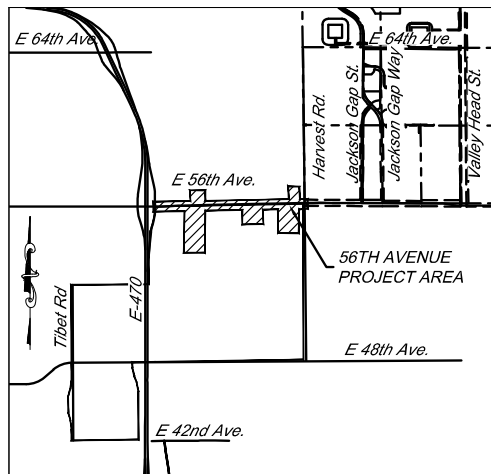


LOCATED ALONG THE NORTH SECTION LINE OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 65 WEST, WEST
OF THE SIXTH PRINCIPAL MERIDIAN. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

[illegible]

VICINITY MAP
SCALE 1" = 2000'

[illegible]

Delta and modification description are included on cover sheet in bottom right and on all amended sheets in border section in upper right corner

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these presents to be executed this _____ day of _____ AD. _____

By: _____
(Principals or Owners)
State of Colorado

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____ by _____

(Principals or Owners)

Witness my hand and official seal:

(Notary Public)

My commission expires _____ Notary Business Address: _____

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning & Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTION
4	HORIZONTAL & VERTICAL CURVES
5-8	ROADWAY PLANS
9-12	GRADING & UTILITY PLANS
13-17	POND PLANS
18-42	LANDSCAPING PLANS

[illegible]

1. THE COMPLETE EAST AVENUE CROSS SECTION WILL BE BUILT FROM EAST OF THE 6+70 INTERCHANGE TO HARVEST ROAD, INCLUDING THE INTERSECTIONS OF DENSE STREET AND COUNTRY CLUB DRIVE. CONSTRUCTION OF THIS PROJECT WILL BE COMPLETED WITHIN TWO YEARS IN ACCORDANCE WITH THE CITY'S LONG-TERM TRANSPORTATION PLAN. THE ROADWAY CONSTRUCTION PROJECT WILL OCCUR ALL AT ONCE AND NO PHASING BEFORE CONSTRUCTION TRAFFIC CONTROL IS ANTICIPATED.
2. TEMPORARY TRAFFIC CONTROL MEASURES WILL BE REQUIRED FOR THE PROJECT SINCE THEY COULD BE WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNALS ESCROW WILL APPLY FOR THIS PROJECT. TRAFFIC SIGNALS WILL BE COLLECTED AT A LATER DATE AND WILL BE RELEASED TO THE CITY OF RICHMOND UPON COMPLETION OF THE PROJECT AND ESCROW DISCHARGE.
3. SIGNAGE AND PAVEMENT MARKINGS WILL BE REQUIRED ONCE 56TH AVENUE HAS BEEN WIDENED EAST AND WEST OF THE PROJECT SITE.
4. TEMPORARY PONDS WILL BE CONSTRUCTED ON THE NORTH SIDE OF 56TH AVENUE TO PROVIDE WATER QUALITY IMPROVEMENT PRIOR TO THE HARVEST MILE. IF THE PROPERTY IS BUILT OUT AND CAN ACCEPT THE DRAINAGE PROVIDED THE NECESSARY WATER QUALITY.
5. RESPONSIBILITY FOR EACH COMPONENT OF THE PROJECT SHALL BE TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP.

Please add a delta triangle with a short description of the overall modifications to the left-hand corner of the cover sheet

note has been added back

Please add back the first MA note from the previous approved Minor Amendment: Site Plan Amendment to revise the 56th Avenue Infrastructure Site Plan to change landscaping and open space design to meet PROS (Parks, Recreation, and Open Space)

SITE PLAN DATA BLOCK

PROPOSED SIDEWALK AREA:	124,753 ± SQ FT (2.86± ACRES)
PROPOSED ROADWAY ASPHALT AREA:	462,312 ± SQ FT (10.61± ACRES)
PROPOSED LANDSCAPE AREA:	414,289 ± SQ FT (9.51± ACRES)
PRESENT ZONING CLASSIFICATION:	AIRPORT DISTRICT (AD), MIXED-USE REGIONAL DISTRICT (MUR), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)
OVERALL ISP DISTURBANCE AREA:	982,035± SQ FT (22.54 ± ACRES)

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	WQCV WSEL 5422.32
	EURV WSEL 5421.13
	100-YEAR WSEL 5424.49
	EMERGENCY OVERFLOW PATH
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN WITH MANHOLE
	WATER QUALITY POND SPILLWAY
	WATER QUALITY POND

BENCHMARK
THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS
CAP STAMPED "COA, BM, 3S6518NW001, 2008", ON ON THE SOUTHEAST
SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- 0.44
MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN
CLUB ROAD, ELEVATION = 5,479.90' (NAVD88)

BASIS OF BEARINGS
THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1983. CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "T33 R65W 57°18' 14" S 13 38058' AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "VIGIL LAND CONSULTANTS T33 R65W 57°18' 14" S 13 38058' IS NORTH 89° 36' 02" EAST FOR 2 666.18 FEET.

NOTES:

1. ALL STORM INFRASTRUCTURE SHOWN IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.

The orientation of the north arrow appears to be incorrect

SCALE: 1" = 50'

Please identify work to be done in the clouded area. If the area identified is intended to be an easement dedication (example: Fire, Access), specify the type of easement required. Any easement dedication must be done by separate document.

comments are on items outside of the scope of this amendment. This sheet that has already been approved and does not contain any proposed revisions. Nothing on this sheet will be revised

Please clarify. Our records show that the pond is still owned by the private owner and has not been dedicated to COA.

MATCHLINE - SEE SHEET 15

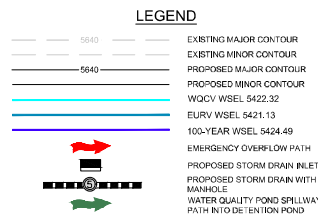
Westwood

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

166TH AVENUE INFRASTRUCTURE SITE PLAN
E 47th TO HADVEST ROAD

DRAWN BY:	JCN	SCALE: AS SHOWN

14

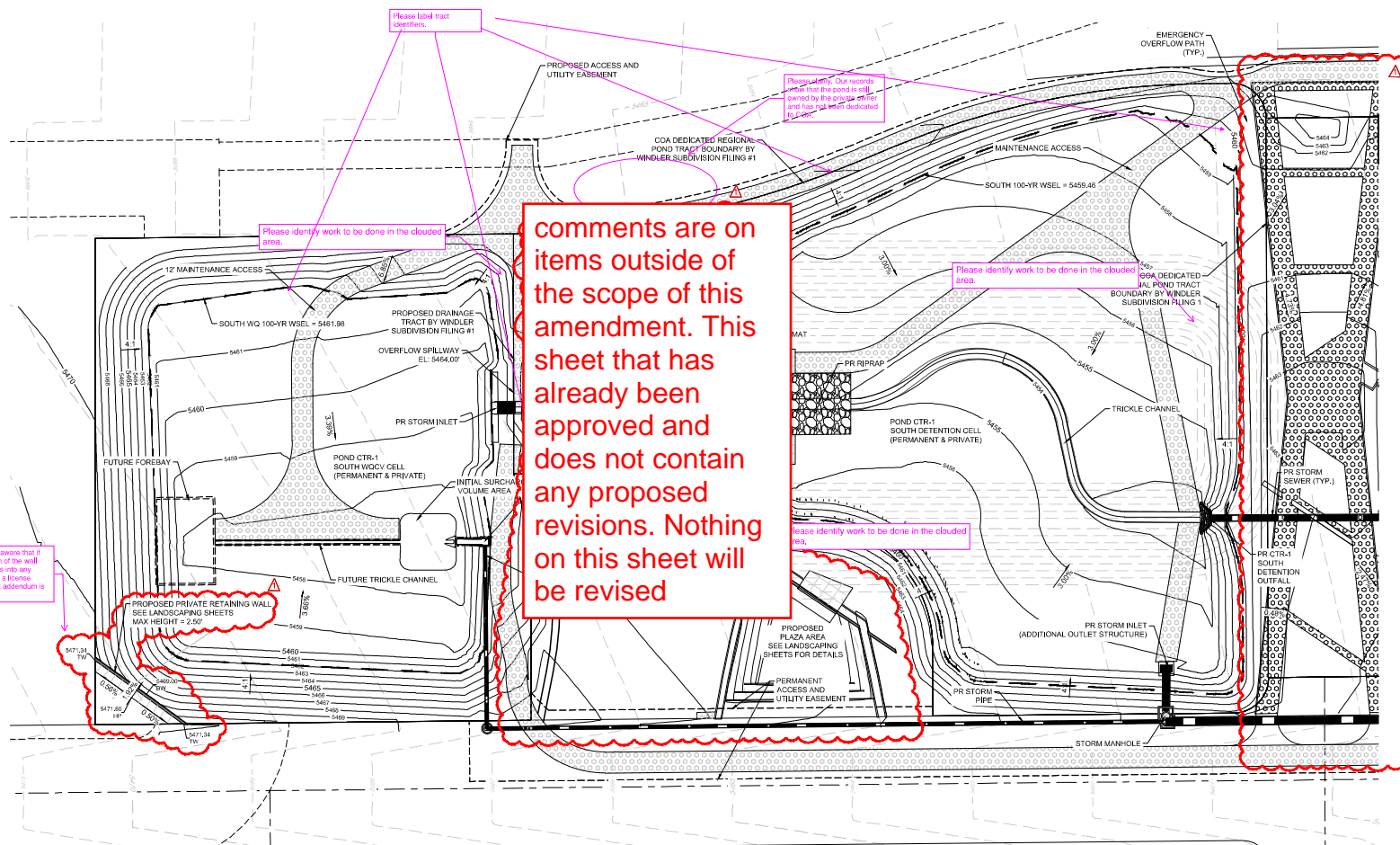
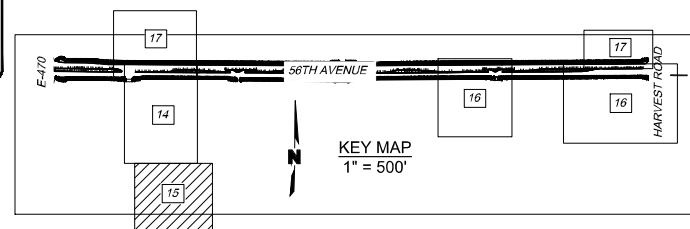


BENCH MARK
THE CITY OF AURORA BENCHMARK 3S6518NW001 A 3" DIAMETER BRASS
CAP STAMPED "COA, BM, 3S6518NW001, 2008", ON ON THE SOUTHEAST
SIDE (CENTERED) OF A 20-FOOT-WIDE TYPE R STORM INLET, +/- 0.44
MILES SOUTH OF EAST OF 56TH AVE ON THE EAST SIDE OF NORTH GUN
CLUB ROAD, ELEVATION = 5,479.90' (NAVD88)

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NOTES:

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5640

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

WQCV WSEL 5422.32

EURV WSEL 5421.13

100-YEAR WSEL 5424.49

EMERGENCY OVERFLOW PATH

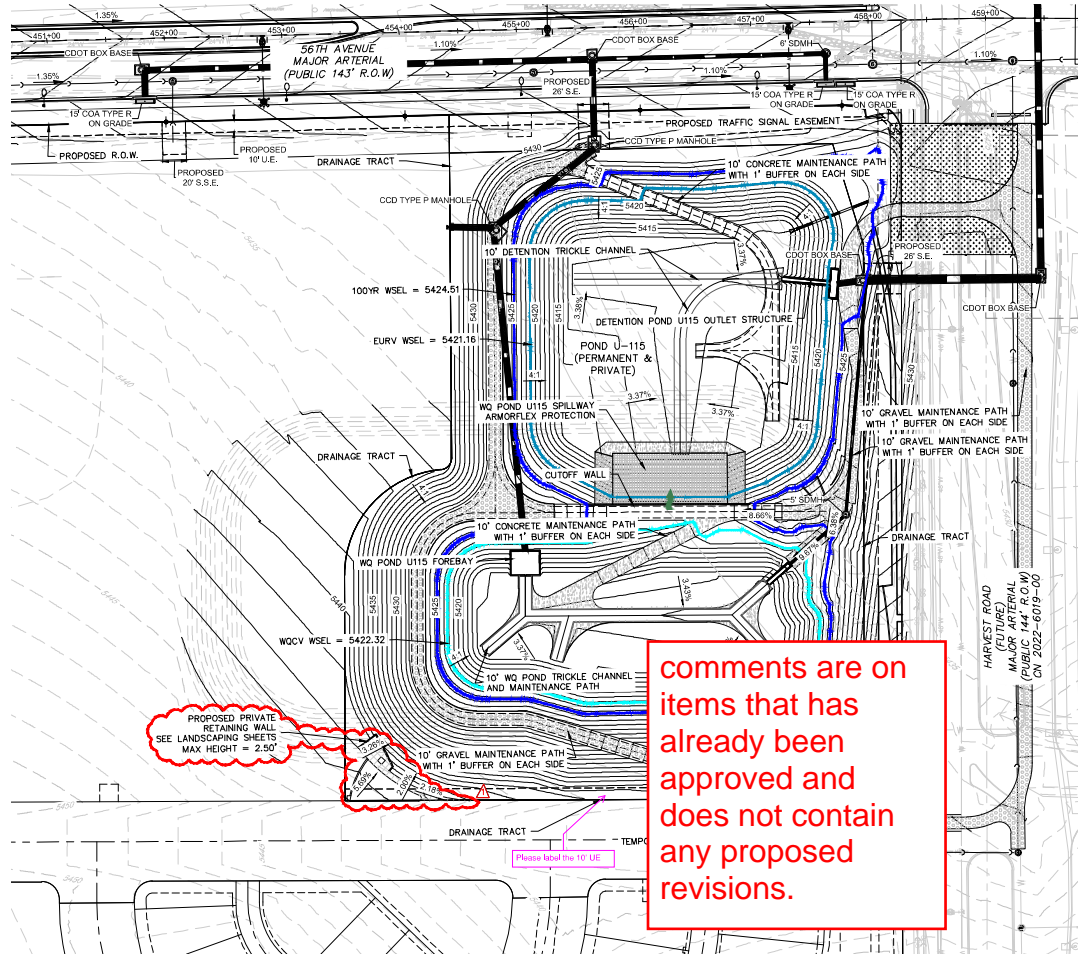
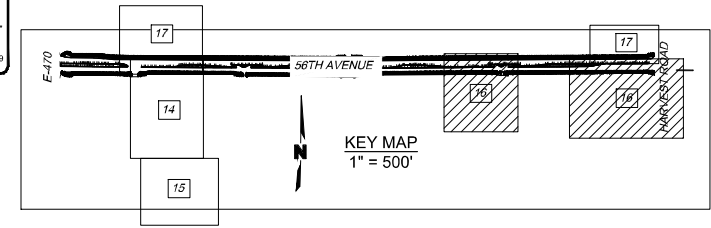
PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN WITH MANHOLE

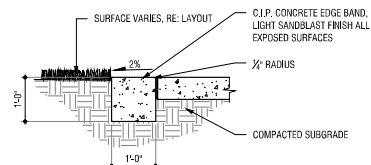
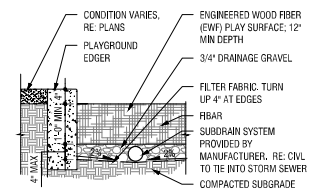
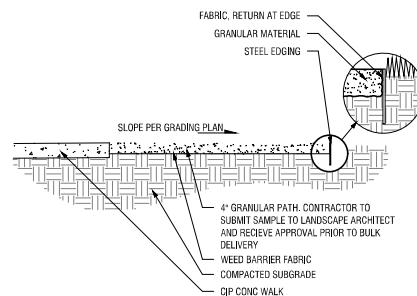
WATER QUALITY POND SPILLWAY PATH INTO DETENTION POND

BASIS OF BEARINGS
THE BASIS OF BEARINGS ARE GRID AND BASED WITHIN THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE BEARING OF THE LINE BETWEEN THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 1.5" ALUMINUM CAP AND ROD STAMPED "T3S R65W 57°18 14 N 14 S 38058" AND THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18, BEING A FOUND 2.5" ALUMINUM CAP AND ROD STAMPED "VIGIL LAND CONSULTANTS T3S R65W 57°58.18 N S17 1996" IS NORTH 88° 36 07" EAST, FOR 2,666.18 FEET.

1. ALL STORM INFRASTRUCTURE SHOWN IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.



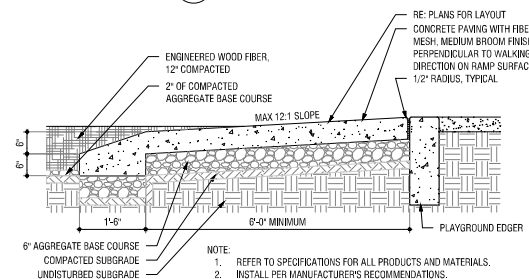
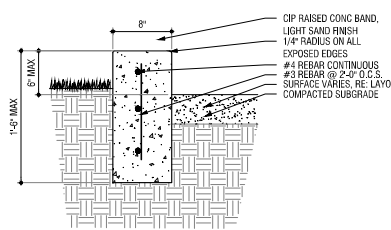
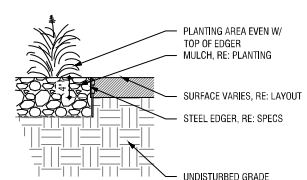
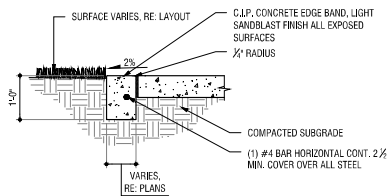
comments are on items that has already been approved and does not contain any proposed revisions.



12 CRUSHER FINES
SCALE: 3/4" = 1'-0"

13 ENGINEERED WOOD FIBER
SCALE: 3/4" = 1'-0"

14 12 INCH CIP CONCRETE BAND
SCALE: 3/4" = 1'-0"

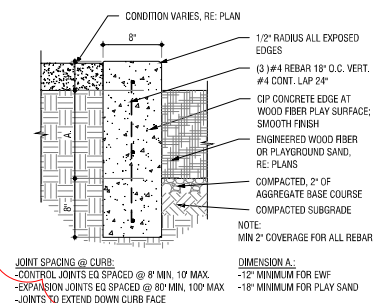


15 8 INCH CONCRETE BAND
SCALE: 3/4" = 1'-0"

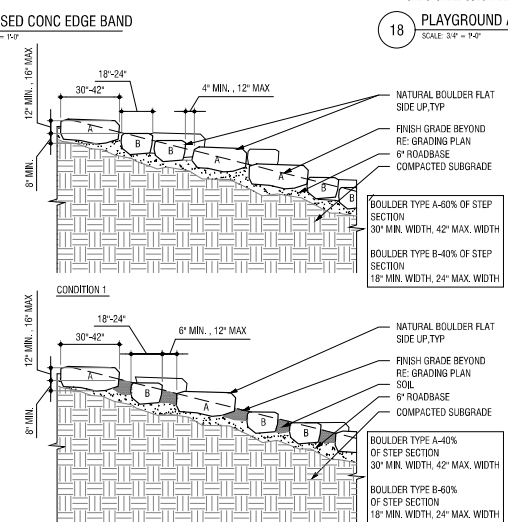
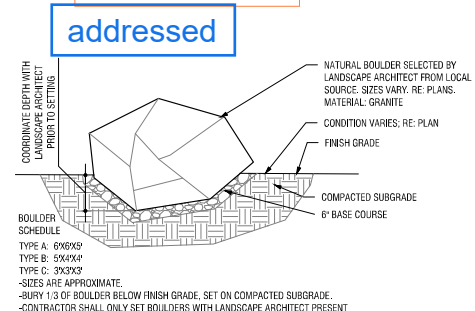
16 STEEL EDGER
SCALE: 1" = 1'-0"

17 8 IN RAISED CONC EDGE BAND
SCALE: 1 1/2" = 1'-0"

18 **PLAYGROUND ADA RAMP**
SCALE: 3/4" = 7'-0"



ADD NOTE:
All boulders that are within the clear zone of a roadway shall have a maximum height of 15".



19 **PLAYGROUND EDGE**
SCALE: 1 1/2" = 1'-0"

20 BOULDER AT GRADE
SCALE: 3/8" = 1'-0"

21 BOULDER STEPPING STONES
SCALE: 1/4" = 1'-0"