

LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING TRACT G, WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2024000013716, BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, BEING MONUMENTED BY A N.O. 6 REBAR WITH A 3.25 INCH DIAMETER ALUMINUM CAP, IN A RANGE BOX, STAMPED WESTWOOD T38 RB6W/R65W 512/57/513/518 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SECTION 16, BEING MONUMENTED BY A 3.25 INCH DIAMETER ALUMINUM CAP PLUSH WITH GROUND STAMPED "WESTWOOD T38 RB6W 1/4 57/518 2024 PLS 38004", IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2807.36 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 71°22'12" EAST, A DISTANCE OF 1354.21 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT G, WINDLER SUBDIVISION FILING NO. 4, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 56TH AVENUE, AS RECORDED IN THE RECORDS SAID CLERK AND RECORDER AT RECEPTION NUMBER 2024000013716, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING SIXTY-FIVE (65) COURSES TO FOLLOW THE BOUNDARY OF SAID TRACT G:

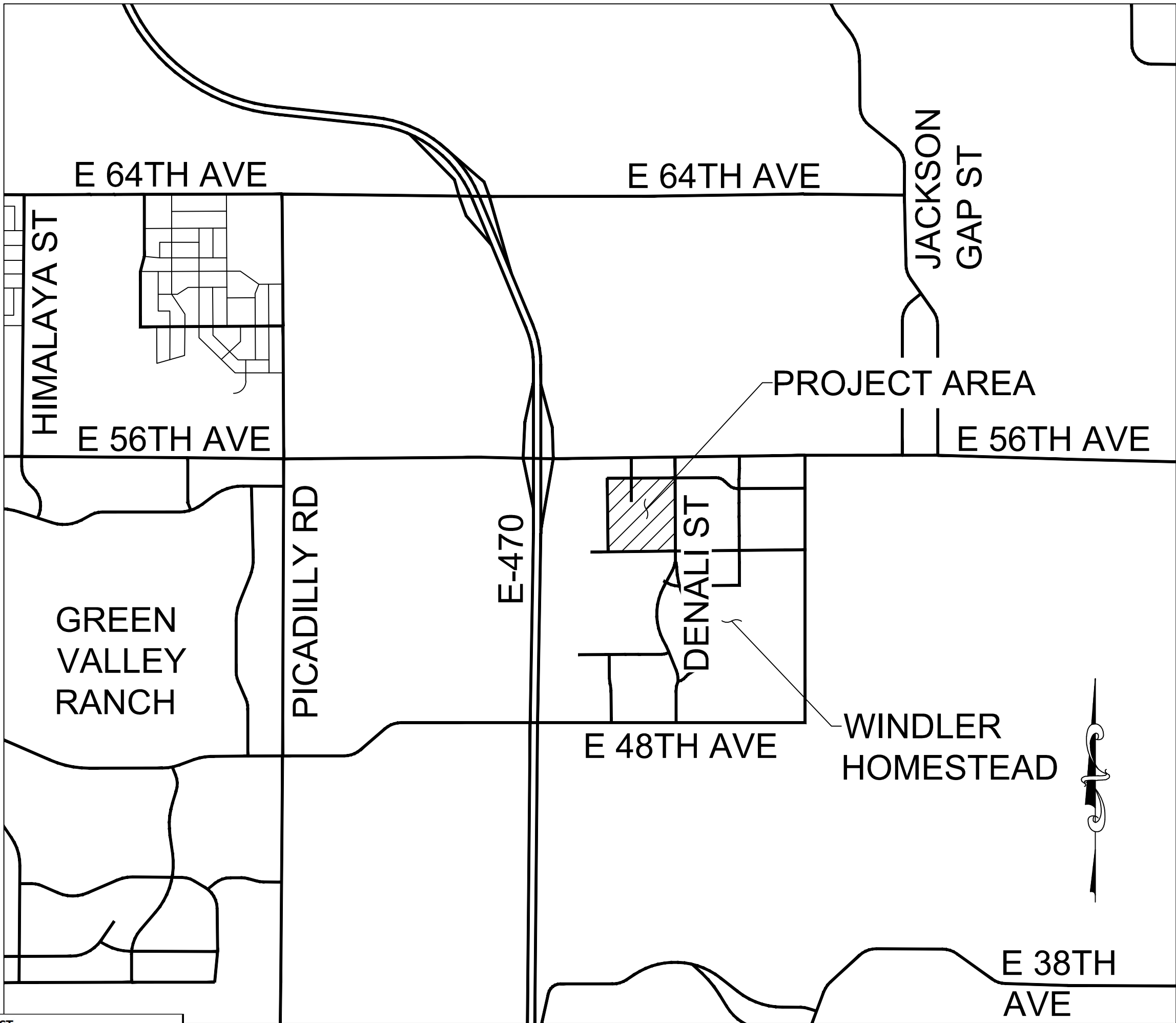
- NORTH 89°45'22" EAST, A DISTANCE OF 388.85 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 23.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'41", A CHORD BEARING OF SOUTH 45°09'49" EAST, AND A CHORD LENGTH OF 21.26 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 00°01'05" WEST, A DISTANCE OF 383.52 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 23.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°44'23", A CHORD BEARING OF SOUTH 44°53'15" WEST, AND A CHORD LENGTH OF 21.16 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 00°39'58" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 23.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 80°15'37", A CHORD BEARING OF SOUTH 45°08'45" EAST, AND A CHORD LENGTH OF 21.26 FEET TO A POINT OF NON-TANGENCY;
- NORTH 89°38'20" EAST, A DISTANCE OF 66.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 23.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°44'23", A CHORD BEARING OF NORTH 44°53'15" EAST, AND A CHORD LENGTH OF 21.16 FEET TO A POINT OF NON-TANGENCY;
- NORTH 01°07'28" EAST, A DISTANCE OF 64.02 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 23.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°15'37", A CHORD BEARING OF NORTH 45°06'45" WEST, AND A CHORD LENGTH OF 21.26 FEET TO A POINT OF TANGENCY;
- NORTH 00°01'05" EAST, A DISTANCE OF 383.52 FEET TO A POINT OF TANGENTIAL CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 23.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°44'19", A CHORD BEARING OF NORTH 44°53'12" EAST, AND A CHORD LENGTH OF 21.16 FEET TO SAID SOUTHERLY RIGHT OF WAY OF EAST 56TH AVENUE;
- NORTH 89°45'22" EAST, A DISTANCE OF 751.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF NORTH DENALI BOULEVARD AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 202400000662;
- CONTINUING NORTH 89°45'22" EAST, A DISTANCE OF 7.52 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'38" EAST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 373.54 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 89°45'28" WEST, A DISTANCE OF 2.83 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
- NORTH 89°45'28" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 89°45'28" WEST, A DISTANCE OF 5.00 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 94.00 FEET;
- NORTH 89°45'28" EAST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°45'26" WEST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 89°45'28" WEST, A DISTANCE OF 2.83 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
- NORTH 89°45'28" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 45°14'34" EAST, AND A CHORD LENGTH OF 28.28 FEET;
- SOUTH 00°14'34" EAST, A DISTANCE OF 99.83 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 99.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 564.00 FEET, A CENTRAL ANGLE OF 10°07'15", A CHORD BEARING OF SOUTH 05°18'11" EAST, AND A CHORD LENGTH OF 99.50 FEET TO A POINT OF REVERSE CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 57.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 66.99 FEET, A CENTRAL ANGLE OF 48°47'14", A CHORD BEARING OF SOUTH 14°04'46" WEST, AND A CHORD LENGTH OF 55.33 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 38°28'20" WEST, A DISTANCE OF 41.98 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 14.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.50 FEET, A CENTRAL ANGLE OF 29°23'14", A CHORD BEARING OF SOUTH 53°09'46" WEST, AND A CHORD LENGTH OF 13.95 FEET TO A POINT OF COMPOUND CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 18.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 03°35'10", A CHORD BEARING OF SOUTH 69°48'58" WEST, AND A CHORD LENGTH OF 18.98 FEET TO A POINT OF TANGENCY;
- SOUTH 71°46'28" WEST, A DISTANCE OF 15.93 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 52.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 169.50 FEET, A CENTRAL ANGLE OF 17°38'13", A CHORD BEARING OF SOUTH 80°35'40" WEST, AND A CHORD LENGTH OF 51.97 FEET;
- SOUTH 89°24'48" WEST, A DISTANCE OF 64.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF EAST 53RD AVENUE AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2024000013716, AND BEING A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°35'14" WEST, AND A CHORD LENGTH OF 28.28 FEET TO THE EASTERLY RIGHT OF WAY OF NORTH BUCHANAN STREET AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2024000013716 TO A POINT OF TANGENCY;
- SOUTH 89°24'48" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°24'46" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
- SOUTH 89°24'48" WEST, A DISTANCE OF 407.68 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 31.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°36'17", A CHORD BEARING OF NORTH 45°17'06" WEST, AND A CHORD LENGTH OF 28.43 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 89°02'08" WEST, A DISTANCE OF 64.01 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 31.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°23'42", A CHORD BEARING OF SOUTH 44°42'54" WEST, AND A CHORD LENGTH OF 28.13 FEET TO A POINT OF TANGENCY;
- SOUTH 89°24'48" WEST, A DISTANCE OF 366.17 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 45°35'14" WEST, AND A CHORD LENGTH OF 21.21 FEET;
- NORTH 00°35'14" WEST, A DISTANCE OF 560.01 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 23.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF NORTH 44°35'06" EAST, AND A CHORD LENGTH OF 21.28 FEET TO A POINT OF NON-TANGENCY;
- NORTH 00°44'55" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 23.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°02'07", A CHORD BEARING OF NORTH 45°24'54" WEST, AND A CHORD LENGTH OF 21.15 FEET TO A POINT OF TANGENCY;
- NORTH 00°35'14" WEST, A DISTANCE OF 383.52 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 23.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°20'38", A CHORD BEARING OF NORTH 44°35'04" EAST, AND A CHORD LENGTH OF 21.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,756,364 SQUARE FEET OR 40.321 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WINDLER SUBDIVISION FILING NO. 12, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

# WINDLER - VILLAGE NORTH PA-3 SITE PLAN

BEING A RE-SUBDIVISION OF TRACT G, WINDLER SUBDIVISION FILING NO. 4  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 18,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP

1" = 2000'

## DESIGN TEAM CONTACTS

PROPERTY OWNERS:  
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)  
57580 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111  
CONTACT: CHRIS FELLOWS  
PHONE: (303) 795-9900

CIVIL ENGINEER:  
WESTWOOD PROFESSIONAL SERVICES  
10333 E DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112  
CONTACT: DANIEL OSMULSKI  
PHONE: (720) 249-3530  
EMAIL: DANIEL.OSMULSKI@WESTWOODPS.COM  
SURVEYOR:  
WESTWOOD PROFESSIONAL SERVICES  
10333 E DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112  
CONTACT: MIKE PARK  
PHONE: (720) 249-3585  
EMAIL: MIKE.PARK@WESTWOODPS.COM

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

## SIGNATURE BLOCK

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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
AD. \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE. A PUBLIC EASEMENT FOR INGRESS AND EGRESS AND FOR ACCESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2001 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2007.
- 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.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- 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 SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PANS 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 466-271 AND 165-226 OF THE AURORA CITY CODE.
- 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 UNOBTSTRUCTED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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 OR RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONAL INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER ON 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-158(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT G4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDELINE.
- STATE ANY REQUESTED WAIVERS OF DEVELOPMENT STANDARDS AND THE APPLICABLE TERMS AND CONDITIONS PURSUANT THERETO.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS. SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.
- THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE. PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 - 2017, OWNER OF PROPERTY FOR THE ABOVE PERMIT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE VERY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

SITE DATA	
CURRENT ZONE	MULTIFAMILY RESIDENTIAL (MF), MIXED-USE REGIONAL DISTRICT (MU-R), SINGLE FAMILY RESIDENTIAL (SFA/SFD)
SITE AREA	1,756,364 ± SQ FT (40.321 ± ACRES)
LOT AREA	839,677 ± SQ FT (19.28 ± ACRES) - 51.6%
LANDSCAPE AREA	276,866 ± SQ FT (6.36 ± ACRES) - 17.0%
RIGHT OF WAY AREA	360,417 ± SQ FT (8.28 ± ACRES) - 22.2%
PRIVATE ALLEYWAY AREA	149,965 ± SQ FT (3.44 ± ACRES) - 9.2%
MAXIMUM ALLOWABLE BUILDING HEIGHT	38'
2015 IBC CONSTRUCTION TYPE OF STRUCTURE	V-B
2015 IBC OCCUPANCY TYPE	R-3 (NON-FIRE SPRINKLED)
NUMBER OF BUILDING(S) (TOWNHOUSE, DUPLEX, CONDO)	178
SQUARE FOOTAGE OF BUILDINGS	N/A
GROSS SQ. FT. OF BUILDINGS	N/A
HEIGHT OF BUILDINGS	N/A
DUPLEX	32
NUMBER OF LOTS	388
REQUIRED	
PROPOSED	
PARKING SPACES	2 SPACES PER DWELLING UNIT X 30 UNITS = 760 SPACES
BICYCLE SPACES	0
SIGNS	2 PER ENTRANCE OFF AN ARTERIAL/COLLECTOR ROADWAY
SIGN SQUARE FOOTAGE	MAX 96 SF PER SIGN; 6' MAX HEIGHT
	N/A

## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE: \_\_\_\_\_

## AMENDMENTS

### ARTICLE 5 OF TITLE 9, COLORADO REVISED STATUTES, ACCESSIBLE HOUSING

WINDLER PA-3	UNITS	REQUIRED POINTS	TYPE B VISITABLE GROUND FLOOR	PROVIDED POINTS
SINGLE FAMILY DETACHED	97	0		
SINGLE FAMILY ATTACHED, PAIRED	32	0		
SINGLE FAMILY ATTACHED, TH 2-STORY	166			
SINGLE FAMILY ATTACHED, TH 3-STORY	85	108		

SHEET NUMBER	DRAWN BY:	SCALE:	WINDLER - VILLAGE NORTH PA-3 SITE PLAN COVER SHEET		Revisions	Date
			ACM	AS SHOWN		
1	CHECKED BY:	DJO	FILE NO:	May 2024	No.	Date
	DATE:					

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

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

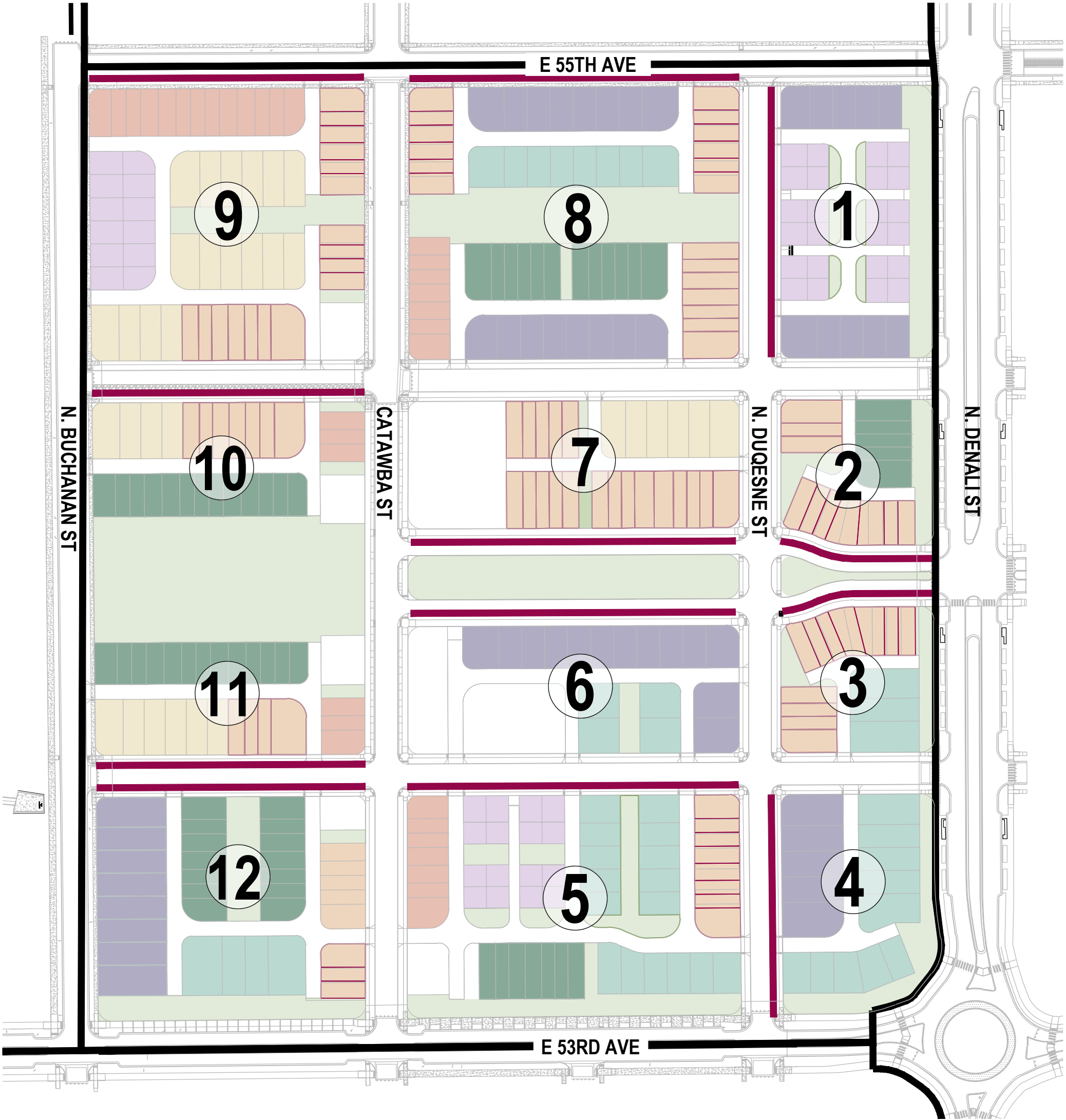


FLEXIBLE RESIDENTIAL LOT OPTION (FRLO 3) STANDARDS TRACKING

STREET AND BLOCKS:

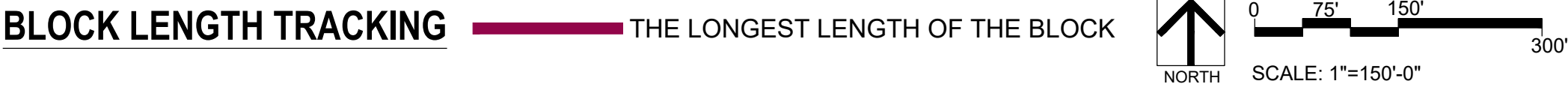
- MAX 700' BLOCK LENGTH BETWEEN INTERSECTIONS
- BLOCK MAY BE BROKEN BY AN OPEN SPACE BREAK OR GREEN COURT.

KEY MAP



KEY NOTE

- SINGLE FAMILY DETACHED - FRONT LOADED
- SINGLE FAMILY DETACHED - ALLEY LOADED
- SINGLE FAMILY DETACHED - GREEN COURT
- TWO FAMILY DUPLEX/PAIRED HOME
- SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE
- SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE
- SINGLE FAMILY ATTACHED - GREEN COURT
- SINGLE FAMILY ATTACHED - BACK-TO-BACK
- OPEN SPACE



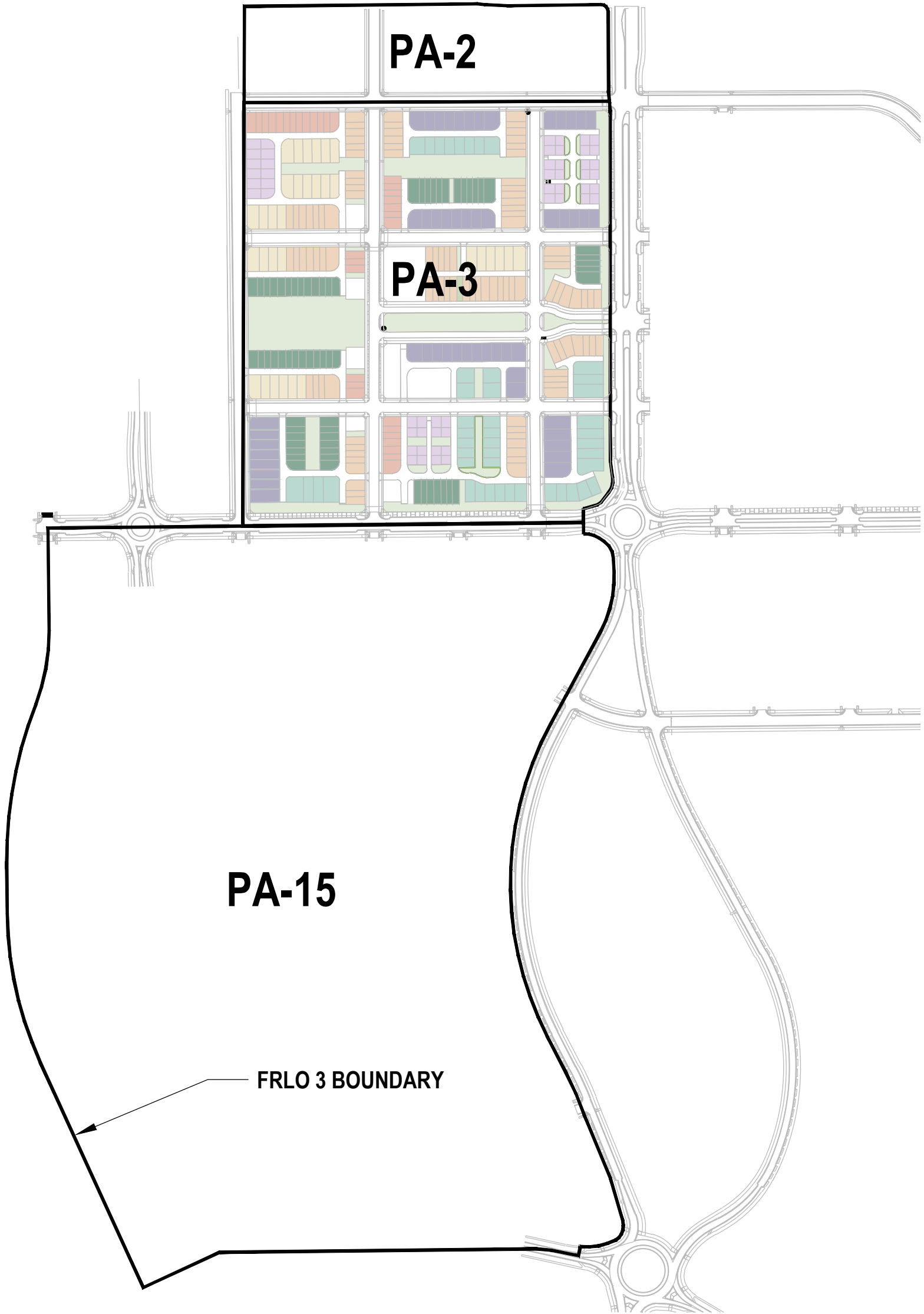
BLOCK LENGTH TRACKING			
BLOCK NUMBER	BLOCK LENGTH	MEETS REQUIREMENT (Y/N)	COMMENTS
1	411'	Y	
2	239'	Y	
3	236'	Y	
4	338'	Y	
5	503'	Y	
6	493'	Y	
7	493'	Y	
8	501'	Y	
9	417'	Y	
10	414'	Y	
11	409'	Y	
12	408'	Y	

NOTES:  
BLOCK LENGTHS ARE COMPLIANT WITH WINDLER MASTER PLAN DOCUMENT

HOUSING TYPE AND MIX:

- INCORPORATE A VARIETY OF AT LEAST 6 HOUSING TYPES
- NO MORE THAN 50% OF A FRLO AREA MAY BE CONSTRUCTED OF ONE HOUSING TYPE, AND NO ONE HOUSING TYPE CAN BE LESS THAN 2.5%

KEY MAP



\*NOTE: ESTIMATES FOR UN-DESIGNED PLANNING AREA UNIT COUNTS HAVE BEEN PROVIDED FOR REFERENCE, BUT ARE SUBJECT TO CHANGE

FRLO 3 HOUSING TYPE TRACKING						
	PRODUCT TYPE	PA-3	PA-15	PA-2*	TOTAL	%
1	SINGLE FAMILY DETACHED FRONT LOAD	0	146	0	146	10.9%
2	SINGLE FAMILY DETACHED ALLEY LOAD	52	224	0	276	20.6%
3	SINGLE FAMILY DETACHED GREEN COURT	45	68	0	113	8.3%
4	SINGLE FAMILY DETACHED MOTOR COURT	0	0	0	0	0%
5	TWO FAMILY - DUPLEX FRONT LOAD	0	0	0	0	0%
6	TWO FAMILY - DUPLEX ALLEY LOAD	32	142	0	174	12.9%
7	SINGLE FAMILY ATTACHED - 2 STORY TOWNHOUSE	102	35	0	137	10.3%
8	SINGLE FAMILY ATTACHED - 3 STORY TOWNHOUSE	33	0	0	33	2.5%
9	SINGLE FAMILY ATTACHED - GREEN COURT	64	47	0	111	8.3%
10	SINGLE FAMILY ATTACHED - BACK-TO-BACK	52	0	0	52	3.9%
11	SMALL MULTI-FAMILY	0	0	0	0	0.0%
12	LARGE MULTI-FAMILY	0	0	300	0	22.3%
TOTAL		380	662	300	1342	100%

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PCS GROUP, INC.

pcsgroupinc.com  
PO BOX 18287  
DENVER, CO 80218

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)

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DENVER, CO 80231  
PHONE: (303) 756-9800

WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)  
FRLO STANDARDS TRACKING

SCALE:  
AS SHOWN

FILE NO:  
R0000000.00

DRAWN BY:

CHECKED BY:

DATE:

08/13/2024

SHEET NUMBER

2

Date

Appr.

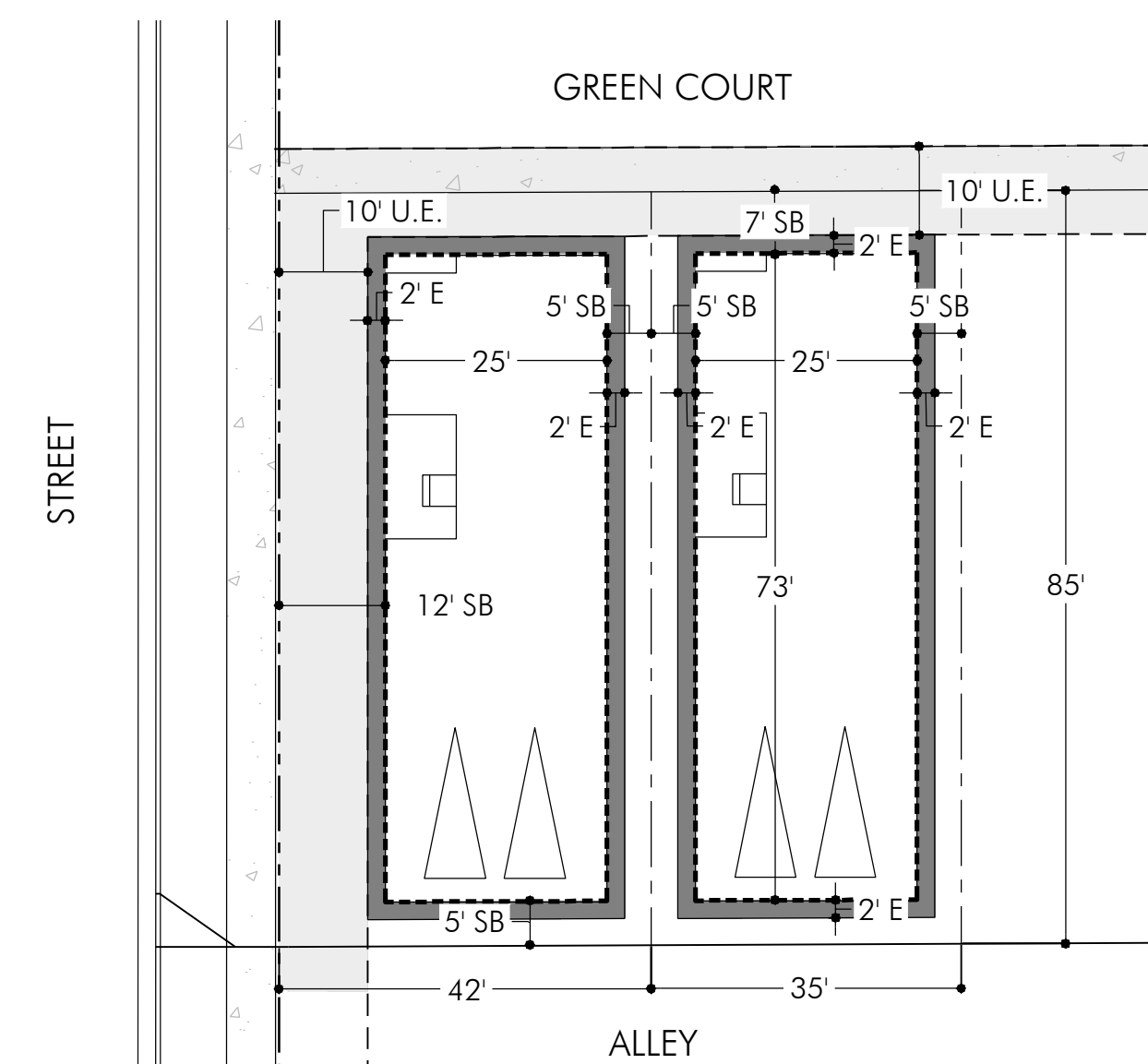
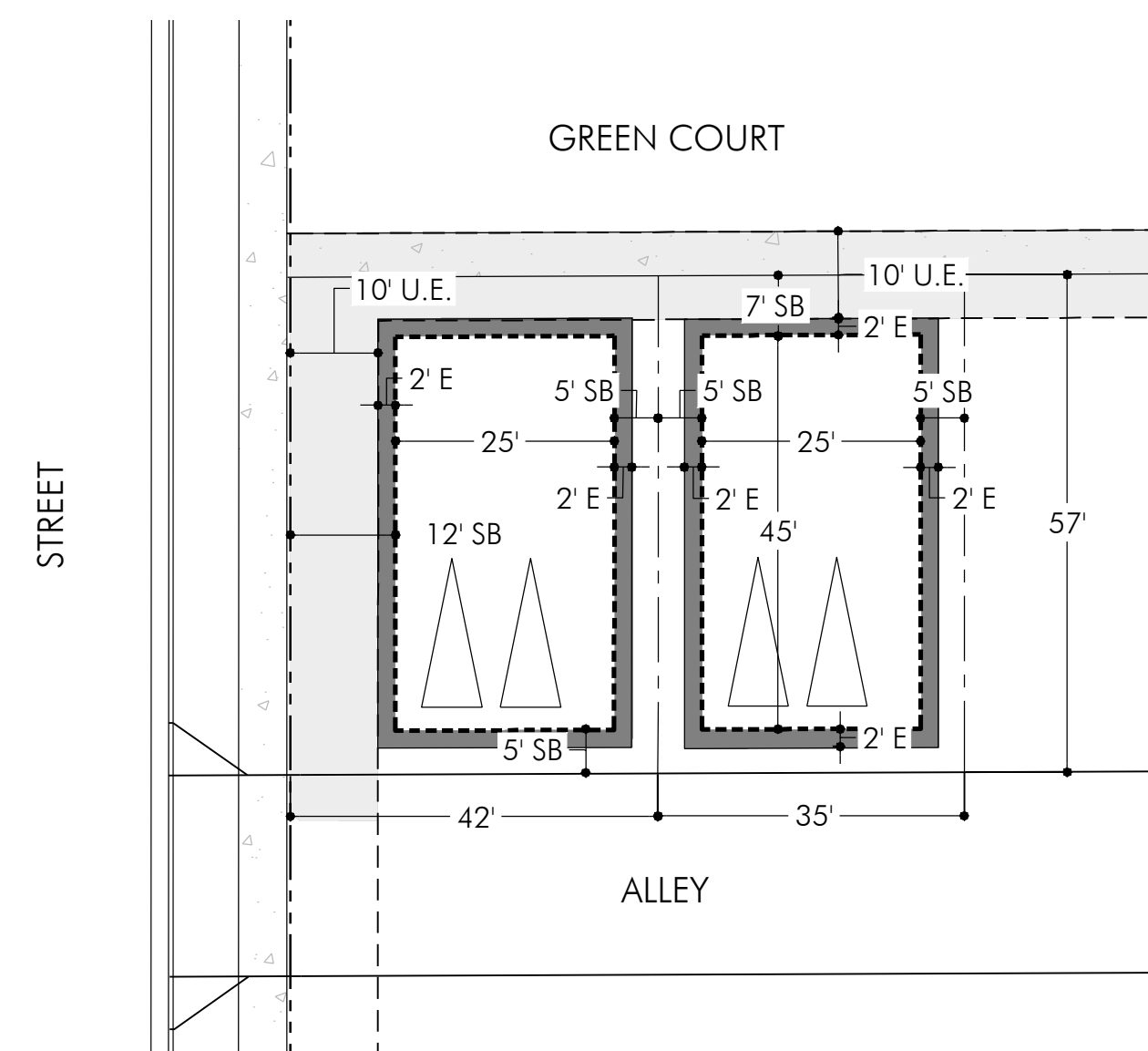
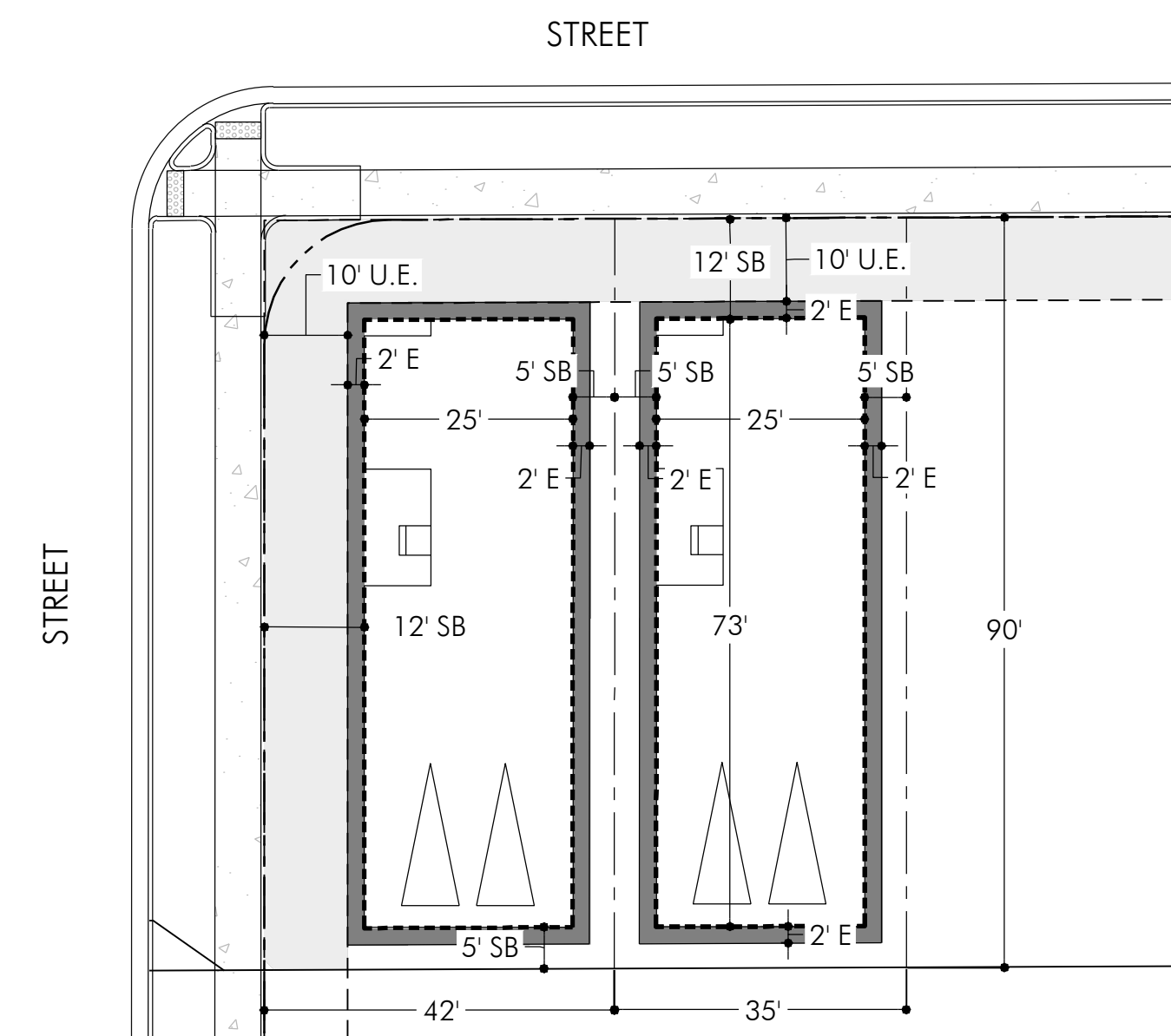
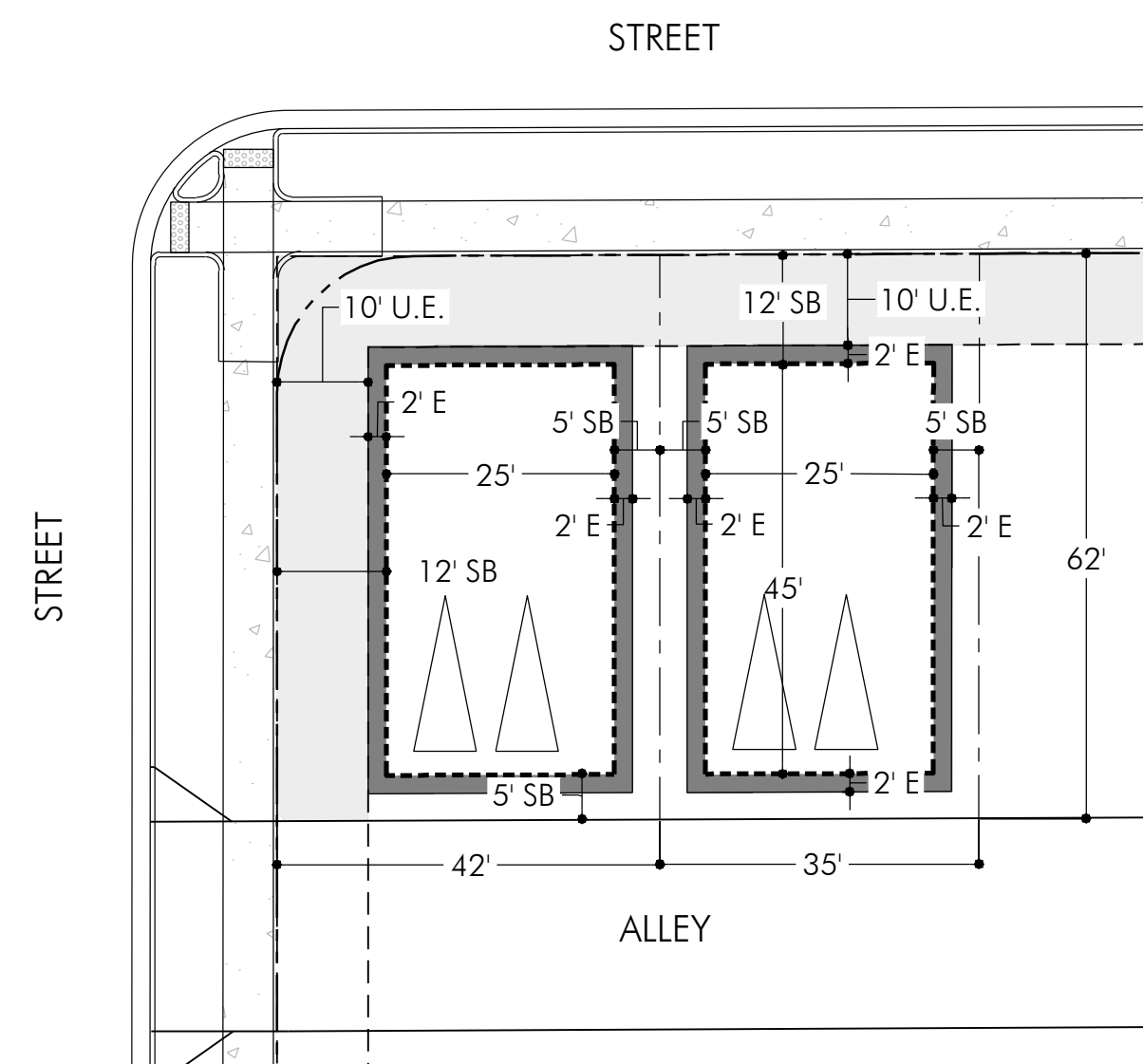
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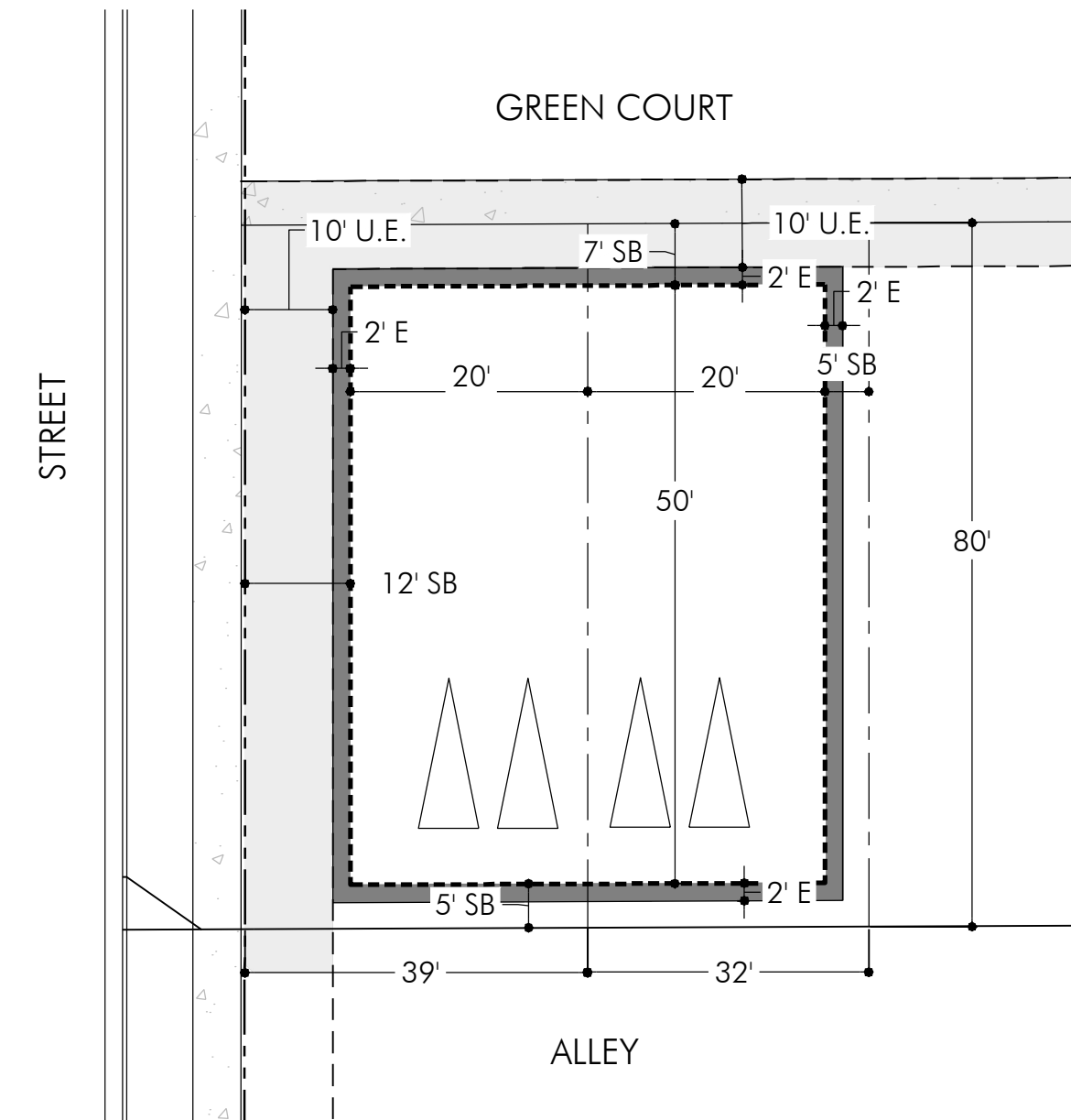
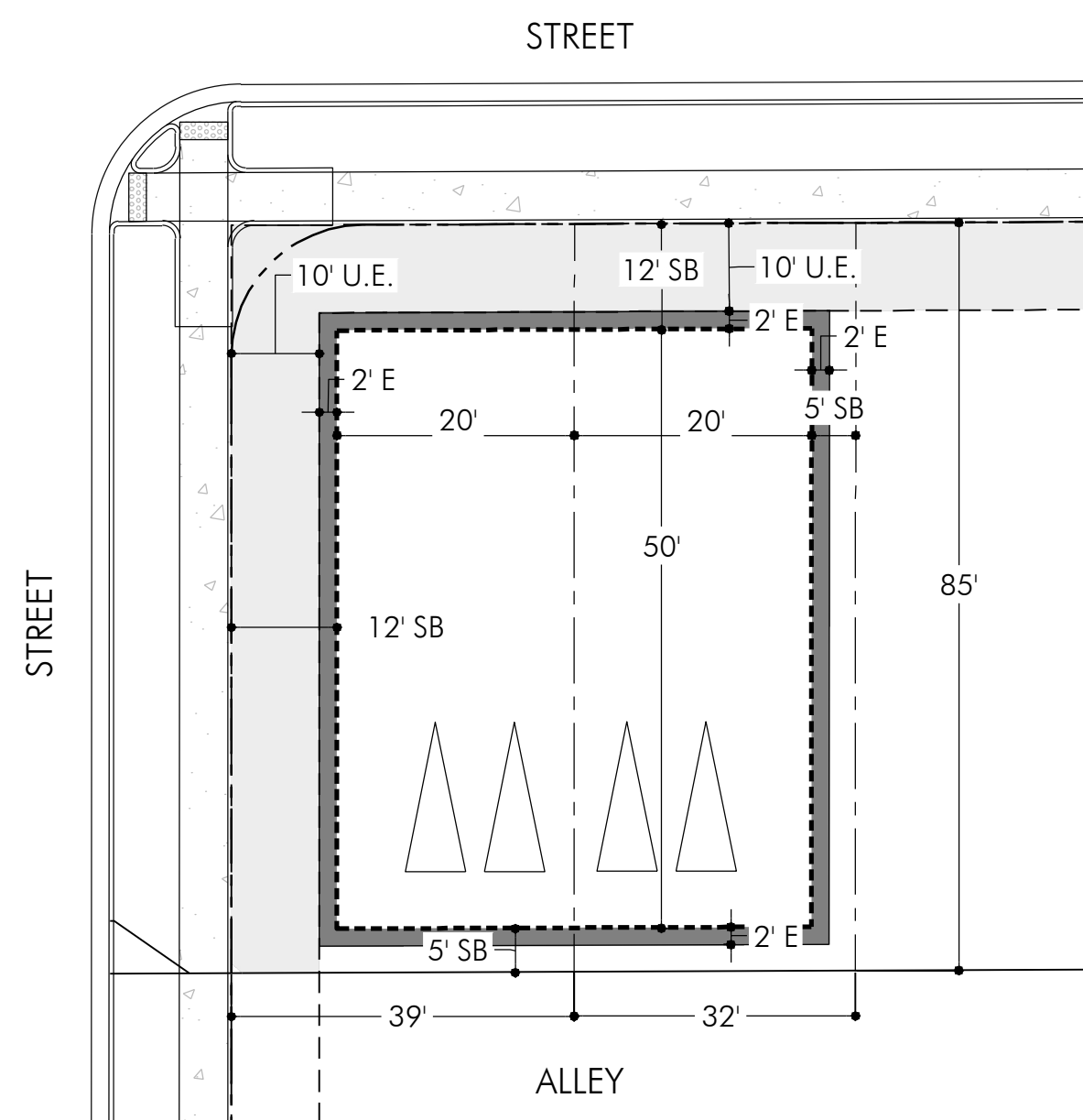
Date

Revisions

No.







## NOTES

\* ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE, SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.

\*\* WHEN A 26' UTILITY EASEMENT RUNS ALONG THE ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCHROACHMENT APPLIED TO 5' REAR SETBACK.

\*\*\* 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

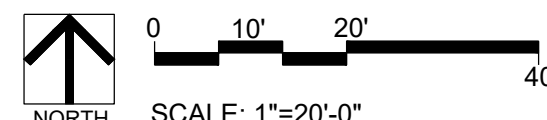
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## LEGEND

10' UTILITY EASEMENT (U.E.)

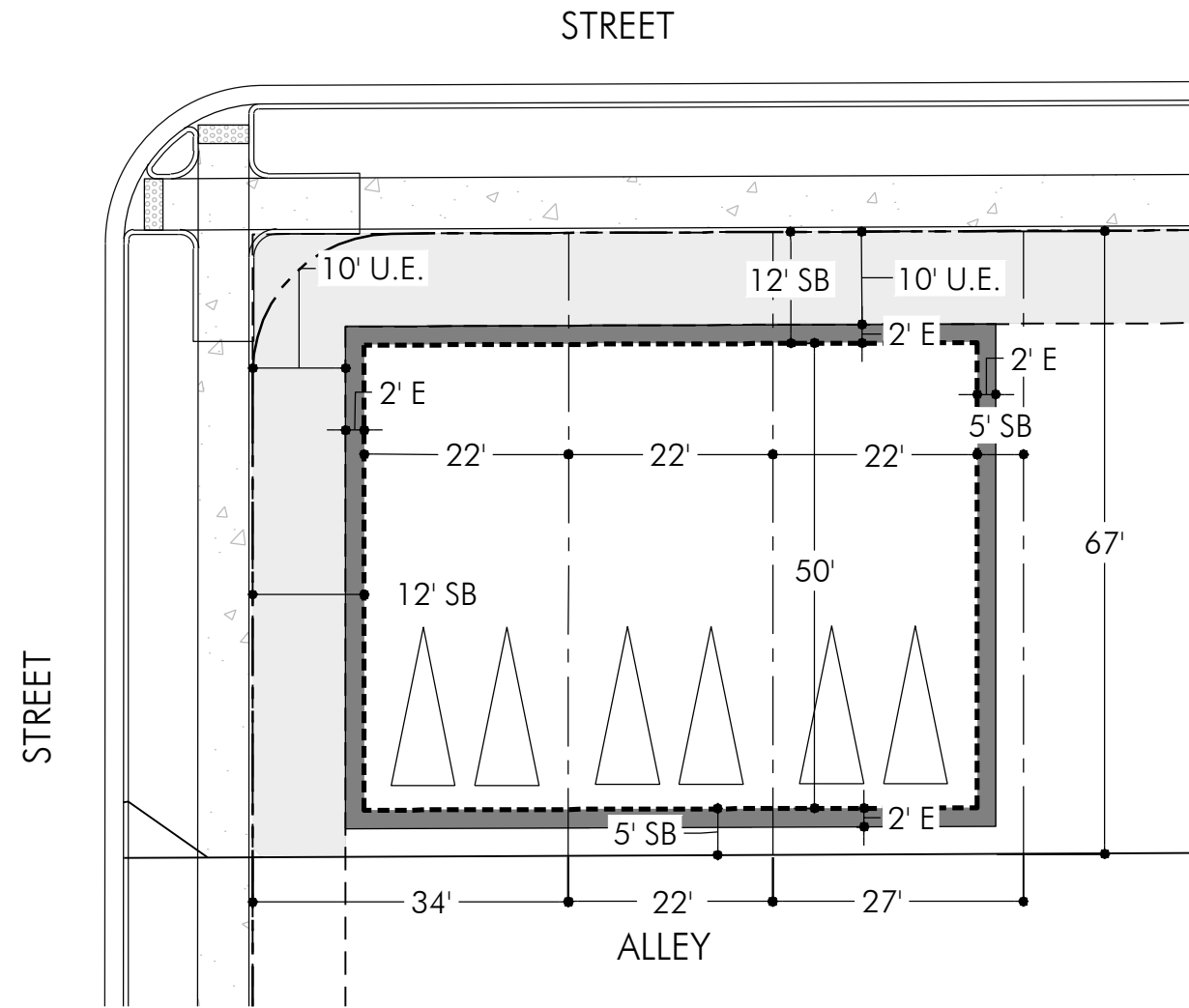
2' MAXIMUM ENCROACHMENT (E)

----- SETBACKS/BUILDABLE AREA  
 - - - - - LOT LINES  
 - - - - - ROW

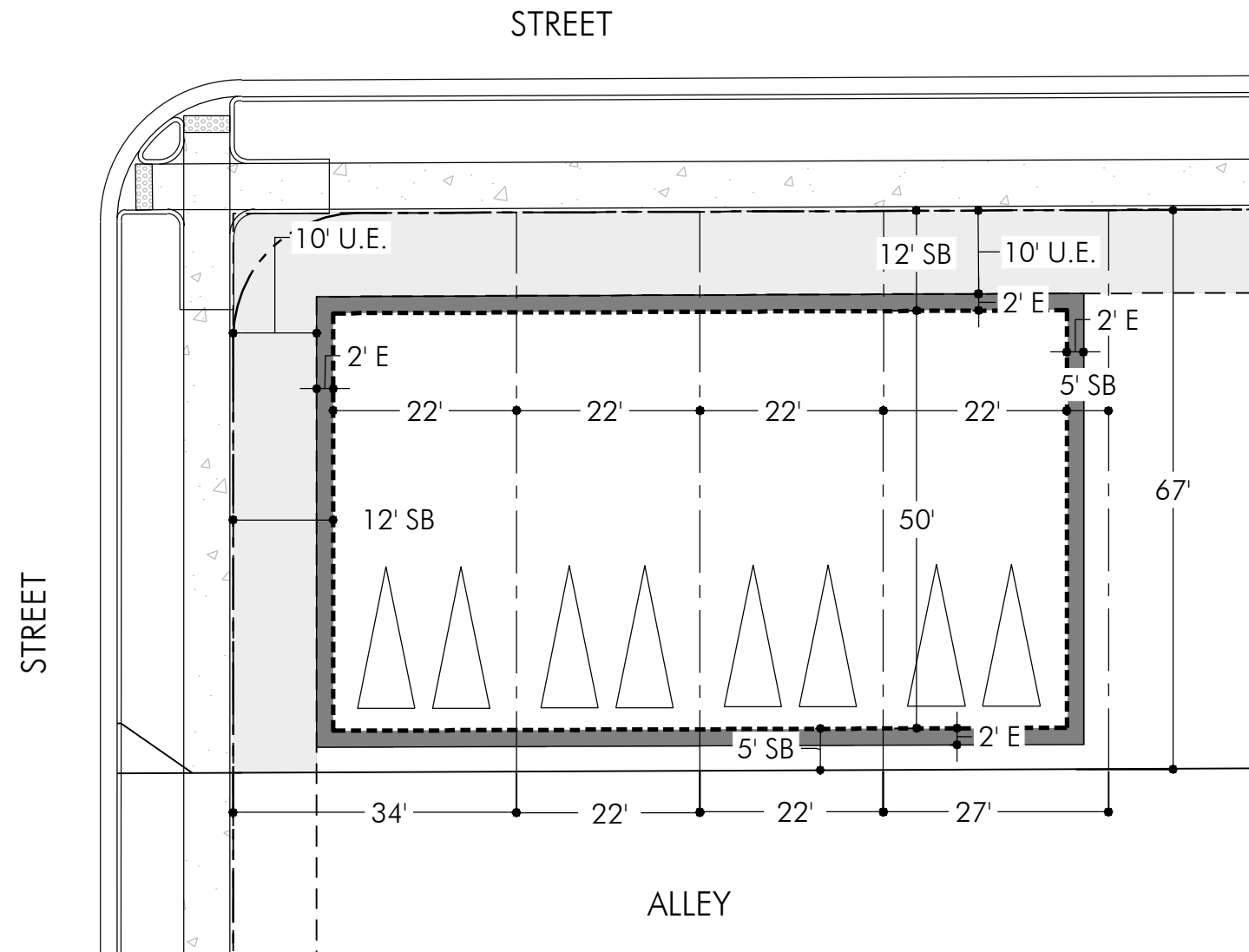




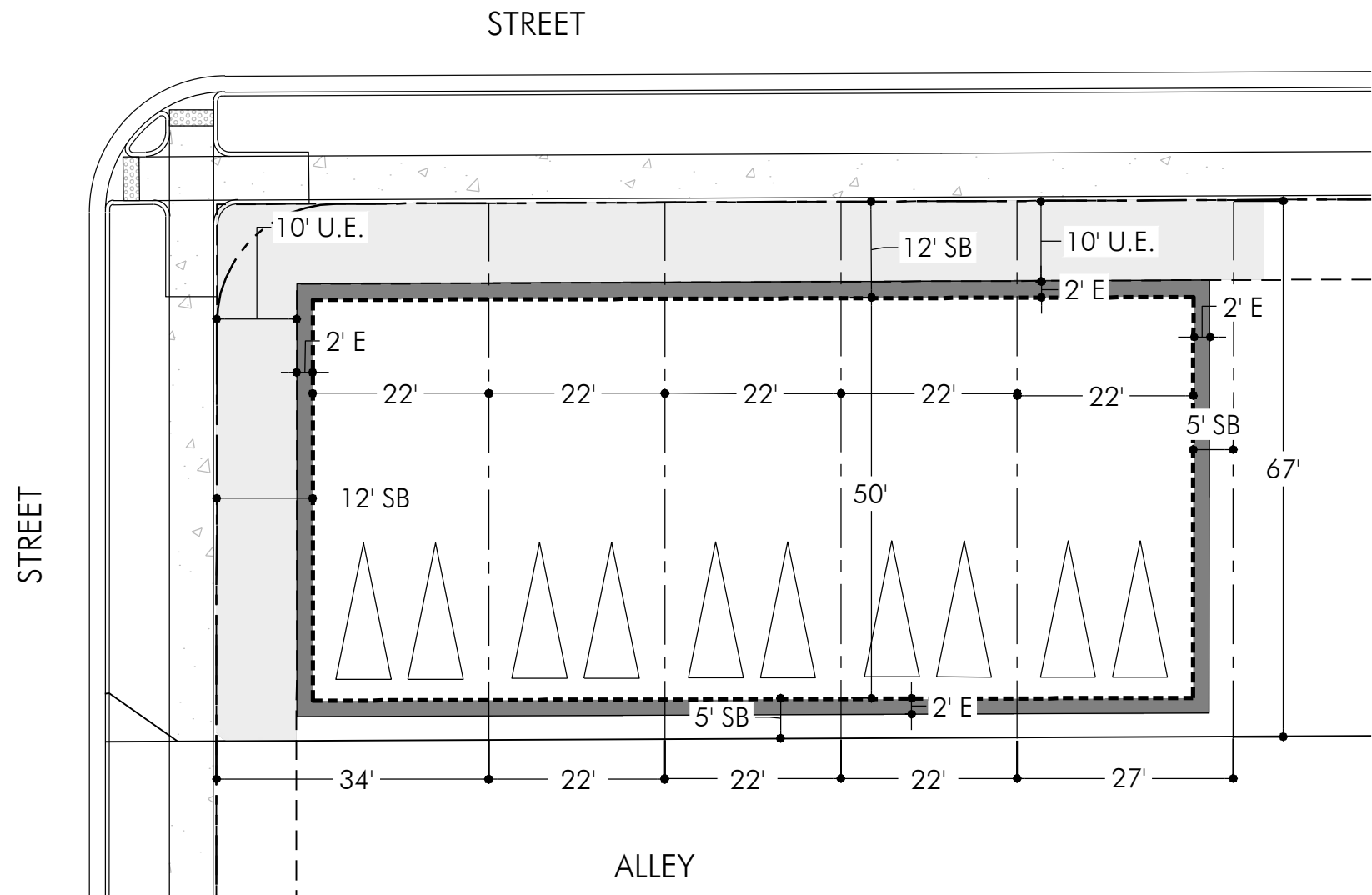
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7A-3		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (22' X 67' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,475	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,233	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,811	12'	5'	5'	10'	NA	NA	2'	2'-0"	2' *



7A-4		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (22' X 67' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,475	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,233	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,811	12'	5'	5'	10'	NA	NA	2'	2'	2' *



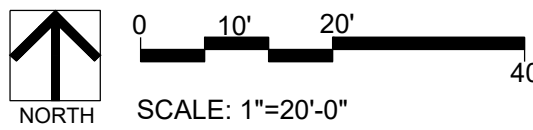
7A-5		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (22' X 67' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,475	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,233	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,811	12'	5'	5'	10'	NA	NA	2'	2'	2' *

#### NOTES

- \* ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
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- \*\*\* 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

#### LEGEND

- 10' UTILITY EASEMENT (U.E.)
- 2' MAXIMUM ENCROACHMENT (E)
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW



NOT FOR CONSTRUCTION

**Westwood**

10333 E DRY CREEK RD  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9224

**PCS GROUP, INC.**  
pcsgroup,inc.com  
PO BOX 18287  
DENVER, CO 80218



**WINDLER PUBLIC IMPROVEMENT  
AUTHORITY (WPIA)**  
9155 E NICHOLS AVE, SUITE 360  
DENVER, CO 80231  
PHONE: (303) 756-9800

**WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)  
LOT SETBACK TYPICAL**

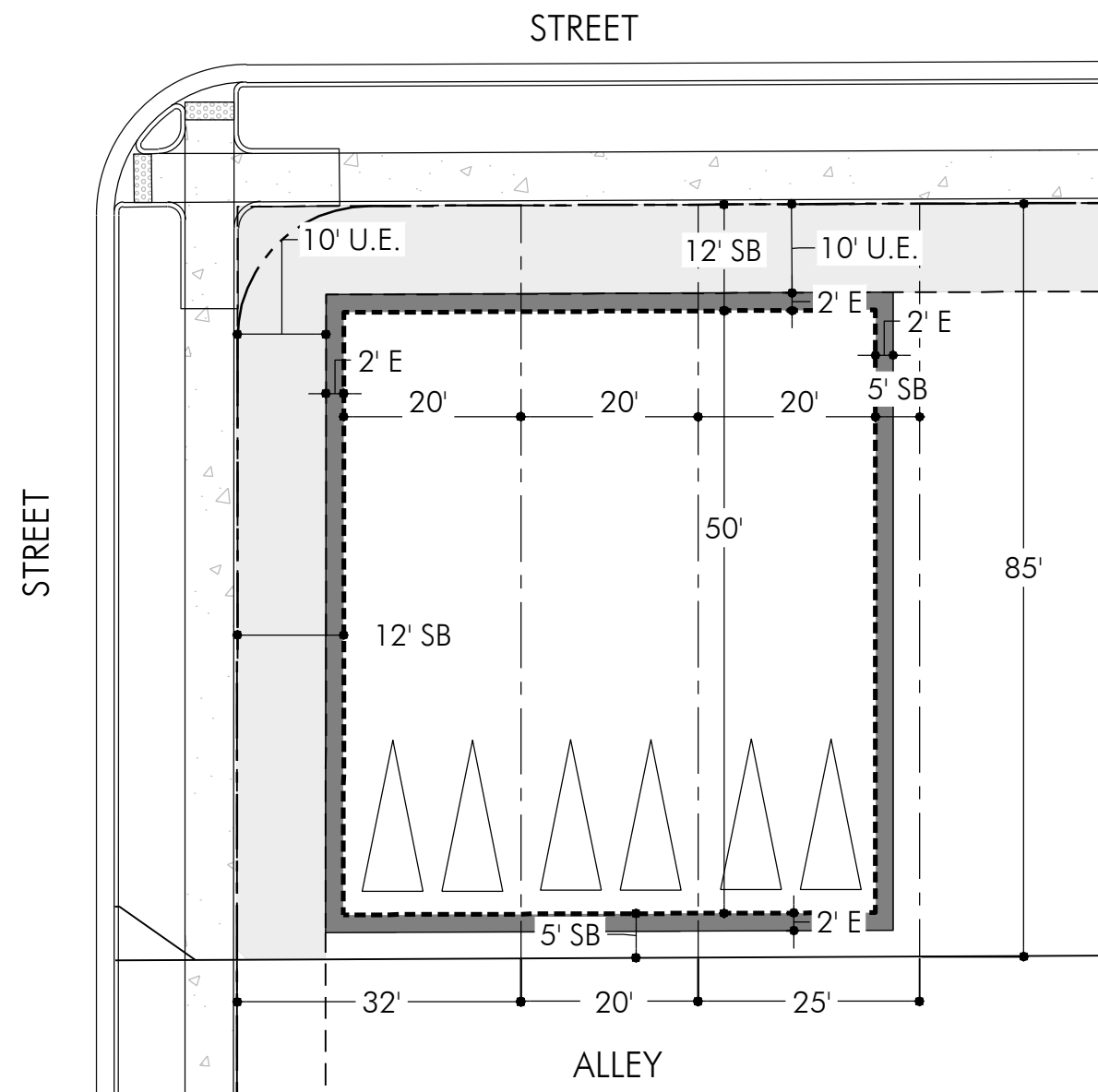
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DATE: 09-13-2024

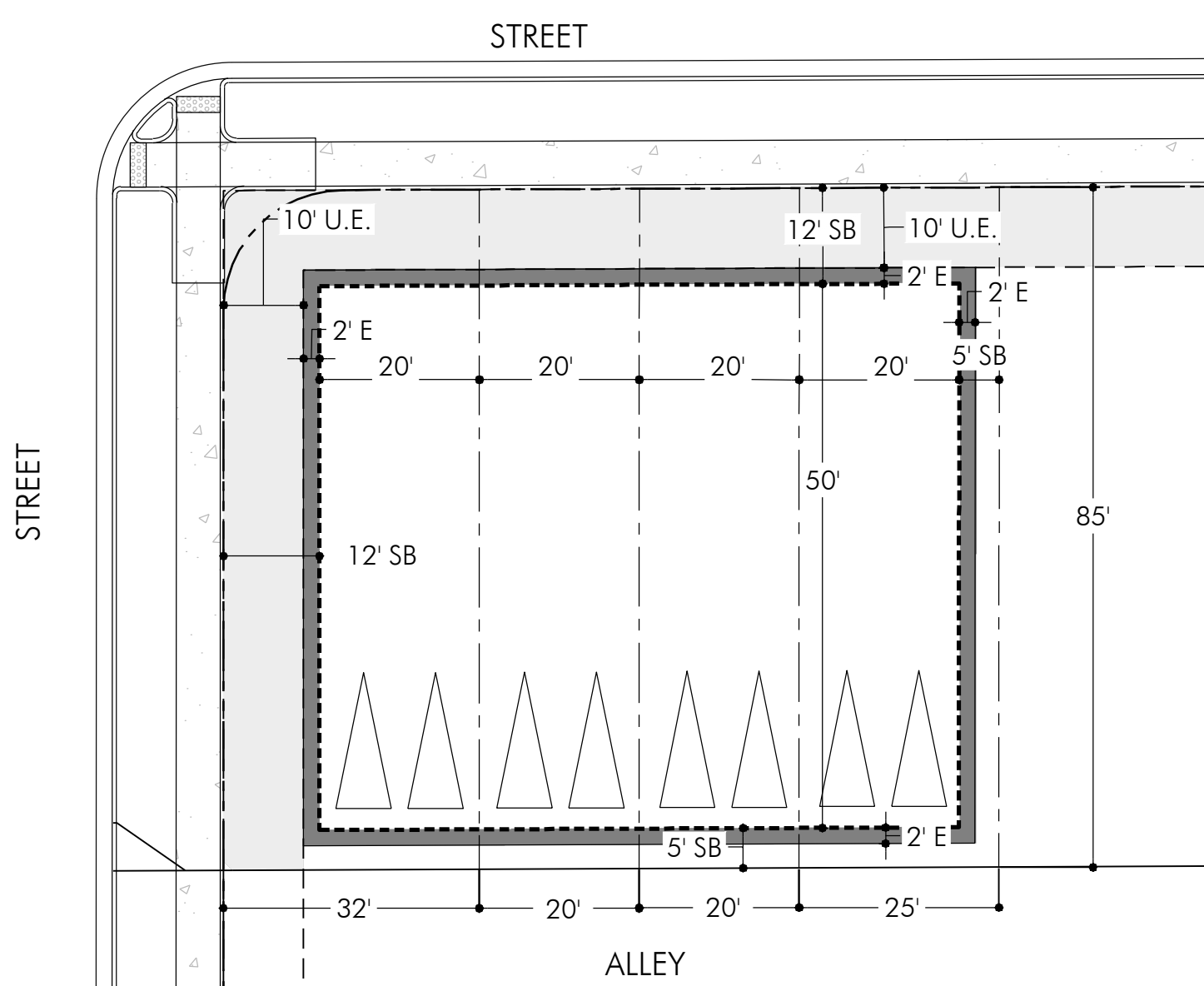
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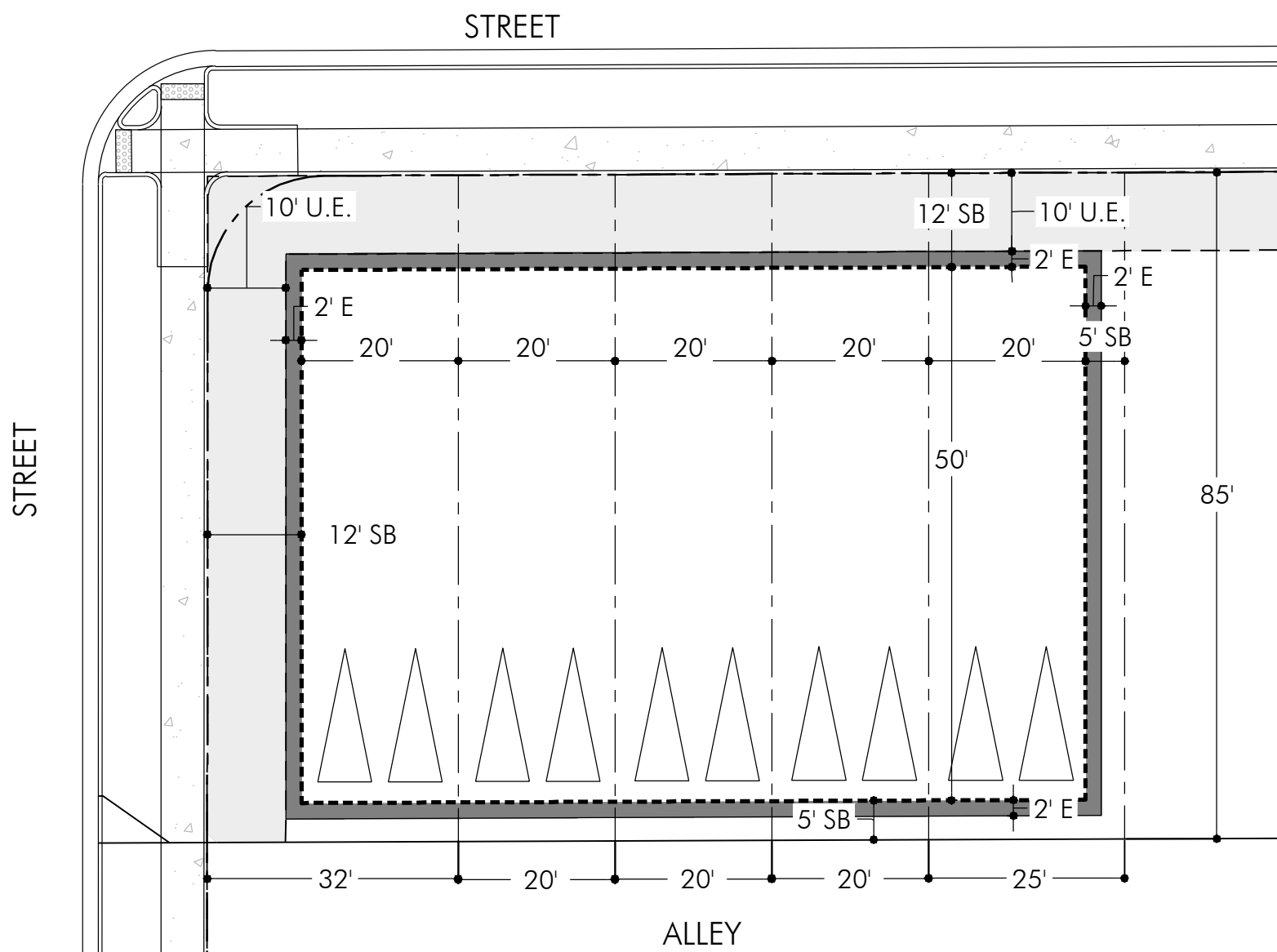
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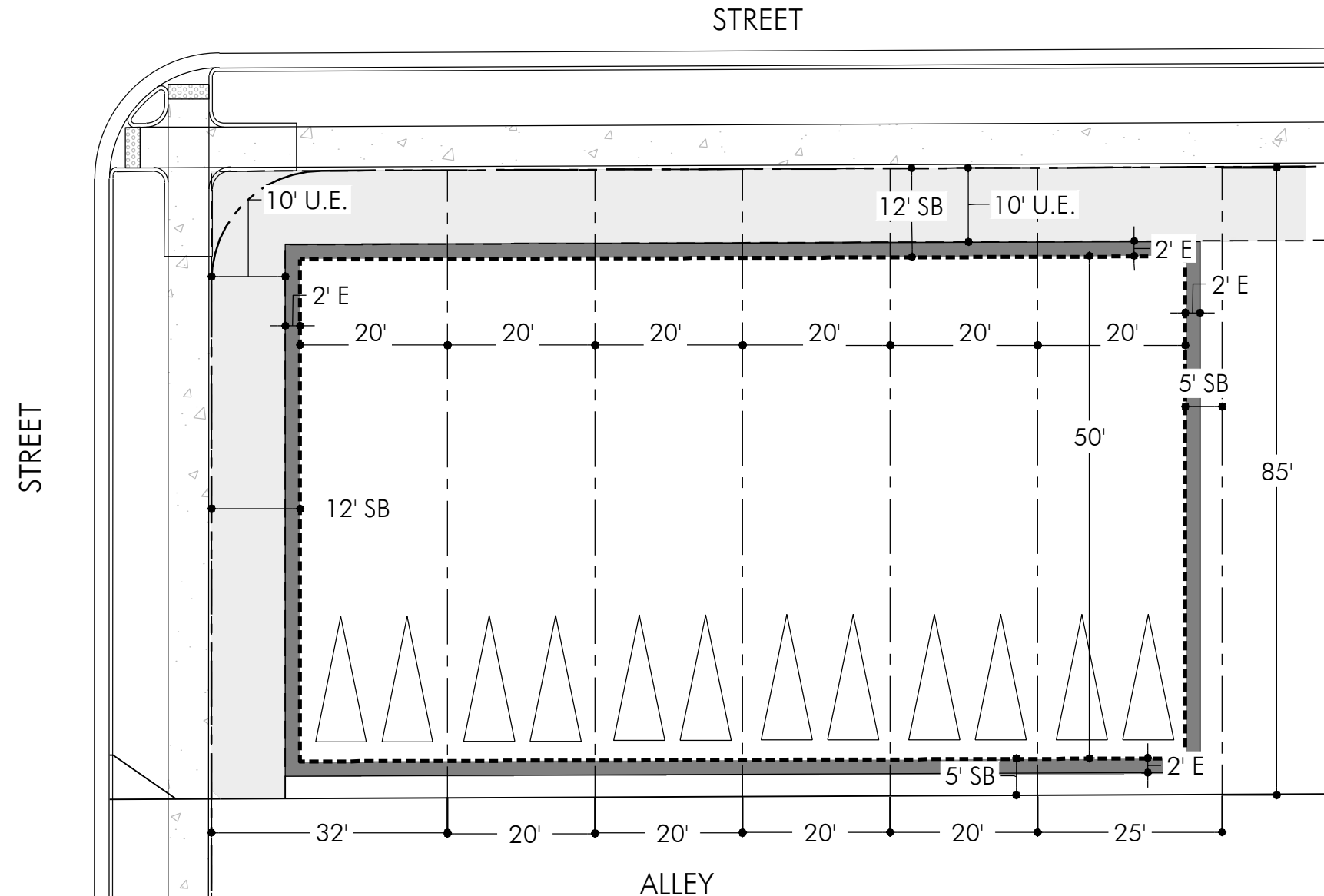
7B-3		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (20' X 85' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,700	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,720	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	2,125	12'	5'	5'	10'	NA	NA	2'	2'	2' *



7B-4		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (20' X 85' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,700	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,720	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	2,125	12'	5'	5'	10'	NA	NA	2'	2'	2' *



7B-5		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (20' X 85' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,700	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,720	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	2,125	12'	5'	5'	10'	NA	NA	2'	2'	2' *



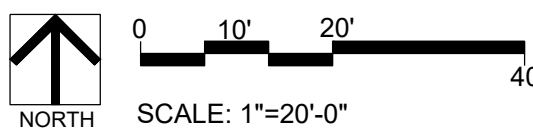
7B-6		SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE (20' X 85' - 6 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,700	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,720	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	2,125	12'	5'	5'	10'	NA	NA	2'	2'	2' *

#### NOTES

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#### LEGEND

- 10' UTILITY EASEMENT (U.E.)
- 2' MAXIMUM ENCROACHMENT (E)
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW



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**WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)  
LOT SETBACK TYPICAL**

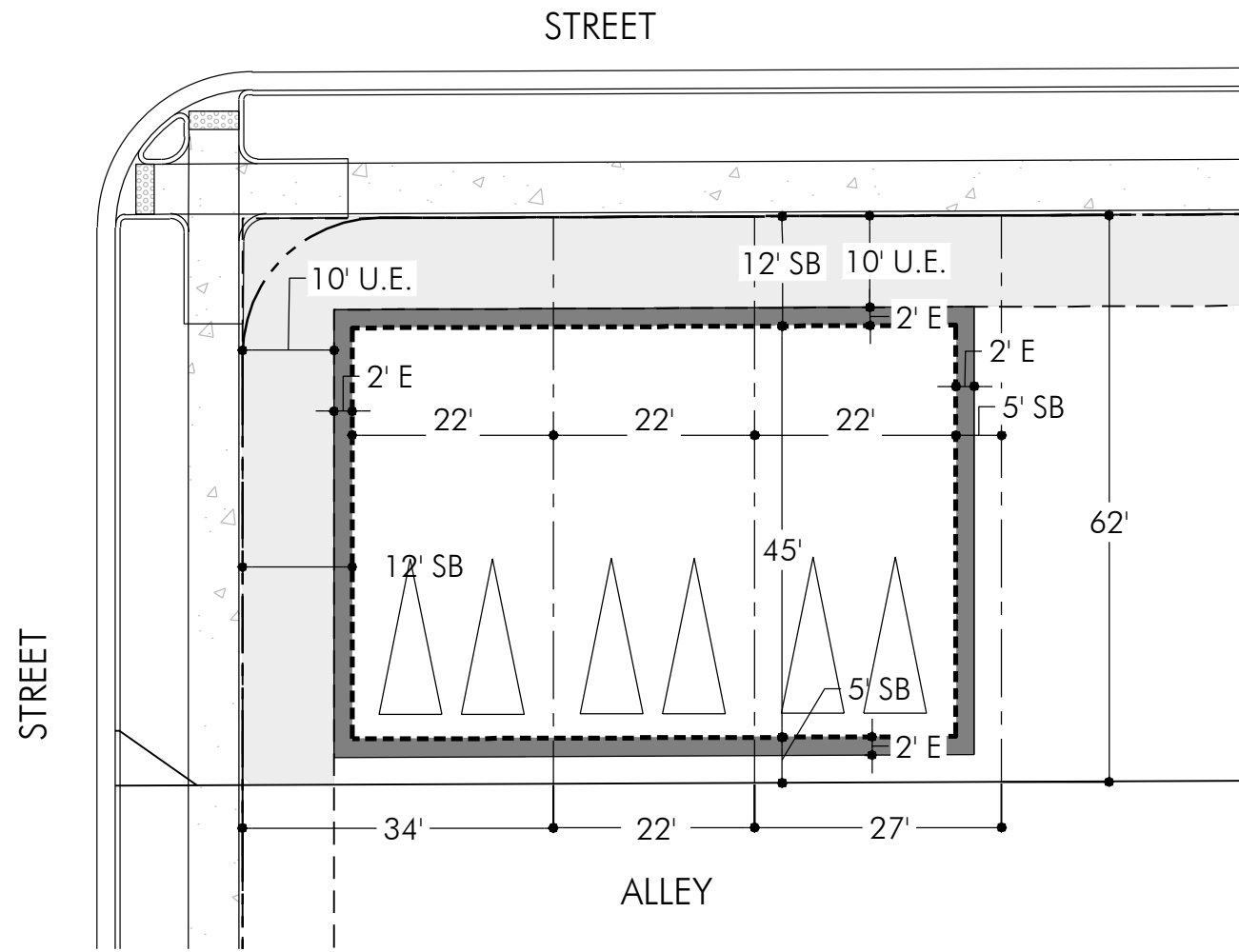
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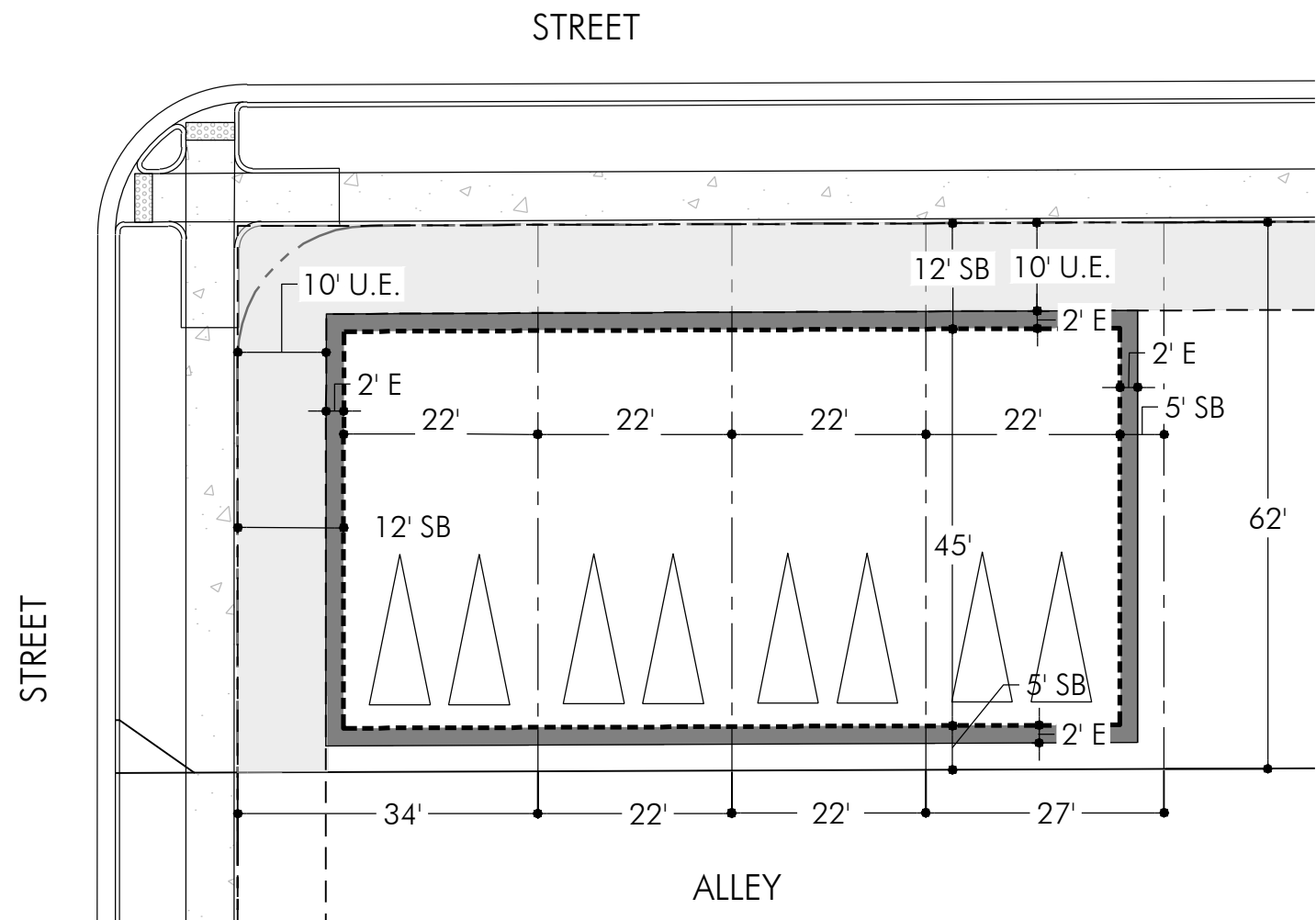
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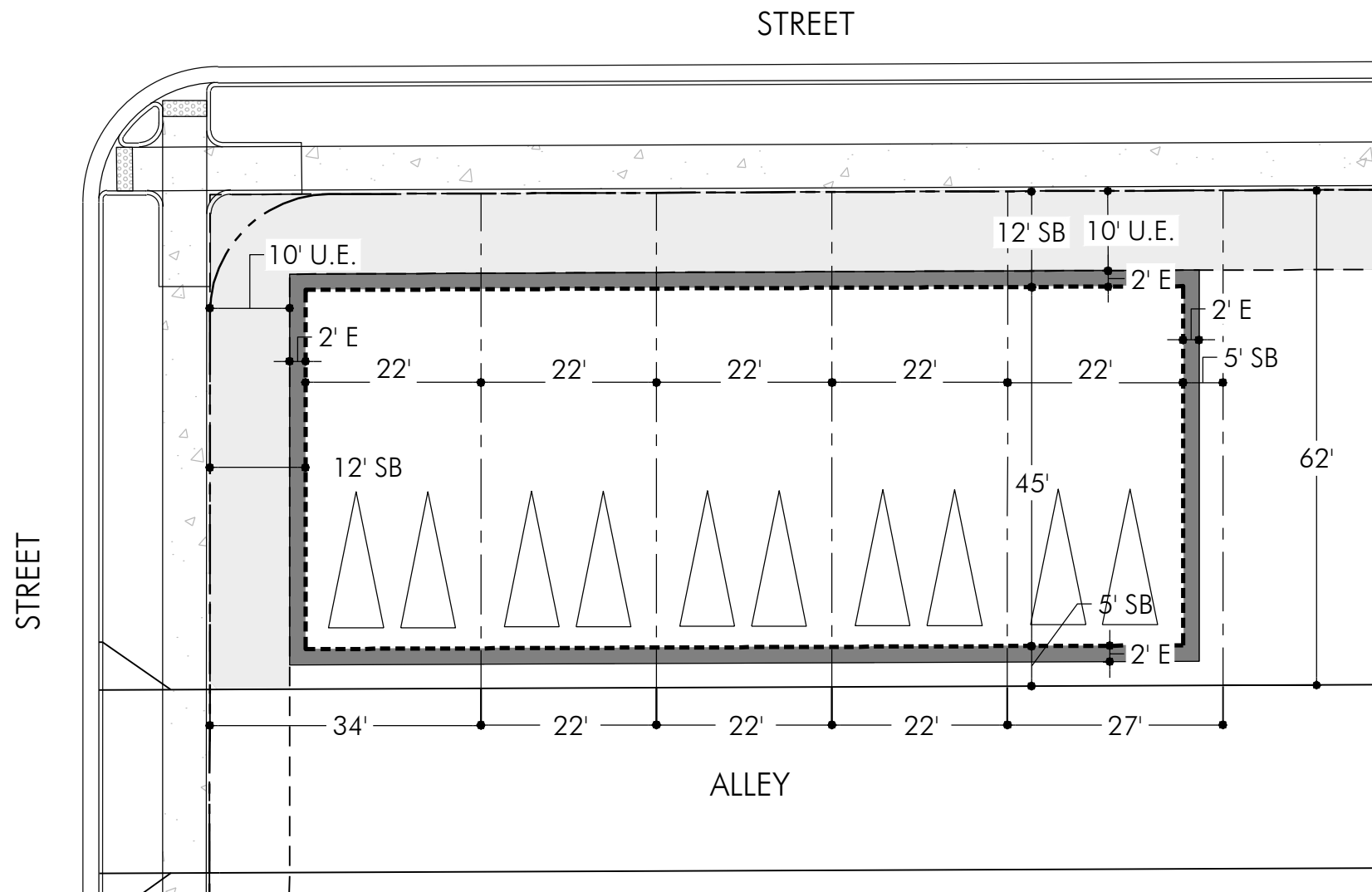
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8A-3		SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE (22' X 62' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E) *		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,364	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,108	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,674	12'	5'	5'	10'	NA	NA	2'	2'	2' *



8A-4		SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE (22' X 62' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,364	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,108	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,674	12'	5'	5'	10'	NA	NA	2'	2'	2' *



8A-5		SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE (22' X 62' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,364	12'	NA	5'	10'	NA	NA	2'	NA	2' *
CORNER	2,108	12'	12'	5'	10'	10'/NA	NA	2'	NA	2' *
END LOT	1,674	12'	5'	5'	10'	NA	NA	2'	2'	2' *

#### NOTES

- \* ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
- \*\* WHEN A 26' UTILITY EASEMENT RUNS ALONG THE ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCHROACHMENT APPLIED TO 5' REAR SETBACK.
- \*\*\* 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

#### LEGEND



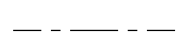
10' UTILITY EASEMENT (U.E.)



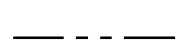
2' MAXIMUM ENCROACHMENT (E)



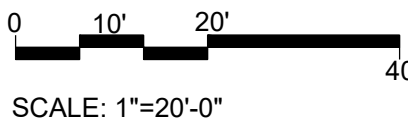
SETBACKS/BUILDABLE AREA



LOT LINES



ROW



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**Westwood**

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
Westwoodjas.com TEL: 720.482.9924

**PCS GROUP, INC.**

pcs@groupco.com  
PO BOX 18287  
DENVER, CO 80218



**WINDLER PUBLIC IMPROVEMENT  
AUTHORITY (WPIA)**

9155 E NICHOLS AVE. SUITE 360  
DENVER, CO 80231  
PHONE: (303) 795-9900

**WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)**

**LOT SETBACK TYPICAL**

SCALE:

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SHEET NUMBER

AS SHOWN

CHECKED BY:

7

FILE NO:

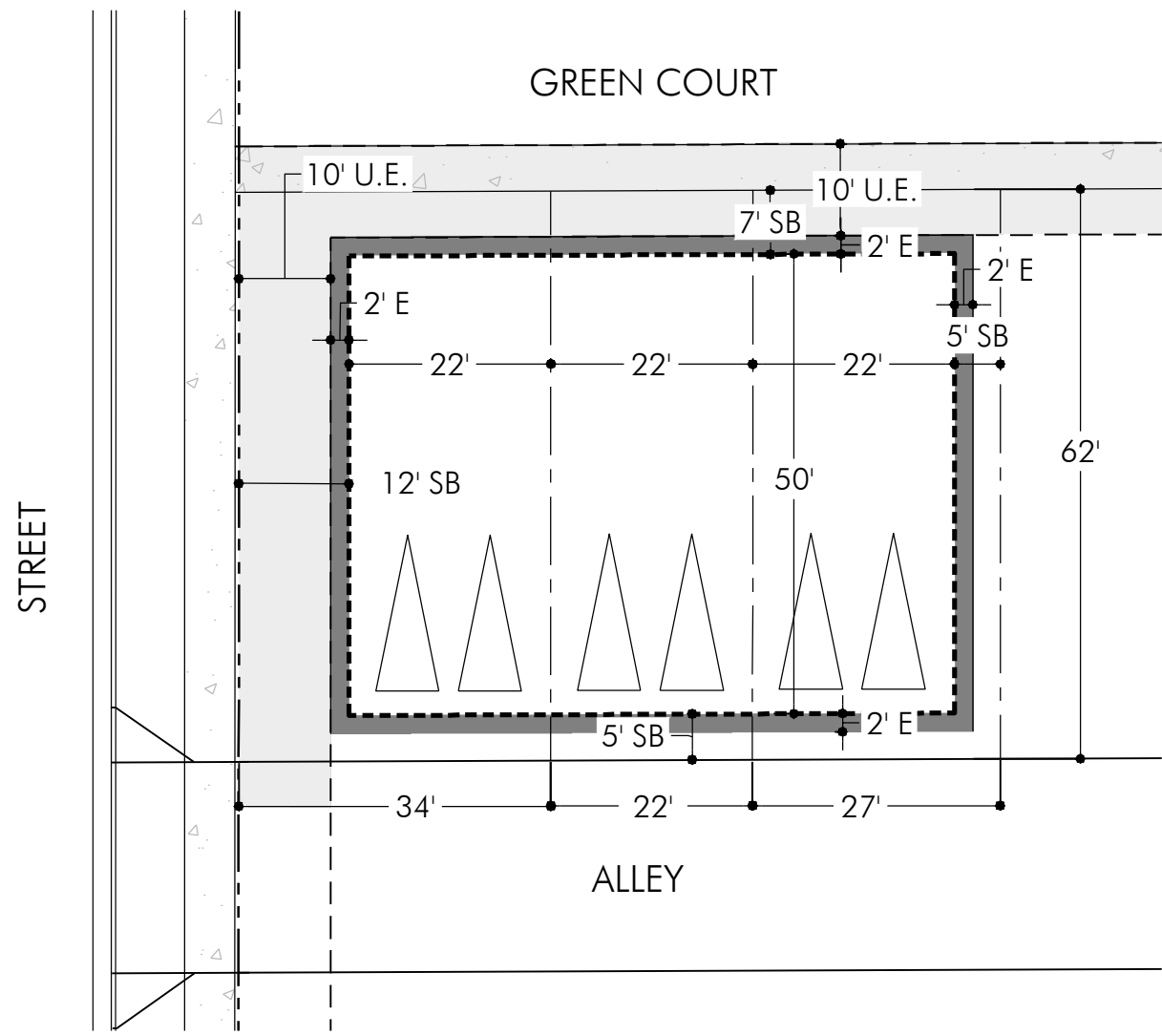
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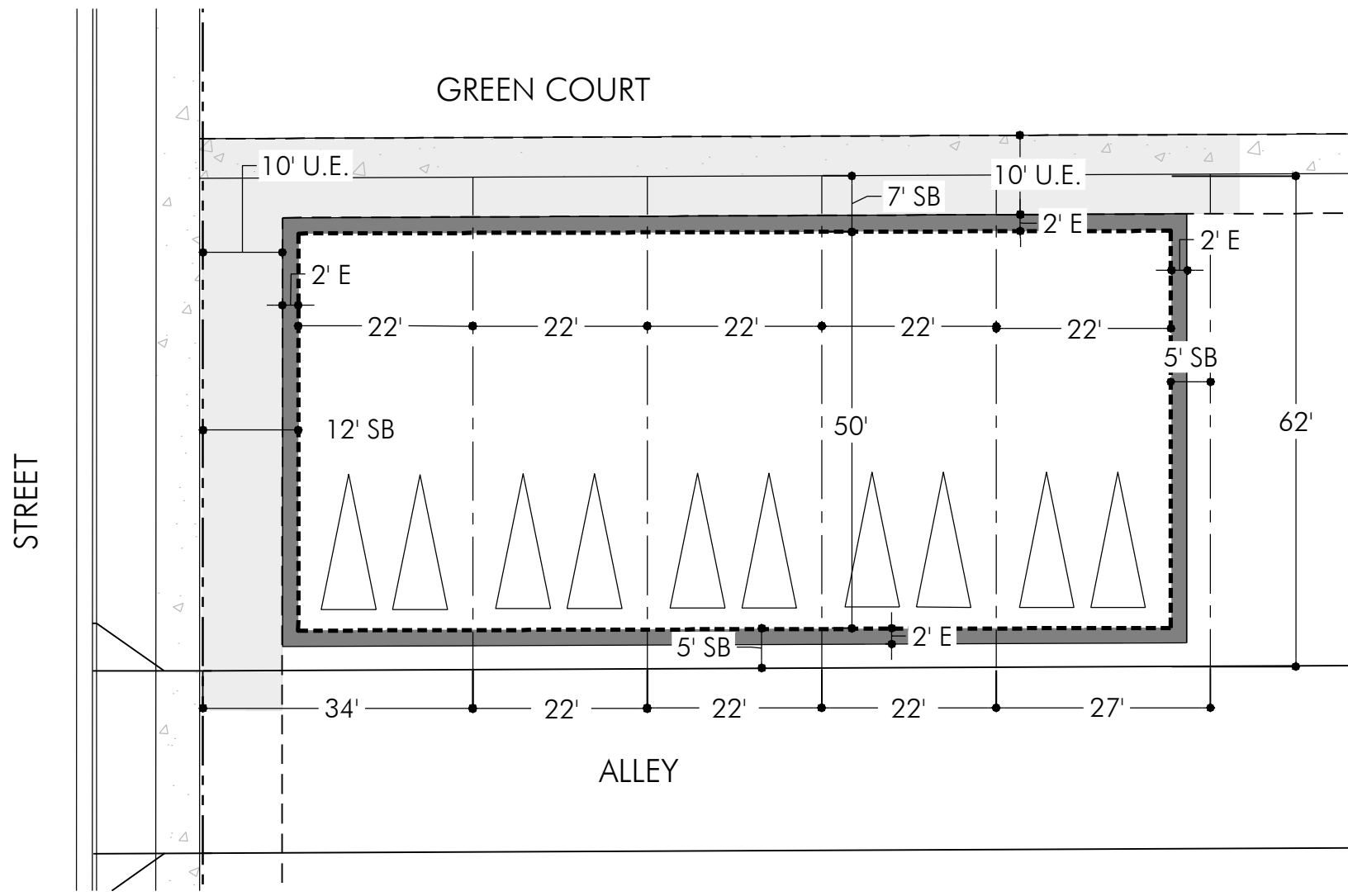
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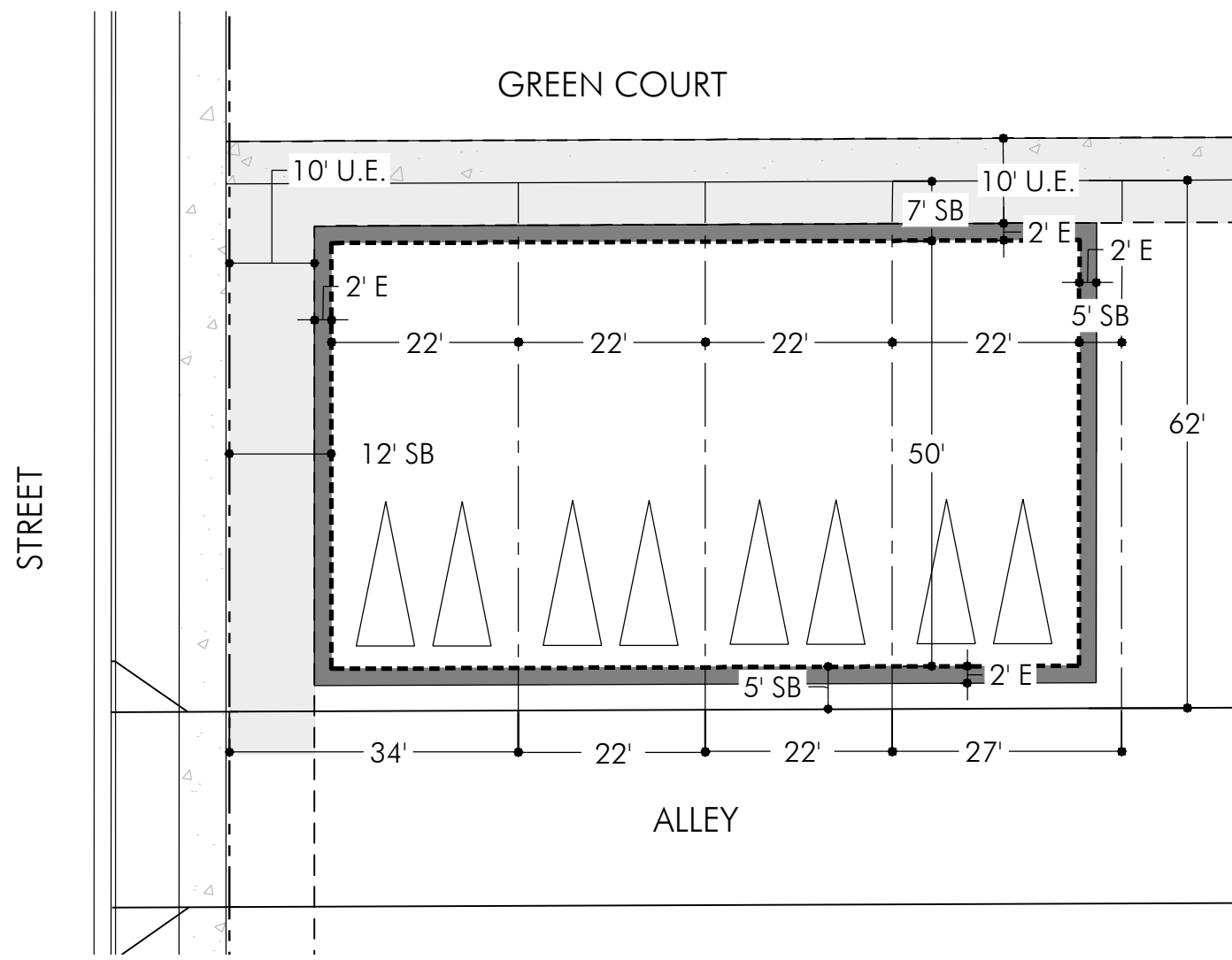
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9B-3		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 62' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,365	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,112	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,676	7'	5'	5'	5'	NA	NA	2'	2'	2' *



9B-5		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 62' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,365	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,112	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,676	7'	5'	5'	5'	NA	NA	2'	2'	2' *



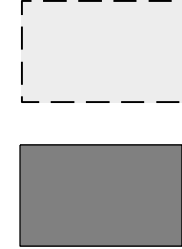
9B-4		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 62' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,365	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,112	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,676	7'	5'	5'	5'	NA	NA	2'	2'	2' *

#### NOTES

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- \*\*\* 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

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#### LEGEND



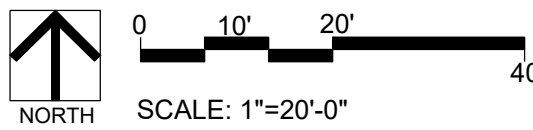
10' UTILITY EASEMENT (U.E.)

2' MAXIMUM ENCROACHMENT (E)

----- SETBACKS/BUILDABLE AREA

----- LOT LINES

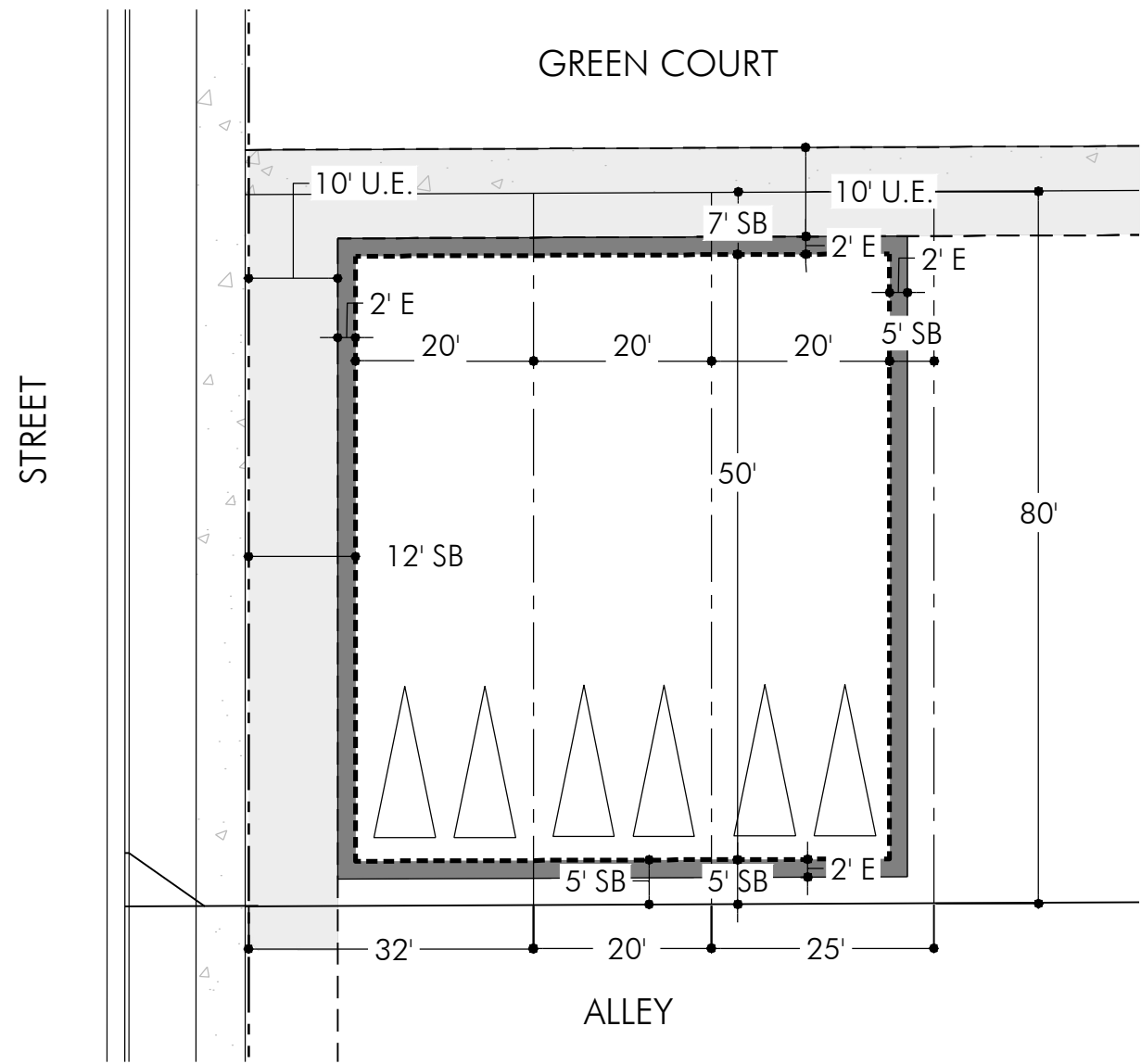
--- ROW



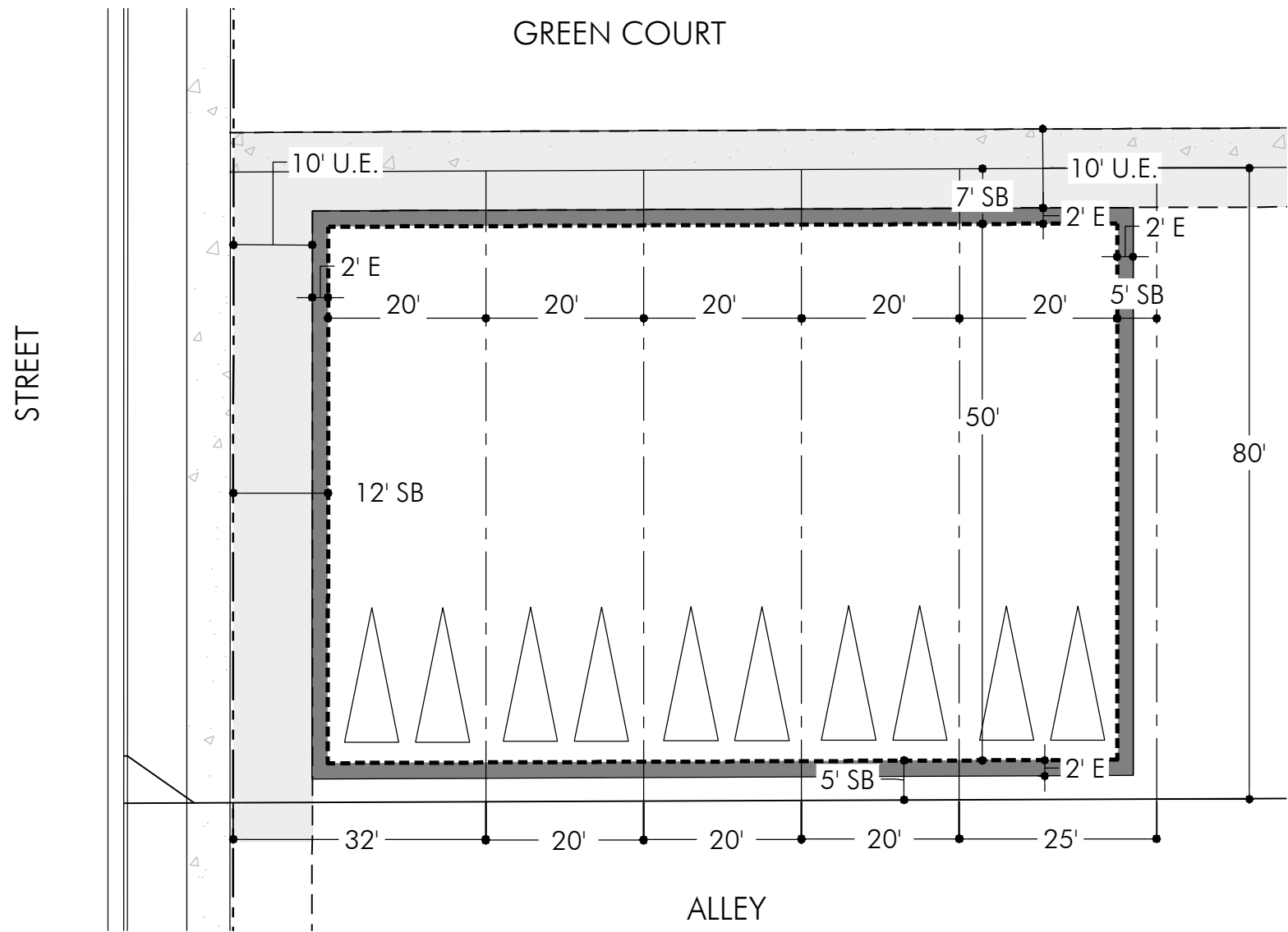
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WINDLER FILING 12 SITE PLAN (VILLAGE NORTH) LOT SETBACK TYPICAL		
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 DENVER, CO 80231 PHONE: (303) 795-9900		
PCS GROUP, INC. pcsgrouppco.com PO BOX 18287 DENVER, CO 80218		
Westwood 10333 E DRY CREEK RD SUITE 400 ENGLEWOOD, CO 80112 Westwoodjas.com Westwood Professional Services, Inc. TEL: 720-482-5924		
	Revisions	Date
	Init	Appr
		Date



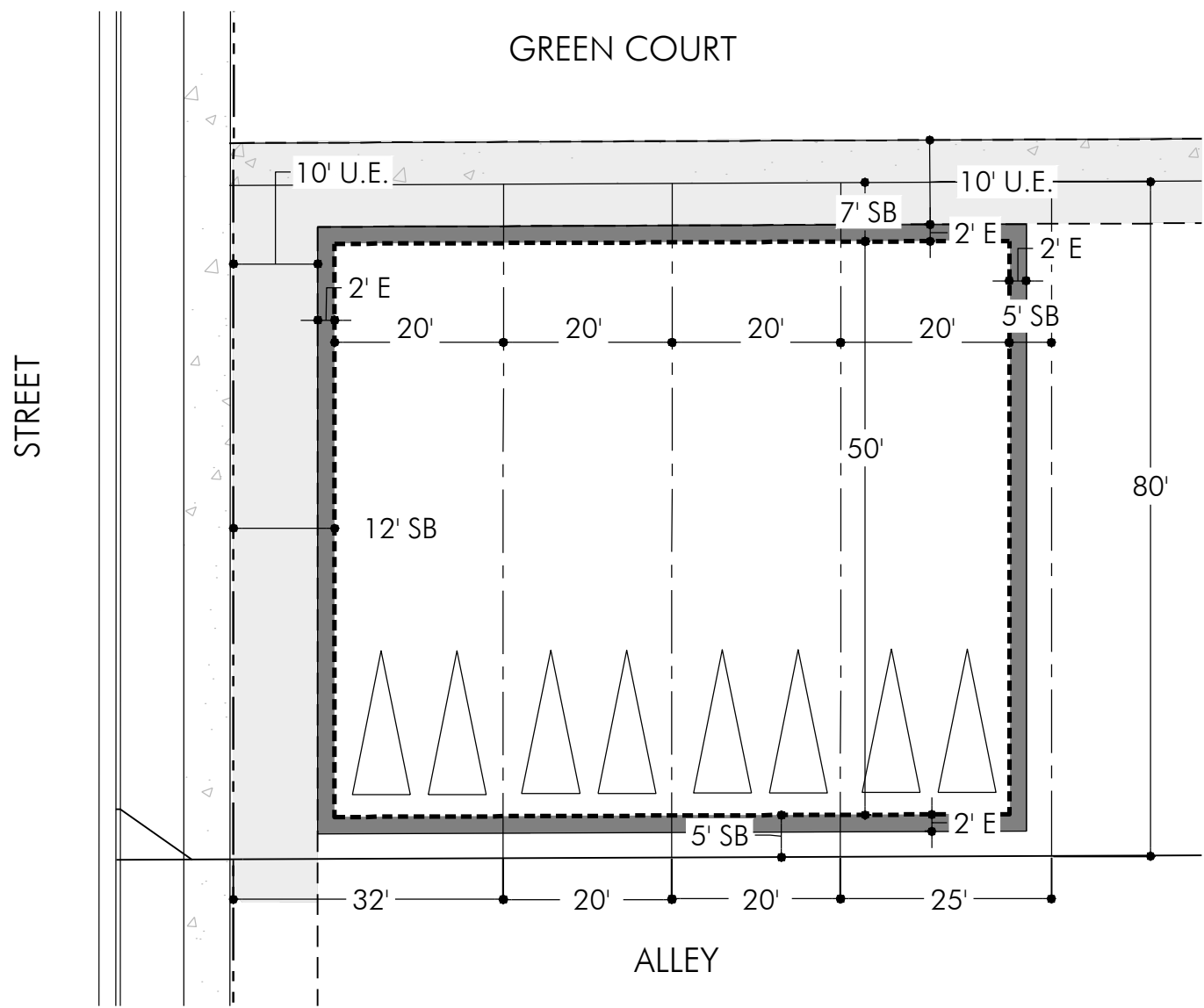
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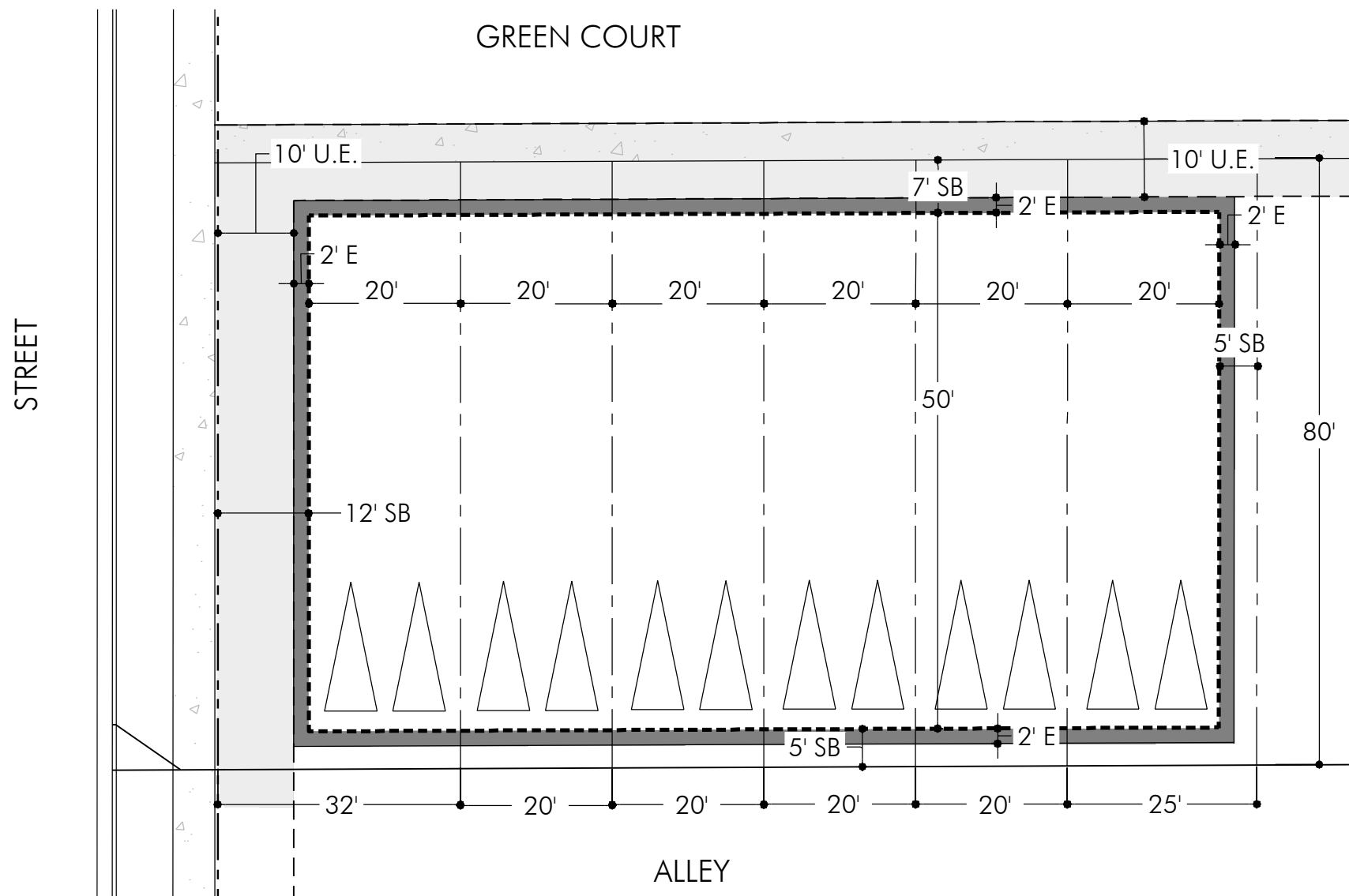
9C-3		SINGLE FAMILY ATTACHED - GREEN COURT (20' X 80' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,600	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,560	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	2,000	7'	5'	5'	5'	NA	NA	2'	2'	2' *



9C-5		SINGLE FAMILY ATTACHED - GREEN COURT (20' X 80' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,600	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,560	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	2,000	7'	5'	5'	5'	NA	NA	2'	2'	2' *



9C-4		SINGLE FAMILY ATTACHED - GREEN COURT (20' X 80' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,600	7'	NA	5'	5'	NA	NA**	2'	NA	2' *
CORNER	2,560	7'	12'	5'	5'	10'/NA	NA**	2'	NA	2' *
END LOT	2,000	7'	5'	5'	5'	NA	NA**	2'	2'	2' *



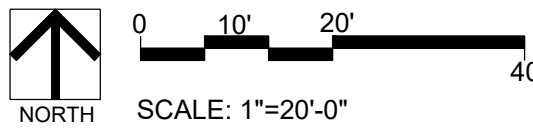
9C-6		SINGLE FAMILY ATTACHED - GREEN COURT (20' X 80' - 6 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,600	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	2,560	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	2,000	7'	5'	5'	5'	NA	NA	2'	2'	2' *

#### NOTES

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#### LEGEND

- 10' UTILITY EASEMENT (U.E.)
- 2' MAXIMUM ENCROACHMENT (E)
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW



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**Westwood**

10333 E DRY CREEK RD  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9924

PCS GROUP, INC.

pcsgroupco.com  
PO BOX 18287  
DENVER, CO 80218



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AUTHORITY (WPIA)

9155 E NICHOLS AVE, SUITE 360  
DENVER, CO 80231  
PHONE: (303) 795-9800

WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)  
LOT SETBACK TYPICAL

SCALE:  
AS SHOWN

FILE NO:  
R0000000.00

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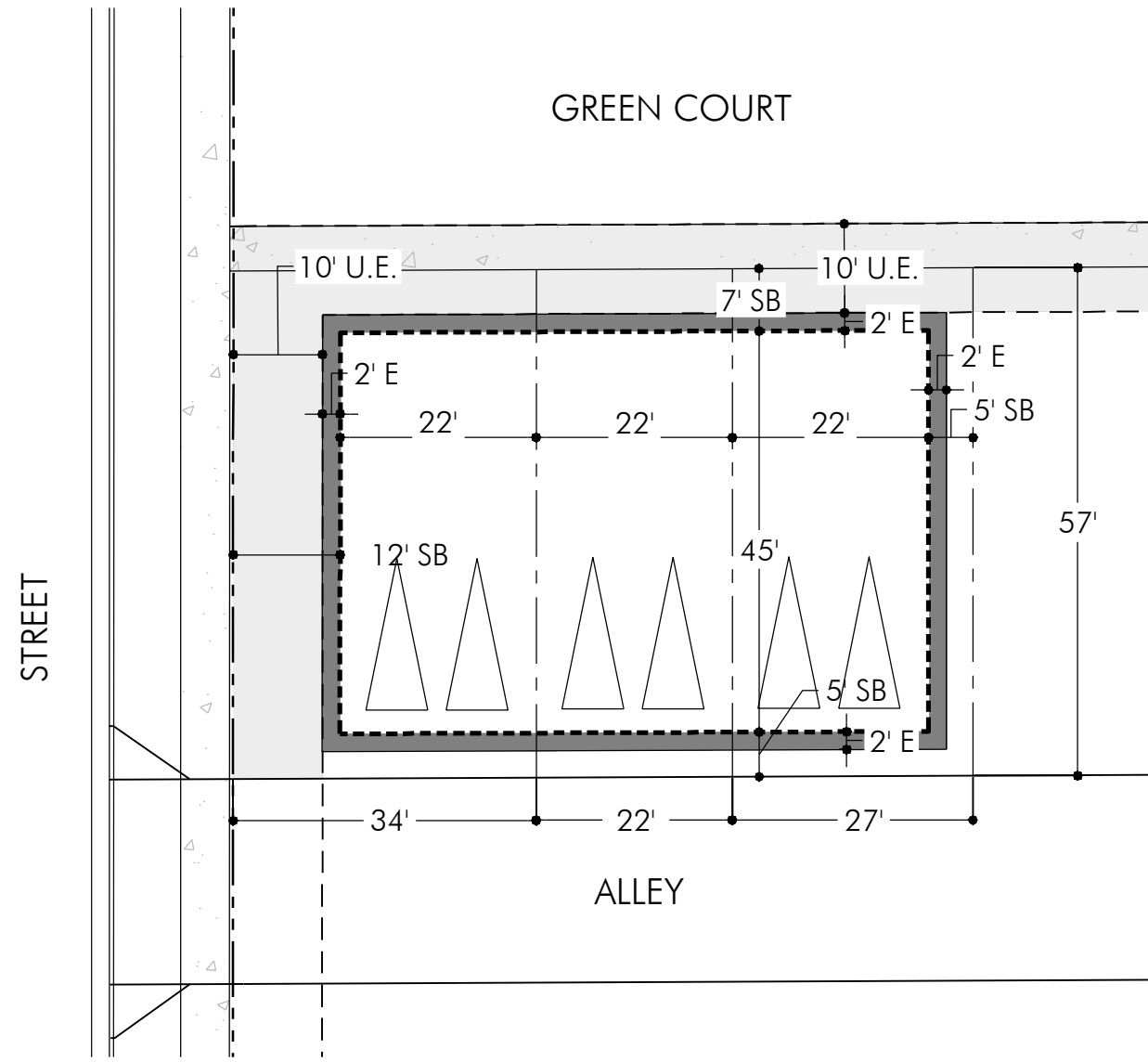
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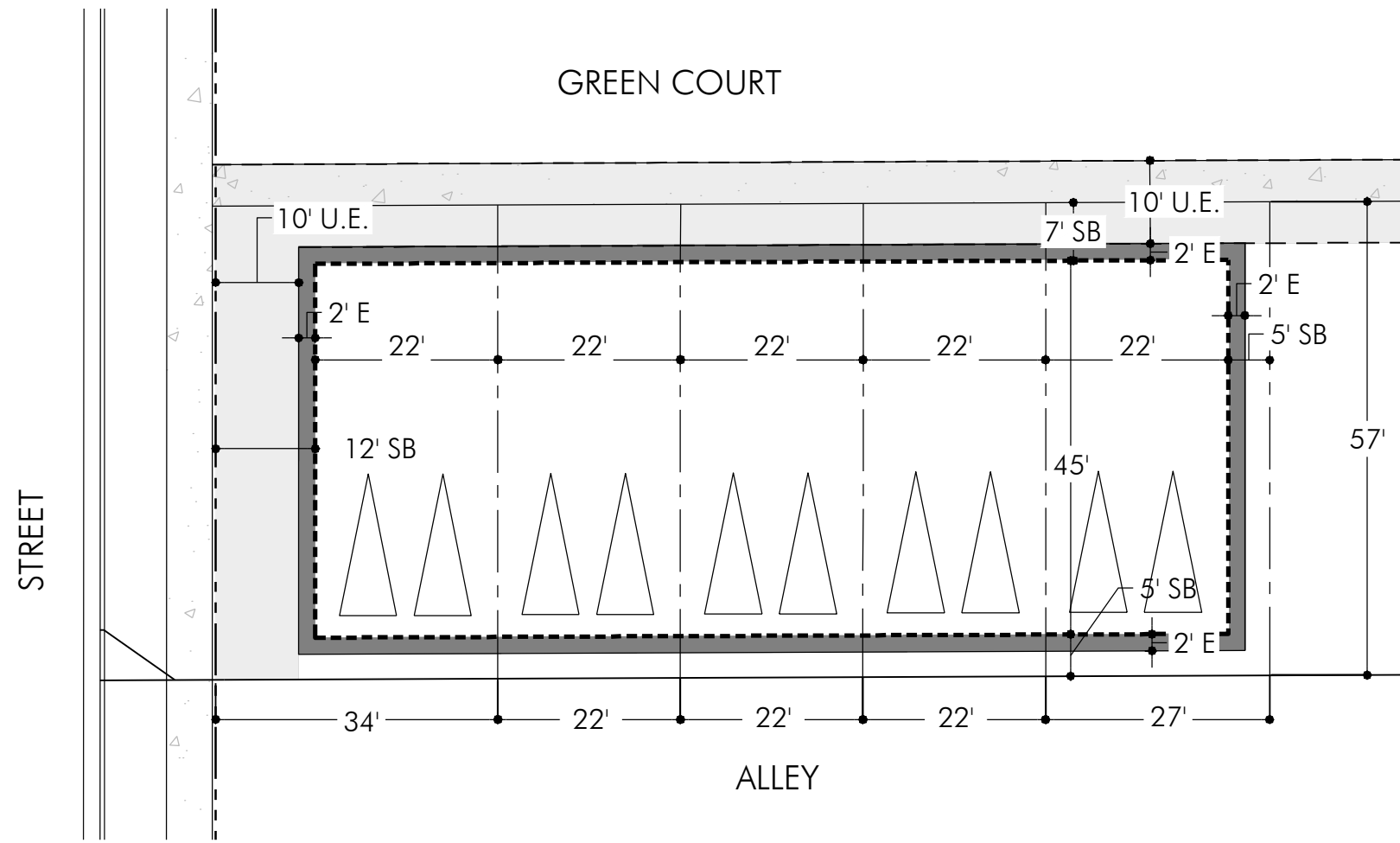
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9A-3		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 57' - 3 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,254	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	1,938	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,539	7'	5'	5'	5'	NA	NA	2'	2'	2' *



9A-5		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 57' - 5 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,254	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	1,938	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,539	7'	5'	5'	5'	NA	NA	2'	2'	2' *

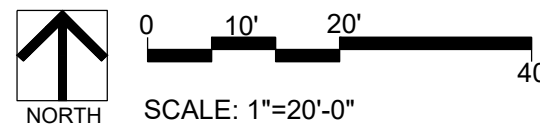
#### NOTES

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- \*\*\* 10' UTILITY EASEMENT STRADDLES THE PROPERTY LINE WITH 5' ON THE GREEN COURT AND 5' IN THE FRONT OF THE LOT.

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#### LEGEND

- 10' UTILITY EASEMENT (U.E.)
- 2' MAXIMUM ENCROACHMENT (E)
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW



9A-4		SINGLE FAMILY ATTACHED - GREEN COURT (22' X 57' - 4 PLEX)								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE) ***			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
INTERIOR	1,254	7'	NA	5'	5'	NA	NA	2'	NA	2' *
CORNER	1,938	7'	12'	5'	5'	10'/NA	NA	2'	NA	2' *
END LOT	1,539	7'	5'	5'	5'	NA	NA	2'	2'	2' *

Westwood

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DENVER, CO 80231  
PHONE: (303) 795-9900

WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)

LOT SETBACK TYPICAL

SCALE:  
AS SHOWN

FILE NO:  
R0000000.00

DRAWN BY:

CHECKED BY:

DATE:

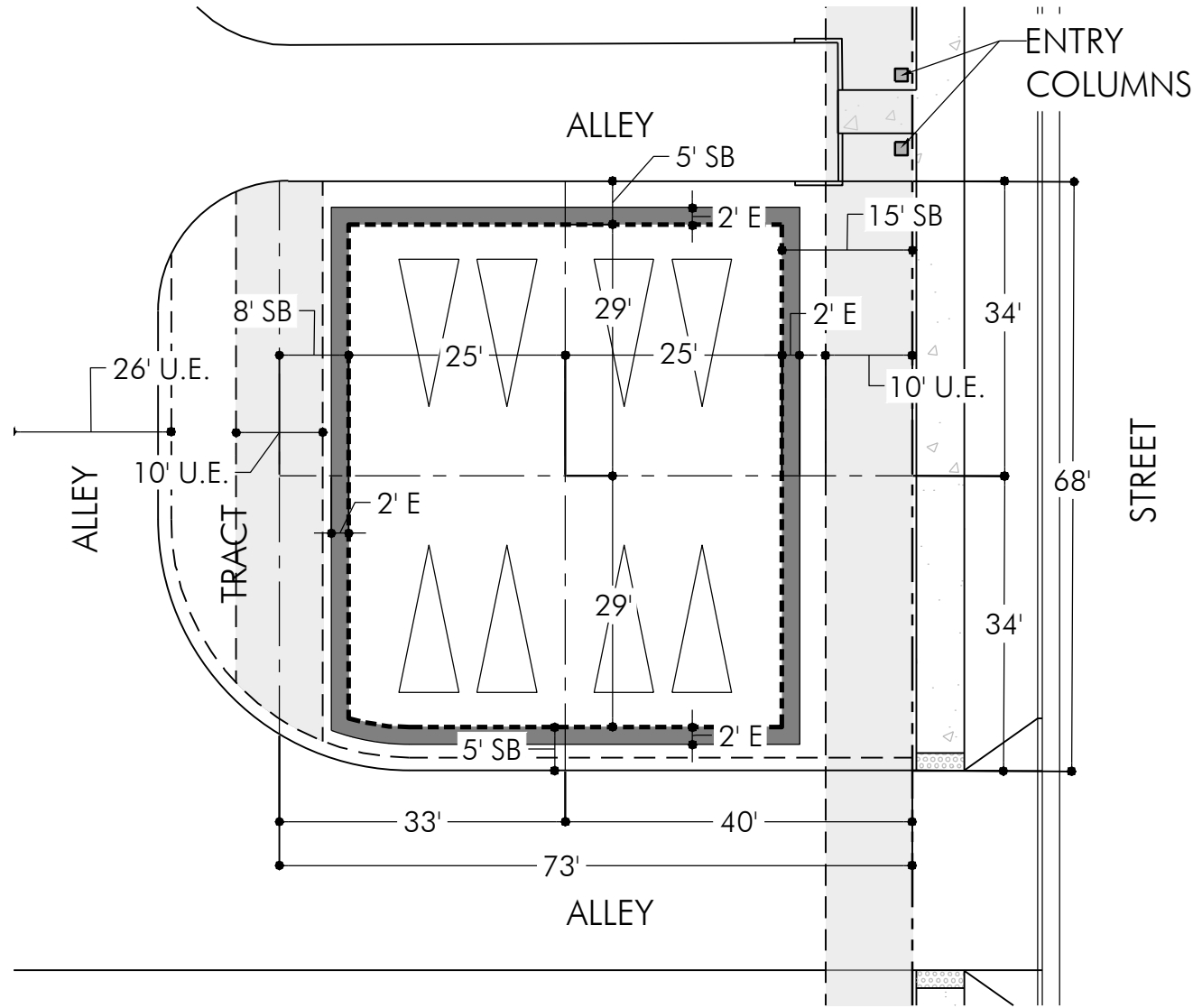
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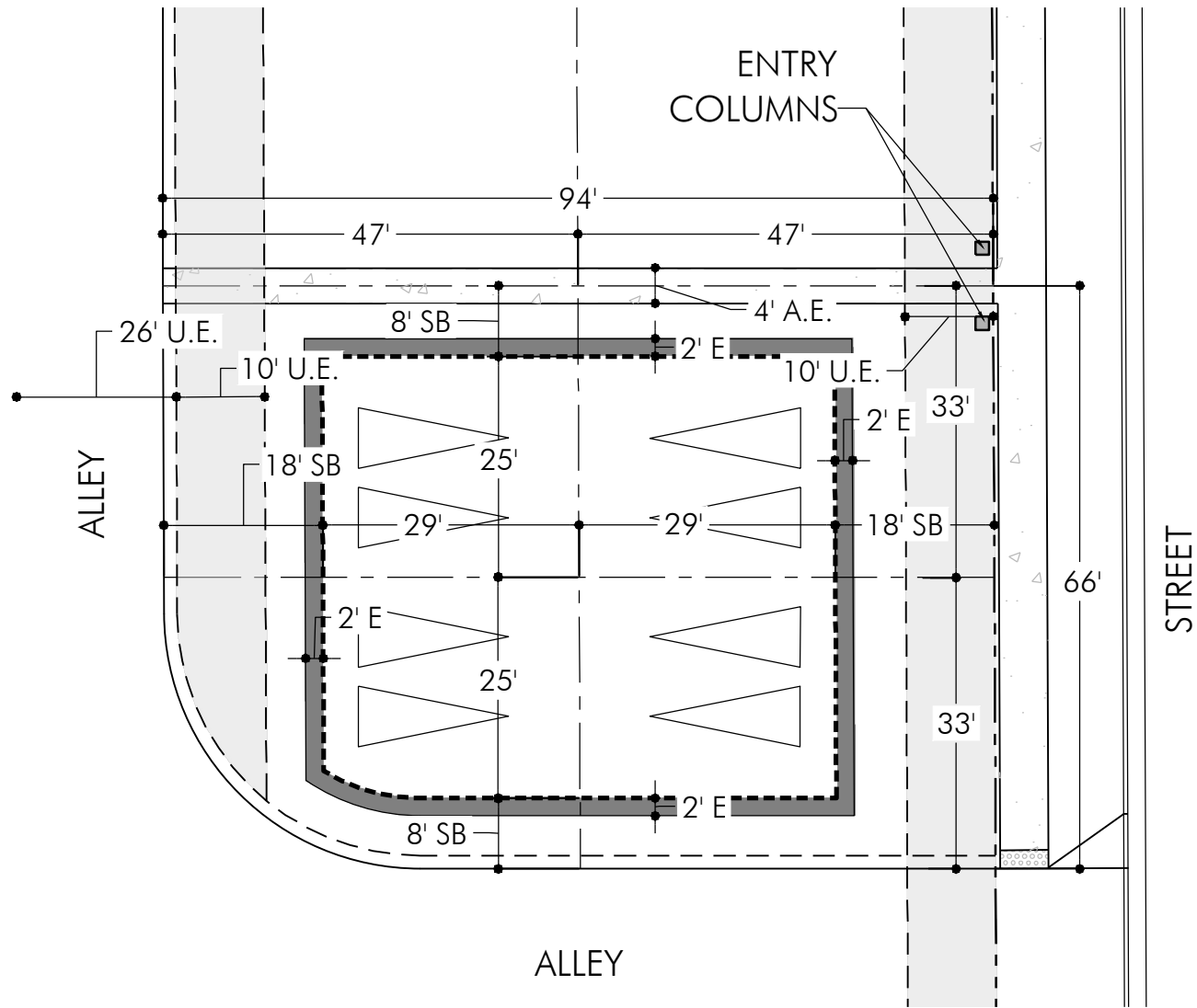
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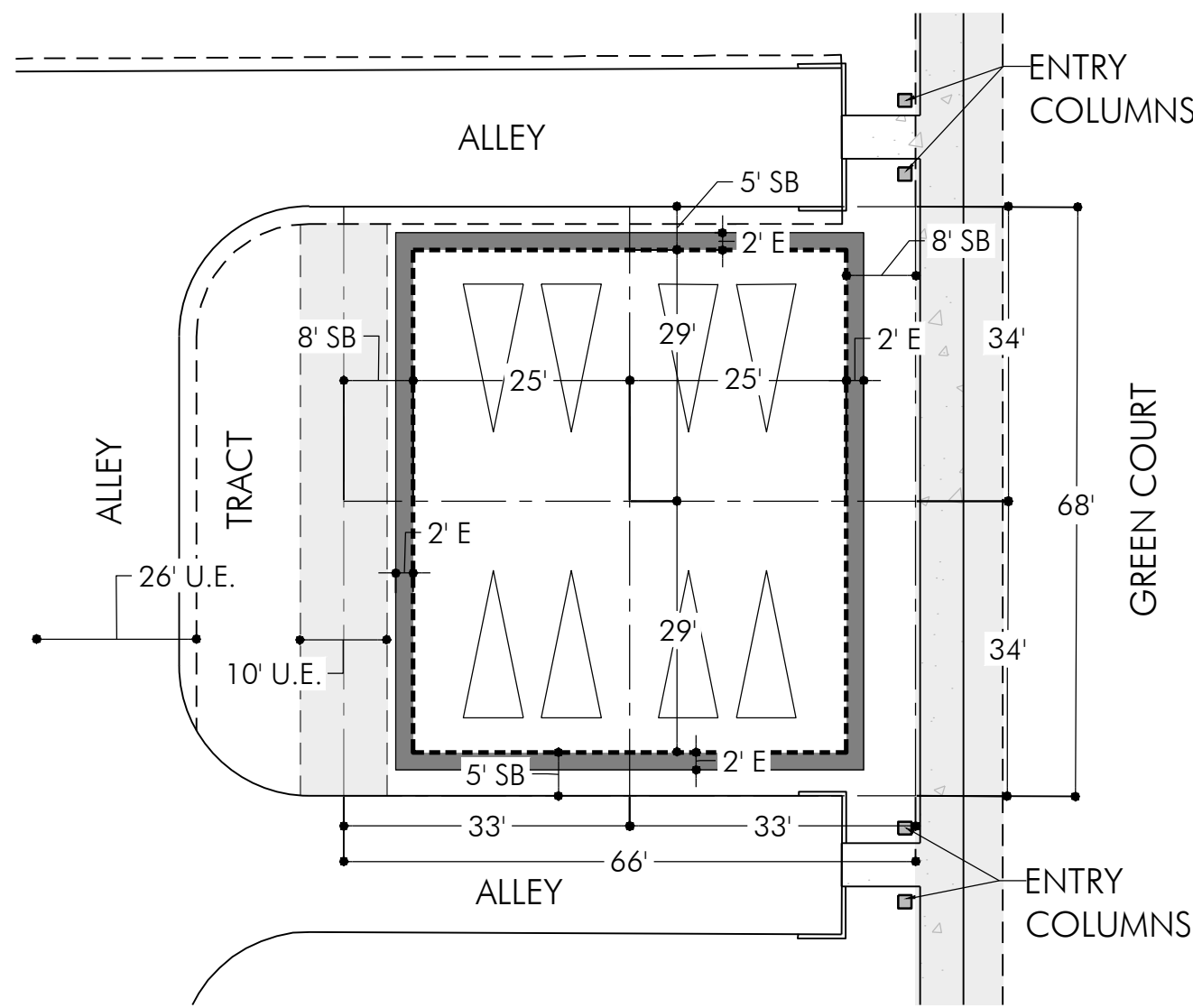
10A		SINGLE FAMILY ATTACHED - BACK-TO-BACK (68' X 73') - STREET ENTRY								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
STREET FRONTING	1,360	15'	NA	5'	10'	NA	NA	2'	NA	2' *
ALLEY/TRACT FRONTING	1,100	8'	NA	5'	NA	NA	NA	2'	NA	2' *



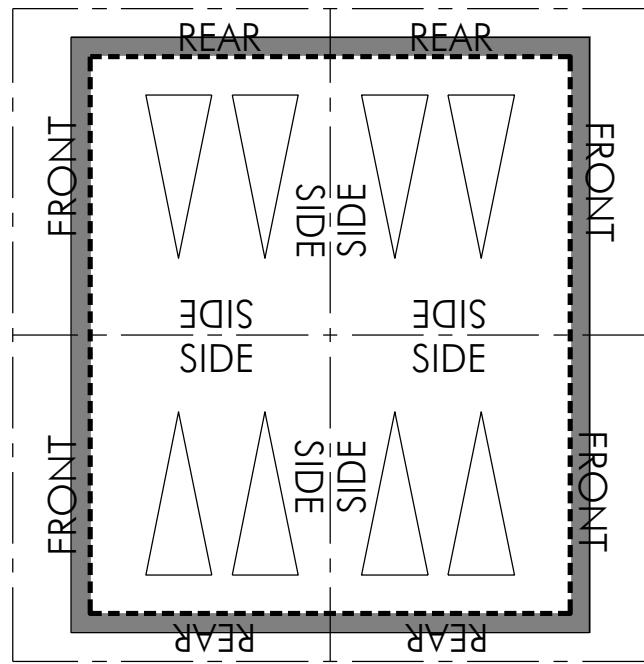
10C		SINGLE FAMILY ATTACHED - BACK-TO-BACK (69' X 94') - PRIVATE COURT ENTRY								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
GARAGE FACES STREET	1,550	8'	NA	18'	2' ACCESS / NA	NA	10'	2'	NA	2' *
GARAGE FACES ALLEY	1,372	8'	NA	18'	2' ACCESS / NA	NA	10'	2'	NA	2' *

#### NOTES

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- \*\*\*\* BACK-TO-BACK PRODUCT SHALL INCORPORATE ENTRY COLUMNS LOCATED AT PEDESTRIAN ACCESS POINTS BETWEEN LOTS AND ALLEYS. REFER TO FENCING DIAGRAM AND LANDSCAPE PLAN SHEETS 80 & 83 FOR SPECIFIC LOCATIONS AND TREATMENT.



10B		SINGLE FAMILY ATTACHED - BACK-TO-BACK (68' X 66') - GREEN COURT ENTRY								
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR	FRONT	SIDE	REAR**	FRONT	SIDE	REAR**
GREENCOURT FRONTING	1,120	8'	NA	5'	5'/NA	NA	NA	2'	NA	2' *
ALLEY/TRACT FRONTING	1,120	8'	NA	5'	5'	NA	NA	2'	NA	2' *



#### BACK-TO-BACK ORIENTATION

#### LEGEND



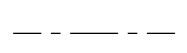
10' UTILITY EASEMENT (U.E.)



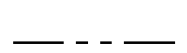
2' MAXIMUM ENCROACHMENT (E)



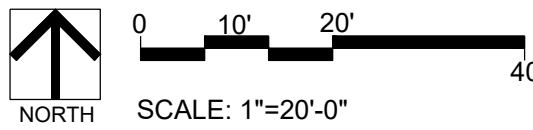
SETBACKS/BUILDABLE AREA



LOT LINES



ROW



NOT FOR CONSTRUCTION

**Westwood**

10333 E DRY CREEK RD  
SUITE 400  
ENGLEWOOD, CO 80112  
Westwoodjas.com  
Westwood Professional Services, Inc. TEL: 720.482.5924

**PCS GROUP, INC.**  
pcsgroupinc.com  
PO BOX 18287  
DENVER, CO 80218



**WINDLER PUBLIC IMPROVEMENT  
AUTHORITY (WPIA)**  
9155 E NICHOLS AVE, SUITE 360  
DENVER, CO 80231  
PHONE: (303) 795-9800

**WINDLER FILING 12  
SITE PLAN (VILLAGE NORTH)**  
LOT SETBACK TYPICAL

SCALE:  
AS SHOWN  
FILE NO:  
R0000000.00

DRAWN BY:  
CHECKED BY:  
DATE: 08-13-2024

SHEET NUMBER  
**11**

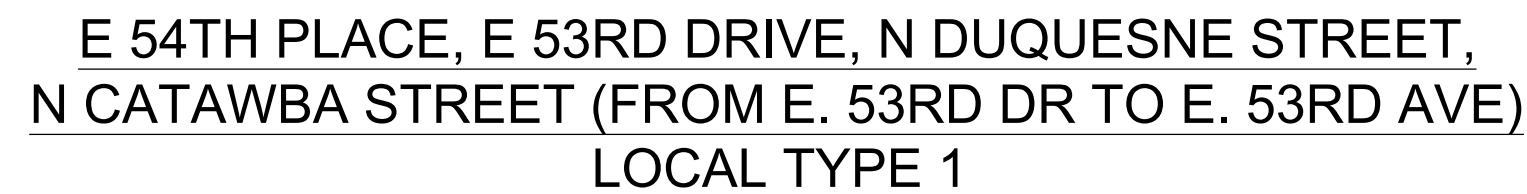




- PEDESTRIAN ACTIVITY LEVEL: LOW
- ADJACENT LAND USE CATEGORY: SINGLE FAMILY RESIDENTIAL
- PAVEMENT TYPE: R3



- PEDESTRIAN ACTIVITY LEVEL: LOW
- ADJACENT LAND USE CATEGORY: SINGLE FAMILY RESIDENTIAL
- PAVEMENT TYPE: R3



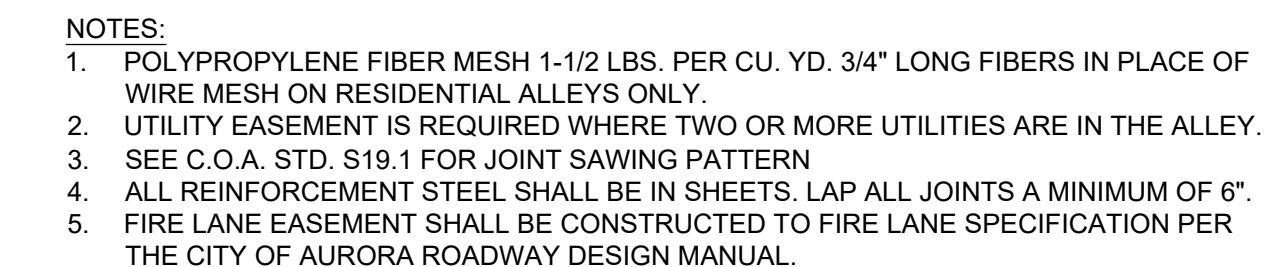
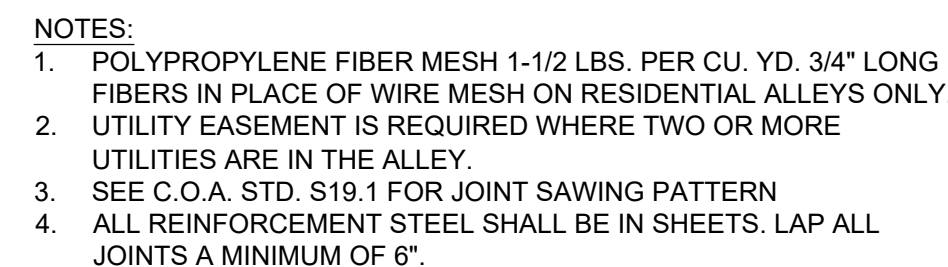
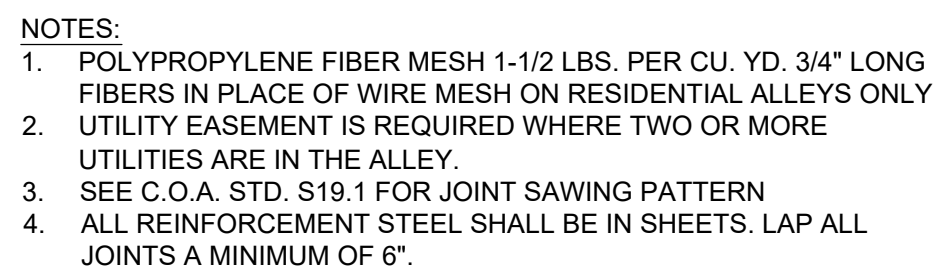
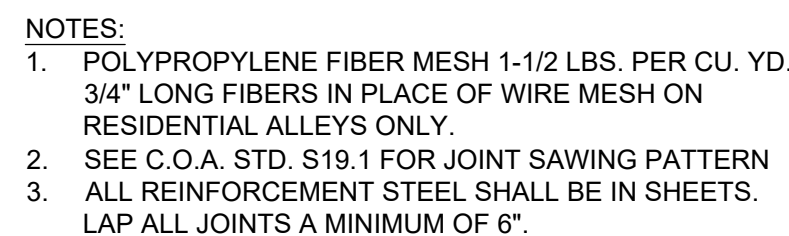
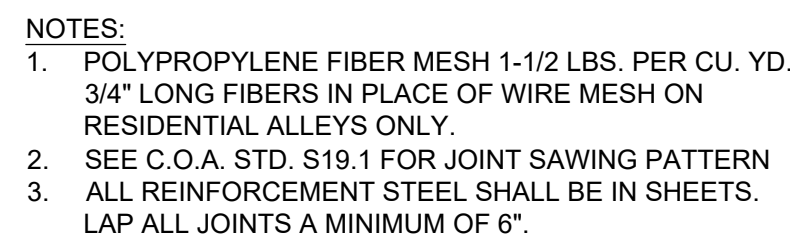
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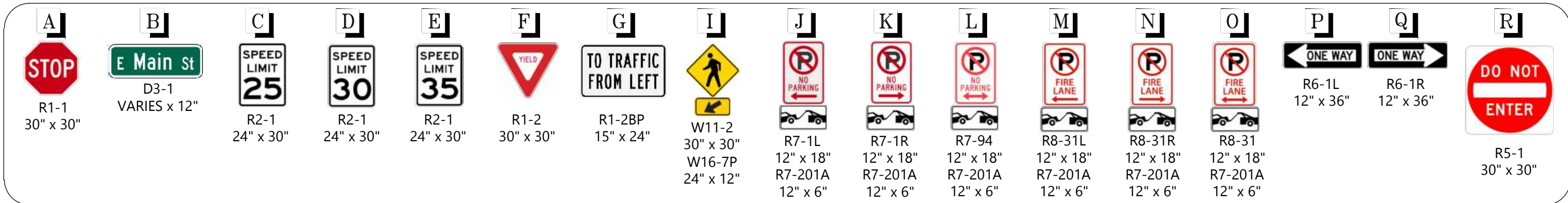




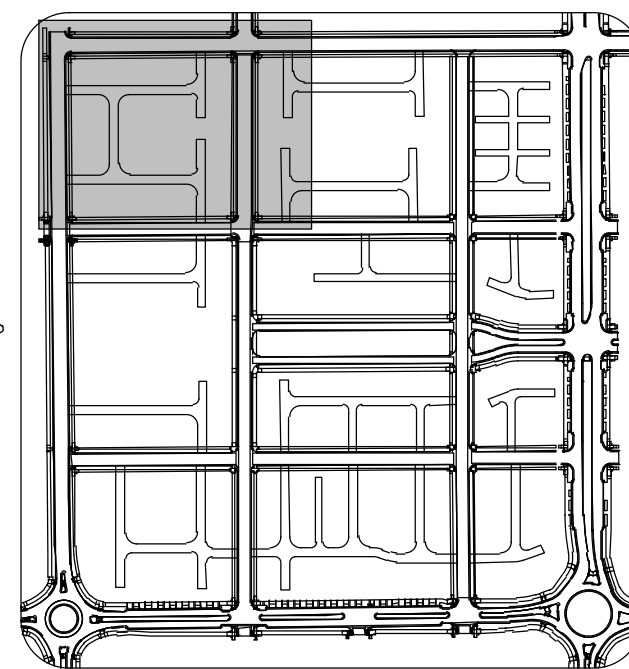




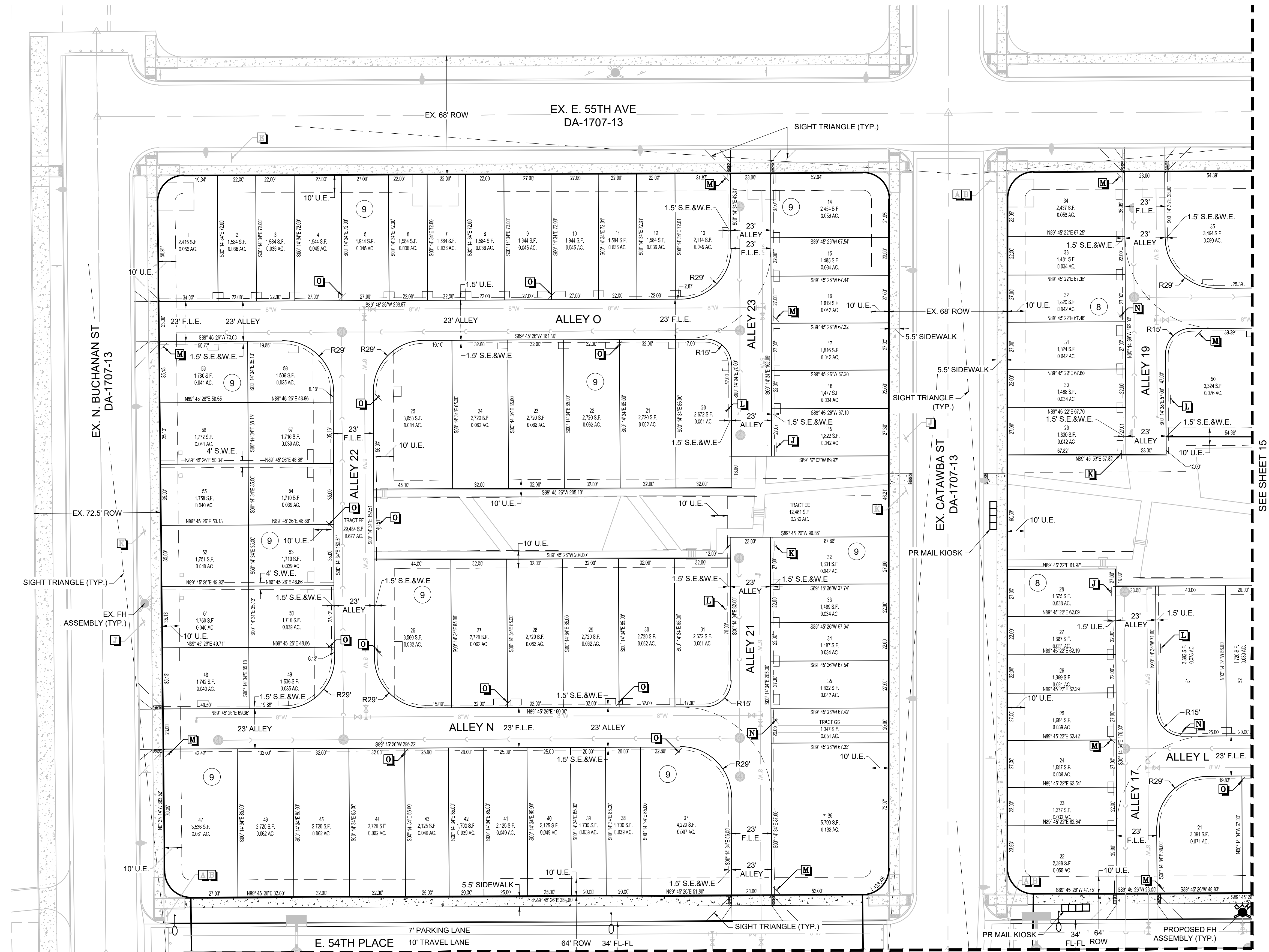
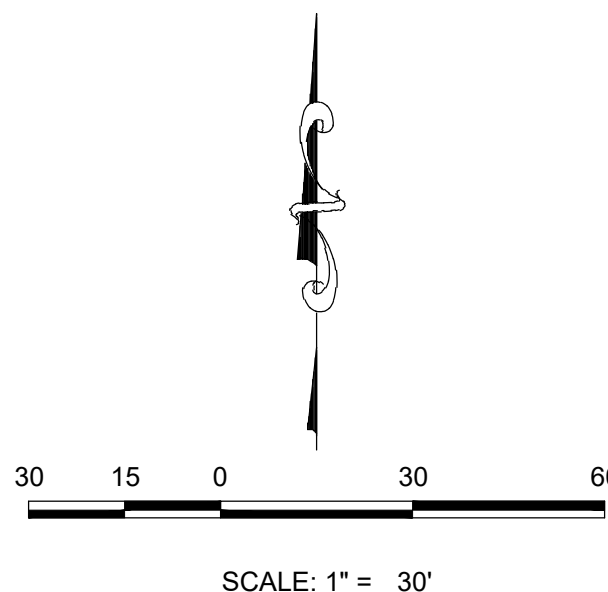
STREET SIGN LEGEND



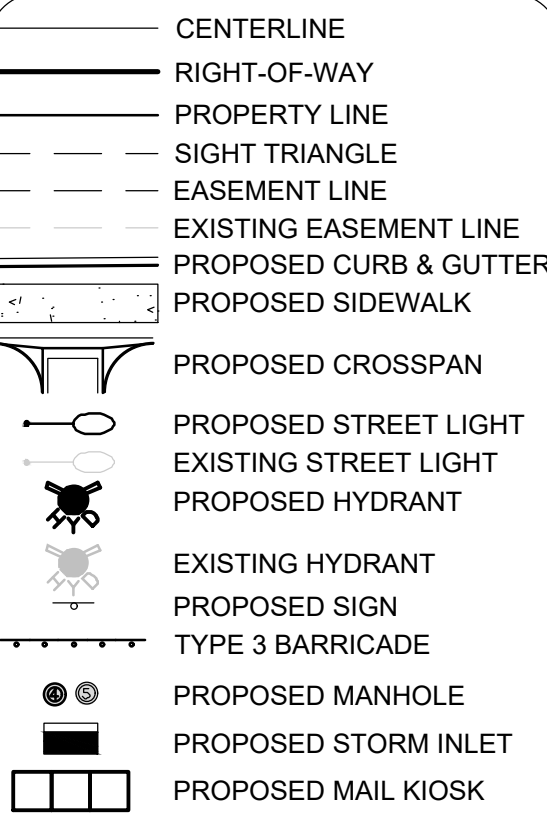
NOTES:  
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.  
2. \* INDICATES LOT IS FUTURE COMMERCIAL THAT MAY INCLUDE PARKING



KEYMAP  
1" = 500'



SITE PLAN LEGEND



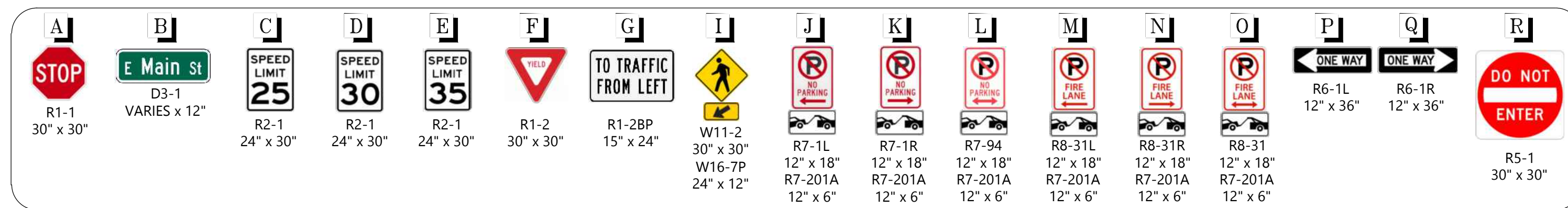
ABBREVIATIONS

AD	ANGLE DIFFERENCE
A.E.	ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EV	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
F.L.E.	FIRE LANE EASEMENT
HP	HIGH POINT
INV	INVERT
LC	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERT. INTERSECTION
PVT	POINT OF VERT. TANGENT
GL	GREASE LINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
DI	DUCTILE IRON
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
SW	SIDEWALK
STA	STATION
TBC	TOP BACK OF CURB
TC	TOP OF CURB
T.O.P.	TOP OF PIPE
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION
WLE	WATER LINE EASEMENT

Westwood		10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526	
Westwoodps.com		Westwood Professional Services, Inc.	
WINDLER PUBLIC IMPROVEMENT AUTHORITY		9155 E NICHOLS AVENUE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	
WINDLER - VILLAGE NORTH		PA3 SITE PLAN AREA SITE PLAN	
SHEET NUMBER	DRAWN BY: ACM	SCALE: AS SHOWN	FILE NO:
	CHECKED BY: DJD	DATE: May 2024	
14		Revisions	
		No.	Date
		Appr.	Date

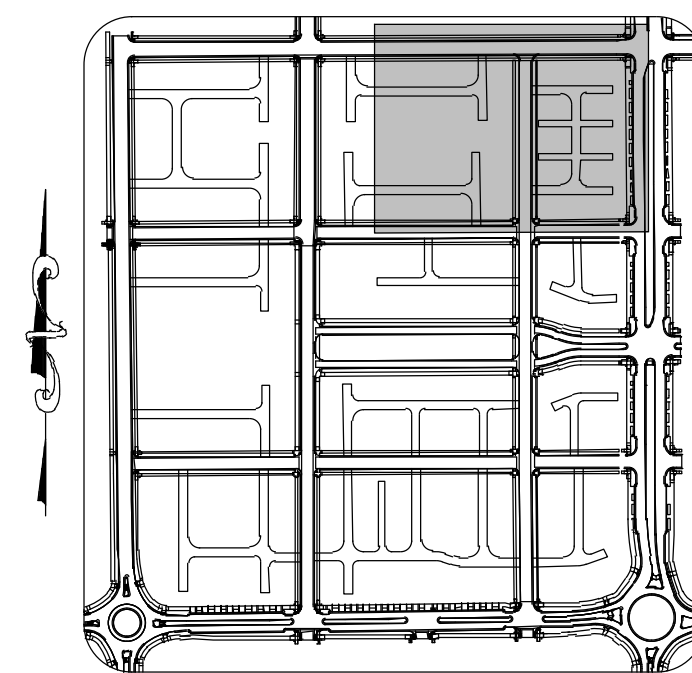


## STREET SIGN LEGEND

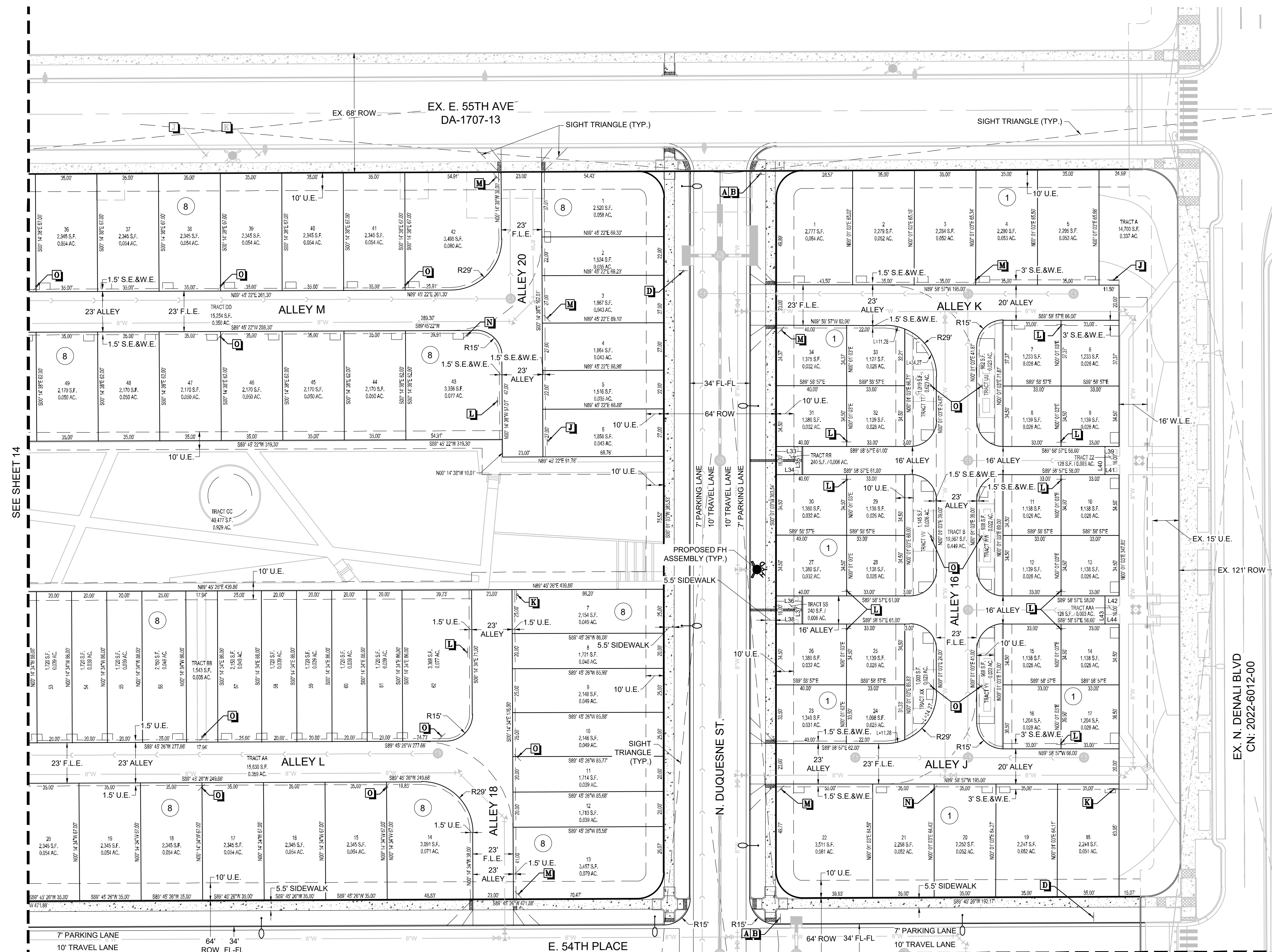
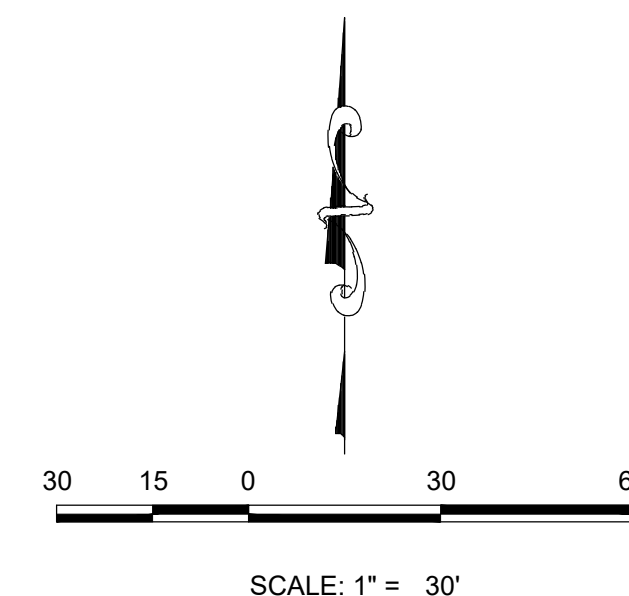


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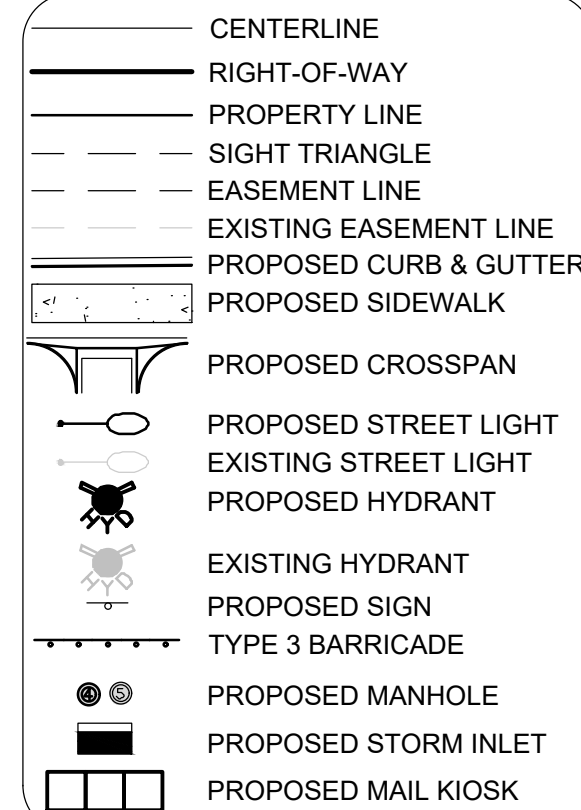
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS
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KEYMAP  
1" = 500'



## SITE PLAN LEGEND



## ABBREVIATIONS

AD	ANGLE DIFFERENCE
AE	ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
F.L.E.	FIRE LANE EASEMENT
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERT. INTERSECTION
PVT	POINT OF VERT. TANGENT
GL	GREASE LINE
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ROW	RIGHT OF WAY
DI	DUCTILE IRON
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
SW	SIDEWALK
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TBC	TOP BACK OF CURB
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U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION
WLE	WATER LINE EASEMENT

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ENGLEWOOD, CO 80112  
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Westwoodps.com  
Westwood Profess

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

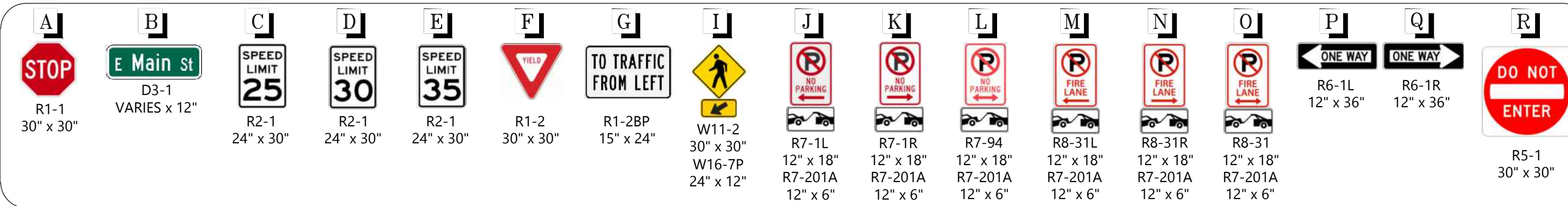
**WINDLER - VILLAGE NORTH**  
**PA-3 SITE PLAN**  
**AREA SITE PLAN**

DRAWN BY:	ACM	SCALE:	AS SH
	CHECKED BY:		
		FILE NO:	

15  
SHEET NUMBER

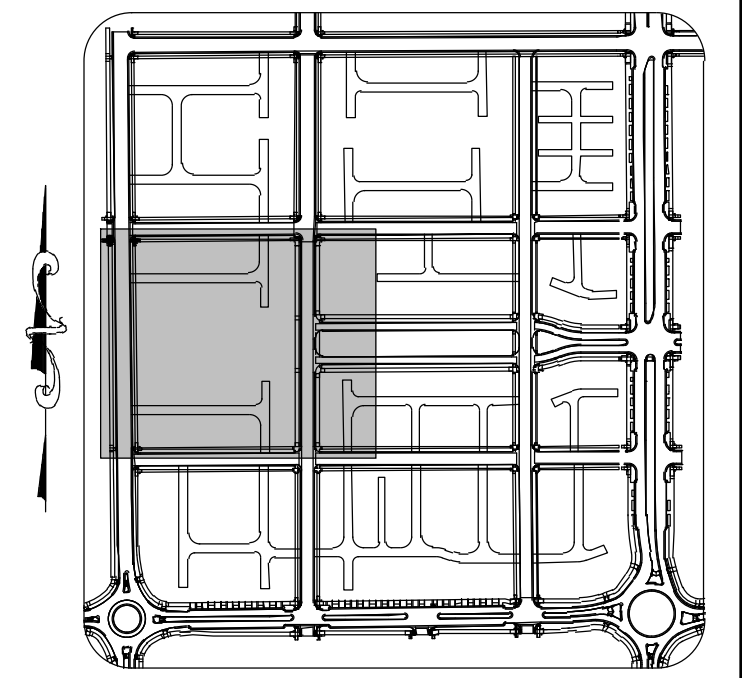


## STREET SIGN LEGEND



NOTES:

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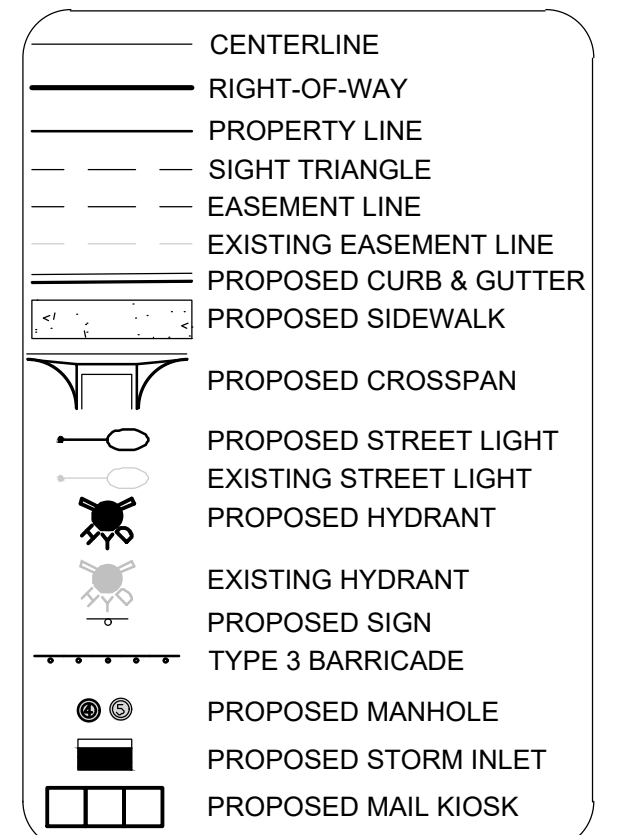


KEYMAP  
1" = 500'



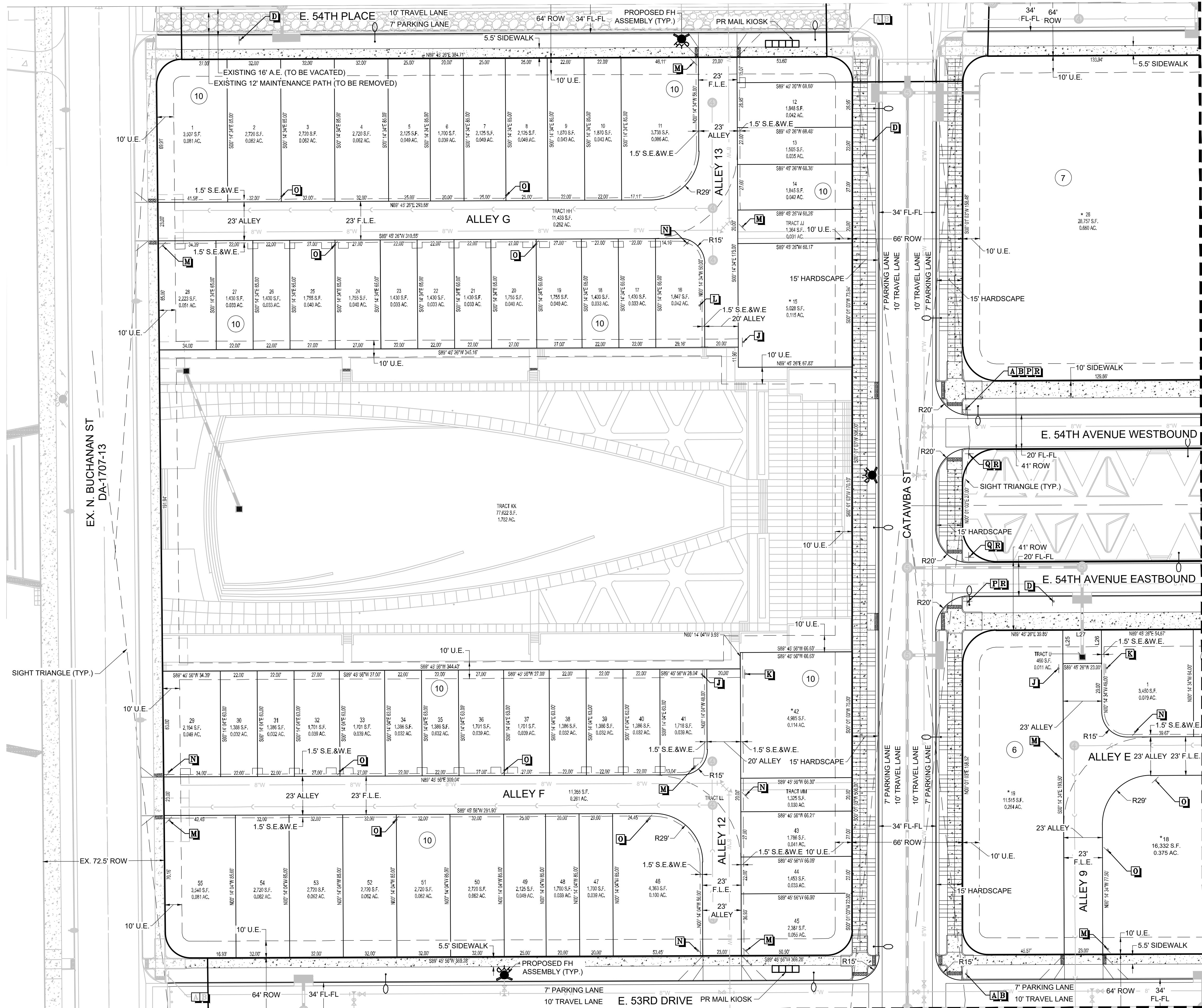
SCALE: 1" = 30'

### SITE PLAN LEGEND



## ABBREVIATIONS

AD	ANGLE DIFFERENCE
A.E.	ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE
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EL	ELEVATION
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EVC	END VERTICAL CURVE
EVF	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
F.L.E.	FIRE LANE EASEMENT
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
M.T.S.	MANHOLE
N.H.	NOT TO SCALE
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SEE SHEET 18

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Westwood

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 SUITE 400  
 ENGLEWOOD, CO 80112  
 TEL: 720.482.9526  
 Westwood Professional Services, Inc.

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

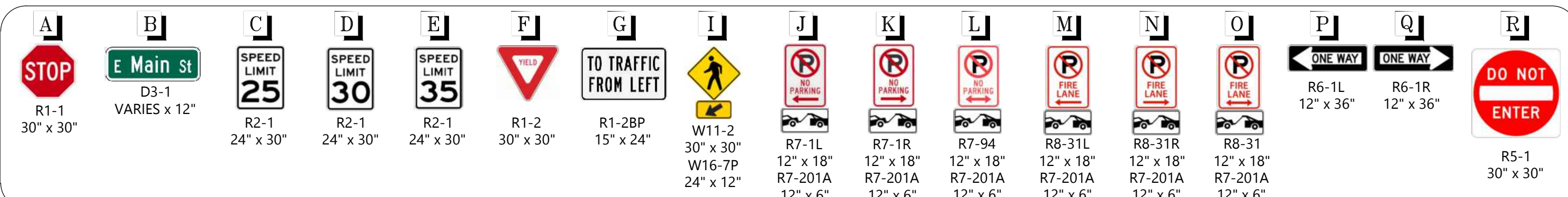
**WINDLER - VILLAGE NORTH  
PA-3 SITE PLAN  
AREA SITE PLAN**

DRAWN BY:	ACM	SCALE:	AS SHOWN
CHECKED BY:	DJO	FILE NO:	

16

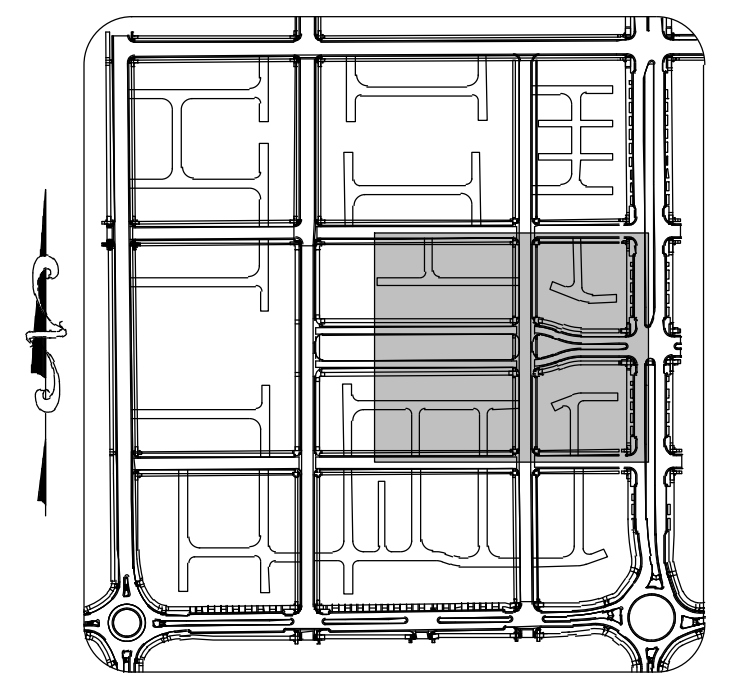


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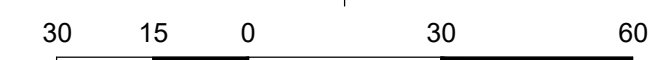


**NOTES:**

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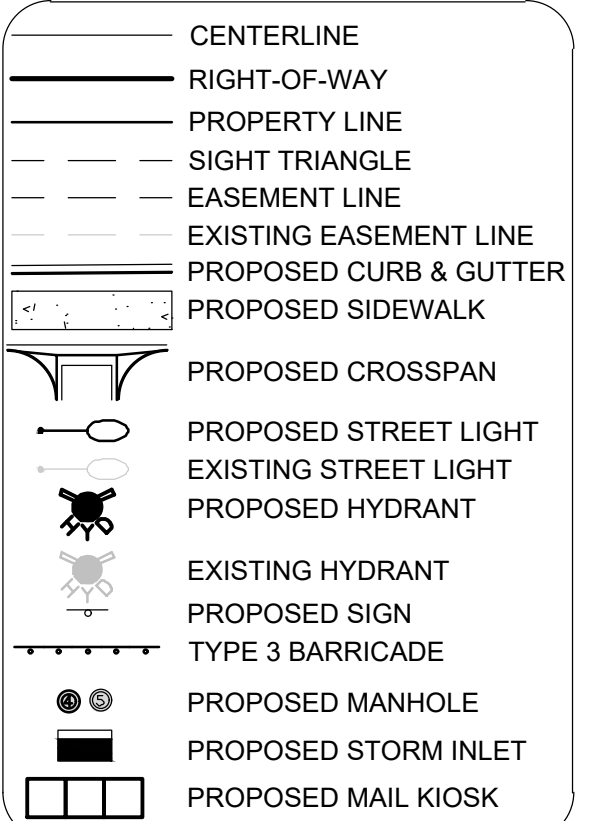


KEYMAP  
1" = 500'



SCALE: 1" = 30'

### SITE PLAN LEGEND



## ABBREVIATIONS

AD	ANGLE DIFFERENCE
A.E.	ACCESS EASEMENT
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WINDLER PUBLIC IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, CO 80112  
PHONE: (303) 795-9900

**WINDLER - VILLAGE NORTH**  
**PA-3 SITE PLAN**  
**AREA SITE PLAN**

DRAWN BY:	ACM	SCALE:	AS SHOWN
CHECKED BY:	DJO	FILE NO:	
DATE:	May 2024		

17

**Westwood**

Westwoods.com  
Westwood Professional Services, Inc.

10333 E DRY CREEK  
SUITE 100  
ENGLEWOOD, CO 80150  
TEL: 720.482.1000

				No.
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Revisions

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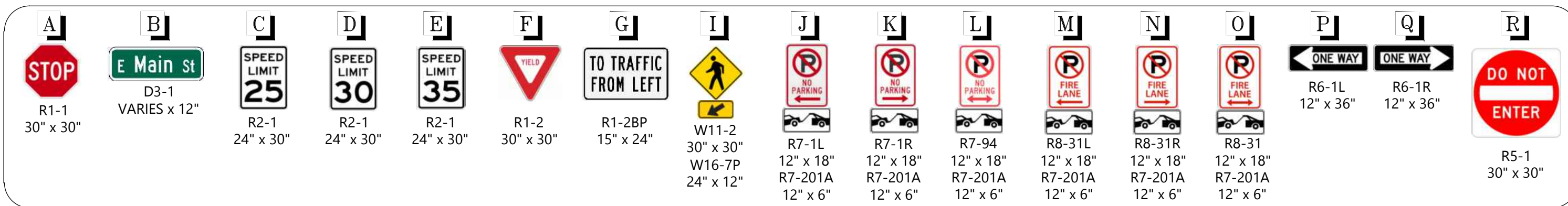
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					Date

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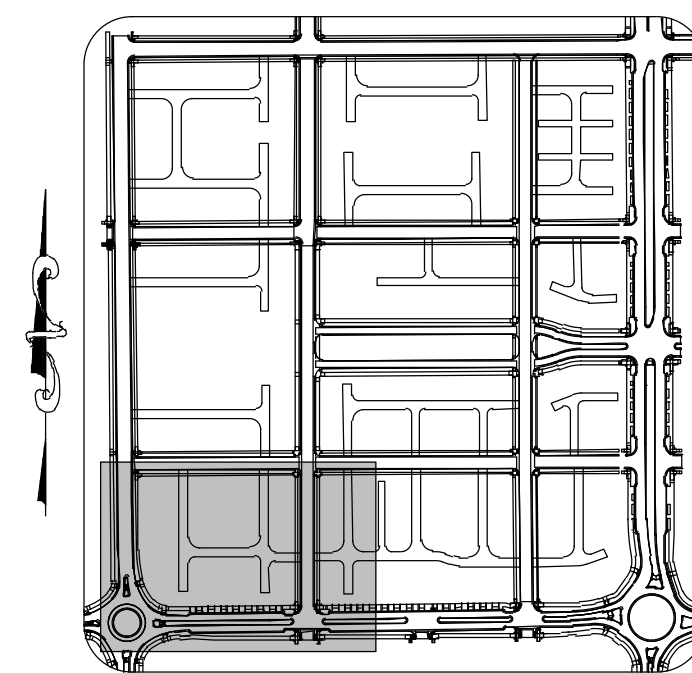


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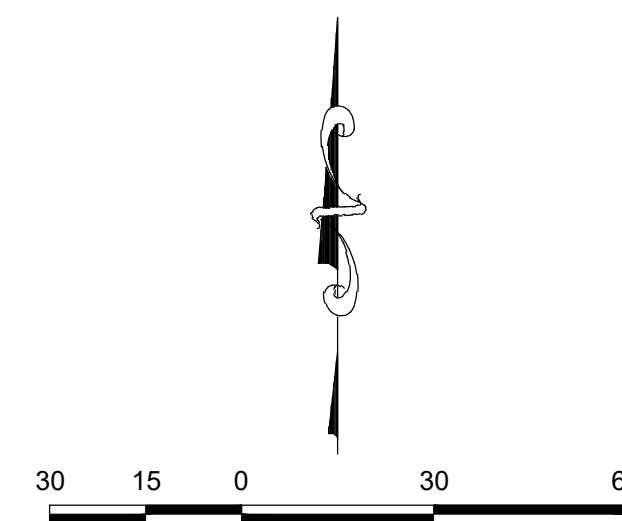


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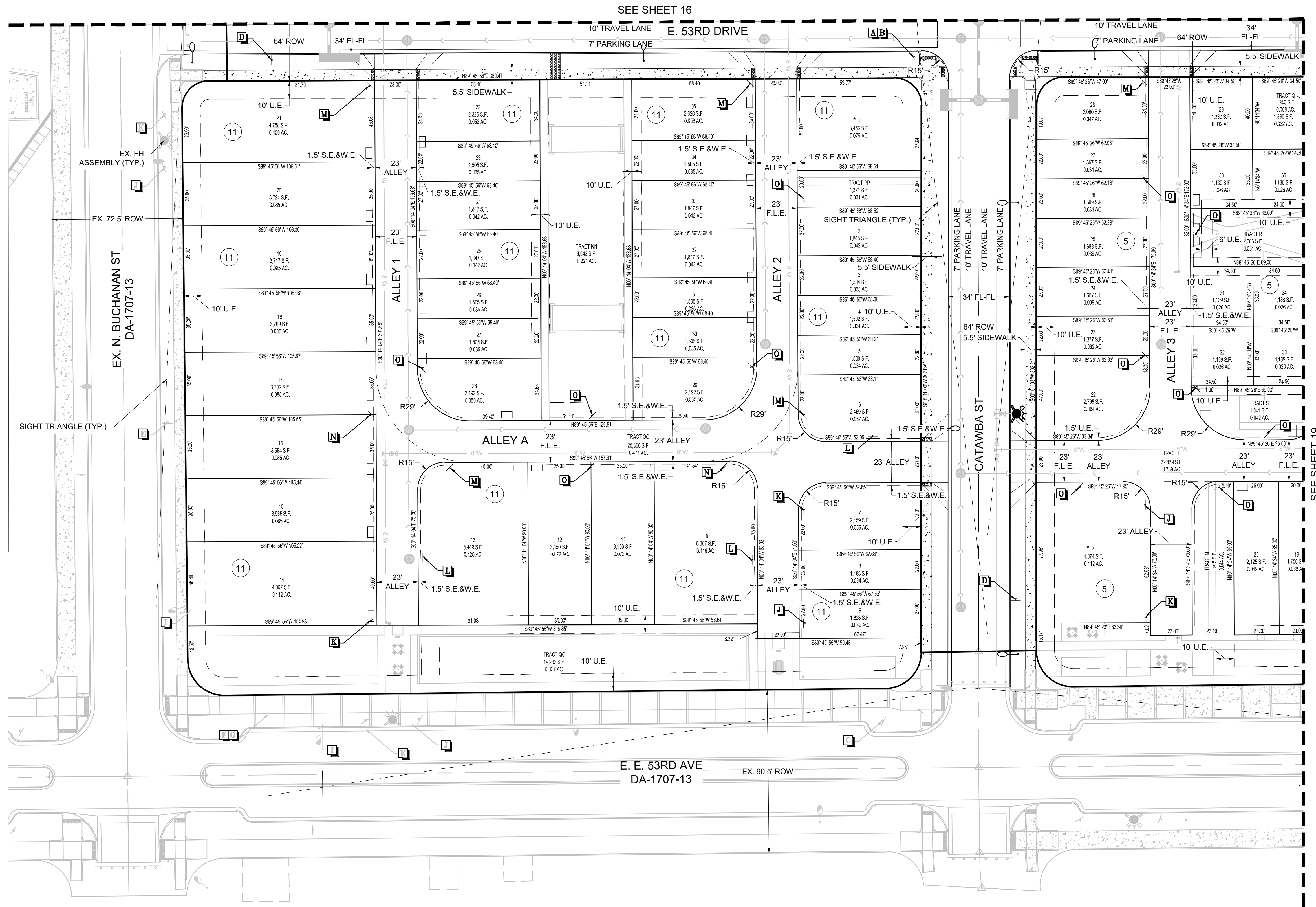
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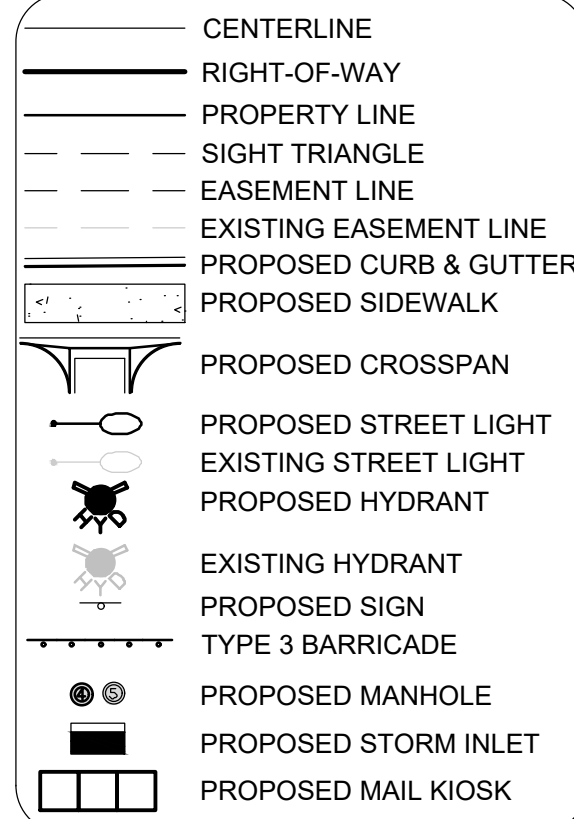
KEYMAP  
1" = 500'



SCALE: 1" = 30'



## SITE PLAN LEGEND



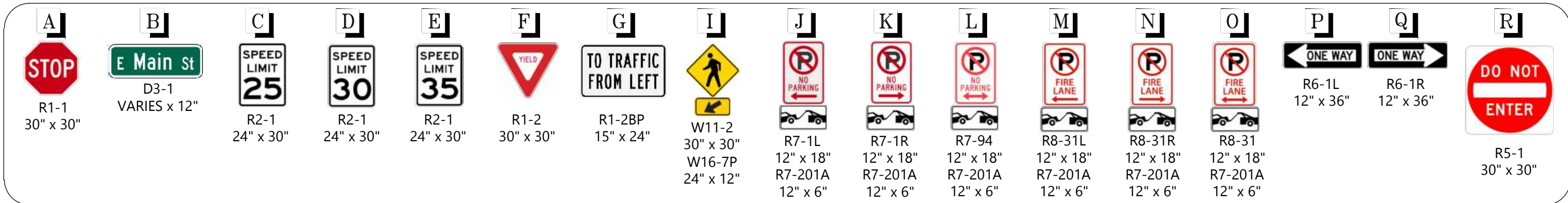
## ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE
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WSE	WATER SURFACE ELEVATION
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SHEET NUMBER  18	DRAWN BY:	SCALE:	WINDLER - VILLAGE NORTH PA-3 SITE PLAN AREA SITE PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 380 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	<b>Westwood</b>  10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD , CO 80112 TEL: 720.482.9526  <i>Westwoodsps.com</i> <i>Westwood Professional Services, Inc.</i>					
	CHECKED BY:	AS SHOWN								
		FILE NO:								
	DATE:									
						No.	Revisions	Date	Init.	Appr.

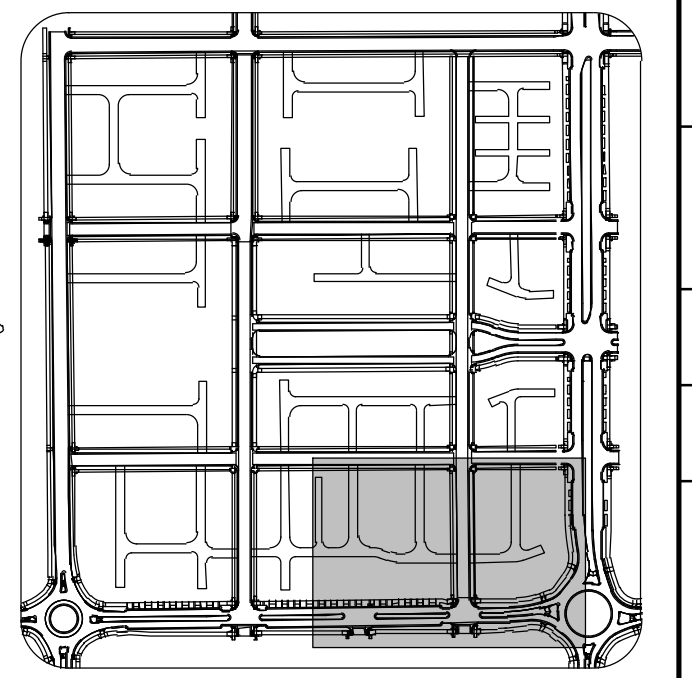


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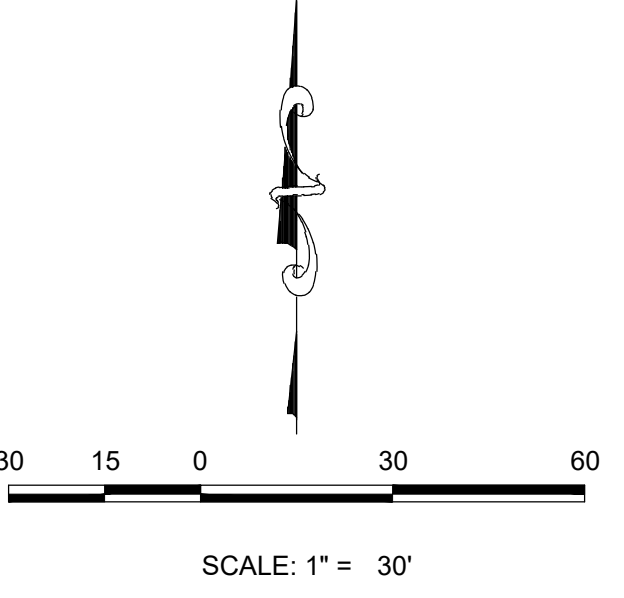
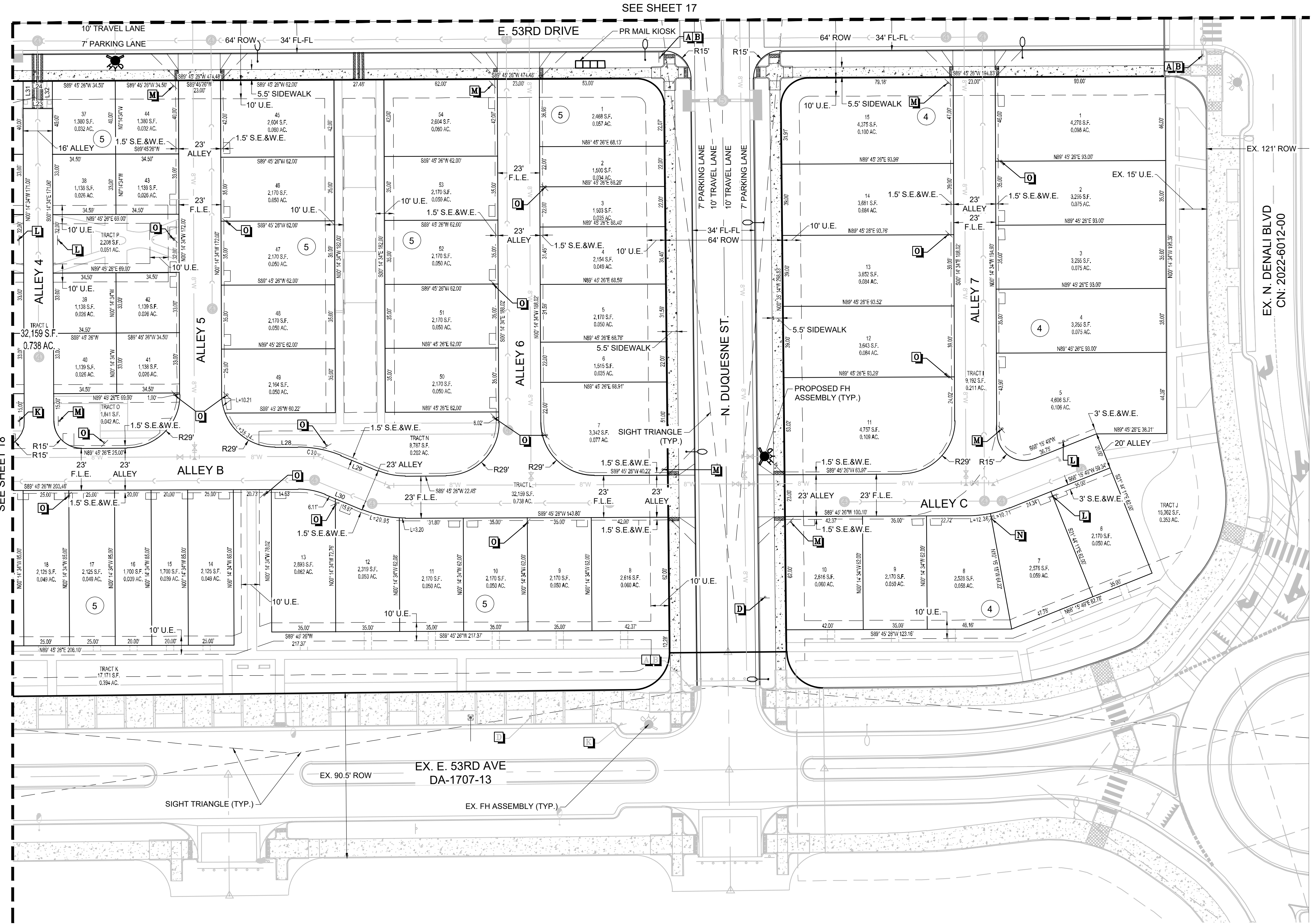


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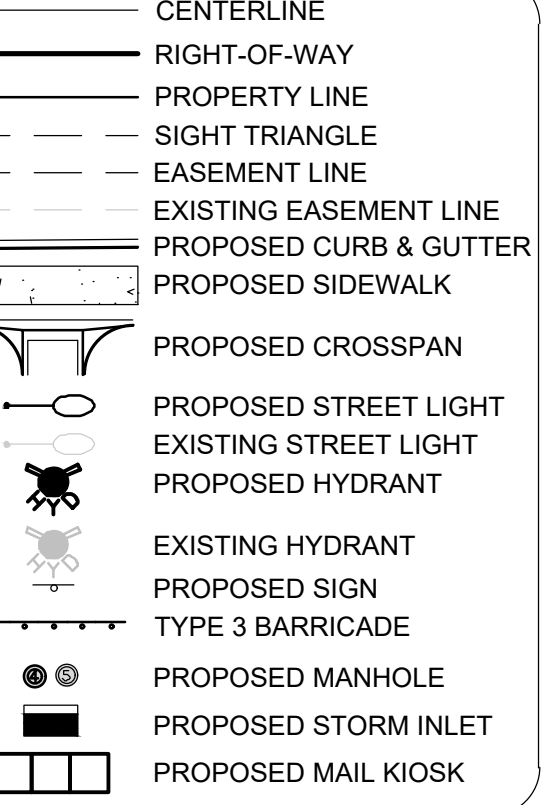
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KEYMAP  
1" = 500'



SITE PLAN LEGEND



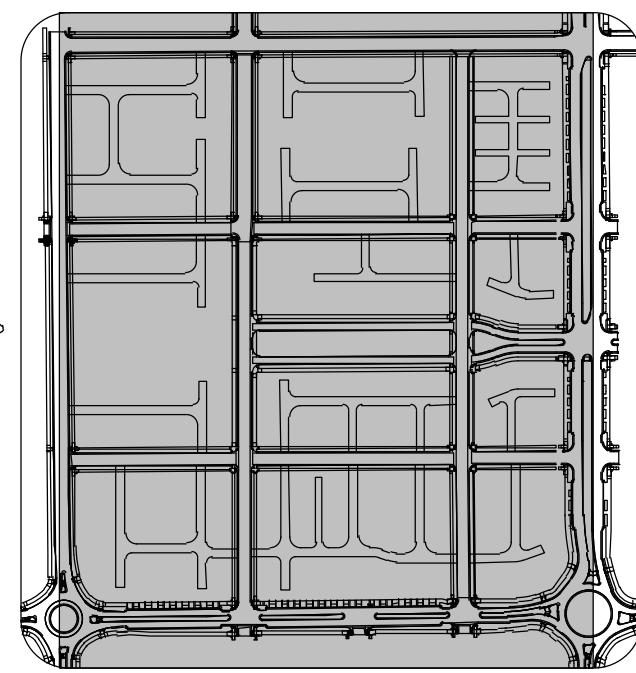
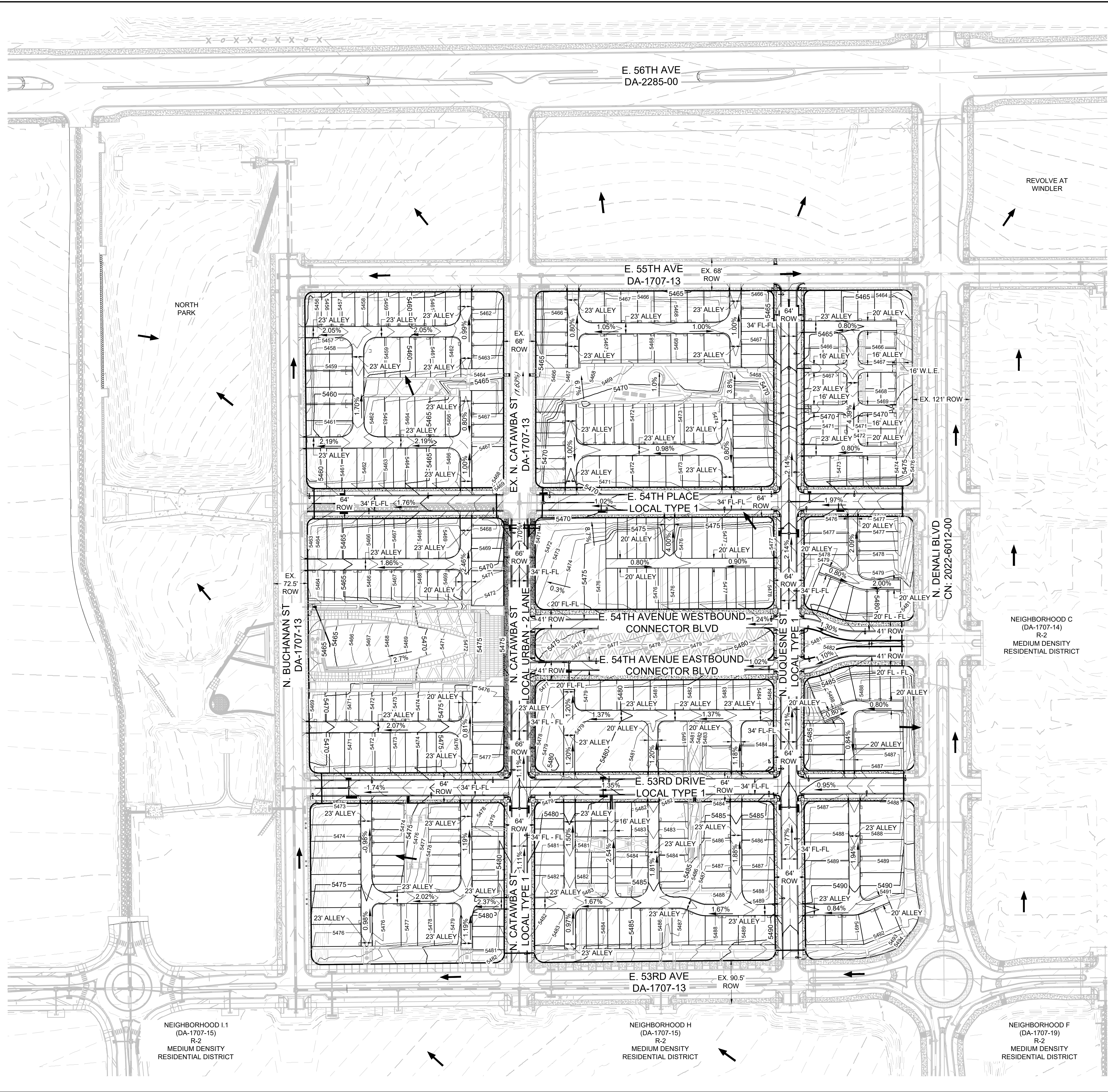
ABBREVIATIONS

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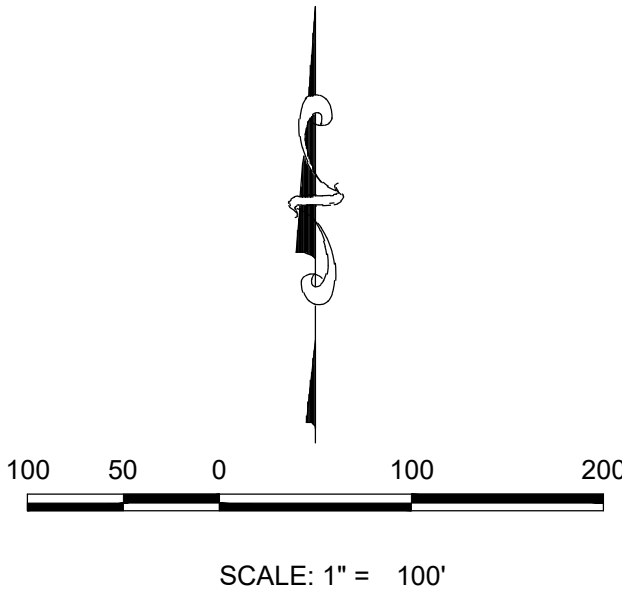
Westwood		10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526	
Westwoodsps.com		Westwood Professional Services, Inc.	
WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E NICHOLS AVENUE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900		WINDLER - VILLAGE NORTH PA-3 SITE PLAN AREA SITE PLAN	
SCALE: AS SHOWN		FILE NO:	
DRAWN BY: ACM	CHECKED BY: DJD	DATE: May 2024	
SHEET NUMBER		19	



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KEYMAP  
1" = 500'



#### GRADING LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING OVERLAND FLOW
- PROPOSED OVERLAND FLOW
- PROPOSED STORM DRAIN WITH MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM INLET

#### ABBREVIATIONS

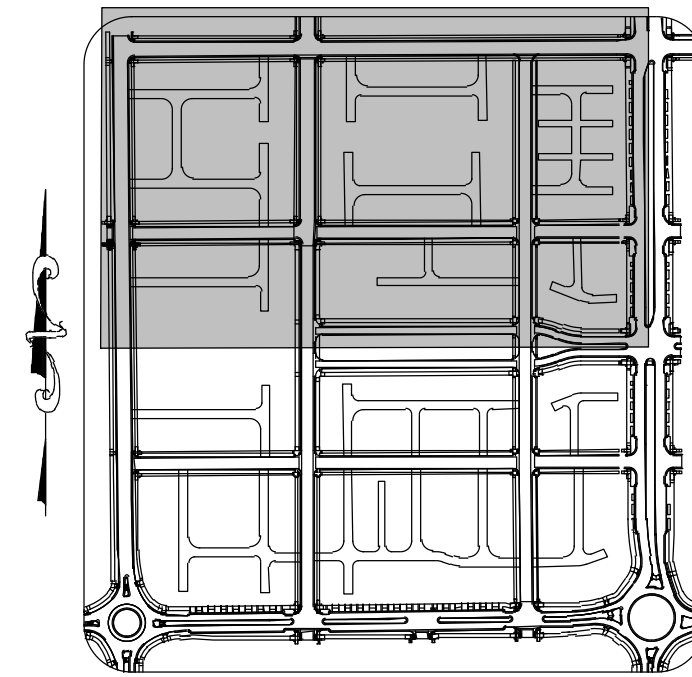
- AD ANGLE DIFFERENCE
- A.E. ACCESS EASEMENT
- BVC BEGIN VERTICAL CURVE
- BVP BEGIN VERTICAL PROFILE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- EVC END VERTICAL CURVE
- EVP END VERTICAL PROFILE
- FG FINISHED GROUND
- FL FLOW LINE
- F.L.E. FIRE LANE EASEMENT
- HP HIGH POINT
- INV INVERT
- K CURVATURE COEFFICIENT
- LF LINEAR FEET
- LM MANHOLE
- N.T.S. NOT TO SCALE
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERT. INTERSECTION
- PVT POINT OF VERT. TANGENT
- GL GREASE LINE
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- DI DUCTILE IRON
- SD STORM DRAIN
- SL SECTION LINE
- SS SANITARY SEWER
- SW SIDEWALK
- STA STATION
- TBC TOP BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PIPE
- U.E. UTILITY EASEMENT
- VC VERTICAL CURVE
- WL WATER LINE
- WSE WATER SURFACE ELEVATION
- WLE WATER LINE EASEMENT

- NOTES:
- ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  - ALL STORM DRAINS ARE PUBLIC UNLESS OTHERWISE NOTED. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FROM 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.
  - 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.
  - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  - ACCESS DRIVE SLOPES SHALL BE 4% MAXIMUM WHEN SLOPING DOWN TO A PUBLIC STREET AND 6% MAXIMUM WHEN SLOPING UP TO A PUBLIC STREET.

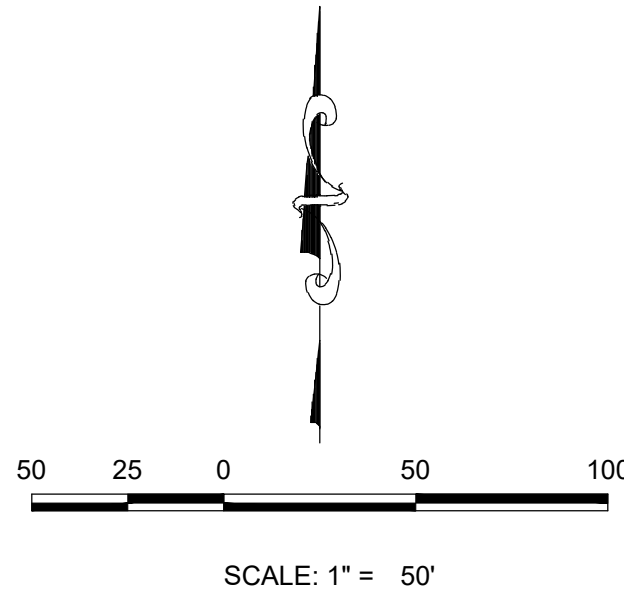
SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: DJO	DATE: May 2024	SCALE: AS SHOWN FILE NO:	WINDLER - VILLAGE NORTH PA-3 SITE PLAN OVERALL GRADING PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 380 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	Westwood				
							10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526				
							Westwoodps.com				
							Westwood Professional Services, Inc.				
							No.	Revisions	Date	Init.	Appr.



- NOTES:
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  2. ALL STORM DRAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
  3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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  6. 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.
  7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  8. ACCESS DRIVE SLOPES SHALL BE 4% MAXIMUM WHEN SLOPING DOWN TO A PUBLIC STREET AND 6% MAXIMUM WHEN SLOPING UP TO A PUBLIC STREET.
  9. CROSSPANS WILL BE REVIEWED IN CIVIL PLANS.



KEYMAP  
1" = 500'



#### GRADING LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING OVERLAND FLOW
- PROPOSED OVERLAND FLOW
- PROPOSED STORM DRAIN WITH MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM INLET

#### ABBREVIATIONS

- AD ANGLE DIFFERENCE
- A.E. ACCESS EASEMENT
- BVC BEGIN VERTICAL CURVE
- BVP BEGIN VERTICAL PROFILE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- EVC END VERTICAL CURVE
- EVP END VERTICAL PROFILE
- FG FINISHED GROUND
- FL FLOW LINE
- F.L.E. FIRE LANE EASEMENT
- HP HIGH POINT
- INV INVERT
- K CURVATURE COEFFICIENT
- LF LINEAR FEET
- LH LINE HOLE
- N.T.S. NOT TO SCALE
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERT. INTERSECTION
- PVT POINT OF VERT. TANGENT
- GL GREASE LINE
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- DI DUCTILE IRON
- SD STORM DRAIN
- SL SECTION LINE
- SS SANITARY SEWER
- SW SIDEWALK
- STA STATION
- TBC TOP BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PIPE
- U.E. UTILITY EASEMENT
- VC VERTICAL CURVE
- WL WATER LINE
- WSE WATER SURFACE ELEVATION
- WLE WATER LINE EASEMENT

SEE SHEET 22

**Westwood**

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526

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

WINDLER - VILLAGE NORTH  
PA-3 SITE PLAN  
AREA GRADING PLAN

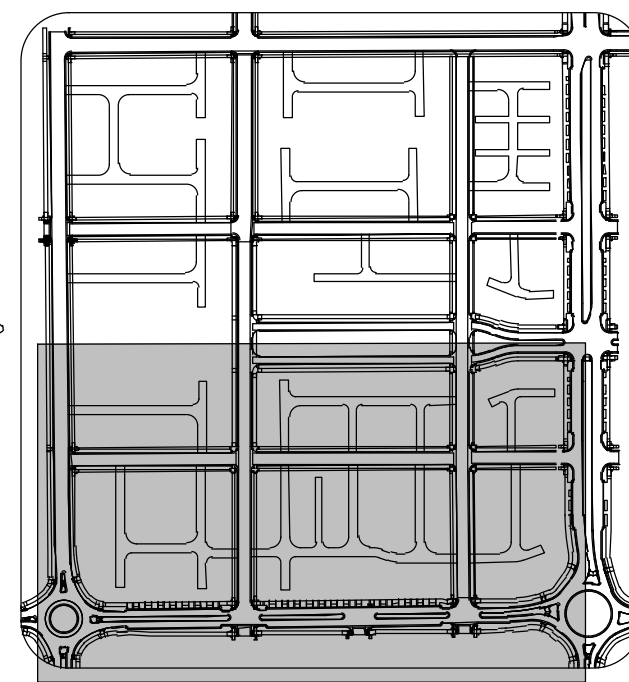
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FILE NO.:  
DATE: May 2024

SHEET NUMBER  
**21**

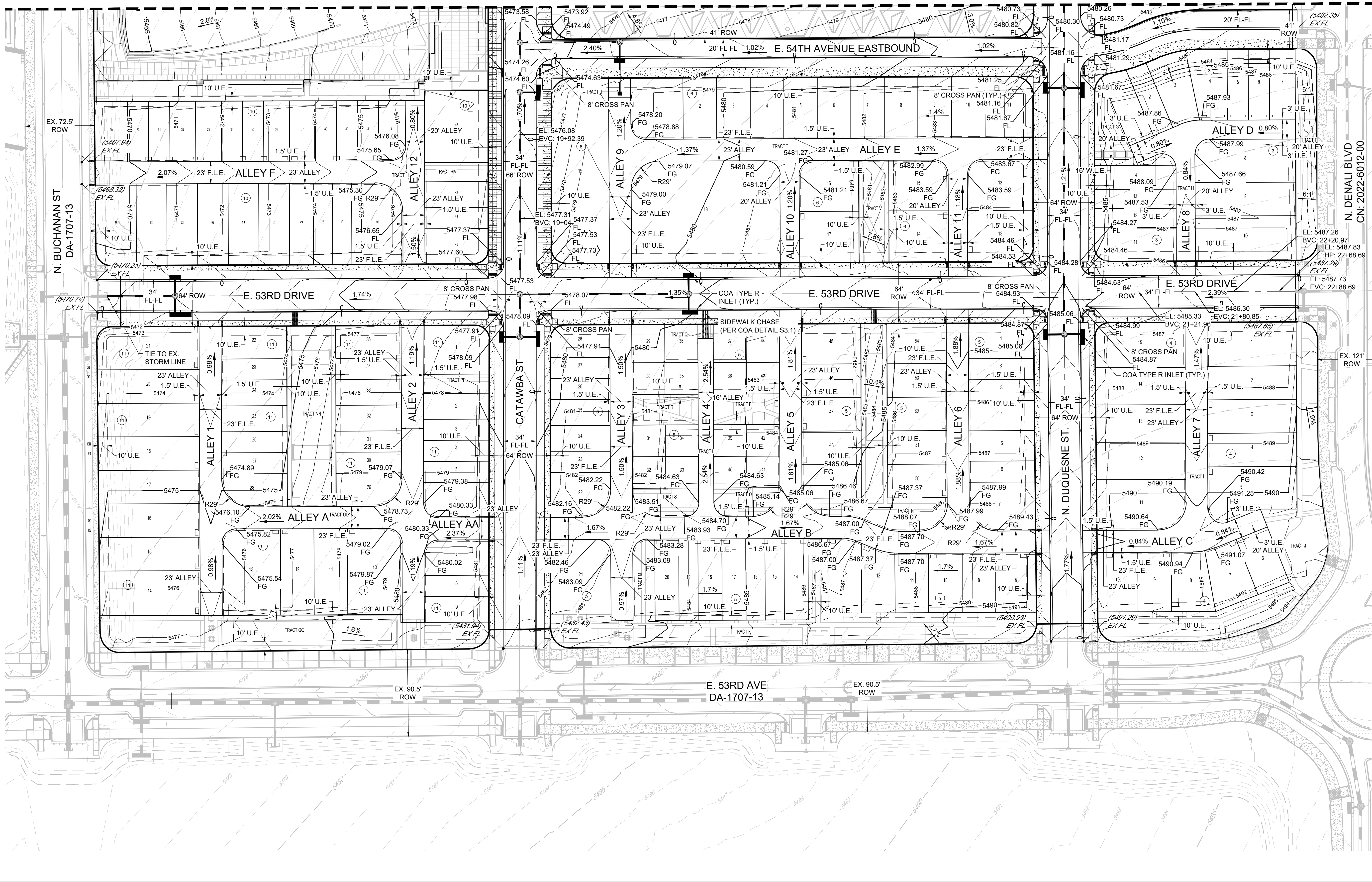


- NOTES:
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
  2. ALL STORM DRAINS ARE PUBLIC UNLESS OTHERWISE NOTED.
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  9. CROSSPANS WILL BE REVIEWED IN CIVIL PLANS.

SEE SHEET 21



KEYMAP  
1" = 500'



#### GRADING LEGEND

- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING OVERLAND FLOW
- PROPOSED OVERLAND FLOW
- PROPOSED STORM DRAIN WITH MANHOLE
- PROPOSED STORM INLET
- EXISTING STORM INLET

#### ABBREVIATIONS

- AD ANGLE DIFFERENCE
- A.E. ACCESS EASEMENT
- BVC BEGIN VERTICAL CURVE
- BVP BEGIN VERTICAL PROFILE
- EL ELEVATION
- EP EDGE OF PAVEMENT
- EVC END VERTICAL CURVE
- EVP END VERTICAL PROFILE
- FG FINISHED GROUND
- FL FLOW LINE
- F.L.E. FIRE LANE EASEMENT
- HP HIGH POINT
- INV INVERT
- K CURVATURE COEFFICIENT
- LF LINEAR FEET
- MH MANHOLE
- N.T.S. NOT TO SCALE
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERT. INTERSECTION
- PVT POINT OF VERT. TANGENT
- GL GREASE LINE
- RCP REINFORCED CONCRETE PIPE
- ROW RIGHT OF WAY
- DI DUCTILE IRON
- SD STORM DRAIN
- SL SECTION LINE
- SS SANITARY SEWER
- SW SIDEWALK
- STA STATION
- TBC TOP BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PIPE
- U.E. UTILITY EASEMENT
- VC VERTICAL CURVE
- WL WATER LINE
- WSE WATER SURFACE ELEVATION
- WLE WATER LINE EASEMENT

**Westwood**

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526

Westwoodps.com  
Westwood Professional Services, Inc.

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

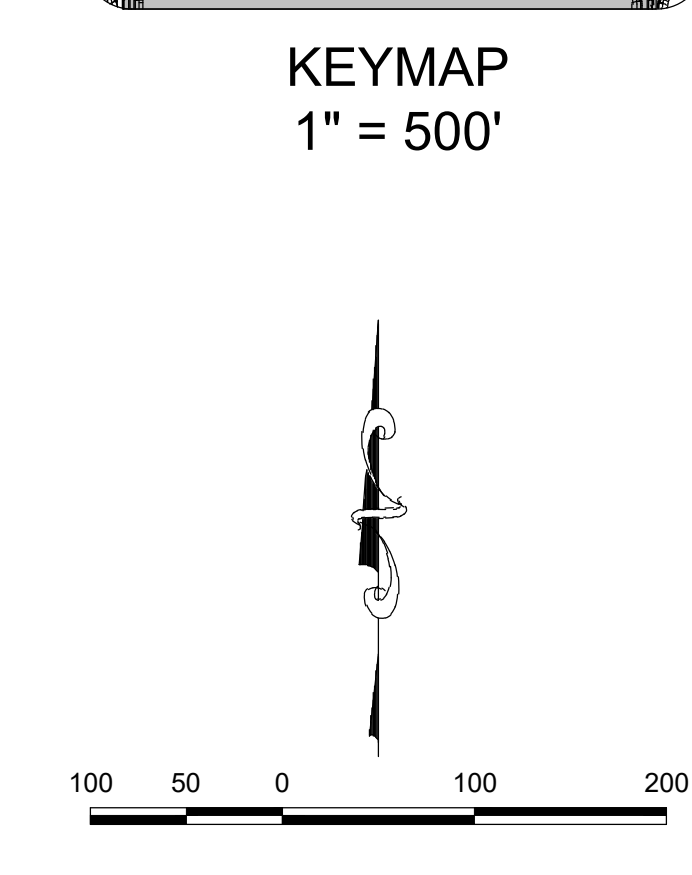
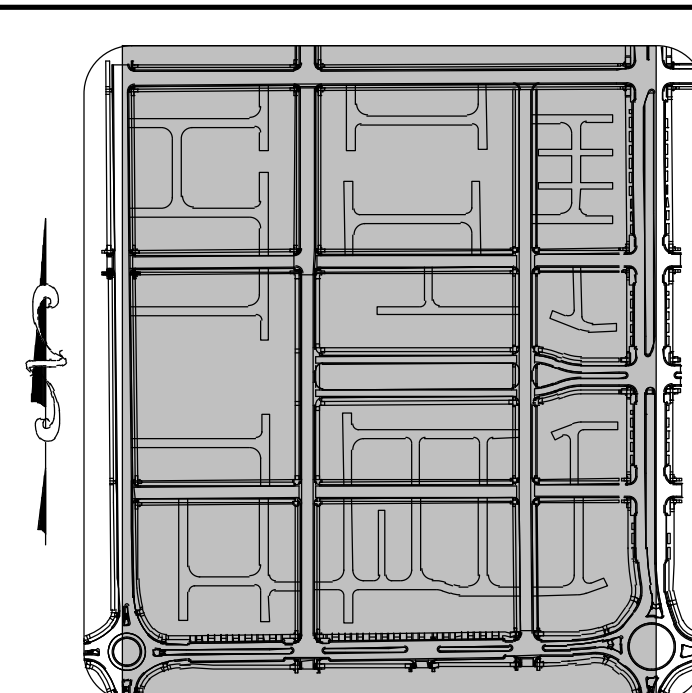
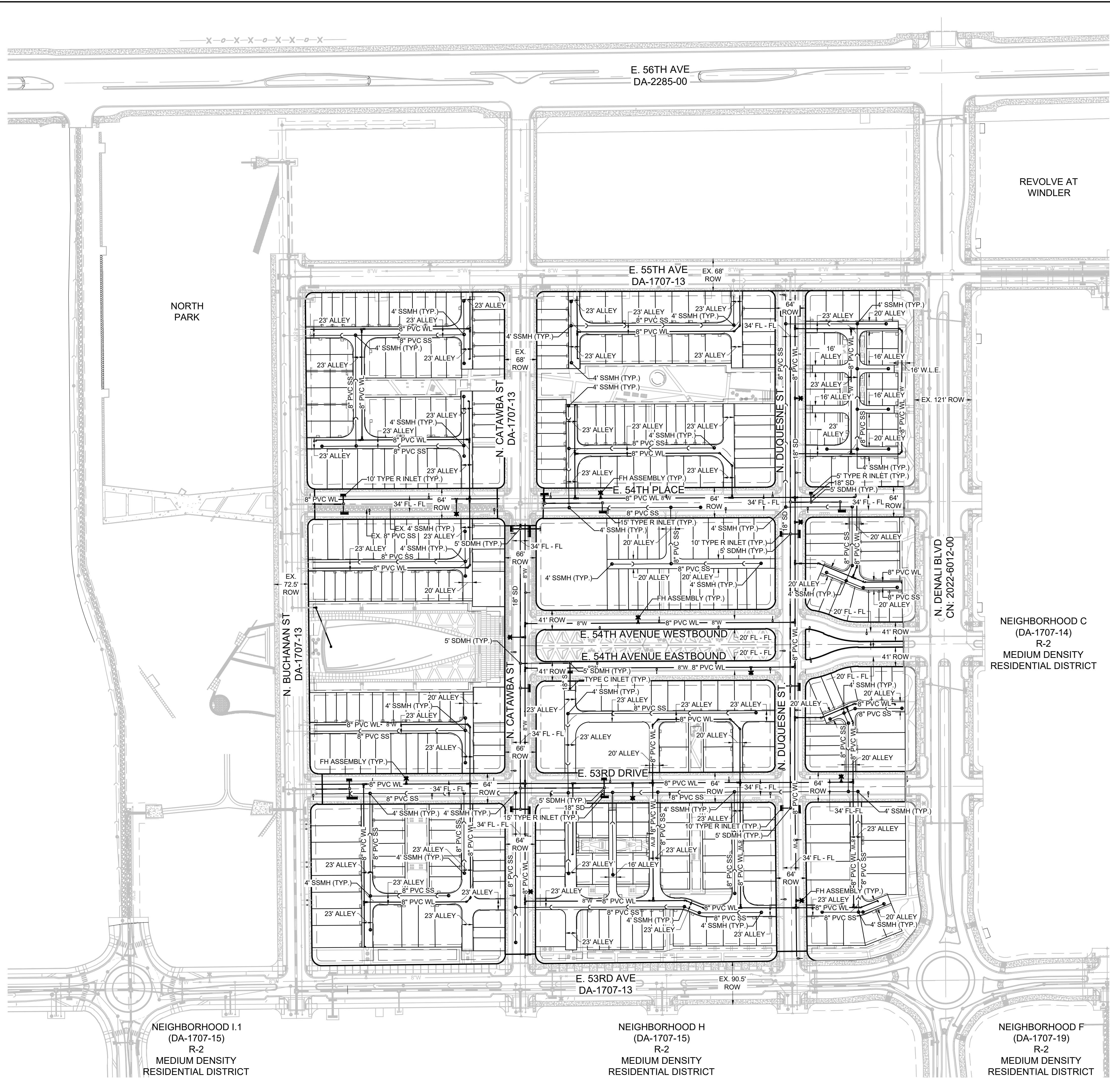
WINDLER - VILLAGE NORTH  
PA-3 SITE PLAN  
AREA GRADING PLAN

SCALE: AS SHOWN  
DRAWN BY: ACM  
CHECKED BY: DJD  
FILE NO.:  
DATE: May 2024

SHEET NUMBER  
22



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NOTES:  
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.

- ### UTILITY LEGEND
- PROPOSED WATERLINE
  - PROPOSED SANITARY SEWER WITH MANHOLE
  - PROPOSED STORM DRAIN WITH MANHOLE
  - CENTERLINE
  - RIGHT-OF-WAY
  - PROPERTY LINE
  - EASEMENT LINE
  - EXISTING EASEMENT LINE
  - PROPOSED BLOW OFF VALVE
  - STREET LIGHT
  - PROPOSED STORM INLET
  - EXISTING STORM INLET
  - PROPOSED BOX BASE MANHOLE
  - EXISTING CAP
  - PROPOSED WATER FITTING
  - PROPOSED GATE VALVE
  - PROPOSED FH ASSEMBLY
  - EXISTING FH ASSEMBLY
  - PROPOSED WATER SERVICE LINE AND METER
  - PROPOSED SANITARY SERVICE LINE

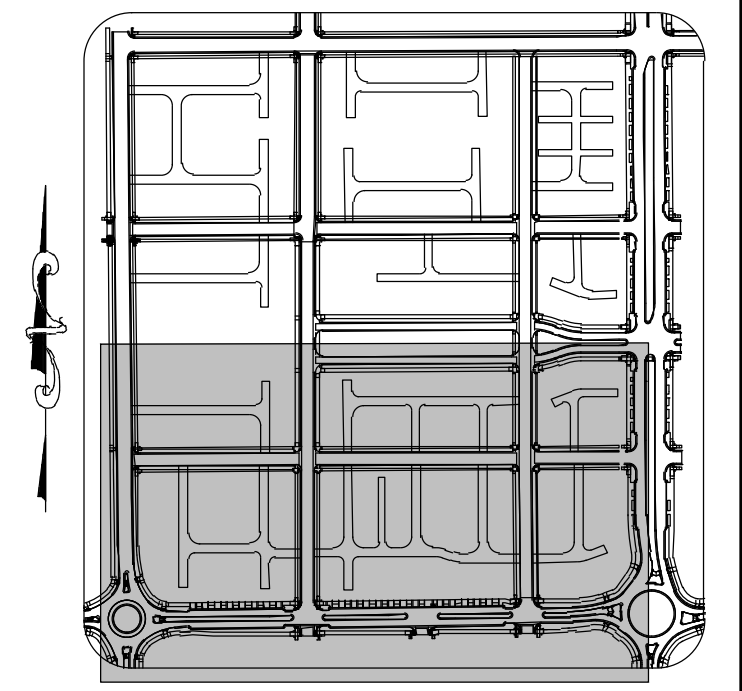
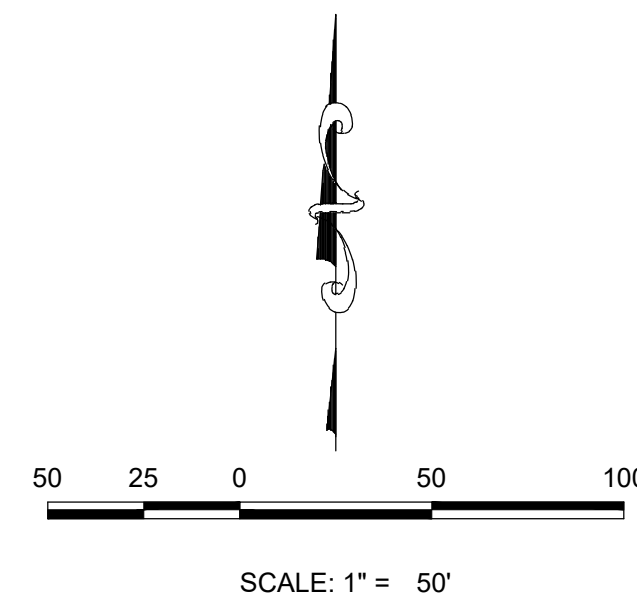
- ### ABBREVIATIONS
- AD ANGLE DIFFERENCE
  - A.E. ACCESS EASEMENT
  - BVC BEGIN VERTICAL CURVE
  - BVP BEGIN VERTICAL PROFILE
  - EL ELEVATION
  - EP EDGE OF PAVEMENT
  - EVC END VERTICAL CURVE
  - EVP END VERTICAL PROFILE
  - FG FINISHED GROUND
  - FL FLOW LINE
  - F.L.E. FIRE LANE EASEMENT
  - HP HIGH POINT
  - INV INVERT
  - K CURVATURE COEFFICIENT
  - LF LINEAR FEET
  - MH MANHOLE
  - N.T.S. NOT TO SCALE
  - PL PROPERTY LINE
  - PVC POLYVINYL CHLORIDE
  - PVI POINT OF VERT. INTERSECTION
  - PVT POINT OF VERT. TANGENT
  - GL GREASE LINE
  - RCP REINFORCED CONCRETE PIPE
  - ROW RIGHT OF WAY
  - DI DUCTILE IRON
  - SD STORM DRAIN
  - SL SECTION LINE
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  - WSE WATER SURFACE ELEVATION
  - WLE WATER LINE EASEMENT

SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: DJD	DATE: May 2024	SCALE: AS SHOWN	FILE NO.	WINDLER - VILLAGE NORTH PA-3 SITE PLAN OVERALL UTILITY PLAN	Westwood 10333 E DRY CREEK RD., SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions		No.	Date	Appr.	Date

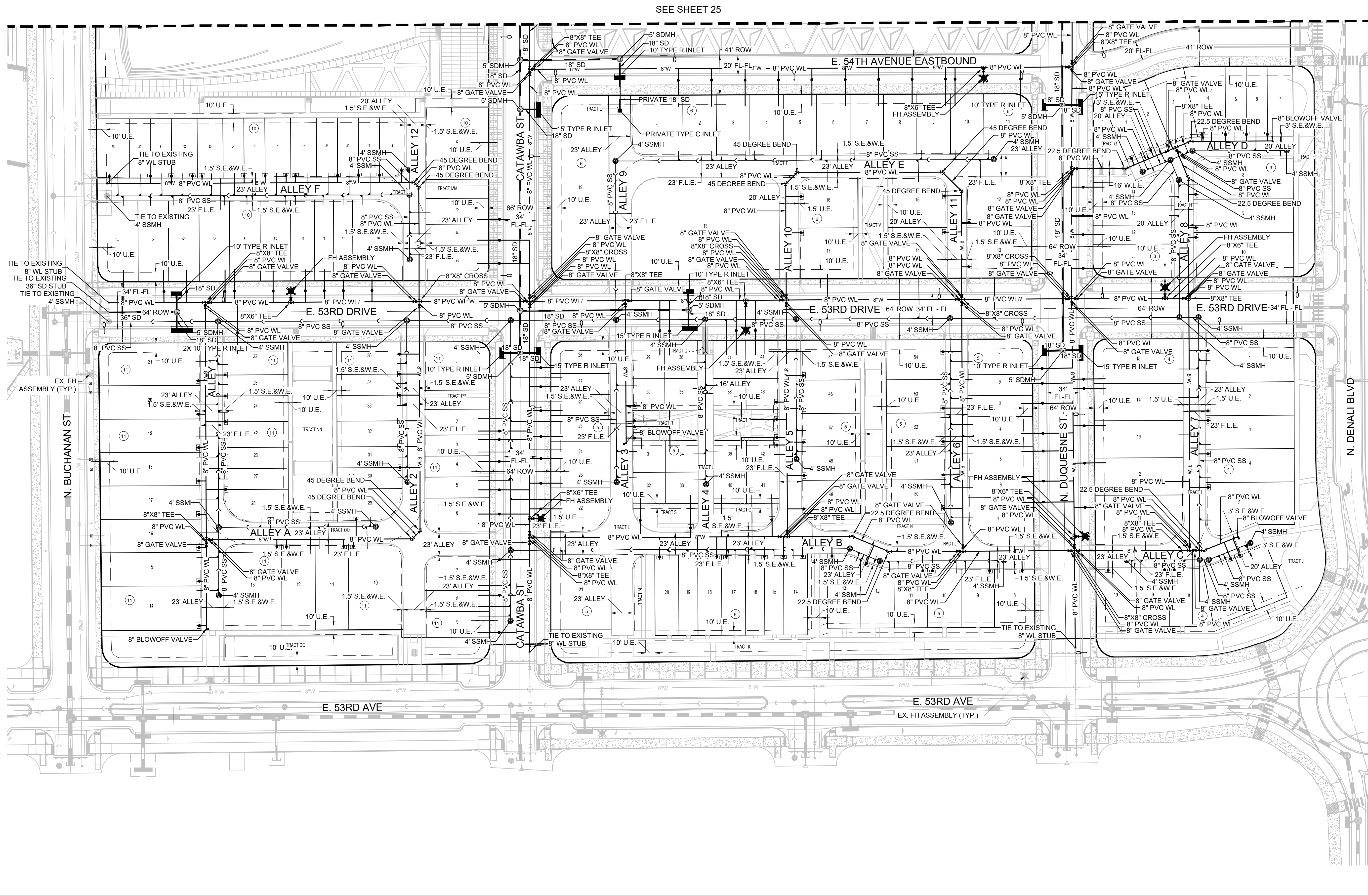




























KEYMAP  
1" = 500'



- NOTES:**
1. ALL STORM SEWER, WATER LINES, AND SANITARY SEWER ARE TO BE PUBLIC SEWER, MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
  2. WATER SERVICES ARE TO BE TAPPED AT MAIN WATER LINE AND STUBBED TO 3' BEHIND CURB WITH COPPER PIGTAIL TO SURFACE. MARK END WITH 4'X4" POST PAINTED BLUE. METER TO BE SET WITH ADJACENT SUBDIVISION DEVELOPMENT.

## UTILITY LEGEND

- |   |                                       |
|---|---------------------------------------|
|    | PROPOSED WATERLINE                    |
|  | PROPOSED SANITARY SEWER WITH MANHOLE  |
|  | PROPOSED STORM DRAIN WITH MANHOLE     |
|  | CENTERLINE                            |
|  | RIGHT-OF-WAY                          |
|  | PROPERTY LINE                         |
|  | EASEMENT LINE                         |
|  | EXISTING EASEMENT LINE                |
|  | PROPOSED BLOW OFF VALVE               |
|  | STREET LIGHT                          |
|  | PROPOSED STORM INLET                  |
|  | EXISTING STORM INLET                  |
|  | PROPOSED BOX BASE MANHOLE             |
|  | EXISTING CAP                          |
|  | PROPOSED WATER FITTING                |
|  | PROPOSED GATE VALVE                   |
|  | PROPOSED FH ASSEMBLY                  |
|  | EXISTING FH ASSEMBLY                  |
|  | PROPOSED WATER SERVICE LINE AND METER |
|  | PROPOSED SANITARY SERVICE LINE        |

## ABBREVIATIONS

- |        |                             |
|--------|-----------------------------|
| AD     | ANGLE DIFFERENCE            |
| A.E.   | ACCESS EASEMENT             |
| BVC    | BEGIN VERTICAL CURVE        |
| BVP    | BEGIN VERTICAL PROFILE      |
| EL     | ELEVATION                   |
| EP     | EDGE OF PAVEMENT            |
| EVC    | END VERTICAL CURVE          |
| EVP    | END VERTICAL PROFILE        |
| FG     | FINISHED GROUND             |
| FL     | FLOW LINE                   |
| F.L.E. | FIRE LANE EASEMENT          |
| HP     | HIGH POINT                  |
| INV    | INVERT                      |
| K      | CURVATURE COEFFICIENT       |
| LF     | LINEAR FEET                 |
| MH     | MANHOLE                     |
| N.T.S. | NOT TO SCALE                |
| PL     | PROPERTY LINE               |
| PVC    | POLYVINYL CHLORIDE          |
| PVI    | POINT OF VERT. INTERSECTION |
| PVT    | POINT OF VERT. TANGENT      |
| GL     | GREASE LINE                 |
| RCP    | REINFORCED CONCRETE PIPE    |
| ROW    | RIGHT OF WAY                |
| DI     | DUCTILE IRON                |
| SD     | STORM DRAIN                 |
| SL     | SECTION LINE                |
| SS     | SANITARY SEWER              |
| SW     | SIDEWALK                    |
| STA    | STATION                     |
| TBC    | TOP BACK OF CURB            |
| TC     | TOP OF CURB                 |
| T.O.P. | TOP OF PIPE                 |
| U.E.   | UTILITY EASEMENT            |
| VC     | VERTICAL CURVE              |
| WL     | WATER LINE                  |
| WSE    | WATER SURFACE ELEVATION     |
| WLE    | WATER LINE EASEMENT         |

SEE SHEET 25

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# WestWood

Westwoodps.com  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526  
Westwood Professional Services, Inc.

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

WINDLER - VILLAGE NORTH  
PA-3 SITE PLAN  
AREA UTILITY PLAN

DATE:	DJO	AS SHOWN
CHECKED BY:	ACM	FILE NO:

25



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

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

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

LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance.

**Pole Mount**

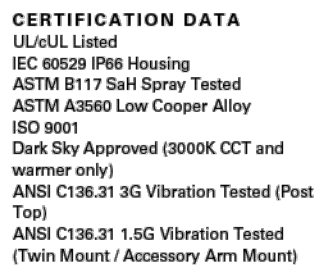
## ORDERING INFORMATION

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

Product Family 1.2	Lumens *	Lamp Type	Voltage	Distribution	Color 2
ARR-Pro Act 1.2	N1-Nominal 2,200 Lumens	LED-Solid State Light Emitting Diodes	D1-Dimming Driver (120-270V) 440-480V 1.4	T2-Type II T2a-Type III T4-Type IV T5-Type V	AR-Grey AR-White BR-Black GR-Green MC-Metallic MC-Graphic Medium WH-White
ARR-AR-AR 1.2	N1-Nominal 4,400 Lumens				
Top Bay American Act Compliant 1.2	N1-Nominal 8,800 Lumens N4-Nominal 9,900 Lumens				
Options (Add as Suffix)			Accessories (Order Separately) 1.2		
9036-70 CRT/3500K CCT 1.2	9036-70 CRT/3500K CCT 1.2				ASLA XX-Single Pole Mount Arm 1.2
8036-40 CRT/3000K CCT 1.2	8036-40 CRT/3000K CCT 1.2				ARWM XX-Wall Mount Arm
9036-40 CRT/3000K CCT 1.2	9036-40 CRT/3000K CCT 1.2				ARXX-XX-Twin Mount Bracket 1.2
AMB-40W 5000K 1.2	AMB-40W 5000K 1.2				ASPA XX-Pole Adapter 1.2 O.D. Pole
9036-20V 1U 1440 Feet Surge Protective Device	9036-20V 1U 1440 Feet Surge Protective Device				FSR 100-Wavelength Configuration Tool for Occupancy Sensor 1.2
PER-NEMA 2-PIN Twistlock Photocell Receptacle	PER-NEMA 2-PIN Twistlock Photocell Receptacle				WOLC-7P-16W-WaveLine Outdoor Control Module (7-PIN)
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOLV-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOLF-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2	MS-100W-Motion Sensor for Dimming Operation, 21° - 40° Mounting Height 1.2				WOPH-WaveLine Line Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7° - 15° Mounting 1.2
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[illegible]

### DECORATIVE LUMINAIRE



## ENERGY DATA

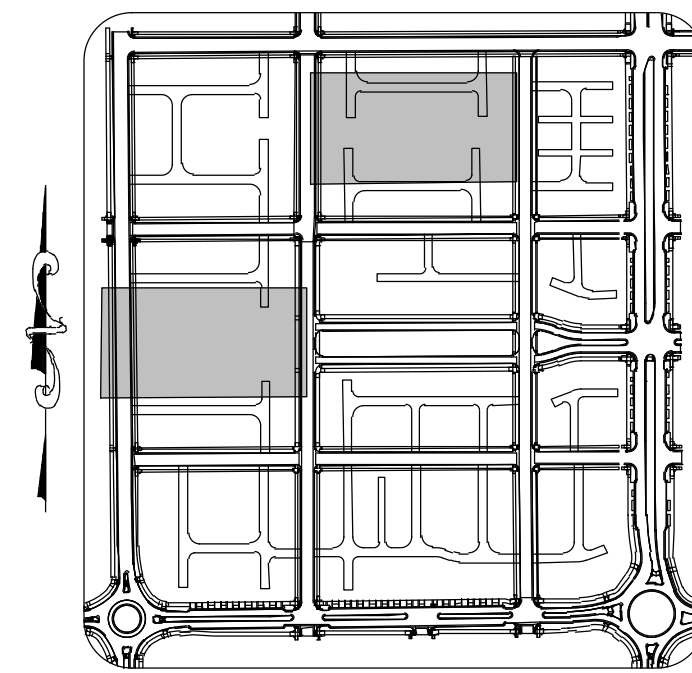
**Electronic LED Driver**  
 >0.9 Power Factor  
 <20% Total Harmonic Distortion  
 120-277V 50/60Hz, 347V/60Hz,  
 480V/60Hz  
 40°C Ambient Temperature Rating  
 As low as -40°C (-40°F) minimum  
 temperature  
 \*See MINIMUM TEMPERATURE table

EPA

**Approximate Net Weight:**  
37 lbs. [16.8 kgs.]

TD516018E1  
August 17, 2022 6:25 PM

ARB ARBOR POST TO  
PT-1



KEYMAP  
1" = 500'

LIGHTING CALCULATIONS SUMMARY		
PARK: OPEN	SIDEWALKS	
PEDESTRIAN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.24	0.59
CITY STANDARD	N/A	0.5

NOTE:

CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10' ON CENTER

LIGHTING CALCULATIONS SUMMARY		
PARK: OPEN		SIDEWALKS
PEDESTRIAN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.32	0.67
CITY STANDARD	N/A	0.5

NOTE:

CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10' ON CENTER

page 4

**POWER AND LUMENS**

Lumen Package	B1	B2	B3	B4
<b>Drive Current</b>				
<b>Power Wattage (Watts)</b>	24W	439W	96W	99W
Input Current (mA) @ 120V	200	400	800	830
Input Current (mA) @ 208V	120	240	470	480
Input Current (mA) @ 240V	100	200	400	420
Input Current (mA) @ 277V	90	180	350	360
<b>Power Wattage (Watts)</b>	26W	53W	107W	108W
Input Current (mA) @ 347V	79	161	325	328
Input Current (mA) @ 480V	58	117	235	237

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


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

NOTE: Maintenance data applies to the highest drive current and

Color Temperature (CCT)	CRI (Nominal)
4000	70
3000	80

Multiplier	
1.00	
0.91	

Type II	Lumens	2,045	3,994	7,362	..
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	..
Type III	Lumens	2,324	4,534	8,451	..
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	..
Type IV	Lumens	2,408	4,691	8,740	..
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	..
Type V	Lumens	2,311	4,529	8,511	9,464
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3

LUMINAIRE SCHEDULE											
Project: Proposed											
Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	[MANUFAC]	[LUMINAIRE]	Mounting Height	IES Class	BUG Rating
	11	ARB-B2-LD1-T5-7030	Single	0.850	4192	41	COOPER LIGHTING SOLUTIONS - INVUE (FORMERLY EATON)	ARBOR OUTDOOR ARCHITECTURAL POST TOP 70 CR, 3000K, LEDS AND TYPE V, OPTIC.	14	Type V8	B3-U0-G2

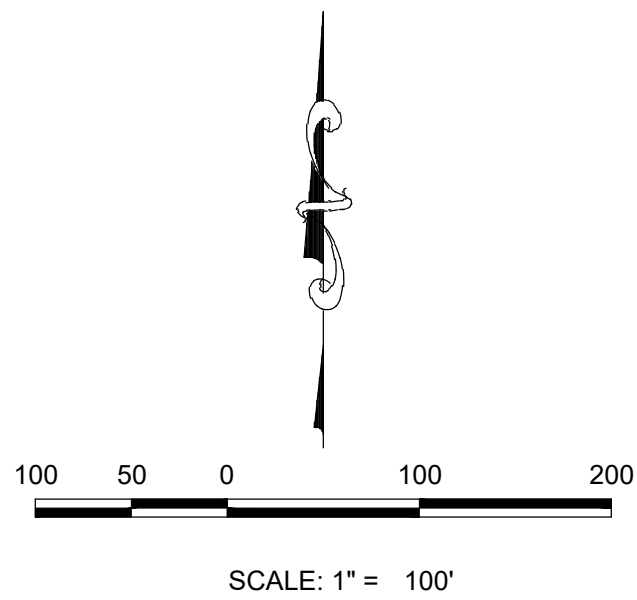
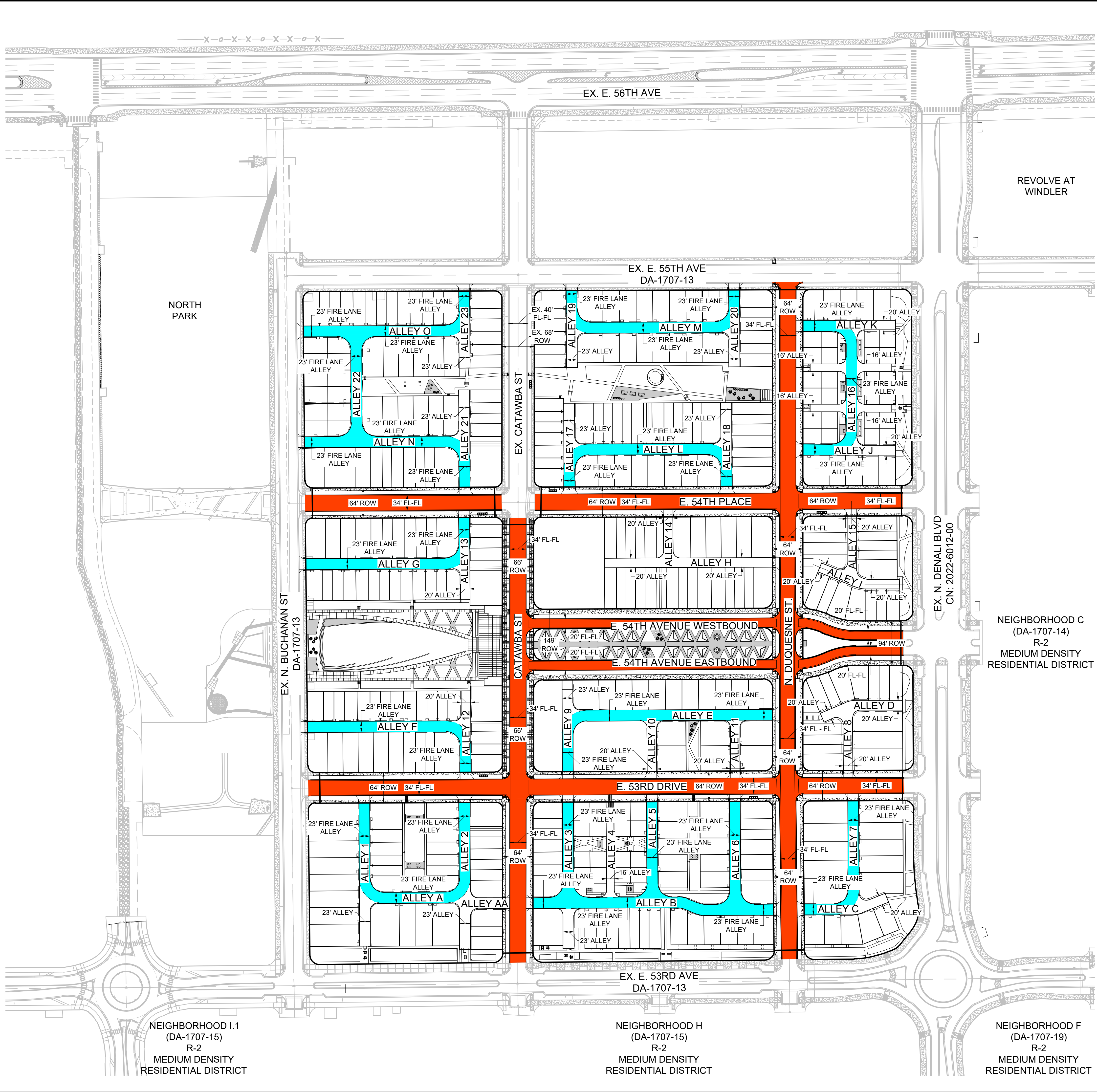
**LIGHTING FIXTURE SCHEDULE NOTES:**

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

SHEET NUMBER <b>26</b>	DRAWN BY:	SCALE:	<b>WINDLER - VILLAGE NORTH</b> <b>PARK PACIFIC TRAIL</b>	<b>Westwood</b>  10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD , CO 80112 TEL: 720.482.9526  <i>Westwoodsps.com</i> <i>Westwood Professional Services, Inc.</i>							
	CHECKED BY:	AS SHOWN									
	DATE:	D.D.			FILE NO:						
					No.	Revisions	Date	Init.	Appr.	Date	

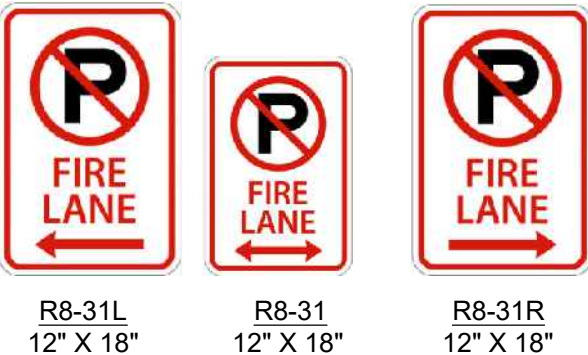


N:\PROJECTS\WINDLER\FILINGS\N - PH ICAD\ENGINEERING\DRG SETS\OVERALL FIRE ACCESS.DWG, JGORMAN, 1/13/2024 6:26 PM



LEGEND

- PUBLIC STREET
- FIRE LANE EASEMENT



- FIRE LANE SIGN NOTES:
- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
  - TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
  - THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  - FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
  - THE CLEARANCE TO THE BOTTOM OF THE SIGNS SHALL BE 7 FEET, THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
  - PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT. OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

- NOTES:
- ALL ALLEYS DESIGNATED FOR FIRE LANES ARE 23' WIDE WITH 29' RADIUS AND TO HAVE FIRE LANE SIGNS PLACED THROUGHOUT.

ABBREVIATIONS

AD	ANGLE DIFFERENCE
A.E.	ACCESS EASEMENT
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
F.L.E.	FIRE LANE EASEMENT
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERT. INTERSECTION
PVT	POINT OF VERT. TANGENT
GL	GREASE LINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
DI	DUCTILE IRON
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
SW	SIDEWALK
STA	STATION
TBC	TOP BACK OF CURB
TC	TOP OF CURB
T.O.P.	TOP OF PIPE
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION
WLE	WATER LINE EASEMENT

SHEET NUMBER	DRAWN BY: ACM	CHECKED BY: DJD	DATE: May 2024	SCALE: AS SHOWN	FILE NO:	WINDLER - VILLAGE NORTH PA-3 SITE PLAN OVERALL FIRE ACCESS	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Appr.	Date