSURE ZONE 5

PRESSURE ZONE 5

PRESSURE ZONE 4

TRACT H

TRACT I

PRIVATE AREA INLET TO BE MAINTAINED BY HOA

UNPLATTED (NO RECORDING INFORMATION AVAILABLE)

ZONE 4 WATERLINE

ZONE 4 WATERLINE CONNECTION

ANTICIPATED SEWER OUTFALL – STUB TO BE PROVIDED BY OTHERS TO SEND WASTEWATER FLOW WEST VIA YALE AVE.

dimension misrepresented as been corrected.

New comment based on new information:

Measurement should be 110' for ROW. Please revise to ensure this measurement matches the plat (typ. all)

MATCHLINE SEE SHEET 20 FOR CONTINUATION

MATCHLINE SEE SHEET 21 FOR CONTINUATION

GRADING & UTILITY NOTES

1. INSTALL STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
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8. INSTALL FLARED END SECTION.

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KEY MAP
1" = 800'

NORTH

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0 20 40 80

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GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
19

19 OF 45

MATCHLINE SEE SHEET 18 FOR CONTINUATION

MATCHLINE SEE SHEET 19 FOR CONTINUATION

MATCHLINE SEE SHEET 22 FOR CONTINUATION

EAST HARVARD AVENUE (LOCAL)

EAST HARVARD PLACE (LOCAL)

EAST LASALLE PLACE (LOCAL)

SOUTH JACKSON GAP WAY (LOCAL)

SOUTH JAMESTOWN COURT (LOCAL)

S. KEWAUNEE ST. (LOCAL)

SOUTH JACKSON GAP STREET (LOCAL)

TRACT H

TRACT Q

TRACT R

TRACT T

PRESSURE ZONE 5

64.0' ROW
34.0' FL-FL

HARVEST & JEWELL LLC
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GREENWOOD VILLAGE, CO 80111

UNPLATTED
REC. NO. B8090223

GRADING & UTILITY NOTES

1. INSTALL STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
2. INSTALL TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
4. INSTALL SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
5. INSTALL FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.

GENERAL NOTES

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
2. POTABLE WATER MAINS, FITTINGS AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA UP TO THE WATER METER. ALL FITTINGS, SERVICE MAINS AND APPARATUSES FOLLOWING THE WATER METER WILL BE OWNED AND MAINTAINED BY THE OWNER.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA. STORM SEWER IN TRACTS WILL BE NOTED AS "PRIVATE" AND MAINTAINED BY THE OWNER OWNER/DISTRICT.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4 TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. ROOF DRAIN SYSTEMS SHALL BE PRIVATE.

KEY MAP
1" = 800'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
7200 S. ALTON WAY, SUITE C-400
CENTENNIAL, CO 80112
JERRY@INTEGRITYLANDVENTURES.COM

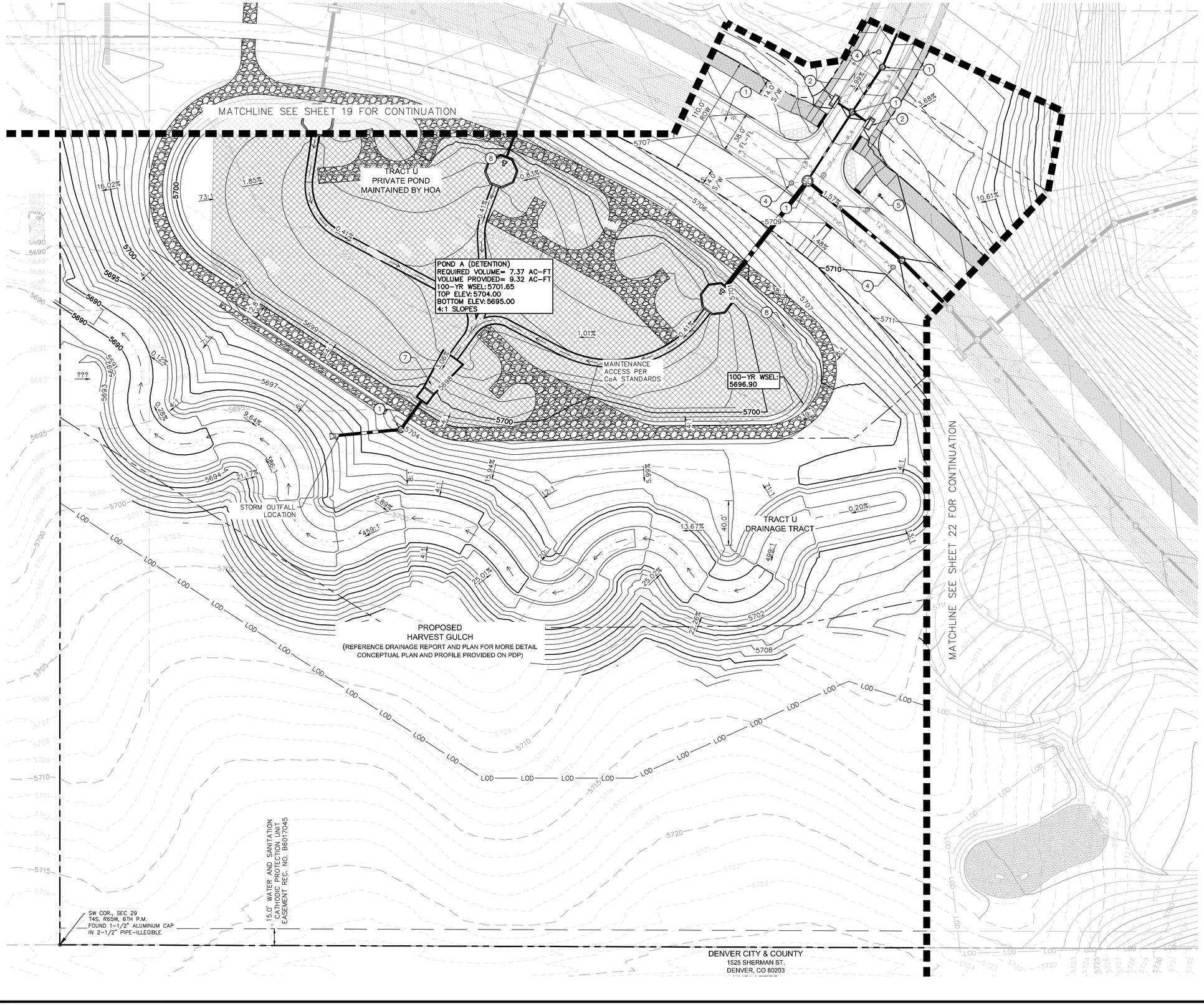
PLANNER / LA
PLANNEST
7676 ARAPAHOE RD.
DENVER, CO 80204
303-741-1411

GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
20



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7. POND OUTFALL STRUCTURE LOCATION.
8. INSTALL FLARED END SECTION.

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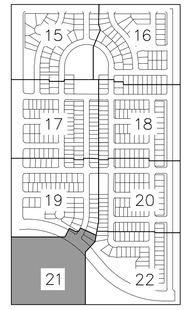

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PLANNEST
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DENVER, CO 80204
303-741-1411

GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD

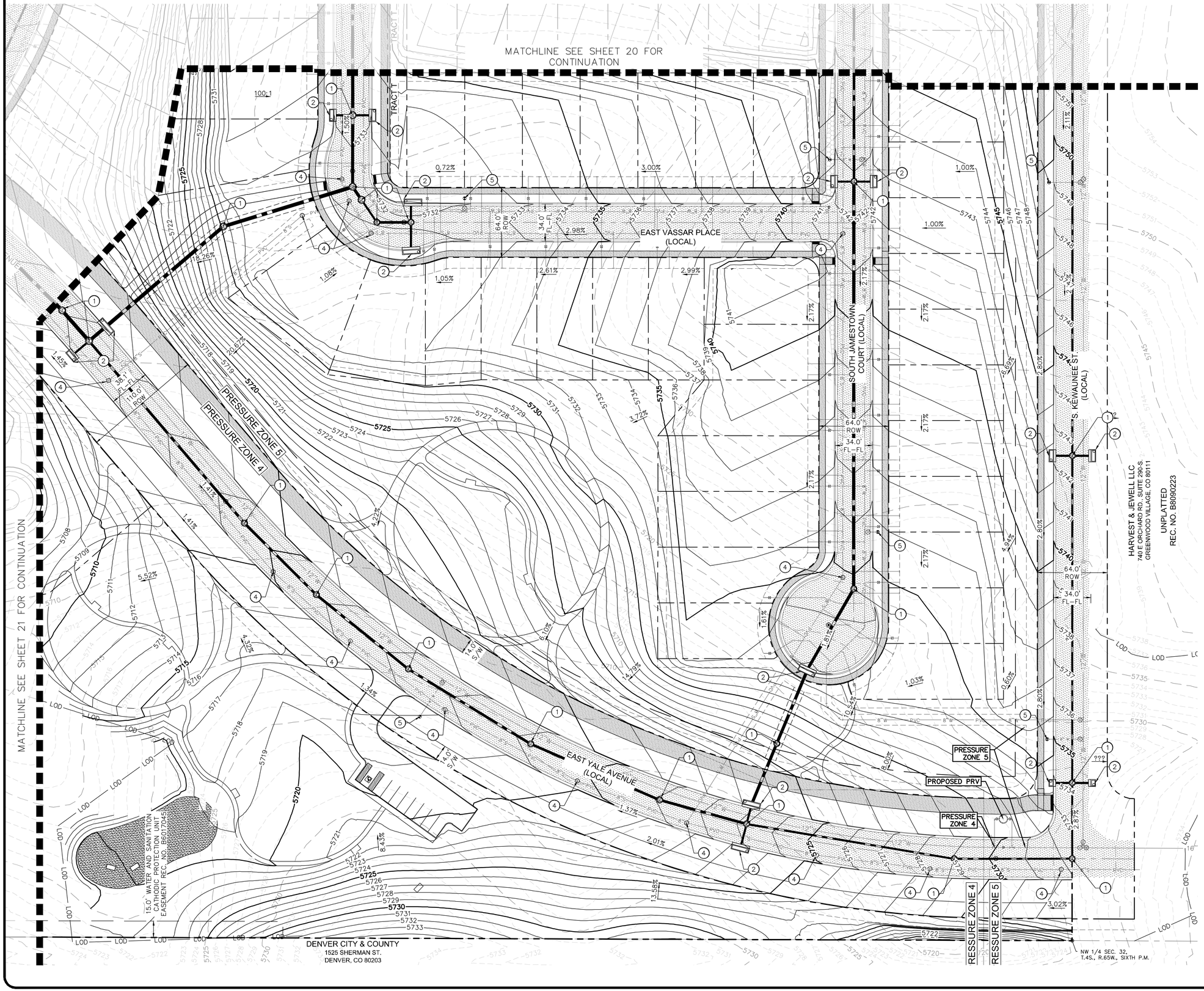
SITE PLAN	27-MAR-2024

PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

GRADING AND UTILITY PLAN
21

21 OF 45



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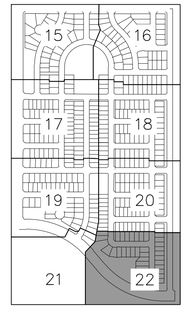

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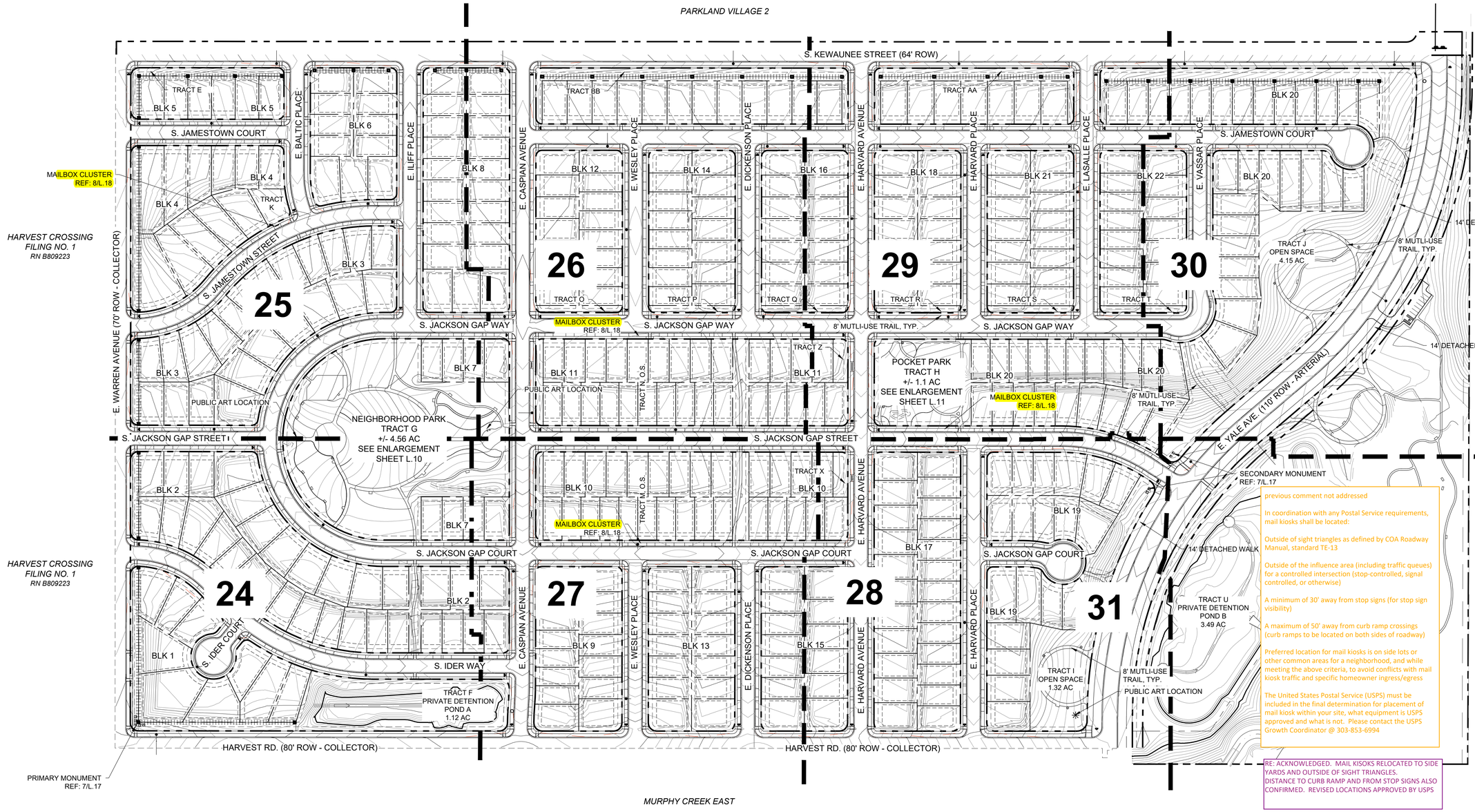
GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 3
AURORA, COLORADO

ISSUE RECORD
SITE PLAN 27 MAR 2024

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMD
CHECKED BY: KJM

GRADING AND UTILITY PLAN
22

22 OF 45



previous comment not addressed

In coordination with any Postal Service requirements, mail kiosks shall be located:

Outside of sight triangles as defined by COA Roadway Manual, standard TE-13

Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)

A minimum of 30' away from stop signs (for stop sign visibility)

A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)

Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994

RE: ACKNOWLEDGED. MAIL KISOKS RELOCATED TO SIDE YARDS AND OUTSIDE OF SIGHT TRIANGLES.
DISTANCE TO CURB RAMP AND FROM STOP SIGNS ALSO CONFIRMED. REVISED LOCATIONS APPROVED BY USPS

LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CY PER 1000 SF FOR SHRUB, ORNAMENTAL GRASS, AND/OR TREE AREAS, 4 CY PER 1000 SF FOR TURF FOR SOD AND/OR SEED AREAS, AND TILLED TO A DEPTH OF 6 INCHES.

2. ALL FREE-STANDING LIGHTS LOCATED WITHIN THE PARK SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. IN THE MEDIUM DENSITY RESIDENTIAL SUBAREA, ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHALL BE OF THE DOWNCAST TYPE.

3. ALL NEW PAVED ROADWAY SURFACES SHALL BE ASPHALT; SIDEWALKS, WALKS THROUGH THE PARK, AND THE PARK PLAZA SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED. THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT ASPHALT PAVING LETTER.

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. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").

8. WATER QUALITY ENHANCEMENT FOR THE NEW IMPERVIOUS SURFACES IS BEING PROVIDED BY TWO FULL-SPECTRUM REGIONAL DETENTION POND BMPS AS SHOWN ON THESE PLANS. THE DETENTION POND BMPS WILL CONSIST OF A RELATIVELY FLAT AREA WITH TRICKLE CHANNELS TO THE OUTLET STRUCTURE PROVIDING WATER QUALITY AND EXCESS URBAN RUNOFF VOLUME (EURV) TREATMENT, AND MAJOR STORM (HISTORIC CONDITION) OVERFLOW DRAINING TO THE STORM SEWER. THESE TWO EXTENDED DETENTION BASINS USE MAINLY SEDIMENTATION SETTLING TO REMOVE POLLUTANTS.

9. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 146-4.2.3.I THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE.

10. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 146-4.2.3.I.

Know what's below. Call before you dig.

NORTH

0' 60' 120' 240'
SCALE 1" = 120'

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
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7200 S. ALTON WAY, STE C-400
Centennial, CO 80112
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ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

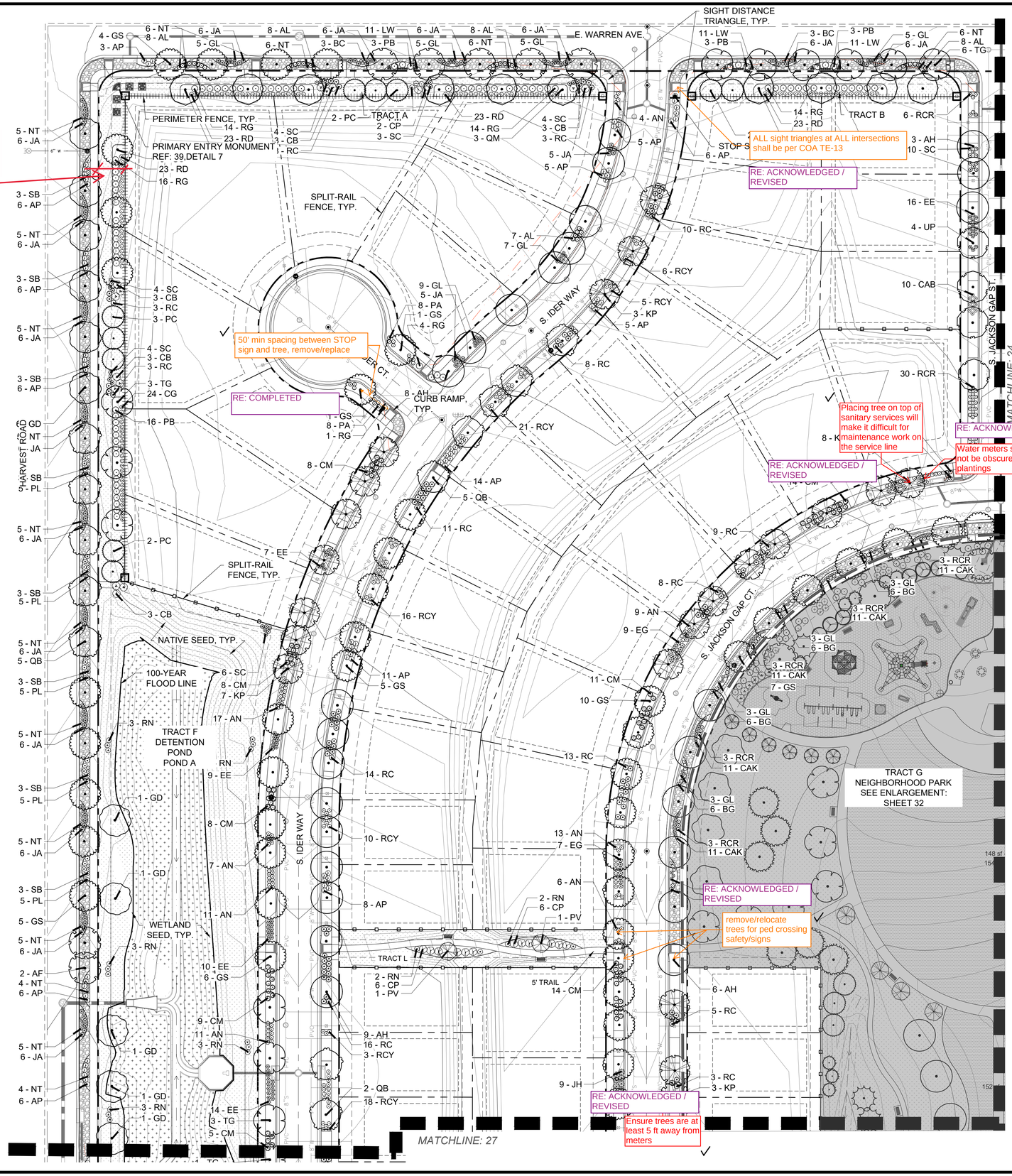
SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	08/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

OVERALL SITE PLAN

23



KEYMAP:

LANDSCAPE LEGEND:

- SHREDDED CEDAR MULCH
- ROCK MULCH
- TURF
- NATIVE SEED
- WETLAND SEED
- CRUSHER FINES
- CONCRETE WALK/PLAZA
- FIBAR PLAY SURFACE REF: 39, DETAIL 6
- DOG TUFF TURF
- LANDSCAPE BOULDER
- BENCH REF: 39, DETAIL 1
- WASTE RECEPTACLE REF: 39, DETAIL 2
- PEDESTRIAN LIGHT REF: 41, DETAIL 20
- DOG WASTE STATION REF: 39, DETAIL 4
- BIKE RACKS REF: 39, DETAIL 5
- MAILBOX CLUSTER REF: 40, DETAIL 8
- ROLL TOP STEEL EDGE REF: 41, DETAIL 16
- SIGHT TRIANGLE
- FILING NO. 3 BOUNDARY
- SPLIT RAIL FENCE REF: 40, DETAIL 11
- PERIMETER FENCE REF: 40, DETAIL 12

NOTES:

1. *INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.*
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3. *ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.*
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5. *PARKS, RECREATION & OPEN SPACE*
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Know what's below. Call before you dig.

NORTH

0' 20' 40' 80'

SCALE 1" = 40'

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
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7200 S. Alton Way, Ste C-460
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ENGINEER
KIMLEY-HORN
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DENVER, CO 80237
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CHECKED BY:	AH

SITE PLAN W/ ADJUSTMENT
HARVEST CROSSING PA. 5, 6, 7 & 9
AURORA, COLORADO

LANDSCAPE PLAN

24

Label and dimension the street frontage buffer.

RE: COMPLETED

Seems like stop sign location conflicts with water meter; please revise

RE: COMPLETED

Plantings besides trees must be at least 3 ft away from meters (TYP)

move mail cluster

RE: COMPLETED

RE: ACKNOWLEDGED / REVISED. NOTE ADDED TO FIELD ADJUST FINAL LOCATIONS

MATCHLINE: 24

MATCHLINE: 26

E. WARREN AVE.

SIGHT DISTANCE TRIANGLE, TYP.

PERIMETER FENCE, TYP.

SPLIT-RAIL FENCE, TYP.

S. JACKSON GAP ST

S. JACKSON GAP WAY

S. JAMESTOWN ST

S. JAMESTOWN CT

S. KEWAUNEE STREET

E. BALTIC PL.

E. ILIFF PL.

MAILBOX CLUSTER, TYP.
REF: 40, DETAIL 8

STEEL EDGER, TYP.

TRACT C

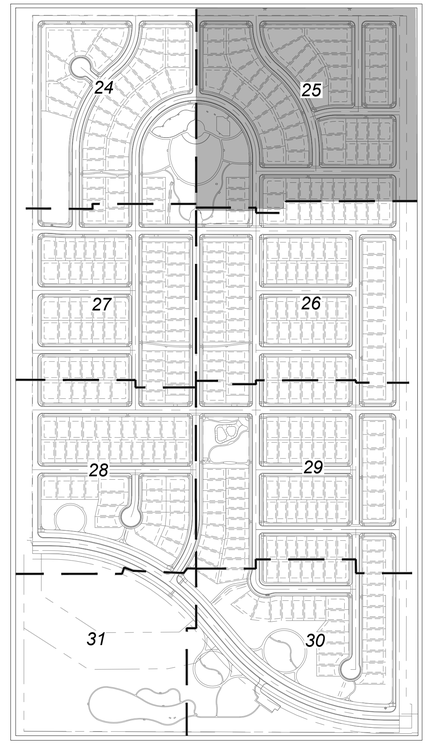
TRACT D

TRACT E

TRACT G
NEIGHBORHOOD PARK
SEE ENLARGEMENT: SHEET 32

TRACT K

KEYMAP:



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- TURF
- NATIVE SEED
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- CRUSHER FINES
- CONCRETE WALK/PLAZA
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- DOG TUFF TURF
- LANDSCAPE BOULDER
- BENCH REF: 39, DETAIL 1
- WASTE RECEPTACLE REF: 39, DETAIL 2
- PEDESTRIAN LIGHT REF: 41, DETAIL 20
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CHECKED BY:	AH

HARVEST CROSSING

SITE PLAN W/ ADJUSTMENT

AURORA, COLORADO

LANDSCAPE PLAN

25

25 OF 45

MATCHLINE: 25

TRACT G
NEIGHBORHOOD PARK
SEE ENLARGEMENT: SHEET 32

8' MULTI-USE TRAIL, TYP.

MAILBOX CLUSTER, TYP.
REF: 40, DETAIL 8

SPLIT-RAIL FENCE, TYP.

STOP SIGN, TYP.

RE: COMPLETED
Change Street L label to Jackson Gap Street

STREET L

TRACT O

8' MULTI-USETRAIL, TYP.

TRACT P

RE: COMPLETED
50' min spacing between STOP sign and tree, remove/replace

8' MULTI-USE TRAIL, TYP.

TRACT N

5' TRAIL

6' BENCH
REF: 39, DETAIL 1

TRACT BB

RE: COMPLETED
Label and dimension the street frontage buffer.

PROPERTY BOUNDARY, TYP.

TRACT Q

E. CASPIAN AVE.

E WESLEY PL.

E. DICKENSON PL

S. KEWAUNEE ST.

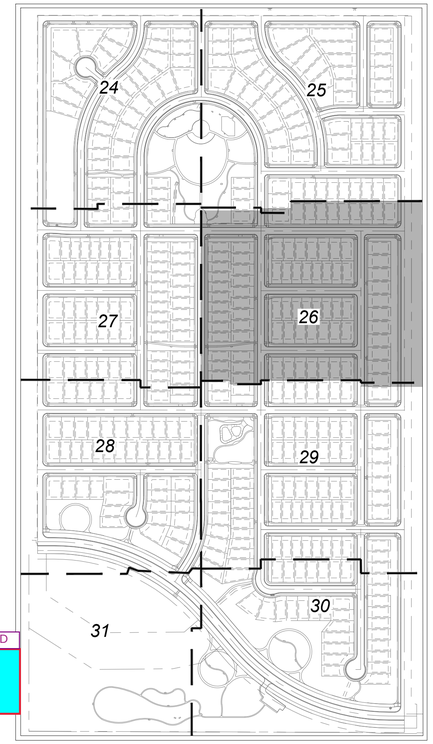
S. JACKSON GAP WAY

S. JAMESTOWN CT.

MATCHLINE: 27

MATCHLINE: 29

KEYMAP:



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NORTH

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

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
JEN COLORADO 210, LLC
7979 E. Tufts Ave., STE C-400
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	08/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

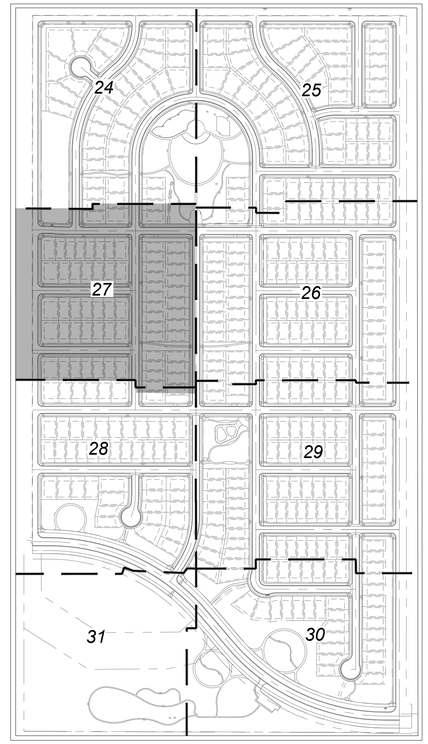
PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

LANDSCAPE PLAN

26

RE: COMPLETED
Label S. Ider Way ✓
100-YEAR FLOOD LINE
MATCHLINE: 24
MATCHLINE: 26
MATCHLINE: 28
E. CASPIAN AVE.
E. WESLEY PL.
E. DICKENSON PL.
HARVEST ROAD
S. JACKSON GAP ST.
S. JACKSON GAP CT.
TRACT F DETENTION POND A
TRACT M
STOP SIGN, TYP.
CURB RAMP, TYP.
SPLIT-RAIL FENCE, TYP.
SIGHT DISTANCE TRIANGLE, TYP.
MAILBOX CLUSTER, TYP. REF: 39, DETAIL 8
6' BENCH, TYP. REF: 1/L.17
RE: COMPLETED
50' min spacing between STOP sign and tree, remove/replace ✓
✓
verify mail kiosk location meets requirements
RE: ACKNOWLEDGED / REVISED

KEYMAP:



LANDSCAPE LEGEND:

- SHREDDED CEDAR MULCH
- ROCK MULCH
- TURF
- NATIVE SEED
- WETLAND SEET
- CRUSHER FINES
- CONCRETE WALK/PLAZA
- FIBAR PLAY SURFACE REF: 39, DETAIL 6
- DOG TUFF TURF
- LANDSCAPE BOULDER
- BENCH REF: 39, DETAIL 1
- WASTE RECEPTACLE REF: 39, DETAIL 2
- PEDESTRIAN LIGHT REF: 41, DETAIL 20
- DOG WASTE STATION REF: 39, DETAIL 4
- BIKE RACKS REF: 39, DETAIL 5
- MAILBOX CLUSTER REF: 40, DETAIL 8
- ROLL TOP STEEL EDGE REF: 41, DETAIL 16
- SIGHT TRIANGLE
- FILING NO. 3 BOUNDARY
- SPLIT RAIL FENCE REF: 40, DETAIL 11
- PERIMETER FENCE REF: 40, DETAIL 12

NOTES:

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SITE PLAN W/ ADJUSTMENT
HARVEST CROSSING PA. 5, 6, 7 & 9
AURORA, COLORADO

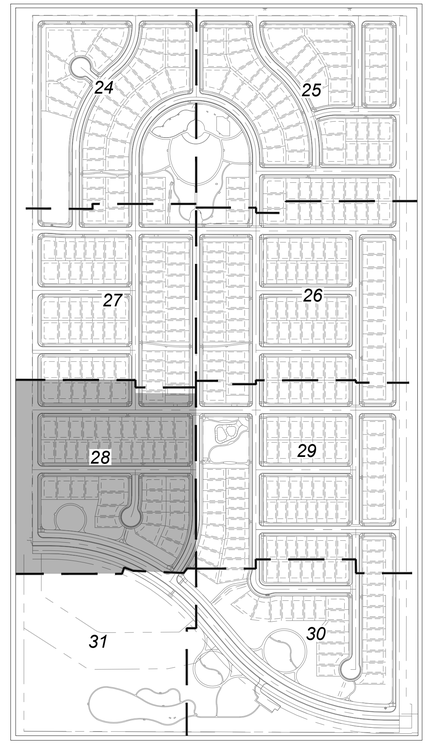
LANDSCAPE PLAN
27

27 OF 45

MATCHLINE: 27

6 - AP
6 - LW
2 - TG
6 - JA
5 - NT
SIGHT DISTANCE TRIANGLE, TYP.
4 - PB
5 - RD
4 - UC
14 - PD
7 - CC
5 - RD
5 - CS
11 - RD
11 - GL
STOP SIGN, TYP.
11 - AL
6 - LW
6 - AP
2 - QB
5 - NT
6 - JA
S. JACKSON GAP ST.
TRACT X
3 - CG
5 - JH
5 - UP
6 - LW
8 - AL
3 - PS
7 - PH
8 - PB
1 - AH
17 - NT
9 - JA
4 - RCR
6 - JA
5 - GL
8 - AL
6 - LW
6 - JA
5 - GL
E. HARVARD AVE.
CURB RAMP, TYP.
E. HARVARD AVE.
HARVEST ROAD
3 - RG
SPLIT-RAIL FENCE, TYP.
6 - LW
6 - AP
5 - NT
6 - JA
7 - PG
7 - SS
10 - SJ
3 - QM
5 - SJ
12 - PG
7 - SS
6 - SJ
5 - QB
10 - SJ
10 - SS
10 - PG
6 - SJ
3 - SS
5 - GD
4 - SJ
7 - SJ
10 - PG
10 - NT
11 - GL
6 - GS
5 - RG
50' min spacing between STOP sign and tree, remove/replace
RE: COMPLETED
11 - LW
6 - NT
5 - AP
6 - LW
6 - AP
5 - NT
6 - JA
5 - AF
3 - PB
11 - LW
6 - NT
5 - AP
5 - QM
10 - SJ
3 - GD
5 - RG
10 - PG
7 - SS
7 - GS
10 - SJ
12 - SS
14 - PG
13 - SJ
12 - SS
12 - PG
6 - GD
11 - SJ
11 - SS
4 - RG
MATCHLINE: 29
E. HARVARD PL.
SIGHT DISTANCE TRIANGLE, TYP.
S. JACKSON GAP WAY
4 - CC
3 - PB
13 - PD
5 - UC
7 - SB
4 - BB
3 - NT
5 - AP
21 - ML
3 - PB
11 - LW
3 - NT
5 - AP
5 - CS
11 - LW
3 - PB
5 -
6 -
50' min spacing between STOP sign and tree, remove/replace
RE: COMPLETED
5 - QB
14 - RCR
17 - RCR
6 - TG
6 - AP
6 - LW
6 - JA
5 - NT
8' MULTI-USE TRAIL, TYP.
6 - SC
5 - CP
6 - PM
3 - PN
1 - PN
7 - JH
3 - RC
2 - RC
4 - RC
3 - AH
8 - JH
S. JACKSON GAP CT.
3 - AH
5 - RC
7 - AP
8 - BC
5 - RCR
5 - EE
3 - QM
14 - RG
23 - RD
6 - AP
6 - LW
6' BENCH, TYP. REF: 38, DETAIL 1
1 - PS
6 - SC
3 - CB
5 - RC
1 - UP
5 - RC
3 - CB
6 - SC
TRACT I OPEN SPACE
2 - PS
1 - PN
6 - UC
19 - SC
6 - JA
5 - NT
3 - UP
1 - PN
6 - SC
5 - CP
6 - PM
2 - QM
6 - AP
6 - LW
PUBLIC ART
1 - QM
SPLIT-RAIL FENCE, TYP.
2 - PN
13 - AN
SIGHT DISTANCE TRIANGLE, TYP.
5 - UC
12" W
14' DETACHED WALK
6 - PM
5 - CP
6 - SC
3 - PN
5 - TG
16 - EE
4 - QB
E. YALE AVE.
4 - GS
5 - CS
5 - QB
7 - BB
32 - HF
13 - AL
8 - PB
SECONDARY ENTRY MONUMENT REF: 38, DETAIL 7
4 - PC
3 - AP
3 - PB
6 - CP
100-YEAR W.S.E.L.
5 - MC
6 - RG
5 - PA
9 - AP
4 - CB
4 - PL
4 - PB
4 - CM
5 - CP
TRACT U DETENTION POND POND 'B' 3.49 ACRES
5 - MC
4 - RG
4 - PA
3 - AP
3 - CC
2 - PB
3 - PB
4 - CB
4 - AH
17 - RCR
7 - AP
3 - CS
1 - PC
6' CRUSHER FINES TRAIL
MATCHLINE: 31

KEYMAP:



LANDSCAPE LEGEND:

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- ROCK MULCH
- TURF
- NATIVE SEED
- WETLAND SEET
- CRUSHER FINES
- CONCRETE WALK/PLAZA
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- DOG TUFF TURF
- LANDSCAPE BOULDER
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- WASTE RECEPTACLE REF: 39, DETAIL 2
- PEDESTRIAN LIGHT REF: 41, DETAIL 20
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SITE PLAN W/ ADJUSTMENT

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PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

LANDSCAPE PLAN

28

MATCHLINE: 26

MATCHLINE: 28

MATCHLINE: 30

S. JACKSON GAP ST.

S. JACKSON GAP WAY

S. KEWAUNEE ST.

E. HARVARD AVE.

E. HARVARD PL.

E. LASALLE PL.

STOP SIGN, TYP.

STREET LIGHT, TYP.

SIGHT DISTANCE TRIANGLE, TYP.

SPLIT-RAIL FENCE, TYP.

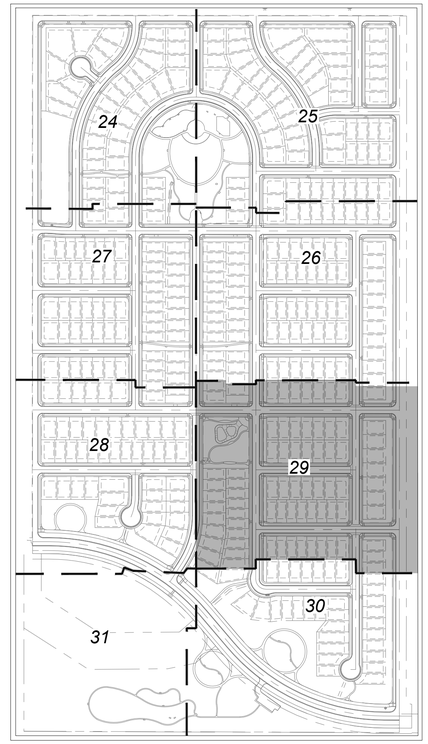
TRACT H
POCKET PARK
SEE ENLARGMENT: L.11

TRACT R

TRACT S

RE: COMPLETED
Label South Jamestown Ct.

KEYMAP:



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- BENCH REF: 39, DETAIL 1
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CHECKED BY:			AH

LANDSCAPE PLAN

29

MATCHLINE: 29

MATCH LINE: 31

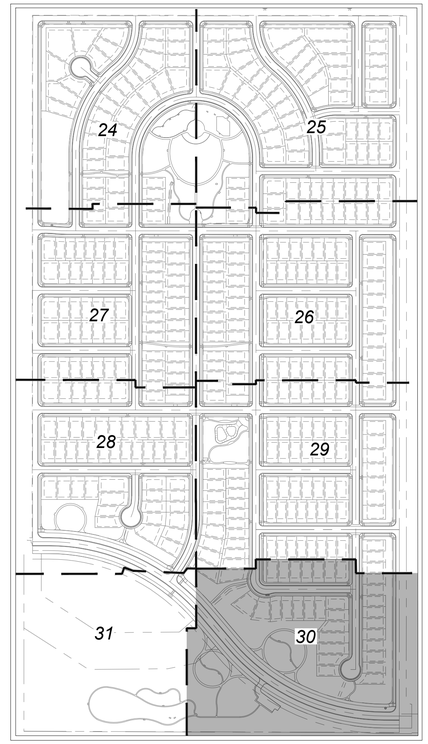
Widen path to 12" to serve as maintenance access to the storm manhole
RE: COMPLETED

50' min spacing between STOP sign and tree, remove/replace
RE: COMPLETED

Extend a maintenance access path to within 5 ft of this manhole
RE: ACKNOWLEDGED / REVISED

S. JACKSON GAP WAY
E. VASSAR PL.
S. JAMESTOWN CT
S. KEWAUNEE ST
E. YALE AVE.
8' MULTI-USE TRAIL, TYP
14' DETACHED WALK
6' BENCH, TYP. REF: 38, DETAIL 1
6' BENCH, TYP. REF: 1/L.17
4' TRAIL
4' CRUSHER FINES TRAIL
SPLIT-RAIL FENCE, TYP.
CURB RAMP, TYP.
TRACT J OPEN SPACE

KEYMAP:



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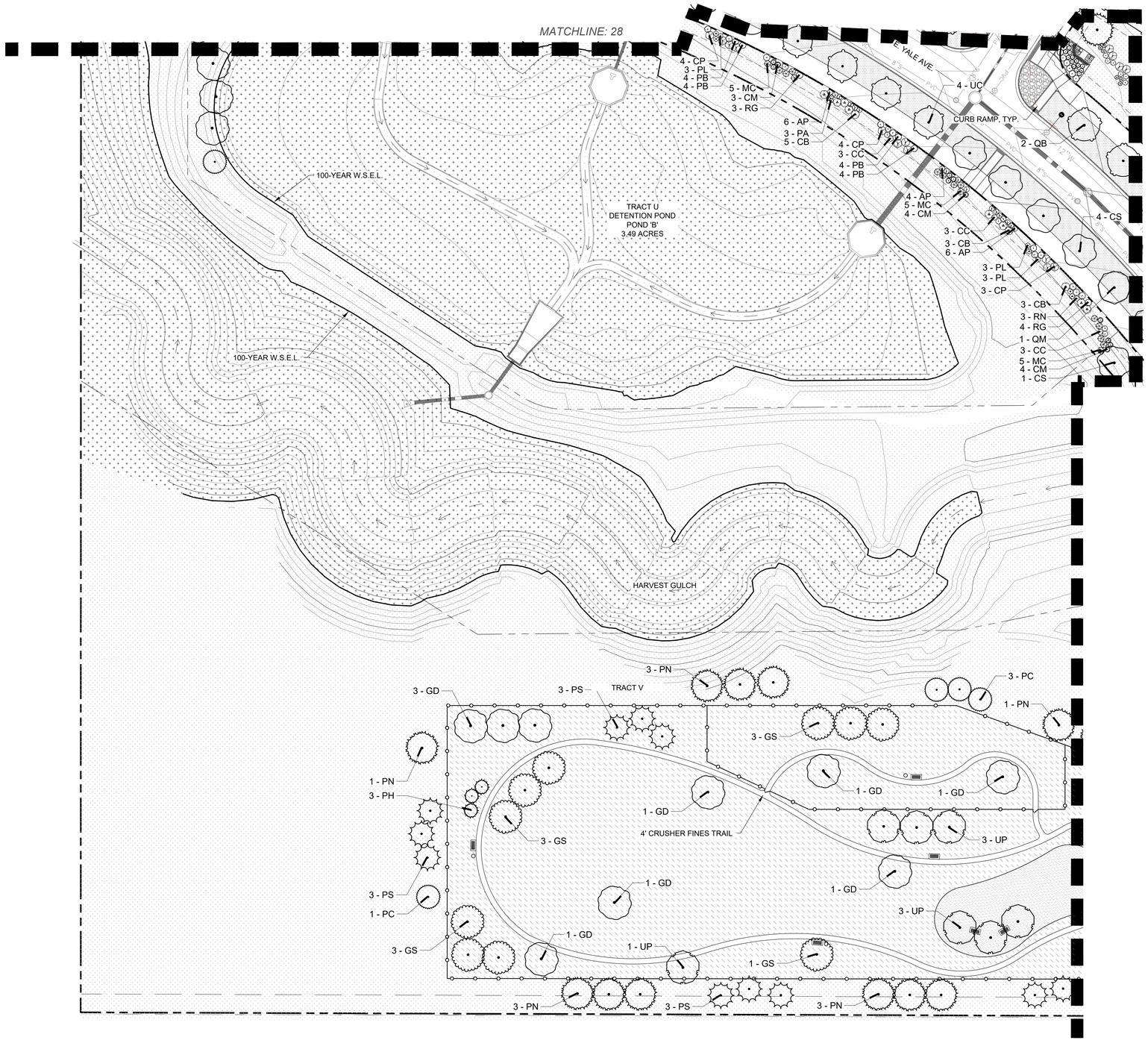
LANDSCAPE PLAN

30

30 OF 45



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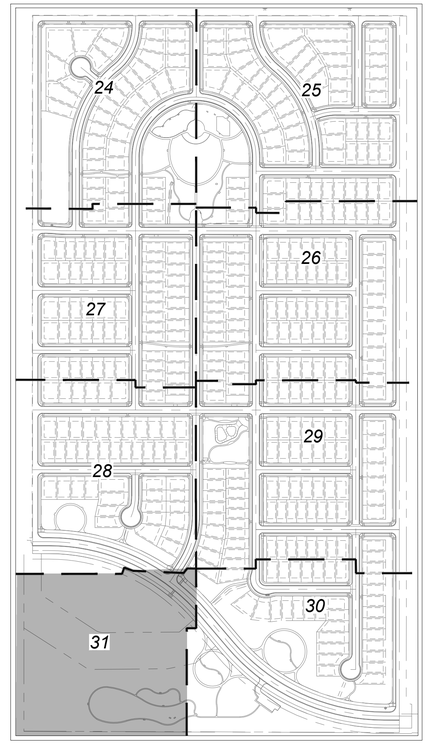

LANDSCAPE LEGEND:

SHREDDED CEDAR MULCH	PEDESTRIAN LIGHT REF: 41, DETAIL 20
ROCK MULCH	DOG WASTE STATION REF: 39, DETAIL 4
TURF	BIKE RACKS REF: 39, DETAIL 5
NATIVE SEED	MAILBOX CLUSTER REF: 40, DETAIL 8
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LANDSCAPE BOULDER	
BENCH REF: 39, DETAIL 1	
WASTE RECEPTACLE REF: 39, DETAIL 2	

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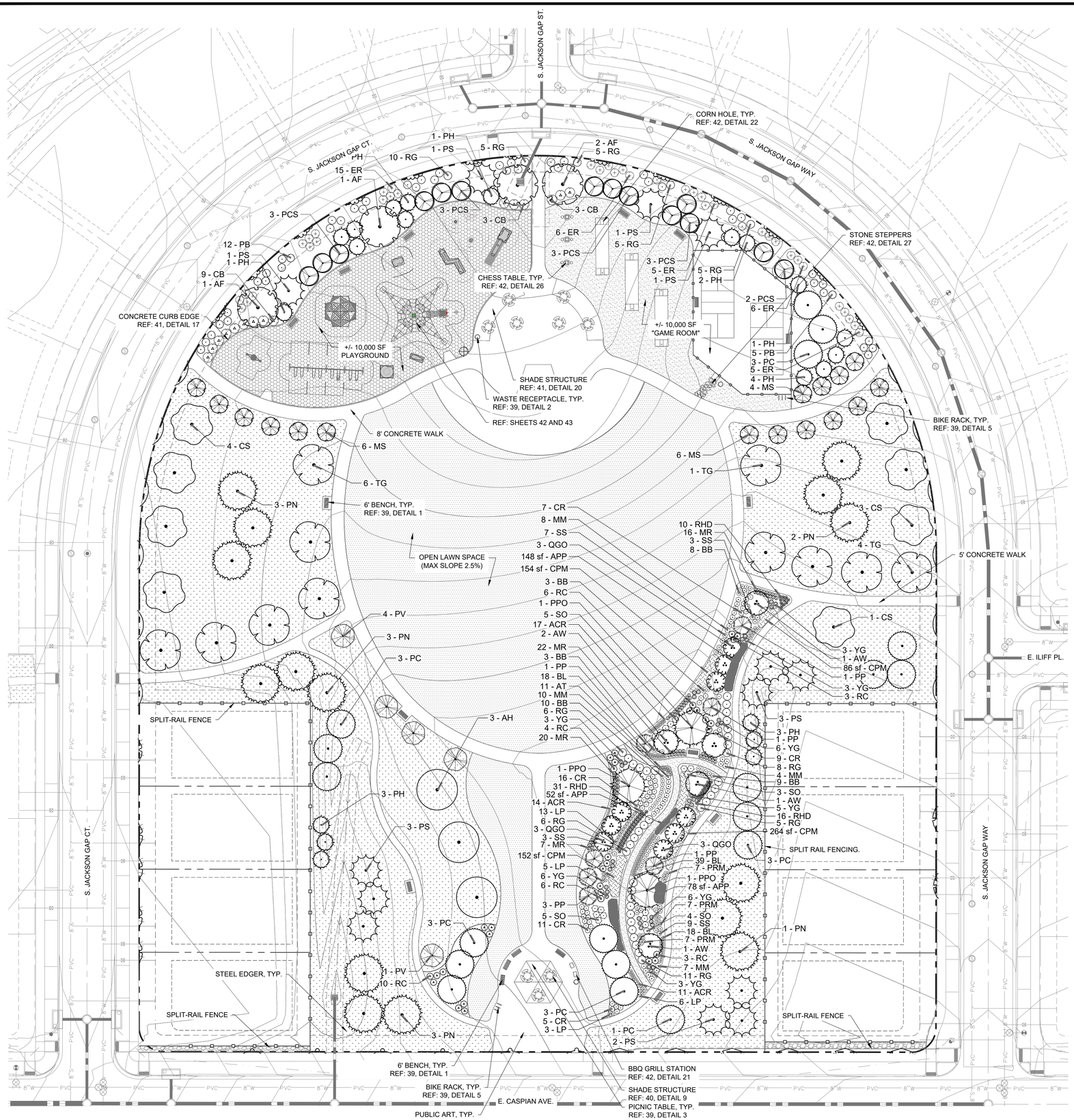
LANDSCAPE PLAN

31

31 OF 45



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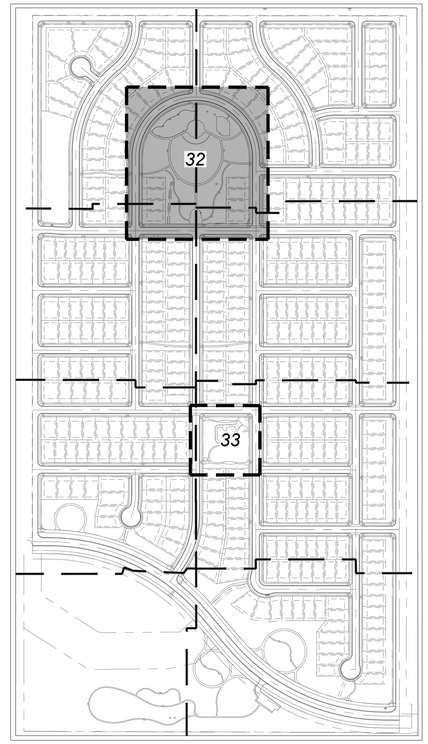

LANDSCAPE LEGEND:

- SHREDDED CEDAR MULCH
- ROCK MULCH
- TURF
- NATIVE SEED
- WETLAND SEET
- CRUSHER FINES
- CONCRETE WALK/PLAZA
- FIBAR PLAY SURFACE REF: 39, DETAIL 6
- DOG TUFF TURF
- LANDSCAPE BOULDER
- BENCH REF: 39, DETAIL 1
- WASTE RECEPTACLE REF: 39, DETAIL 2
- PEDESTRIAN LIGHT REF: 41, DETAIL 20
- DOG WASTE STATION REF: 39, DETAIL 4
- BIKE RACKS REF: 39, DETAIL 5
- MAILBOX CLUSTER REF: 40, DETAIL 8
- ROLL TOP STEEL EDGE REF: 41, DETAIL 16
- SIGHT TRIANGLE
- FILING NO. 3 BOUNDARY
- SPLIT RAIL FENCE REF: 40, DETAIL 11
- PERIMETER FENCE REF: 40, DETAIL 12

NOTES:

1. *INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.*
2. *THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.*
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   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 OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

Know what's below. Call before you dig.

NORTH

0' 15' 30' 60'

SCALE 1" = 30'

PLANWEST

PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
JEN COLORADO 220, LLC
7535 S. Main Street, STE C-400
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
1670 BROADWAY, 27TH FLOOR STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	06/08/2022
SUBMITTAL # 2	08/10/2022
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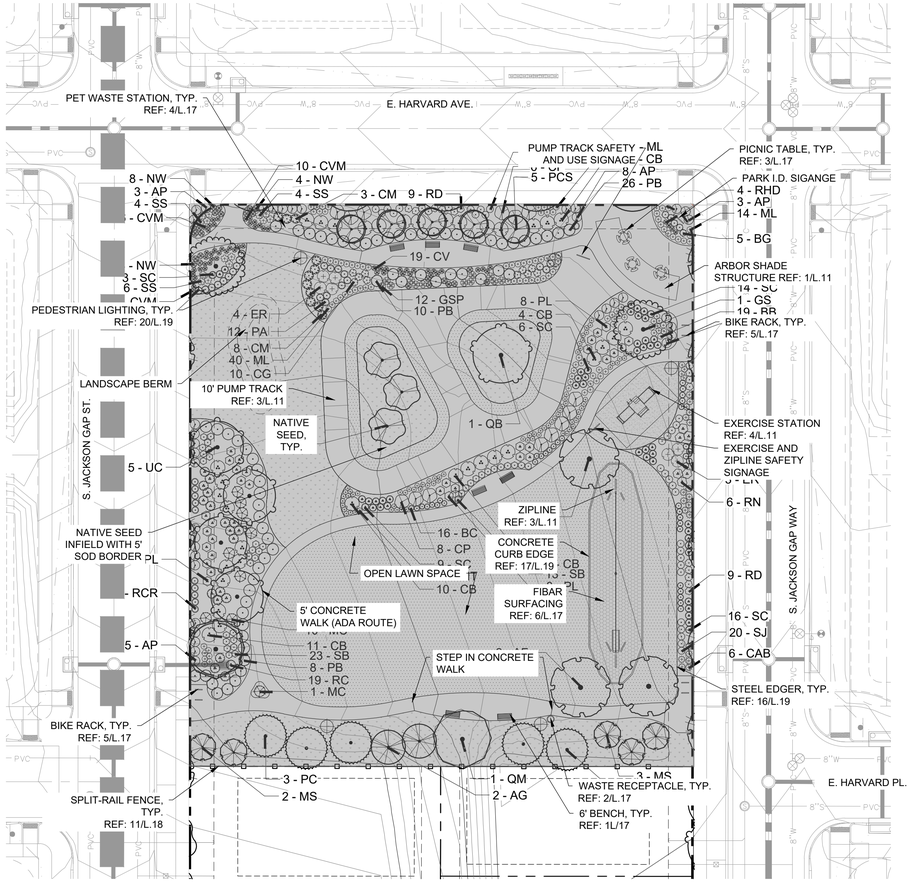
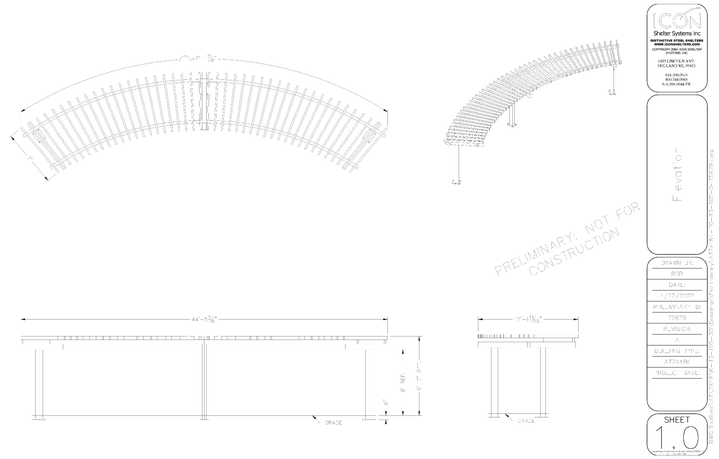
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

PARK LANDSCAPE PLAN
32

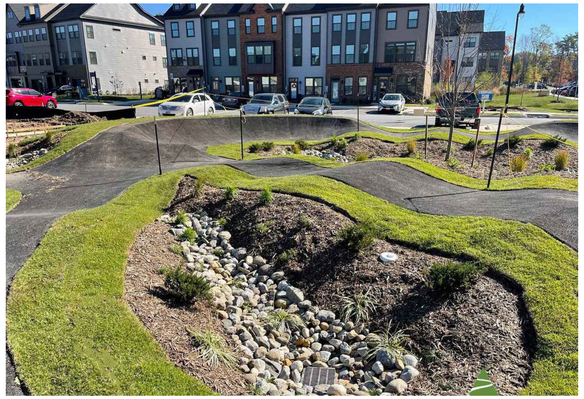




1 ICON SHELTER - CURVED ARBOR

QTY: 1

Not To Scale



PRODUCT: PUMP TRACK (CUSTOM)
MANUFACTURER: AVID TRAILS
PRODUCT NUMBER:
CONTACT; JAY HOESCHLER
CONTACT NUMBER:

2 PUMP TRACK

QTY: 1

Not To Scale

PRODUCT: MANTIS ZIPLINE
MANUFACTURER: LITTLE TIKES, COMMERCIAL
PRODUCT NUMBER:200203287
CONTACT: CATHY WEISSBERG (RECREATION PLUS)
CONTACT NUMBER: 303-278-1455

3 ZIP LINE

QTY: 1

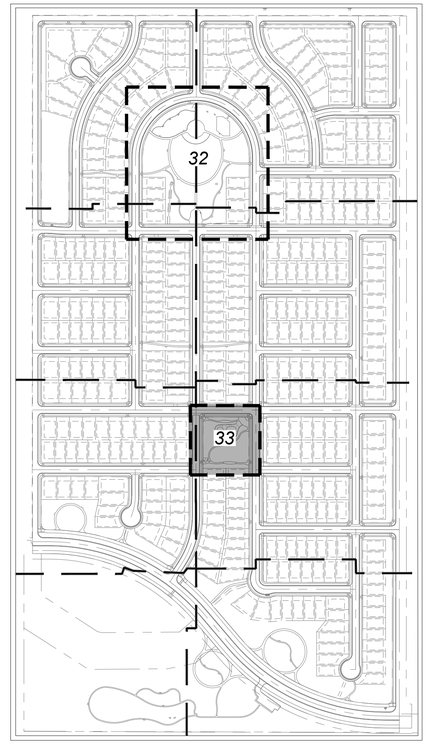
Not To Scale

PRODUCT: PUSH-PULL PAVILION
MANUFACTURER: AVID TRAILS AND FITNESS
CONTACT: JAY HOESCHLER
CONTACT NUMBER: 435-659-4979

4 AVID TRAILS EXERCISE STATION

Not To Scale

KEYMAP:



LANDSCAPE LEGEND:

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NOTES:

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0' 15' 30' 60'

SCALE 1" = 30'

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PLANNING
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ENTITLEMENTS
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KIMLEY-HORN
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SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

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CHECKED BY:	AH

POCKET PARK LANDSCAPE PLAN

33

33 OF 45

MASONRY COLUMN, TYP.
REF: 10/L.18

PERIMETER FENCE, TYP.
REF: 12/L.18

SPLIT-RAIL FENCE, TYP.
REF: 11/L.18

KEWAUNEE STREET (64' ROW)

S. JAMESTOWN CT.

E. BALTIC PL.

E. ILIFF PL.

E. CASPIAN AVE.

E. WESLEY PL.

E. DICKENSON PL.

E. HARVARD AVE.

E. HARVARD PL.

E. LASALLE PL.

E. VASSAR PL.

S. JAMESTOWN ST.

E. WARREN AVE. (70' ROW - COLLECTOR)

S. JACKSON GAP WAY

S. JACKSON GAP ST.

NEIGHBORHOOD PARK
TRACT G

POCKET PARK
TRACT H

TRACT J
OPEN SPACE

SPLIT-RAIL FENCE, TYP.
REF: 11/L.18

E. YALE AVE. (110' ROW - ARTERIAL)

TRACT V
'FUTURE OPEN SPACE'

RE: COMPLETED

sight triangle requirements per COA TE-13

S. JACKSON GAP CT.

SPLIT-RAIL FENCE, TYP.
REF: 11/L.18

S. IDER CT.

S. IDER WAY

W. WESLEY PL.

TRACT F
PRIVATE DETENTION
POND 'A'

TRACT I
OPEN SPACE

TRACT U
PRIVATE DETENTION
POND 'B'

HARVEST RD. (80' ROW - COLLECTOR)

add sight triangles per COA TE-13

RE: COMPLETED

MASONRY COLUMN, TYP.
REF: 10/L.18

PERIMETER FENCE, TYP.
REF: 12/L.18

SPLIT-RAIL FENCE, TYP.
REF: 13/L.18

LEGEND

- MASONRY COLUMN (REF: 40, DETAIL 10)
- SPLIT-RAIL FENCE (REF: 40 , DETAIL 11)
- 5' PERIMETER FENCE (REF: 40, DETAIL 12)
- 1 PRIMARY MONUMENT LOCATION (REF: 39, DETAIL 7)
- 2 SECONDARY MONUMENT LOCATION (REF: 39, DETAIL 7)
- A PUBLIC ART LOCATION (REF: 44)

Know what's below. Call before you dig.

NORTH

0' 50' 100' 200'
SCALE 1" = 100'

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
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Centennial, CO 80112
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SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

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PROJECT INFORMATION

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CHECKED BY:	AH

FENCE PLAN

34

RESIDENTIAL LOT TYPE LEGEND

LARGE LOTS

A

TYPE A:
61' x 105' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET L.14

B

TYPE B:
61' x 105' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET L.14

STANDARD LOTS

C

TYPE C:
51' x 105' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET L.14

D

TYPE D:
51' x 105' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET L.14

SMALL LOTS

E

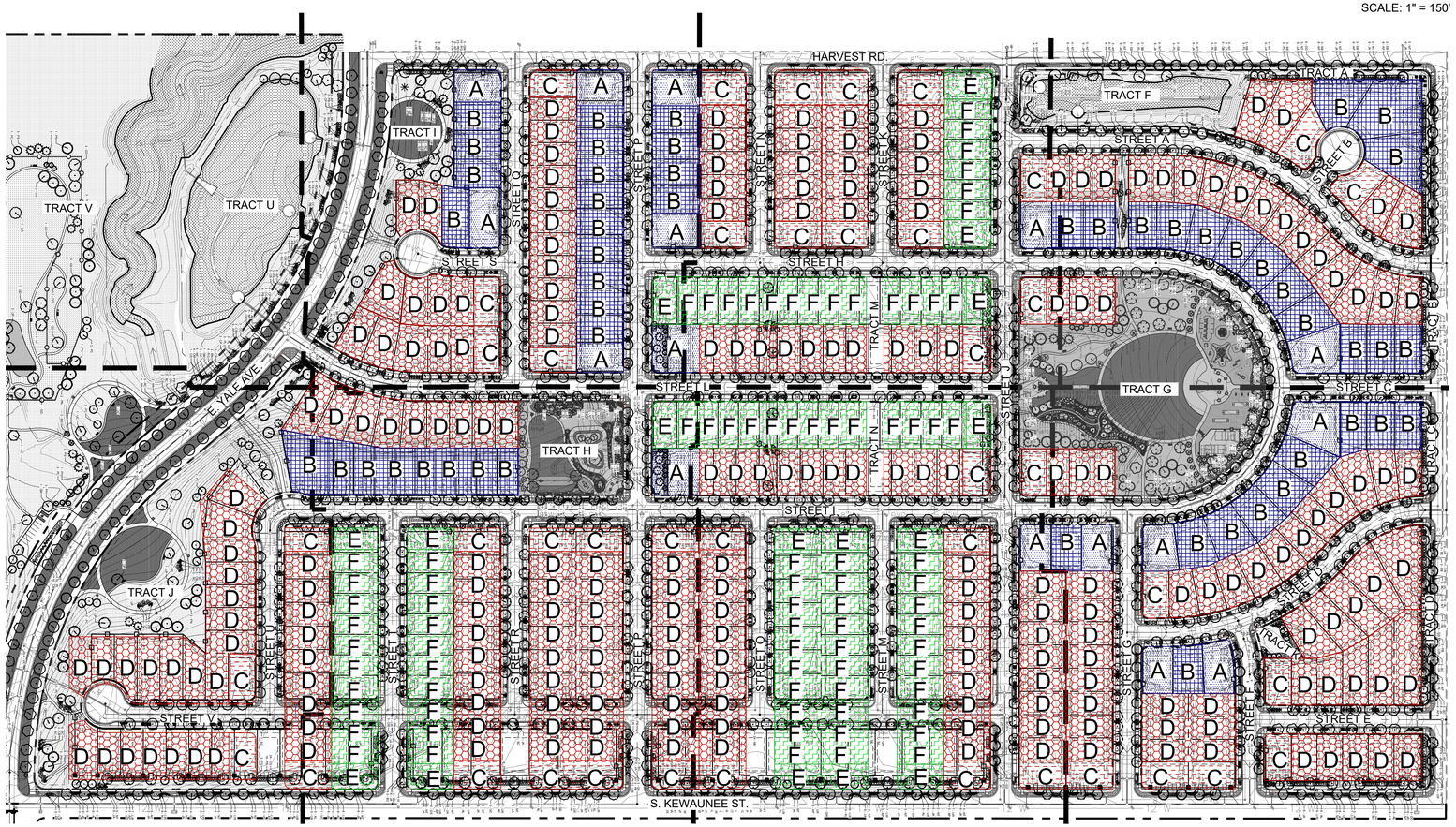
TYPE E:
46' x 103' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET L.15

F

TYPE F:
46' x 103' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET L.15

RESIDENTIAL LOT TYPE PLAN

SCALE: 1" = 150'



0' 75' 150' 300'
SCALE 1" = 150'

NORTH

RESIDENTIAL LOT RECOMMENDED PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL
	AH	Highland Park Maple	Acer grandidentatum x saccharum `Hipzam` TM	B & B	2.5"Cal
	AR	Red Maple	Acer rubrum	B & B	2.5"Cal
	CE	Purple Hybrid Catalpa	Catalpa x erubescens 'Purpurea'	B & B	2.5"Cal
	GI	Imperial Honey Locust	Gleditsia triacanthos inermis 'Impcole' TM	B & B	2.5"Cal
	GT	Sunburst Honey Locust	Gleditsia triacanthos inermis 'Sunburst'	B & B	2.5"Cal
	GD	Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	B & B	2.5"Cal
	QC	Scarlet Oak	Quercus coccinea	B & B	2.5"Cal
	QM	Burr Oak	Quercus macrocarpa	B & B	2.5"Cal
	QR	Red Oak	Quercus rubra	B & B	2.5"Cal
	QG	Heritage Oak	Quercus x macdanielii `Clemons` TM	B & B	2.5"Cal
	TG	Greenspire Linden	Tilia cordata `Greenspire`	B & B	2.5"Cal
	UC	Frontier Elm	Ulmus x 'Frontier'	B & B	2.5"Cal
	UP	Triumph Elm	Ulmus x 'Morton Glossy' TM	B & B	2.5"Cal
EVERGREEN TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE
	PC	Colorado Spruce	Picea pungens	B & B	6-8' Tall
	PH	Bosnian Pine	Pinus heldreichii	B & B	6-8' Tall
	PN	Austrian Black Pine	Pinus nigra	B & B	6-8' Tall
	PP	Ponderosa Pine	Pinus ponderosa	B & B	6-8' Tall
ORNAMENTAL TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL
	CJ	June Snow Giant Dogwood	Cornus controversa `June Snow-JFS` TM	15 gal	2"Cal
	CI	Thornless Hawthorn	Crataegus crus-galli `Inermis`	15 gal	2"Cal
	KP	Golden Rain Tree	Koelreuteria paniculata	15 gal	2"Cal
	MS	Spring Snow Crabapple	Malus x `Spring Snow`	15 gal	2"Cal
	PV	Sucker Punch Red Chokecherry	Prunus x virginiana 'P002S' TM	15 gal	2"Cal
	PCS	Chanticleer Callery Pear	Pyrus calleryana 'Cleveland Select'	15 gal	2"Cal
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	AN	False Indigo	Amorpha nana	5 gal	
	BC	Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal	
	BG	Golden Rocket Japanese Barberry	Berberis thunbergii 'Golden Rocket'	5 gal	
	CG	Globe Peashrub	Caragana arborescens `Globosa`	5 gal	
	CC	Bluebeard	Caryopteris x clandonensis	5 gal	
	CM	Desert Sweet	Chamaebatiaria millefolium	5 gal	
	CR	Rubber Rabbitbrush	Chrysothamnus nauseosus	5 gal	
	CN	Dwarf Blue Rabbitbrush	Chrysothamnus nauseosus nauseosus	5 gal	
	CF	Mongolian Gold Bush Clematis	Clematis fruticosa 'Mongolian Gold'	5 gal	
	CB	Red Twig Dogwood	Cornus sericea `Baileyi`	5 gal	
	DD	Eternal Fragrance Daphne	Daphne x transatlantica 'BLAFRA'	5 gal	
	EG	Emerald 'n Gold Wintercreeper	Euonymus fortunei 'Emerald 'n Gold'	5 gal	
	LW	Wee One English Lavender	Lavandula angustifolia 'Wee One'	5 gal	
	PA	Russian Sage	Perovskia atriplicifolia	5 gal	
	PM	Mountain Ninebark	Physocarpus monogynus	5 gal	
	PL	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	5 gal	
	PG	Gold Star Bush Cinquefoil	Potentilla fruticosa 'Gold Star'	5 gal	
	PD	Shrubby Cinquefoil	Potentilla fruticosa `Dakota Sunspot`	5 gal	
	PB	Pawnee Buttes Sand Cherry	Prunus besseyi `P011S` TM	5 gal	
	RG	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	5 gal	
SHRUBS CONT.	CODE	COMMON NAME	BOTANICAL NAME	CONT	
	RC	Wax Currant	Ribes cereum	5 gal	
	RN	Nearly Wild Floribunda Rose	Rosa x 'Nearly Wild'	5 gal	
	RCY	Flower Carpet Yellow Rose	Rosa x 'Noalesa' TM	5 gal	
	RCR	Flower Carpet Red Groundcover Rose	Rosa x 'Noare' TM	5 gal	
	RD	Pink Double Knock Out Rose	Rosa x `Radkopink` TM	5 gal	
	SJ	Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	5 gal	
	SB	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	5 gal	
	SC	Bloomerang Dwarf Purple Lilac	Syringa x 'SMNJRPU' TM	5 gal	
	WE	Midnight Wine Weigela	Weigela florida 'Elvera' TM	5 gal	
EVERGREEN SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	AC	Mock Bearberry Manzanita	Arctostaphylos x coloradensis	5 gal	
	AP	Panchito Manzanita	Arctostaphylos x coloradensis 'Panchito'	5 gal	
	CP	Spanish Gold Broom	Cytisus purgans `Spanish Gold`	5 gal	
	EE	Ma Huang	Ephedra equisetina	5 gal	
	JH	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	
	JA	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal	
	MC	Compact Oregon Grape	Mahonia aquifolium `Compacta`	5 gal	
ORNAMENTAL GRASSES	CODE	COMMON NAME	BOTANICAL NAME	SIZE	
	BB	Blonde Ambition Blue Grama	Bouteloua gracilis `Blonde Ambition`	5 gal	
	CAB	Korean Feather Reed Grass	Calamagrostis arundinacea brachytricha	5 gal	
	CAK	Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`	5 gal	
	ER	Ravenna Grass	Erianthus ravennae	5 gal	
	ML	Regal Mist Pink Muhly Grass	Muhlenbergia capillaris 'Lenca' TM	5 gal	
	NT	Mexican Feather Grass	Nassella tenuissima	5 gal	
	PF	Hameln Fountain Grass	Pennisetum alopecuroides `Hameln`	5 gal	
	HF	Little Bunny Fountain Grass	Pennisetum alopecuroides `Little Bunny`	5 gal	
	SS	The Blues Little Bluestem	Schizachyrium scoparium 'The Blues'	5 gal	

NOTE:

- THE ABOVE LIST OF RECOMMENDED PLANTS SHALL BE USED TO CREATE VARIATION BETWEEN LOTS.
- INSTALLATION OF THE SAME PLANT MATERIAL OR SAME FRONT YARD LANDSCAPE DESIGN IN ADJOINING LOTS IS PROHIBITED.LOT TYPICAL LANDSCAPE GRAPHICS ARE TO ILLUSTRATE INTENT ONLY. PLANS SHALL BE ADJUSTED TO ACCOMMODATE VARIOUS FOOTPRINTS AND LOT SHAPES.

PLANWEST
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CHECKED BY:	AH

LOT TYPICAL

35

A — 61' x 105' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 16 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 11 SHRUBS MINIMUM (MIN. 5-GAL.) 3 DIFFERENT SPECIES IN EACH SIDE YARD 30% OF SHRUB COUNT (4 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

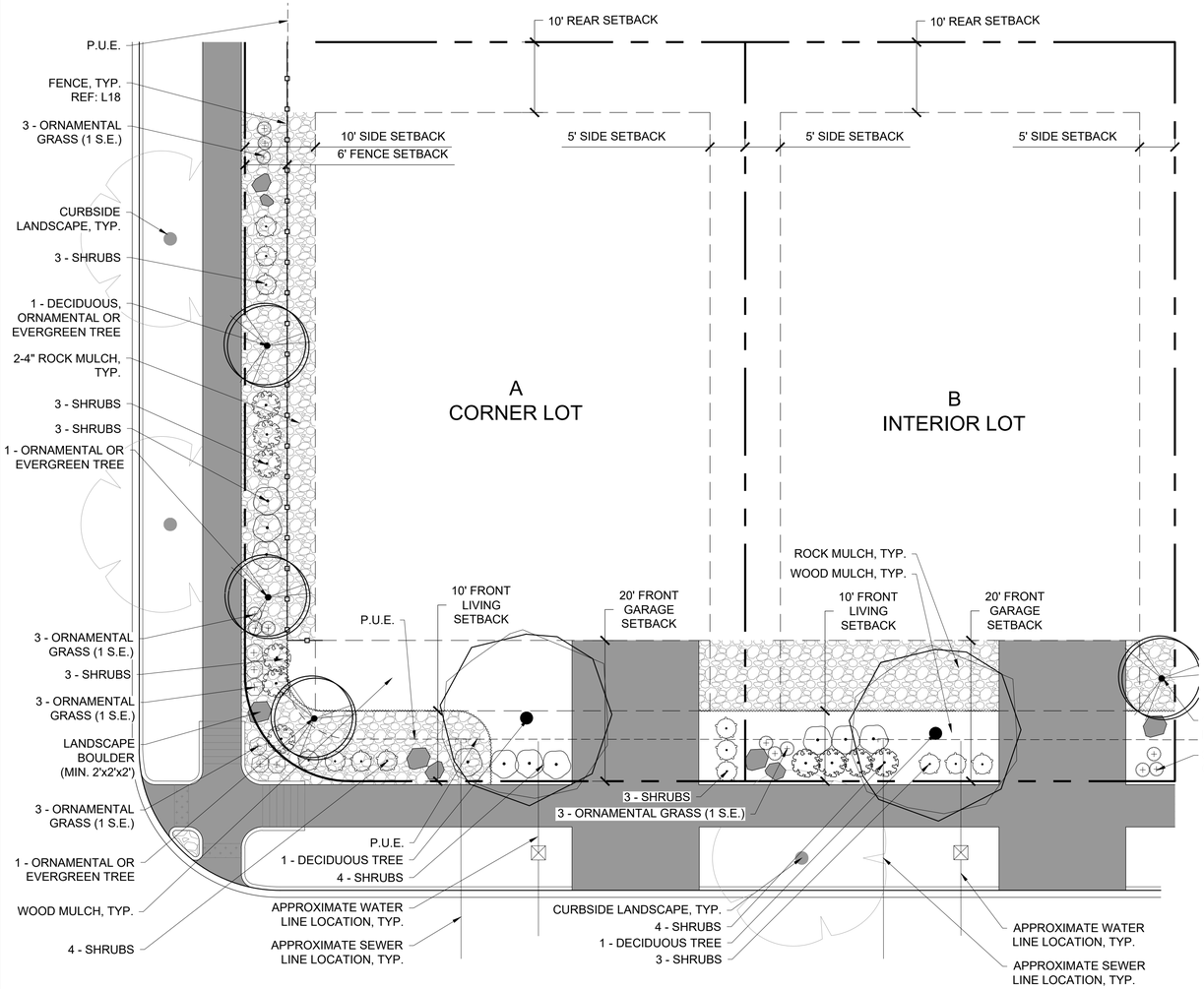
In each front yard typical, note two boulders min. ✓

B — 61' x 105' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 12 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



SFD - LARGE LOTS - 61 x 105' SFD

Scale 1" = 10'

C — 51' x 105' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 13 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 9 SHRUBS MINIMUM (MIN. 5-GAL.) 3 DIFFERENT SPECIES IN EACH SIDE YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

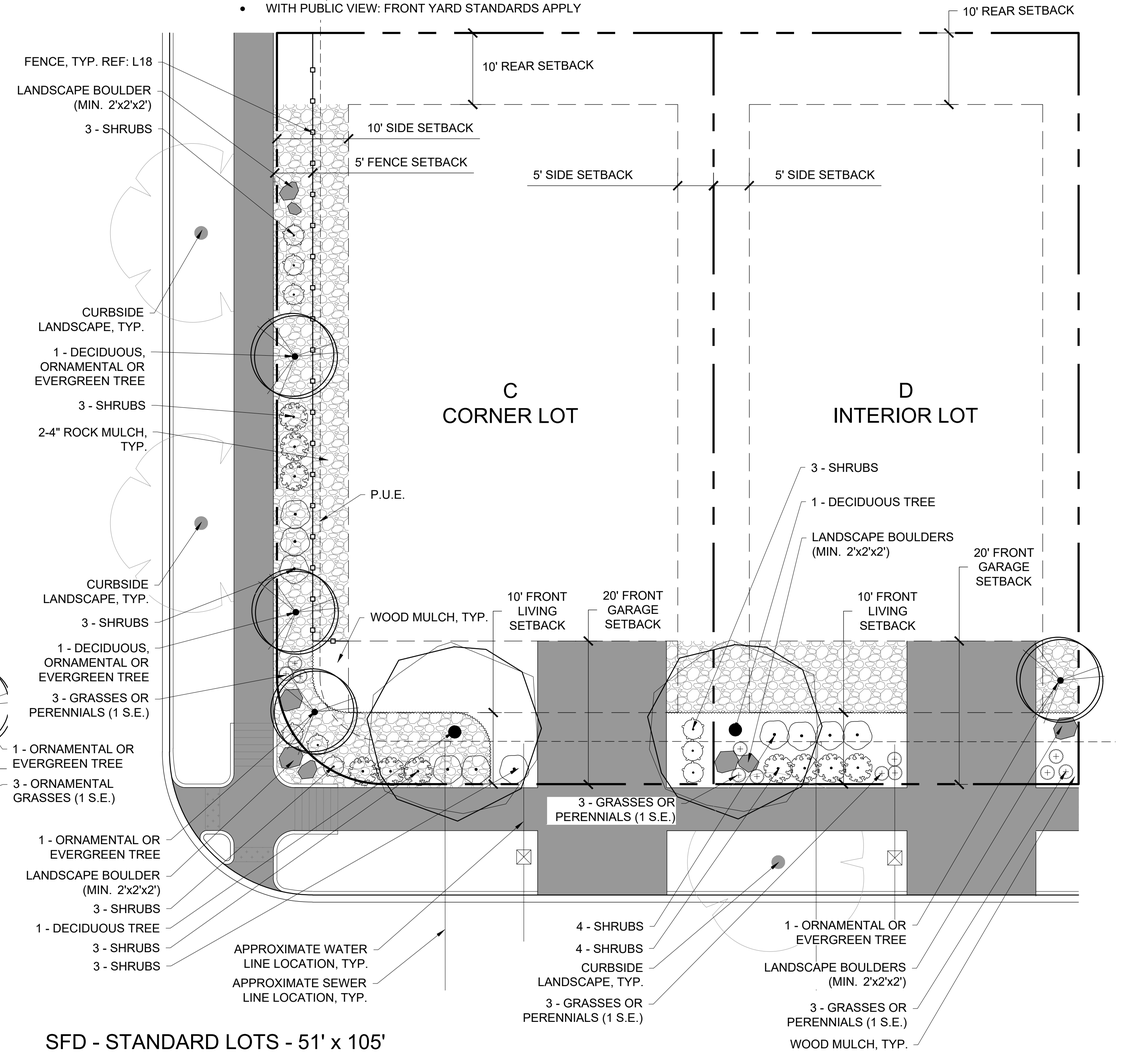
REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

D — 51' x 105' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 11 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



SFD - STANDARD LOTS - 51' x 105'

Scale 1" = 10'

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL OR EVERGREEN TREE
- SHRUBS
- ORNAMENTAL GRASS OR PERENNIAL
- LANDSCAPE BOULDERS

NOTE: REFER TO RECOMMENDED PLANT SPECIES, SHEET L.15

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
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planwest.com

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SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

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SUBMITTAL # 2	08/10/2022
SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

LOT TYPICAL

36

E — 46' x 103' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 12 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 9 SHRUBS MINIMUM (MIN. 5-GAL.) 3 DIFFERENT SPECIES IN EACH SIDE YARD 30% OF SHRUB COUNT (4 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

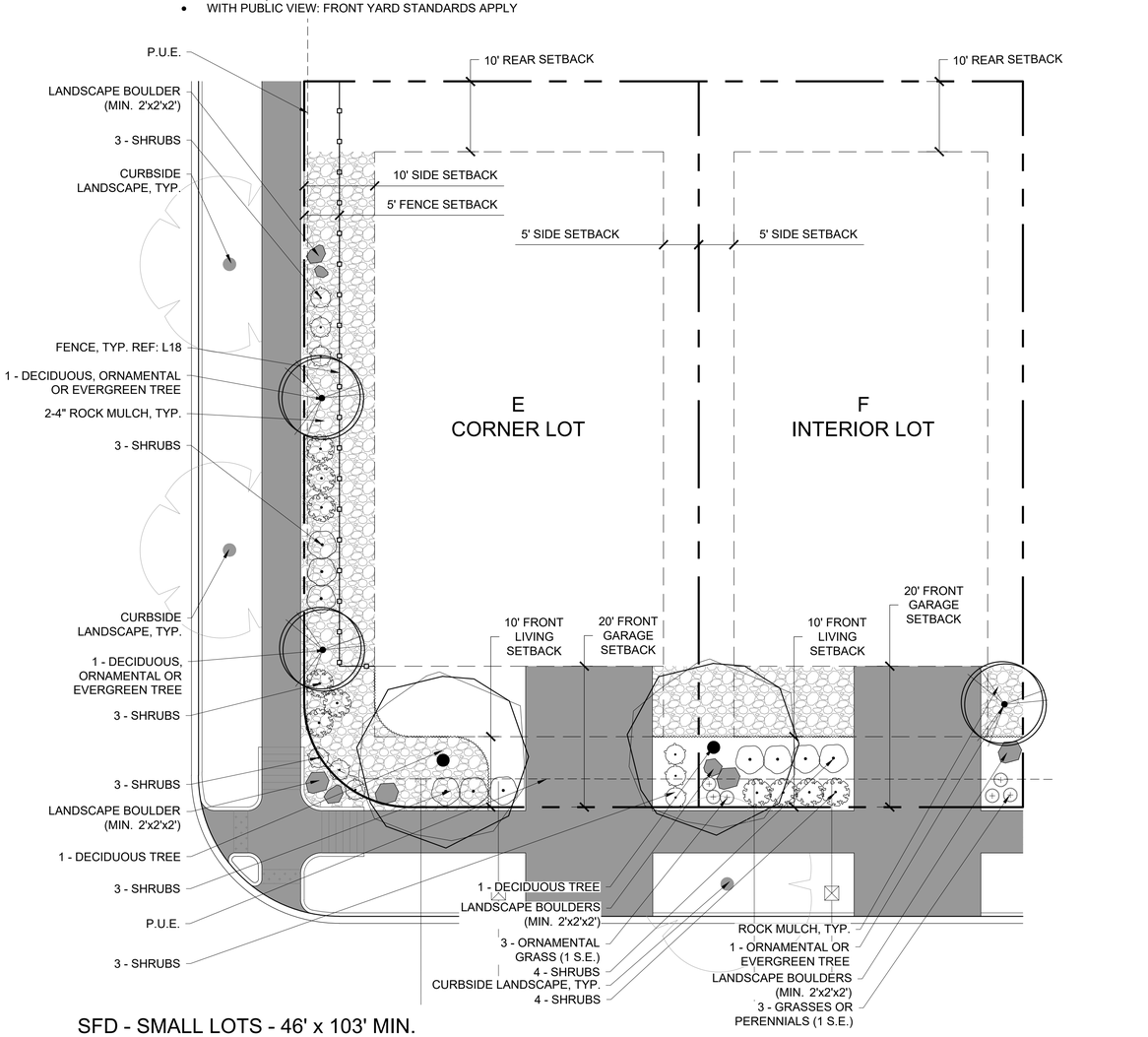
REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

F — 46' x 103' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 10 SHRUBS MINIMUM (MIN. 5-GAL.) 2 DIFFERENT SPECIES IN EACH FRONT YARD 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:
- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:
- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



SFD - SMALL LOTS - 46' x 103' MIN.

Scale 1" = 10'

Provide the Open Space Plant Calculations Table for the Tract Areas (from Sheet 2) 1 tree per 4,000 SF & 10 shrubs per 4,000 SF. Require/Provided

RE: COMPLETED

LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

ORNAMENTAL OR EVERGREEN TREE

SHRUBS

ORNAMENTAL GRASS OR PERENNIAL

LANDSCAPE BOULDERS

NOTE: REFER TO RECOMMENDED PLANT SPECIES, SHEET L.15

LANDSCAPE TABLES

STANDARD RIGHTS-OF-WAY TABLE (CURBSIDE LANDSCAPE QUANTITIES)

STANDARD RIGHTS-OF-WAY (CURBSIDE LANDSCAPE) TABLE

STREET NAME	CLASSIFICATION	LINEAR FEET	TREE ISLAND WIDTH	Area (SF)	TREES REQ. (1:40 LF)	TREES PROV.	SHRUBS REQ. (1:40 SF)	SHRUBS PROV.	ORNAMENTAL GRASS PROV.	TOTAL GRASS AND SHRUBS
HARVEST ROAD	COLLECTOR	2,016	8	16,128	50	34 *	403	283	117	400
EAST YALE AVE. (NORTH)	ARTERIAL	1,760	21	36,960	44	44	924	N/A	N/A	Turf provided (+38,036 SF)
EAST YALE AVE. (SOUTH)	ARTERIAL	1,883	21	39,543	47	48	989	N/A	N/A	Turf provided (+39,652 SF)
EAST WARREN AVE. (SOUTH)	COLLECTOR	1,232	8.5	10,472	31	31 30	262	220	42	262
SOUTH KEWAUNEE ST. (WEST)	LOCAL	2,267	8.5	19,270	57	63 61	482	393	155	548
SOUTH IDER WAY (WEST)	LOCAL	921	8	7,368	23	25	184	184	0	184
SOUT IDER WAY (EAST)	LOCAL	980	8	7,840	25	25	196	199	0	199
SOUTH IDER COURT (NORTH)	LOCAL	40	8	320	1	1	8	9	0	9
SOUTH IDER COURT (SOUTH)	LOCAL	40	8	320	1	1	8	9	0	9
SOUTH JACKSON GAP STREET (WEST)	LOCAL	1,658	8	13,264	41	44	332	287	76	363
SOUTH JACKSON GAP STREET (EAST)	LOCAL	1,760	8	14,080	44	42	352	320	69	389
SOUTH JAMESTOWN STREET (WEST)	LOCAL	703	8	5,624	18	18	141	139	0	139
SOUTH JAMESTOWN STREET (EAST)	LOCAL	637	8	5,096	16	16	127	146	0	146
SOUTH JAMESTOWN COURT (WEST)	LOCAL	1,870	8	14,960	47	47	374	303	71	374
SOUTH JAMESTOWN COURT (EAST)	LOCAL	2,158	8	17,264	54	54	432	380	52	432
EAST BALTIC PLACE (NORTH)	LOCAL	280	8	2,240	7	7	56	56	4	60
EAST BALTIC PLACE (SOUTH)	LOCAL	325	8	2,600	8	8	65	70	4	74
EAST ILIFF PLACE (NORTH)	LOCAL	516	8	4,128	13	13	103	85	4	89
EAST ILIFF PLACE (SOUTH)	LOCAL	576	8	4,608	14	15	115	102	32	134
SOUTH JACKSON GAP COURT (WEST)	LOCAL	1,504	8	12,032	38	38	301	271	35	306
SOUTH JACKSON GAP COURT (EAST)	LOCAL	1,504	8	12,032	38	40	301	225	74	299
SOUTH JACKSON GAP WAY (WEST)	LOCAL	2,193	8	17,544	55	55	439	358	149	507
SOUTH JACKSON GAP WAY (EAST)	LOCAL	1,935	8	15,480	48	48	387	309	69	378
EAST CASPIAN AVENUE (NORTH)	LOCAL	1,378	8	11,024	34	34	276	232	17	249
EAST CASPIAN AVENUE (SOUTH)	LOCAL	1,336	8	10,688	33	37 39	267	254	61	315
EAST WESLEY PLACE (NORTH)	LOCAL	767	8	6,136	19	19	153	150	6	156
EAST WESLEY PLACE (SOUTH)	LOCAL	767	8	6,136	19	19	153	124	38	162
EAST DICKENSON PLACE (NORTH)	LOCAL	767	8	6,136	19	20 19	153	115	36	151
EAST DICKENSON PLACE (SOUTH)	LOCAL	767	8	6,136	19	19	153	121	37	158
EAST HARVARD AVENUE (NORTH)	LOCAL	1,283	8	10,264	32	34	257	247	0	247
EAST HARVARD AVENUE (SOUTH)	LOCAL	1,361	8	10,888	34	38 37	272	220	68	288
EAST HARVARD PLACE (NORTH)	LOCAL	1,045	8	8,360	26	26	209	140	60	200
EAST HARVARD PLACE (SOUTH)	LOCAL	984	8	7,872	25	25	197	112	69	181
EAST LASALLE PLACE (NORTH)	LOCAL	504	8	4,032	13	13	101	117	0	117
EAST LASALLE PLACE (SOUTH)	LOCAL	504	8	4,032	13	13	101	85	19	104
EAST VASSAR PLACE (NORTH)	LOCAL	388	8	3,104	10	11	78	75	18	93
EAST VASSAR PLACE (SOUTH)	LOCAL	479	8	3,832	12	12 13	96	78	19	97

* Note: TOTAL TREE REQUIREMENT NOT PROVIDED DUE TO CONFLICTS WITH UNDERGROUND UTILITIES

Note: 50 LF REDUCED FROM STREETS CONTAINING STOP SIGNS TO ADHERE TO REQUIRED STOP SIGN SETBACKS

*STREET TREES UNABLE TO FIT INTO CURBSIDE LANDSCAPE DUE TO UTILITY AND DRIVEWAY CONFLICTS HAVE BEEN LOCATED

BUFFER TABLE

	BUFFER WIDTH:	LINEAR FEET:	LANDSCAPE REQUIRED: (1 TREE/10 SHRUBS PER 40 LF)		LANDSCAPE PROVIDED:	
			TREES	SHRUBS	TREES	SHRUBS
HARVEST ROAD: STREET FRONTAGE BUFFER	20'	397	10	100	11	100
WARREN AVENUE: STREET FRONTAGE BUFFER	20' (walk located w/in buffer)	1,354	34	339	34	341
KEWAUNEE STREET: STREET FRONTAGE BUFFER	20'	783	20	195	23	199

WATER USE TABLE

	SQUARE FOOTAGE:	PERCENTAGE:
TOTAL LANDSCAPE AREA	1,346,004 SF	100%
HIGH WATER USE AREA (MANICURED TURF)*	69,911 SF	5.19%
MEDIUM WATER USE AREA (SHRUB BED)	344,115 SF	25.5%
LOW WATER USE AREA (NATIVE SEED)	313,613 SF	23.3%

*NOTE: TURF AREAS USED AS RECREATION SPACES (INCLUDING ALL TURF WITHIN PARK BOUNDARIES) DOES NOT APPLY TO ALLOWED MANICURED TURF MAXIMUM OF 33%.

DETENTION LANDSCAPE REQUIREMENTS

TRACT 'F' DETENTION (A):	AREA IN SF:	%
TOTAL AREA	64,911 SF	100 %
DETENTION POND (ELEVATION: 5724)	49,198 SF	76 %
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	15,632 SF	24 %

	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	15,632 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	4	4
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	39	39

TRACT 'U' DETENTION (B):	AREA IN SF:	%
TOTAL AREA	318,793 SF	100 %
DETENTION POND (ELEVATION: 5703)	231,295 SF	73 %
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	87,398 SF	27 %

	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	87,398 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	22	24
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	219	220

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LOT TYPICAL

37

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE
TREES						
	AH	132	HIGHLAND PARK MAPLE	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM' TM	B & B	2.5"CAL
	AF	95	REDPOINTE®MAPLE	ACER RUBRUM 'FRANK JR.'	B & B	2.5"CAL
	CS	92	NORTHERN CATALPA	CATALPA SPECIOSA	B & B	2.5"CAL
	GS	192	SKYLINE HONEY LOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	B & B	2.5"CAL
	GD	114	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'ESPRESSO'	B & B	2.5"CAL
	QB	127	BUCKLEY OAK	QUERCUS BUCKLEYI	B & B	2.5"CAL
	QM	87	BURR OAK	QUERCUS MACROCARPA	B & B	2.5"CAL
	TG	128	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	B & B	2.5"CAL
	UC	107	FRONTIER ELM	ULMUS X 'FRONTIER'	B & B	2.5"CAL
	UP	109	TRIUMPH ELM	ULMUS X 'MORTON GLOSSY' TM	B & B	2.5"CAL
ORNAMENTAL TREES						
	AW	5	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	B & B	MULTI TRUNK 6–8' TALL
	AG	2	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	15 GAL	2"CAL
	CI	3	THORNLESS HAWTHORN	CRATAEGUS CRUS–GALLI 'INERMIS'	15 GAL	2"CAL
	KP	59	GOLDEN RAIN TREE	KOELREUTERIA PANICULATA	15 GAL	2"CAL
	MS	27	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	15 GAL	2"CAL
	PV	19	SUCKER PUNCH RED CHOKECHERRY	PRUNUS X VIRGINIANA 'P002S' TM	15 GAL	2"CAL
	PCS	19	CHANTICLEER CALLERY PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'	15 GAL	2"CAL
	QGO	9	GAMBEL OAK	QUERCUS GAMBELII	B & B	MULTI TRUNK 6–8' TALL
EVERGREEN TREES						
	PC	90	COLORADO SPRUCE	PICEA PUNGENS	B & B	6–8' TALL
	PP	7	PINYON PINE	PINUS EDULIS	B & B	6–8' TALL
	PH	49	BOSNIAN PINE	PINUS HELDREICHII	B & B	6–8' TALL
	PN	55	AUSTRIAN BLACK PINE	PINUS NIGRA	B & B	6–8' TALL
	PPO	3	PONDEROSA PINE	PINUS PONDEROSA	B & B	6–8' TALL
	PS	44	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	B & B	6–8' TALL
PERENNIALS						
	ACR	54	ROCKY MOUNTAIN COLUMBINE	AQUILEGIA CAERULEA	1 GAL	
	AT	11	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	1 GAL	
	BL	75	CHOCOLATE DAISY	BERLANDIERA LYRATA	1 GAL	
	CV	19	RED VALERIAN	CENTRANTHUS RUBER	1 GAL	
	CVM	31	MOONBEAM TICKSEED	COREOPSIS VERTICILLATA 'MOONBEAM'	1 GAL	
	GSP	12	SISKIYOU PINK GAURA	GAURA LINDHEIMERI 'SISKIYOU PINK'	1 GAL	
	LW	926	WEE ONE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'WEE ONE'	1 GAL	
	LP	27	DOTTED BLAZING STAR	LIATRIS PUNCTATA	1 GAL	
	MM	29	COLORADO FOUR O'CLOCK	MIRABILIS MULTIFLORA	1 GAL	
	NW	24	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	1 GAL	
	PRM	30	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	1 GAL	
	RHD	67	DENVER DAISY BLACK–EYED SUSAN	RUDBECKIA HIRTA 'DENVER DAISY'	1 GAL	

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS					
	AN	235	FALSE INDIGO	AMORPHA NANA	5 GAL
	AL	304	LOW SCAPE MOUND®BLACK CHOKEBERRY	ARONIA MELANOCARPA 'UCONNAM165'	5 GAL
	BC	265	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	5 GAL
	BG	89	GOLDEN ROCKET JAPANESE BARBERRY	BERBERIS THUNBERGII 'GOLDEN ROCKET'	5 GAL
	CG	451	GLOBE PEASHRUB	CARAGANA ARBORESCENS 'GLOBOSA'	5 GAL
	CC	193	BLUEBEARD	CARYOPTERIS X CLANDONENSIS	5 GAL
	CM	180	DESERT SWEET	CHAMAEBATIARIA MILLEFOLIUM	5 GAL
	CR	48	RUBBER RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS	5 GAL
	CB	235	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEYI'	5 GAL
	PA	127	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL
	PM	57	MOUNTAIN NINEBARK	PHYSOCARPUS MONOGYNUS	5 GAL
	PL	85	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	5 GAL
	PD	371	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT'	5 GAL
	PG	363	GOLD STAR BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'GOLD STAR'	5 GAL
	PB	417	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	5 GAL
	RG	454	GRO–LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO–LOW'	5 GAL
	RC	370	WAX CURRANT	RIBES CEREUM	5 GAL
	RD	621	PINK DOUBLE KNOCK OUT ROSE	ROSA X 'RADTKOPINK' TM	5 GAL
	RN	202	NEARLY WILD FLORIBUNDA ROSE	ROSA X 'NEARLY WILD'	5 GAL
	RCY	190	FLOWER CARPET YELLOW ROSE	ROSA X 'NOALESA' TM	5 GAL
	RCR	366	FLOWER CARPET RED GROUNDCOVER ROSE	ROSA X 'NOARE' TM	5 GAL
	SJ	431	LITTLE PRINCESS JAPANESE SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 GAL
	SB	118	GOLD MOUND SPIREA	SPIRAEA X BUMALDA 'GOLDMOUND'	5 GAL
	SO	17	WESTERN SNOWBERRY	SYMPHORICARPOS OCCIDENTALIS	5 GAL
	SC	453	BLOOMERANG DWARF PURPLE LILAC	SYRINGA X 'SMNJRPU' TM	5 GAL
EVERGREEN SHRUBS					
	AP	675	PANCHITO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	5 GAL
	CP	90	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'	5 GAL
	EE	213	EPHEDRA	EPHEDRA EQUISETINA	5 GAL
	EG	49	EMERALD 'N GOLD WINTERCREEPER	EUONYMUS FORTUNEI 'EMERALD 'N GOLD'	5 GAL
	GL	183	LYDIA BROOM	GENISTA LYDIA	5 GAL
	JH	133	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'ANDORRA'	5 GAL
	JA	852	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 GAL
	MC	35	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL
	MR	84	CREEPING MAHONIA	MAHONIA REPENS	1 GAL
	YG	35	SOAPWEED	YUCCA GLAUCA	5 GAL
ORNAMENTAL GRASSES					
	BB	119	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	5 GAL
	CAB	122	KOREAN FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA	5 GAL
	CAK	110	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL
	ER	62	RAVENNA GRASS	ERIANTHUS RAVENNAE	5 GAL
	ML	336	REGAL MIST PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'LENCA' TM	5 GAL
	NT	733	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	5 GAL
	HF	118	LITTLE BUNNY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL
	SS	276	THE BLUES LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	5 GAL

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT
GROUNDCOVERS				
	403 SF	SMALL–LEAF PUSSYTOES	ANTENNARIA PARVIFOLIA	1 GAL
	656 SF	PURPLE POPPYMALLOW	CALLIRHOE INVOLUCRATA	1 GAL

LANDSCAPE MATERIALS

	+/- 10,100 LF	STEEL EDGER REF: 16/L.19
	+/- 12,00 SF	FIBAR PLAY SURFACE
	+/- 180,000 SF	'RTF' WATER SAVER SOD
	+/- 94,250 SF	DOG TUFF LOW WATER TURF
	+/- 415,000 SF	LANDSCAPE BED
	+/- 12,500 SF	CRUSHER FINES
	+/- 3,600 SF	SHREDDED CEDAR MULCH
	+/- 79,400 SF	3 - 6" COBBLE ROCK MULCH
	+/- 127,000 SF	2 - 4" ROCK MULCH All perennial and ornamental grass beds to contain rock mulch except where otherwise specified.
	+/- 313,500 SF	NATIVE SEED MIX: Arkansas Valley Seed - Multi-Color High Altitude Mix: 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 15% Perennial Rye 15% Chewings Fescue 10% Canada Bluegrass 5% SHREDDED CEDARy Mountain Wildflower Mix
	+/- 280,000 SF	WETLAND SEED MIX: Arkansas Valley Seed - Wetland Mix: 7% Woolly Sedge 7% Nebraska Sedge 2% Blue Grama 7% Inland Saltgrass 7% Baltic Rush 13% Prairie Cordgrass 20% Switchgrass 20% Western Wheatgrass 17% Green Needlegrass

LANDSCAPE SHEETS NOT FOR CONSTRUCTION

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HARVEST CROSSING

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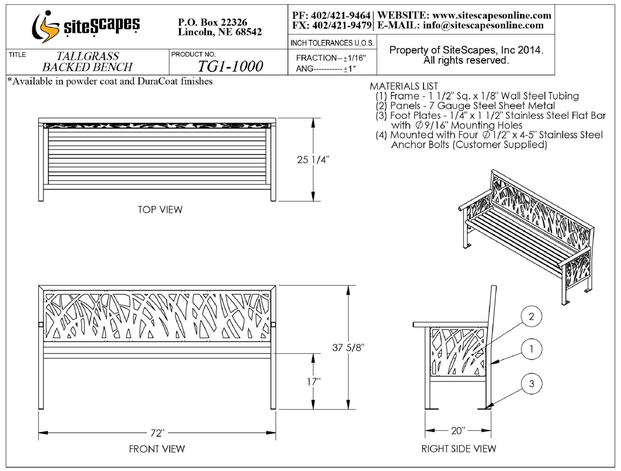
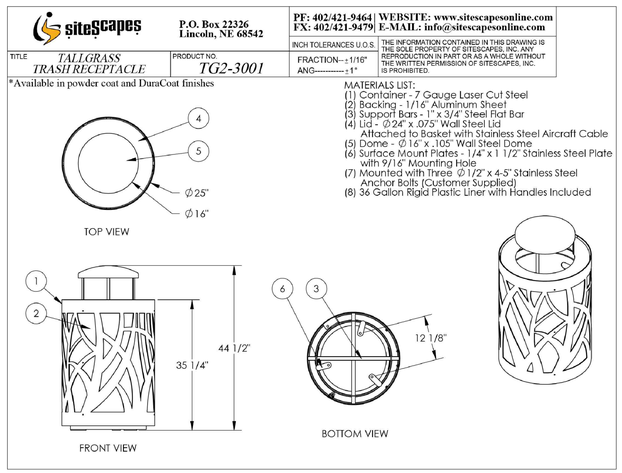
PLANT SCHEDULES

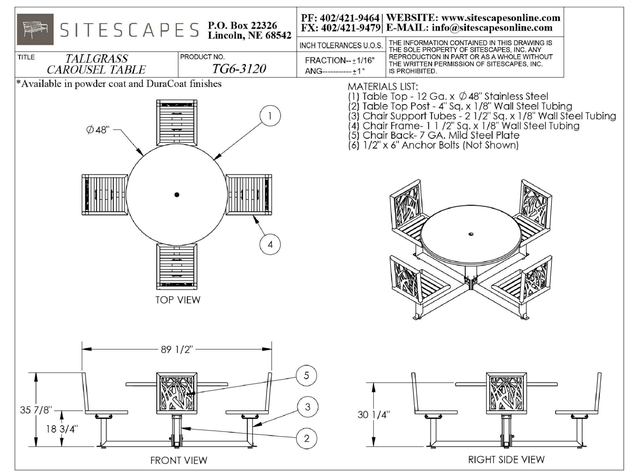
38



1 6' BENCH
COLOR: BRONZE POWDER COATED FINISH
QTY: TBD
Not To Scale

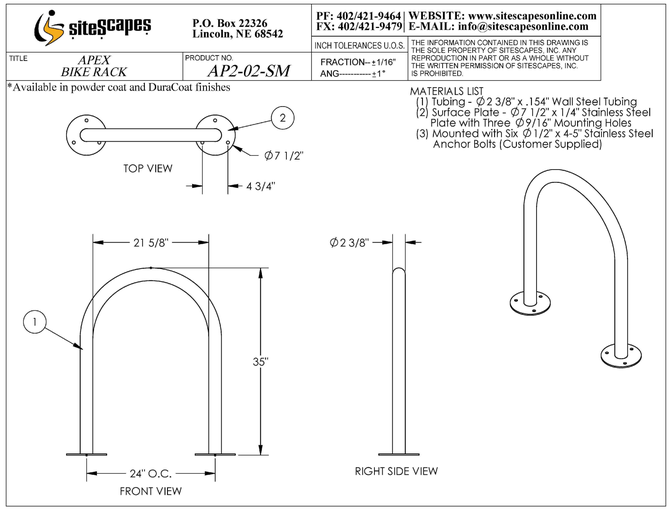


2 WASTE RECEPTACLE
COLOR: BRONZE POWDER COATED FINISH
QTY: TBD
Not To Scale



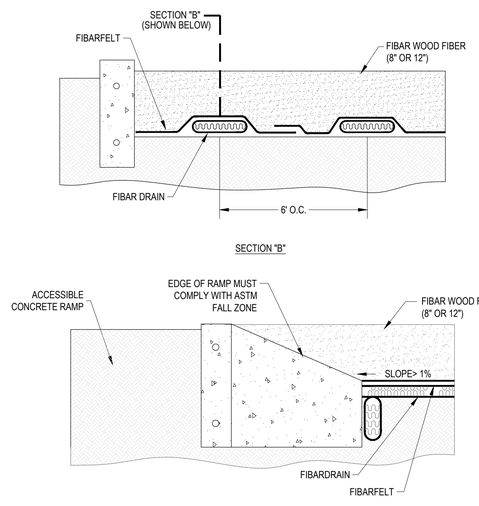
3 PICNIC TABLE
COLOR: BRONZE POWDER COATED FINISH
QTY: TBD
Not To Scale

4 DOG WASTE RECEPTACLE
COLOR: GREEN
QTY: TBD
Not To Scale



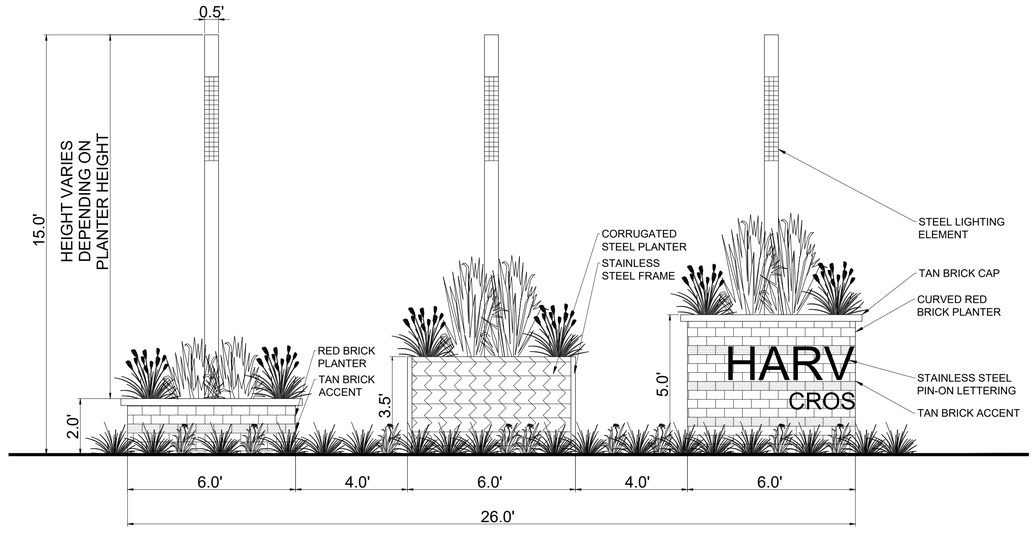
5 BIKE RACK
COLOR: BRONZE POWDER COATED FINISH
QTY: TBD
Not To Scale

THE FIBAR GROUP LLC
80 BUSINESS PARK DRIVE, SUITE 300
ARMONK, NY 10504
TOLL FREE: 1-800-372-2721
PHONE: (914) 273-8770
FAX: (914) 273-8659
www.fibar.com



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS, FOR ILLUSTRATION PURPOSES ONLY.
3. THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4675963, 5026207, 5076726 AND PATENTS PENDING.
4. AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
5. FIBARMAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
6. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-007.

6 FIBAR PLAYGROUND SURFACE
Not To Scale



7 TYPICAL MONUMENT ELEVATION
Not To Scale

LANDSCAPE SHEETS NOT FOR CONSTRUCTION

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
JEN COLORADO 210, LLC
7535 S. Willow Way, STE C-400
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9
AURORA, COLORADO

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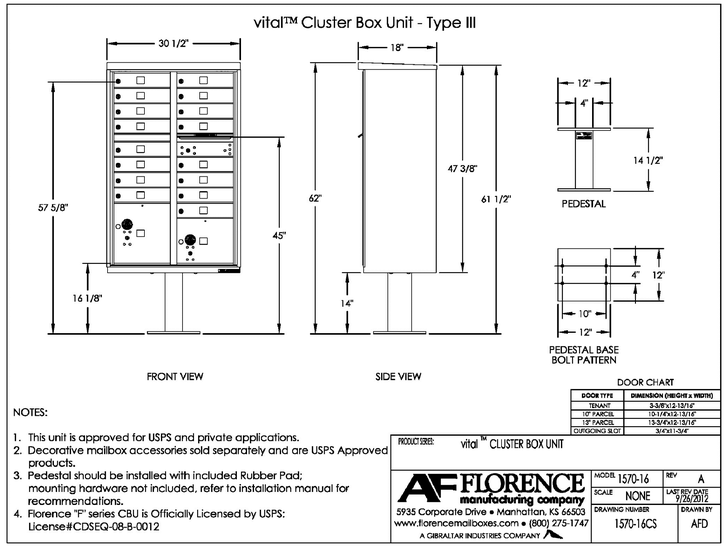
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

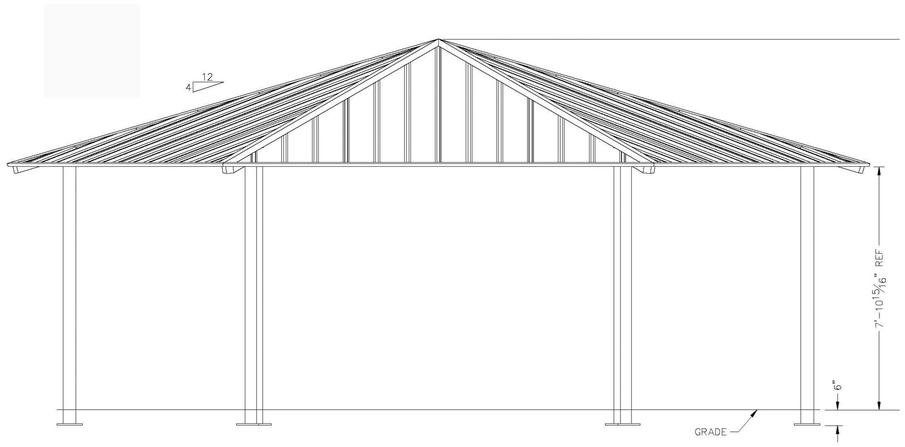
PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

DETAILS

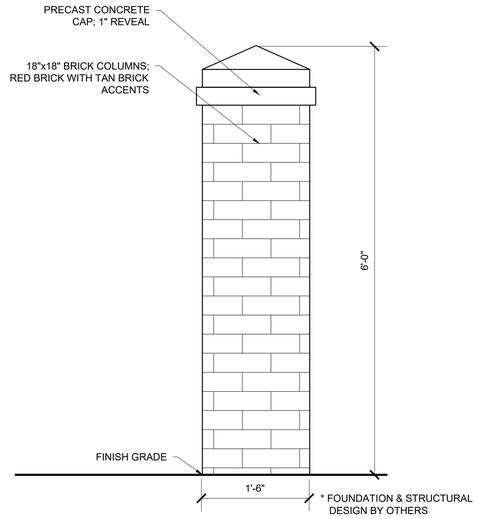
39



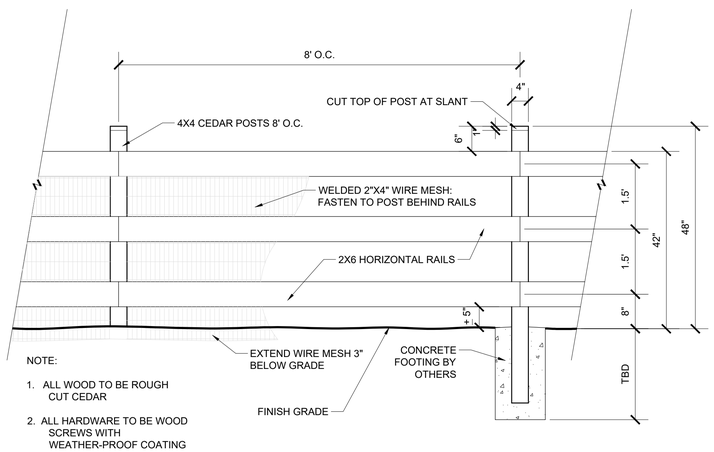
8 16-UNIT MAILBOX CLUSTER
COLOR: BRONZE
QTY: 28
Not To Scale



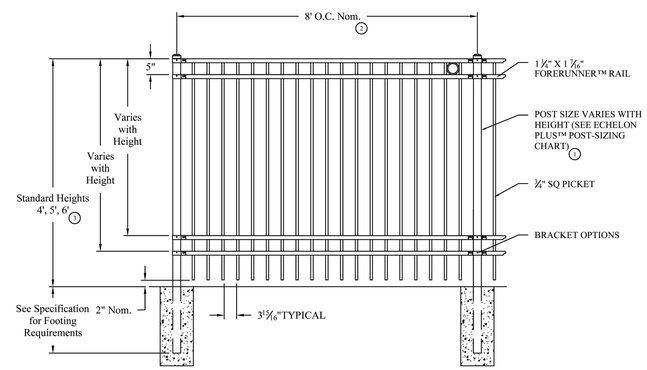
9 SHADE STRUCTURE
QTY: 2
Not To Scale



10 6' MASONRY COLUMN
COLOR: RED BRICK W/ TAN ACCENT
QTY: 9
Not To Scale



11 SPLIT RAIL FENCE WITH MESH
Not To Scale

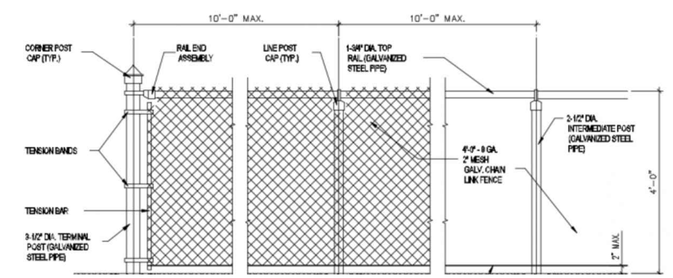


5' PERIMETER FENCE

12 5' PERIMETER FENCE WITH PUPPY GUARD
COLOR: BLACK
NOTES:
FOUNDATION & STRUCTURAL DESIGN BY OTHERS

FENCE PANEL POSTS NOT TO EXCEED 3" DISTANCE FROM BRICK COLUMN. DO NOT ATTACH.

Not To Scale



13 CHAIN-LINK FENCE
COLOR: POWDER COAT BROWN
NOTES:
FOUNDATION & STRUCTURAL DESIGN BY OTHERS

Not To Scale

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303-228-2300

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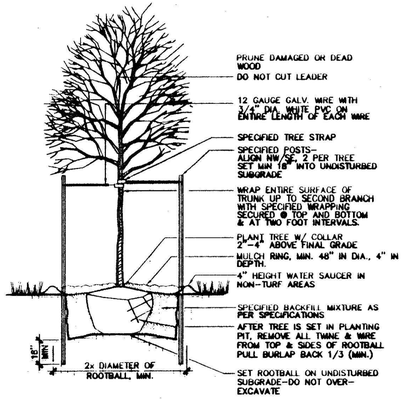
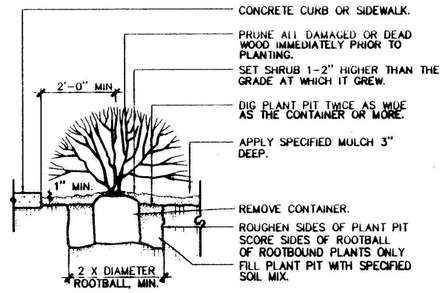
40

- TREE WRAP - THE CONTRACTOR WILL WRAP EACH TREE IN CREPE NURSERY WRAP, SPIRALLY APPLIED WITH ONE (1) INCH OVERLAP AND DOUBLE WRAPPED AT TOP AND BOTTOM, AS MANUFACTURED BY KRAFT OR 3M. WATERPROOF TAPE WILL BE USED TO HOLD THE WRAP IN PLACE.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



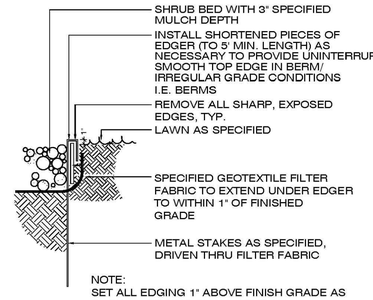
14 TYPICAL TREE PLANTING — Not To Scale



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

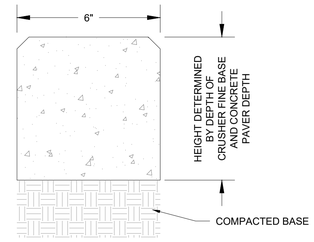
NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB

15 TYPICAL SHRUB PLANTING — Not To Scale



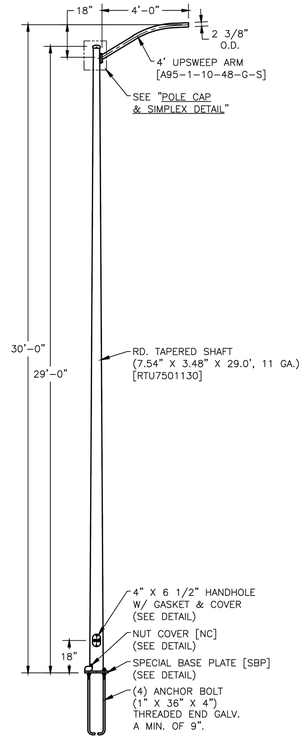
NOTE:
SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH WITH GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

16 STEEL EDGER — Not To Scale

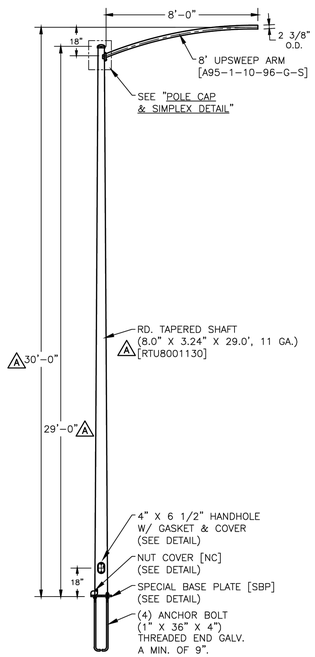


6" WIDE CONCRETE EDGER
LOCATION: SEE PLANS
DIMENSIONS: 6" WIDE
MATERIALS: CONCRETE

17 CONCRETE EDGE — Not To Scale

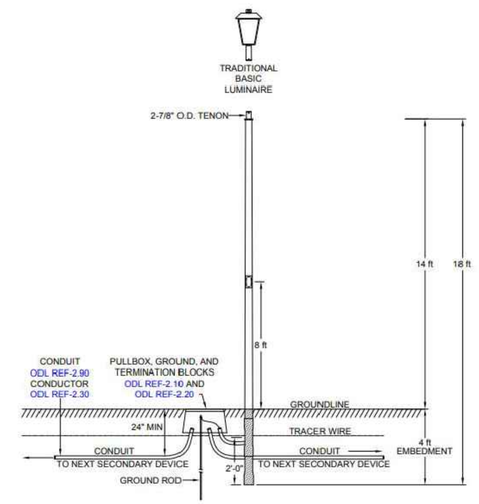


18 STREET LIGHTING - LOCAL STREET
100 Watt HPS, side mount rectilinear luminaire fixture — Not To Scale



19 STREET LIGHTING - COLLECTOR STREET
155 Watt LED, cobra head fixture — Not To Scale

ALUMINUM POLE - TENON TOP
POST TOP LUMINAIRES
DIRECT BURIED



Notes:
ONLY DESIGN FOR THE APPROVED LUMINAIRE TO AVOID OVERLOADING POLE.

Xcel Energy	Issued	Replaces	Drawn by	Approved	File	OUTDOOR LIGHTING MANUAL
	Jan-16	New	JD	GWB	PL-_7.25	PAGE PL-7.25

20 PEDESTRIAN LIGHTING — Not To Scale

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CHECKED BY:	AH

DETAILS

41

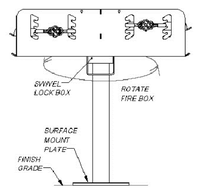
Inground Mounting:
Dig hole per footing detail. Take the end of the post base that has 2 holes in it and place the opposite end into the center of the hole and shim from below. Plumb the post and pour concrete up to within 2" of finish grade for field install or to finish grade. Allow concrete to set for 3 days before removal of bracing and completion of installation. Cover footing with turf.

Surface Mounting:
Anchor Grill to concrete pavement using 3/8" anchor bolts and secure tight.

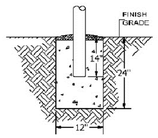
Install the grill on the post base. Line up the holes in the grill swivel mechanism with the holes in the post base. Insert the locking pin provided through the aligned holes leaving an equal length of pin protruding from each side of the swivel mechanism. Rotate the grill one complete turn the locking pin will be bent and drawn into the swivel mechanism to lock the grill onto the post base.

For 10" Shelf, attach to top of grill with (2) 3/8" x 3/4" Hex bolts
For 36" Shelf, attach to the bottom flange of grill with (3) 3/8" x 3/4" Hex bolts

COMPONENT DESCRIPTION	QTY
1/8" X 6" LOCKING PIN	1
OPTIONAL SHELF	
7" X 10" OR 7" X 36" SHELF	1
3/8" X 3/4" HEX BOLT	3
3/8" NYLOCK NUT	3
3/8" FLAT WASHERS	6



TYPICAL FOOTING DETAIL



40" POST FOR PERMANENT MOUNTING
27" POST FOR SURFACE MOUNTING

Patterson-Williams
SITE FURNISHINGS

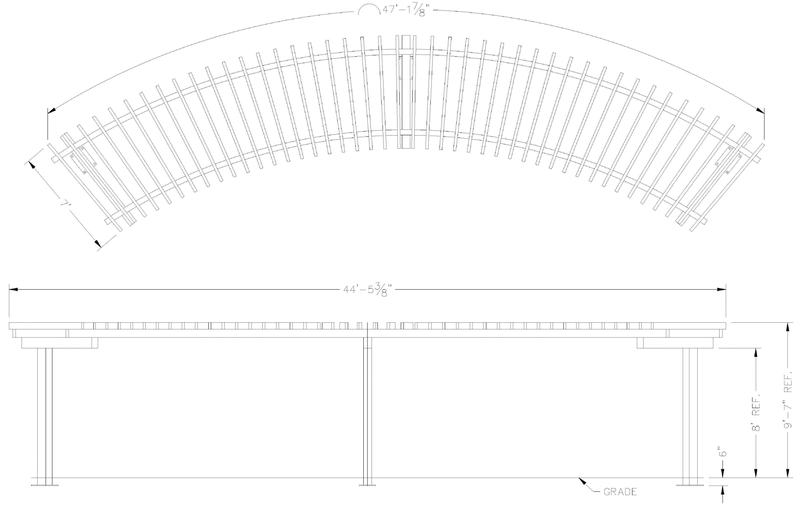
SCALE N.T.S.	SPECIFICATION / INSTALLATION INSTRUCTIONS
DATE 3/14/16	*1140 SERIES GRILLS*
DRAWN MT	
REV 5/17/17	***1140-20***
SHEET 2 of 2	

21 BARBEQUE GRILL STATION

Qty: 4
Not To Scale

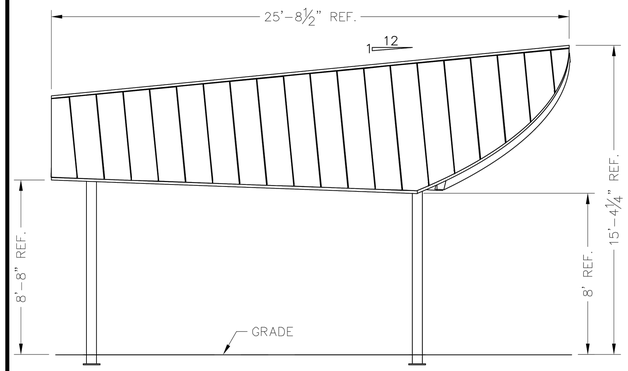
22 CONCRETE CORNHOLE - CONCEPTUAL IMAGE

Not To Scale



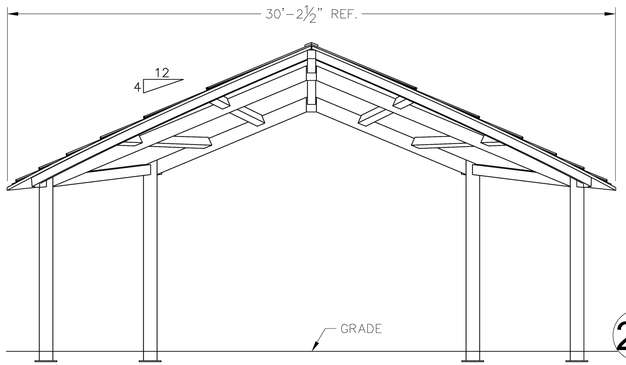
23 ICON SHELTER - CURVED ARBOR

Not To Scale



24 BAND SHELTER

Not To Scale



25 PICKLEBALL COURT - CONCEPTUAL IMAGE

Not To Scale

26 CHESS TABLE - CONCEPTUAL IMAGE

Not To Scale

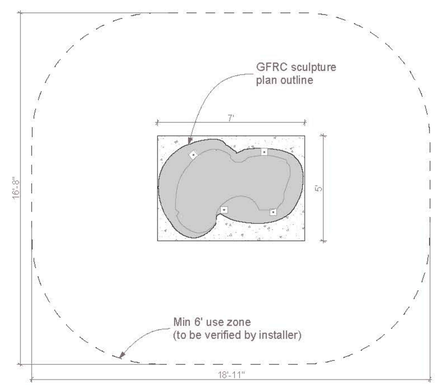
PRODUCT: IDAHO QUARTZITE STEPPERS
MANUFACTURER: BEDROCK
LANDSCAPING MATERIALS
CONTACT NUMBER: 303-432-7222

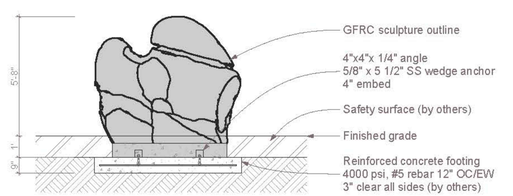
27 FLAGSTONE STEPPERS

Not To Scale

28 ID SCULPTURE - LOG TRAVERSE

Not To Scale





29 ID SCULPTURE - KINESIS CLIMBER

Not To Scale

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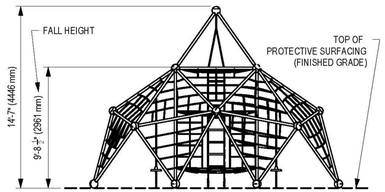
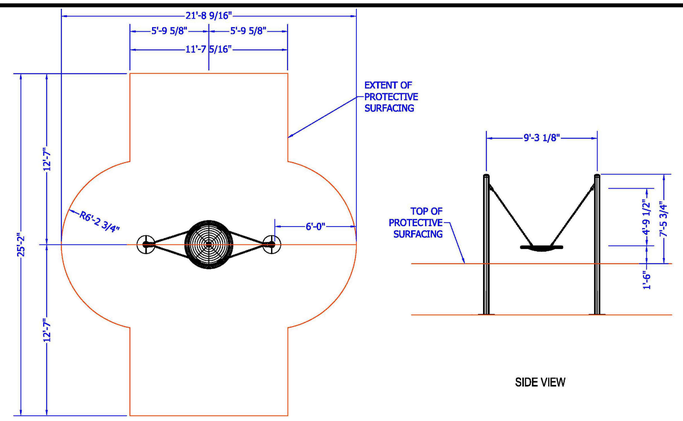
CHECKED BY:	AH

DETAILS
42



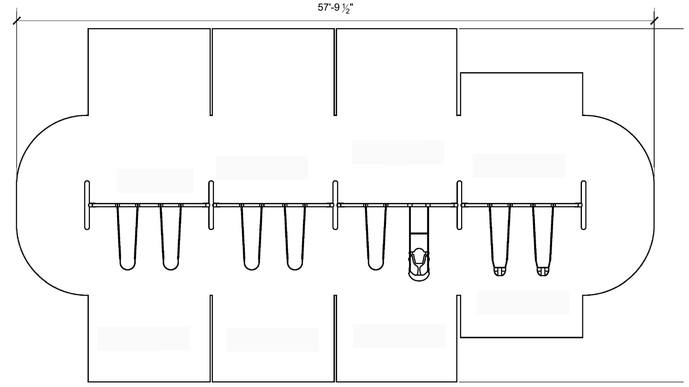
30 DYNAMO-BEEHIVE

Not To Scale



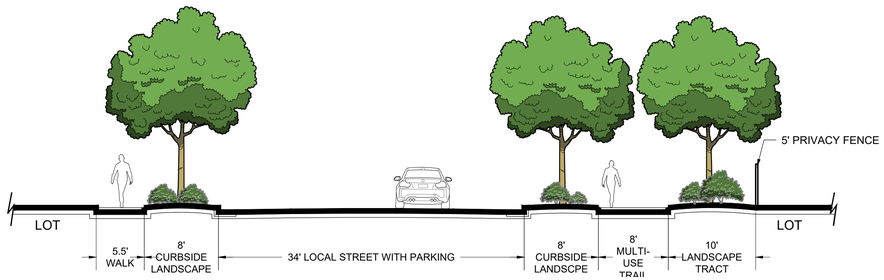
31 DYNAMO - BIG-O SWING

Not To Scale



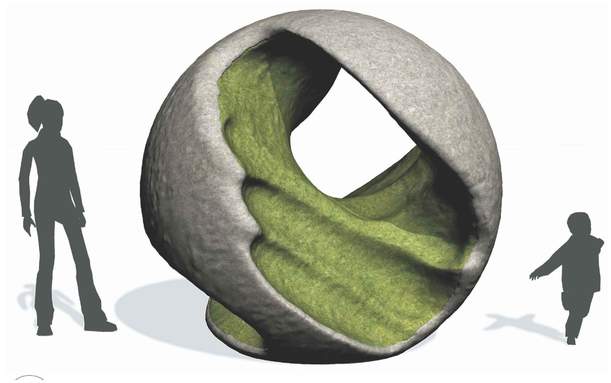
33 LITTLE TYKES - SWING BANK

Not To Scale



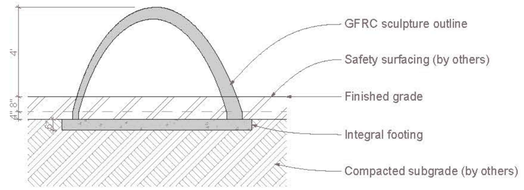
33 MULTI-USE TRAIL SECTION

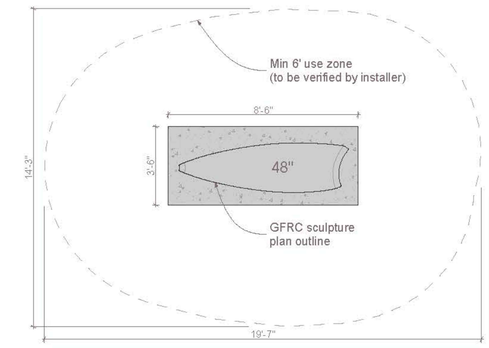
Scale: 1" = 10'



34 ID SCULPTURE - EROSION SPHERE

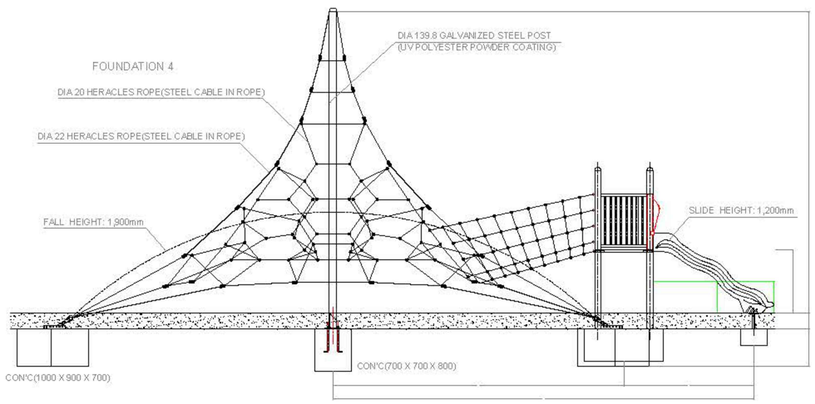
Not To Scale





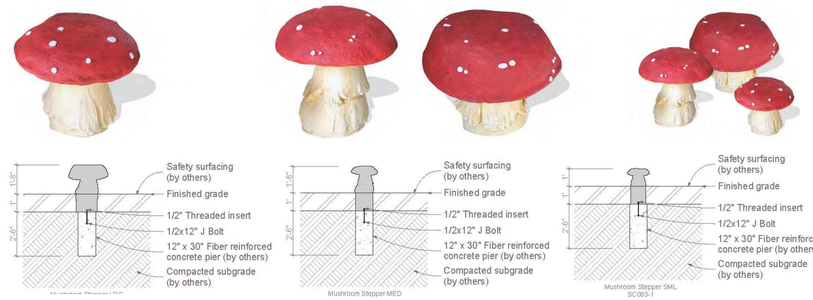
35 ID SCULPTURE - GRASS BLADE - LARGE

Not To Scale



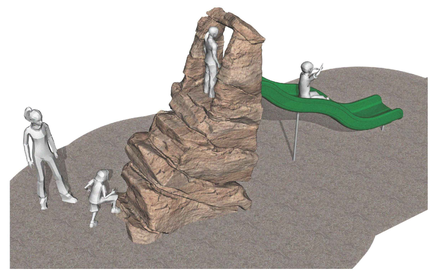
36 DYNAMO - GENESIS - MEDIUIM

Not To Scale



37 ID SCULPTURE - MUSHROOM STEPPERS

Not To Scale



38 ID SCULPTURE - ROCK SLIDE

Not To Scale

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SUBMITTAL # 3	09/29/2022
SUBMITTAL # 4	03/27/2024

PROJECT INFORMATION

PROJECT #:	2021-40
DRAWN BY:	CD
CHECKED BY:	AH

DETAILS

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PUBLIC ART NARRATIVE

THE HARVEST CROSSING DEVELOPMENT PLAN IS A 208-ACRE SUBDIVISION LOCATED IN AURORA, COLORADO. THE SITE IS SITUATED NORTH OF YALE AVENUE, SOUTH OF JEWELL AVENUE, EAST OF HARVEST ROAD, AND WEST OF KEWAUNEE STREET. WITH THE ESTABLISHMENT OF A NEIGHBORHOOD AND COMMUNITY COMES THE OPPORTUNITY TO PROVIDE ITS RESIDENTS WITH PUBLIC ART, WHICH REFLECTS THE UNIQUE QUALITIES OF THE SITE AND ADDS MEANING TO THE COMMUNITY. THE SELECTED PIECES WORK IN HARMONY WITH THE DEVELOPMENT AS A WHOLE, WITH COMPLEMENTARY PIECES REPEATED THROUGHOUT FILINGS AND A CENTRAL THEME OF 'HARVEST-RELATED' CONCEPTS. A CENTRALIZED SCULPTURE LOCATED IN THE NEIGHBORHOOD PARK DRAWS VIEWERS INTO THE HIGHLIGHT OF THE DEVELOPMENT, WHILE THE THEME OF 'WHEAT' IS CARRIED INTO MULTIPLE FILINGS, CREATING A GATEWAY INTO THE NEIGHBORHOOD FROM MULTIPLE ENTRIES.

BUDGET

Harvest Crossing Public Art Budget	
Total Site Area	208 AC
Residential Rate	$330.77/AC
Total Public Art Budget	$68,800.16

Project Expenditures		
75%	Professional Artist Budget	$51,600.12
5%	Public Art Plan Application Fee	$3,440.00
10%	Future Maintenance & Repairs	$6,880.02
10%	Project Coordination	$6,880.02
	Total	$68,800.16*

IMPLEMENTATION

ARTIST SELECTION -

THE ARTIST SHALL BE SELECTED VIA AN INVITATIONAL APPROACH.
HARVEST CROSSING HAS SELECTED CHRIS WEED TO DESIGN AND PRODUCE THE CUSTOM SCULPTURES IN THE CENTRAL PARK. CHRIS WILL PREPARE A DESIGN FOR HARVEST CROSSING, UTILIZING A 'WHEAT' AND 'HARVEST' THEME.

Artist Contact Information:
Website: http://christopherweedsculpture.com/
Email: Chrisjweed@comcast.net
Phone: 720-224-4366

PRELIMINARY SCHEDULE -

THE SELECTED PIECES OF ARTWORK SHALL BE INSTALLED IN THE NEIGHBORHOOD PARK AT HARVEST CROSSING PLANNING AREA-6, THE CORNER OF YALE AND HARVEST IN PLANNING AREA-5, AND THE OPEN SPACE IN PLANNING AREA-2. THE PUBLIC ART PIECE PANEL SHOULD ANTICIPATE A MINIMUM OF 3-4 MONTHS FOR DESIGN, CONSTRUCTION, AND INSTALLATION. FINAL ART PIECE(S) SELECTION MUST BE CONFIRMED PRIOR TO THE BEGINNING OF PARK CONSTRUCTION. FINAL INSTALLATION SHALL BE WITHIN ONE (1) YEAR OF PARK COMPLETION. A MAINTENANCE PLAN TO FOLLOW UPON COMPLETION OF THE PROJECT.

ARTISTIC THEME

MATERIALS -

HARVEST CROSSING IS A COMMUNITY DEFINED BY THE VAST PLAINS OF CENTRAL COLORADO. LARGE SWATHS OF LAND WITH MOUNTAIN VIEWS TO THE WEST CREATE THE CHARACTER OF THIS SITE. A 'HARVEST' THEME HAS BEEN SELECTED TO CELEBRATE THESE DISTINCTIVE ATTRIBUTES AT HARVEST CROSSING. THE MAIN ELEMENTS THAT ARE REPEATED WITHIN THE DEVELOPMENT ARE STEEL AND WHEAT GRASS PATTERNS. PARKS WITHIN THE DEVELOPMENT MAY CONTAIN NATURAL THEMES AND/OR ORCHARDS, CELEBRATING THE FARMLAND QUALITY OF THE SITE. THE ACCOMPANYING PUBLIC ART SHOULD ALSO FEATURE ONE OR MORE OF THESE SAME ELEMENTS, TO REMAIN CONSISTENT WITH PROPOSED INFRASTRUCTURE.

STYLE -

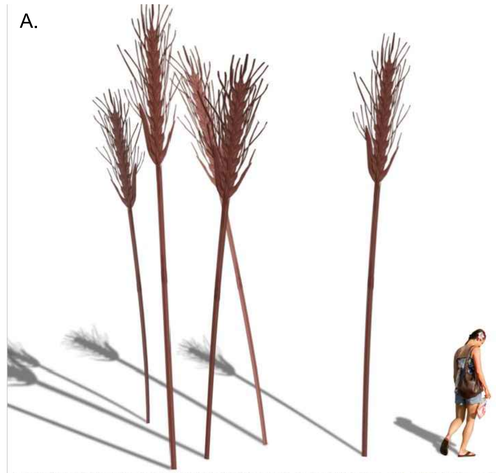
THE INCLUSION OF PUBLIC ART AT HARVEST CROSSING IS EXPECTED TO ENHANCE THE ENVIRONMENT, TRANSFORM THE LANDSCAPE, AND HEIGHTEN AWARENESS OF THE NATURE THAT SURROUNDS THIS DISTINCTIVE SITE. GIVEN THESE GUIDELINES, THE HARVEST CROSSING PUBLIC ART PLAN RECOMMENDS THE ART TAKE ON A MORE SCULPTURAL FORM, CREATING GATEWAYS INTO PARKS AND OTHER NEIGHBORHOOD SPACES. REVERENCE WILL BE GIVEN TO PIECES HIGHLIGHTING METAL, STEEL, OR BRONZE, WITH A WHIMSICAL, NATURAL CHARACTER.

SAMPLE IMAGES -

THE FOLLOWING IMAGE SERVES AS AN EXAMPLE OF THE DESIRED MATERIALS AND THEMES FOR THE PUBLIC ART AT HARVEST CROSSING:

SAMPLE IMAGES (CONT.)

A. Wheat Stalks



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LOCATED IN CENTRAL PARK / PA-5 & 6

OVERALL LOCATIONS

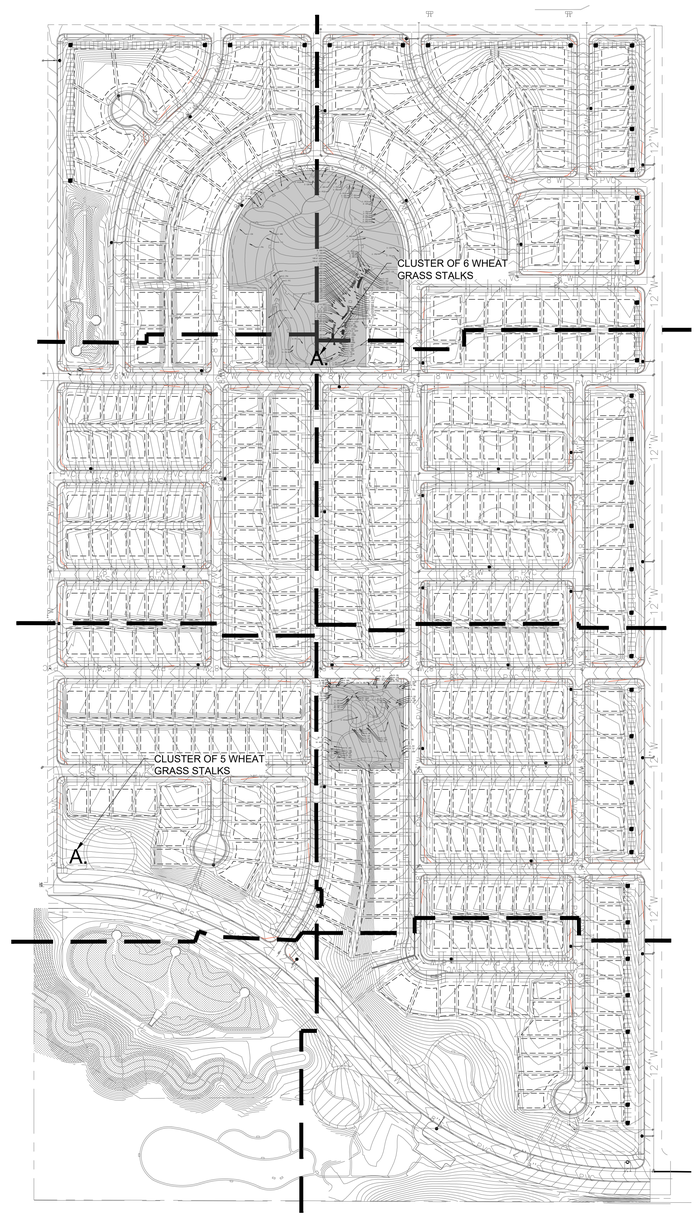
THE SITE LOCATIONS HAVE BEEN IDENTIFIED FOR THE ART INSTALLATION. THE SITES ARE LOCATED WITHIN THE NEIGHBORHOOD PARK (PLANNING AREA-6) AT THE CULMINATIONS OF THE CENTRAL SPINE ROAD, IN THE OPEN SPACE IN PLANNING AREA-2, AND AT THE CORNER OF YALE AVENUE AND HARVEST ROAD. AT THESE LOCATIONS, THE ART SERVES AS BOTH A GATEWAY AND A FOCAL POINT, INVITING PARKGOERS AND PEDESTRIANS, AS WELL AS VISITORS IN VEHICLES, INTO THE NEIGHBORHOOD AND PROVING YEAR-ROUND VISUAL INTEREST

a. PLANNING AREA-6 PUBLIC ART SITE (PARK)
THIS NEIGHBORHOOD PARK SERVES AS THE CENTRAL FEATURE TO HARVEST CROSSING RESIDENTS. THE SELECTED PIECE SHALL BE PLACED WITHIN THE VICINITY OF THE SOUTHERN PLAZA AND THE NORTHERN PLAZA, VISIBLE FROM THE SPINE ROAD THAT RUNS THROUGH THE CENTER OF THE SITE AND CULMINATES IN THE LARGE PARK. THE LANDSCAPE ARCHITECT SHALL IDENTIFY THE FINAL LOCATION DURING THE SITE PLAN PROCESS. THE NEIGHBORHOOD PARK IS TO REMAIN PART OF THE METRO DISTRICT.

b. PLANNING AREA-5 PUBLIC ART SITE (OPEN SPACE)
THIS OPEN SPACE IS LOCATED AT THE CORNER OF HARVEST ROAD AND YALE AVENUE, AND WILL SERVE AS A MAJOR GATEWAY INTO THE HARVEST CROSSING NEIGHBORHOOD. ART IN THIS LOCATION WILL HELP TO ACTIVATE THE OPEN SPACE AND BE AN EYE-CATCHING AND ICONIC LANDMARK, SETTING THE DEFINING THE CHARACTER OF THE NEIGHBORHOOD TO VEHICULAR TRAFFIC AND PEDESTRIANS. LOCATION IDENTIFIED WITH THIS PA-5 SITE PLAN. THE OPEN SPACE IS TO REMAIN PART OF THE METRO DISTRICT

c. PLANNING AREA-2 PUBLIC ART SITE (OPEN SPACE / POCKET PARK)
THIS OPEN SPACE IS LOCATED ADJACENT TO ONE OF THE PRIMARY ENTRIES INTO THE SITE OFF OF KEWAUNEE STREET. ART IN THIS LOCATION WILL HELP TO ACTIVATE THE OPEN SPACE AND BE AN ICONIC VISUAL POINT AT A CENTRAL LOCATION WHERE IT CAN BE ENJOYED BY MANY. THE SOUTHERN END OF THIS PARK, VISIBLE FROM THE ROADWAY IS THE SPECIFIC LOCATION IDENTIFIED FOR THIS FILING. THE THE OPEN SPACE IS TO REMAIN PART OF THE METRO DISTRICT.

LOCATIONS:



PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
JEN COLORADO 210, LLC
7200 S. Alton Way, Bldg C-460
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET PKWY, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

ISSUE RECORD

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PUBLIC ART PLAN

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REVISED SFD ELEVATIONS WILL BE PROVIDED WITH NEXT SUBMITTAL, PRIOR TO RECORDING & APPROVALS. 3/27/2024

OWNER / CLIENT
JEN COLORADO 220, LLC
7200 S. Alton Way, Bldg. C-400
Centennial, CO 80112
RFRANK@CENTREGRP.COM

ENGINEER
KIMLEY-HORN
4582 S. ULSTER STREET PKWY, STE 1500
DENVER, CO 80237
303-228-2300

PLANWEST
767 Santa Fe Drive
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303-741-1411
planwest.com
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

SITE PLAN W/ ADJUSTMENT

HARVEST CROSSING PA. 5, 6, 7 & 9

AURORA, COLORADO

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ARCHITECTURAL ELEVATIONS

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