# WINDLER
# CONNECTOR ROAD INFRASTRUCTURE SITE PLAN

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

## SIGNATURE BLOCKS

WINDLER CONNECTOR ROAD ISP - LEGAL DESCRIPTION: SEE SHEETS 3 AND 4

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, Donald Provost HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 28 DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Donald Provost

TITLE: Owner

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
28 DAY OF February AD, 2024
BY Donald Provost
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez
(NOTARY PUBLIC)

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210
Greenwood Village, CO 80111

IN WITNESS THEREOF, Chris Fellows HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 22 DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Chris Fellows

TITLE: President

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____ AD, 2024
BY Chris Fellows
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Julie Johnson
(NOTARY PUBLIC)

JULIE A JOHNSON
STATE OF COLORADO
NOTARY ID 20234004117
MY COMMISSION EXPIRES DECEMBER 12, 2026

MY COMMISSION EXPIRES 12/12/25

NOTARY BUSINESS ADDRESS: 9155 E. Nichols Ave.,
Ste 360, Centennial, CO 80112

IN WITNESS THEREOF, Timothy O'Connor HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 28 DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Timothy O'Connor

TITLE: Owner

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
28 DAY OF February AD, 2024
BY Timothy O'Connor
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez
(NOTARY PUBLIC)

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210
Greenwood Village, CO 80111

IN WITNESS THEREOF, Dustin Anderson HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 28 DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Dustin Anderson

TITLE: Owner

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
28 DAY OF February AD, 2024
BY Dustin Anderson
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez
(NOTARY PUBLIC)

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210
Greenwood Village, CO 80111

VICINITY MAP
1" = 2000'

IN WITNESS THEREOF, Douglas Hatfield HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 27th DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Douglas Hatfield

TITLE: OWNER

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
27 DAY OF February AD, 2024
BY Douglas Hatfield
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Michelle Sanchez
(NOTARY PUBLIC)

MICHELLE SANCHEZ
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20174024139
MY COMMISSION EXPIRES JUN 11, 2025

MY COMMISSION EXPIRES June 11, 2025

NOTARY BUSINESS ADDRESS: 5750 DTC Parkway Ste 210 Greenwood Village, CO 80111

## CITY OF AURORA APPROVALS:

| | | DATE: |
|---|---|---|
| CITY ATTORNEY: | | 3/26/24 |
| PLANNING DIRECTOR: | | 3/22/24 |
| PLANNING AND ZONING COMMISSION: | N/A | DATE: N/A |
| CITY COUNCIL: | N/A | DATE: N/A |
| ATTEST: | N/A | DATE: N/A |
| DATABASE APPROVAL DATE: | 11/1/23 | |

## DESIGN TEAM CONTACTS

PROPERTY OWNERS:
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
5750 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: TOM ODLE
PHONE: (720) 482.9526
EMAIL: TOM.ODLE@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
10333 E DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
CONTACT: PAT STEENBURG
PHONE: (720) 249-3543
EMAIL: PATRICK.STEENBURG@WESTWOODPS.COM

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

## SITE PLAN DATA BLOCK

| | |
|---|---|
| PROPOSED SIDEWALK AREA: | 237,860± SQ FT (5.46 ± ACRES) |
| PROPOSED ROADWAY ASPHALT AREA: | 509,091± SQ FT (11.69 ± ACRES) |
| PROPOSED LANDSCAPE AREA: | 208,815± SQ FT (4.79± ACRES) |
| PRESENT ZONING CLASSIFICATION: | MIXED-USE REGIONAL (MU-R), MIXED USE-AIRPORT (MU-A), MEDIUM DENSITY RESIDENTIAL (R-2) |
| OVERALL ISP DISTURBANCE AREA: | 955,766± SQ FT (21.94± ACRES) |

## PROPERTY DESCRIPTION:

SEE SHEETS 3 AND 4.

## BASIS OF BEARING:

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER OF SAID SECTION 13 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET IN A RANGE BOX, STAMPED "MK CENTENNIAL T3S R66W / R65W S13/S18/S24/S19 PLS 24313-1999" FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2023 PLS 38004" IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

## BENCHMARK:

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), PROJECTED TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE. THE HORIZONTAL CONTROL WAS ESTABLISHED BY STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) MEASUREMENTS AND POST PROCESSED IN TRIMBLE BUSINESS CENTER. A SINGLE CONTROL POINT NEAR THE CENTER OF THE SITE WAS USED TO SCALE THE PROJECT COORDINATES FROM GRID TO GROUND, CREATING A GROUND COORDINATE SYSTEM. EVERYTHING HAS BEEN LOCATED AT GROUND DISTANCES. THE SITE COMBINED FACTOR IS 1.0002532623.

THE VERTICAL DATUM FOR THE PROJECT IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE ORTHOMETRIC HEIGHTS FOR THE PROJECT WERE ESTABLISHED THROUGH CLOSED LOOP AND END TO END BENCH RUNS. NUMEROUS CITY OF AURORA BENCHMARKS WERE USED TO ESTABLISH THE PROJECT VERTICAL DATUM, WHILE NOT ALL AGREED THROUGHOUT THE SITE, THE FOLLOWING THREE WERE HELD FOR FINAL VALUES.

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

IN WITNESS THEREOF, Kevin Collins HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS 28 DAY OF February AD, 2024

BY: _____
(PRINCIPALS OR OWNERS)

NAME: Kevin Collins

TITLE: Owner

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
28th DAY OF February AD, 2024
BY Kevin Collins
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Oscar David Colmenero
(NOTARY PUBLIC)

OSCAR DAVID COLMENERO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224014843
MY COMMISSION EXPIRES 04/13/2026

MY COMMISSION EXPIRES 4/13/2026

NOTARY BUSINESS ADDRESS: 8301 E Prentice Ave

## AMENDMENTS

AMENDMENT 1 - MOVE ROUNDABOUT FROM E 53RD AVE AND N BUCHANAN ST TO E 53RD AVE AND N BILOXI ST. REMOVE 4 WAY INTERSECTION AT E 54TH PL AND N BUCHANAN ST AND REPLACE WITH T INTERSECTION. ALSO ASSOCIATED REVISIONS TO UTILITIES AND UTILITY STUBS TO MATCH INTERNAL NEIGHBORHOODS.

| No. | Revisions | Date | Init. | Apprv. | 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 (WPIA)
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

CONNECTOR ROADS ISP
INFRASTRUCTURE SITE PLAN
CONNECTOR ROADS
COVER SHEET

| SCALE: | FILE NO: |
|---|---|
| AS SHOWN | R0043248.00 |

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| RDH | BPW | JANUARY 2024 |

SHEET NUMBER 1

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP COVER SHEET DWG, DTTOBIN, 1/16/24

## SITE PLAN NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE ON BOTH SIDES OF THE STREET SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF WINDLER CONNECTOR ROADS. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
10. ERRORS IN THE APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
13. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
14. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

## LEGEND

| EXISTING | | PROPOSED |
|---|---|---|
| | RIGHT OF WAY | |
| | EASEMENT | |
| | SETBACK | |
| | STORM SEWER | |
| | SANITARY SEWER | |
| | SANITARY SEWER SERVICE | |
| 8"W 8"W | WATER LINE | 8"W 8"W |
| W | WATER SERVICE WITH METER | W |
| FO | FIBER OPTIC | N/A |
| G | NATURAL GAS | N/A |
| P-UG | UNDERGROUND POWER | N/A |
| | FIRE HYDRANT | |
| | WATER VALVE | |
| 4 | SANITARY MANHOLE | 4 |
| 5 | STORM MANHOLE | 5 |
| | STORM INLET | |
| | LIGHTING | |
| 1.2% | STREET SLOPE | 1.2% |
| | SIDEWALK | |
| | LANDSCAPE TRACT | |
| 5640 | MAJOR CONTOUR | 5640 |
| | MINOR CONTOUR | |
| | SECTION LINE | |
| | RANGE BOX | |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| @ | AT | N | NORTH |
| AC | ACRE | NO | NUMBER |
| ADA | AMERICANS WITH DISABILITIES ACT | NTS | NOT TO SCALE |
| AI | AREA INLET | | |
| ANSI | AMERICAN NATIONAL STANDARDS INSTITUTE | | |
| ARV | AIR RELEASE VALVE | OC | ON CENTER |
| AVE | AVENUE | OHE | OVERHEAD ELECTRIC |
| AVG | AVERAGE | OSHA | OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION |
| ABC | AGGREGATE BASE COURSE | | |
| | | | |
| BLVD | BOULEVARD | PC | POINT OF CURVATURE |
| BIT | BITUMINOUS | PCC | POINT OF COMPOUND CURVATURE |
| BL | BASE LINE | PCR | POINT OF CURB RETURN |
| BLM | BUREAU OF LAND MANAGEMENT | PE | POLYETHYLENE PIPE |
| BVCE | BEGIN VERTICAL CURVE ELEVATION | PG | PROFILE GRADE |
| BVCS | BEGIN VERTICAL CURVE STATION | PI | POINT OF INTERSECTION |
| | | PKWY | PARKWAY |
| | | PL | PROPERTY LINE |
| CDOT | COLORADO DEPARTMENT OF TRANSPORTATION | POB | POINT OF BEGINNING |
| CF | CUBIC FOOT | POC | POINT OF CONNECTION |
| CFS | CUBIC FEET PER SECOND | POT | POINT OF TERMINATION |
| CI | CURB INLET | PR | PROPOSED |
| CIP | CAST IRON PIPE | PRC | POINT OF REVERSE CURVATURE |
| CIR | CIRCLE | PRI | PRIVATE |
| CL | CENTERLINE | PRV | PRESSURE REDUCING VALVE |
| CMP | CORRUGATED METAL PIPE | PSF | POUNDS PER SQUARE FOOT |
| CO | CLEANOUT | PSI | POUNDS PER SQUARE INCH |
| CONC | CONCRETE | PT | POINT OF TANGENCY |
| CT | COURT | PUB | PUBLIC |
| CU YD | CUBIC YARD | PVC | POLYVINYL CHLORIDE |
| | | PVI | POINT OF VERTICAL INTERSECTION |
| DEPT | DEPARTMENT | PVMT | PAVEMENT |
| DET | DETAIL | | |
| DIA | DIAMETER | | |
| DIP | DUCTILE IRON PIPE | | |
| DWG | DRAWING | R | RADIUS |
| | | RCB | REINFORCED CONCRETE BOX |
| | | RCP | REINFORCED CONCRETE PIPE |
| E | EAST | RE | REFERENCE |
| EA | EACH | REQD | REQUIRED |
| EL | ELEVATION | RJ | RESTRAINED JOINT |
| EOA | EDGE OF ASPHALT | ROW | RIGHT OF WAY |
| EOP | EDGE OF PAN | RP | RADIUS POINT |
| EQ | EQUAL | RPPBA | REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY |
| ESMT | EASEMENT | | |
| EVC | END VERTICAL CURVE | RR | RAILROAD |
| EVCE | END VERTICAL CURVE ELEVATION | RRB | REINFORCED ROCK BERM |
| EVCS | END VERTICAL CURVE STATION | RT | RIGHT |
| EX | EXISTING | | |
| | | | |
| FDC | FIRE DEPARTMENT CONNECTION | S | SOUTH |
| FES | FLARED END SECTION | SCH | SCHEDULE |
| FFE | FINISH FLOOR ELEVATION | SD | STORM DRAIN |
| FGW | FINISHED GRADE AT WALL | SF | SQUARE FEET |
| FH | FIRE HYDRANT | SL | SECTION LINE |
| FL | FLOWLINE | SPCS | SPACES |
| FPS | FEET PER SECOND | SQ | SQUARE |
| FT | FOOT | SS | SANITARY SEWER |
| FTG | FOOTING | ST | STREET |
| | | STA | STATION |
| | | STD | STANDARD |
| GAL | GALLON | STM | STORM SEWER |
| GB | GRADE BREAK | SW | SIDEWALK |
| GPM | GALLONS PER MINUTE | SY | SQUARE YARD |
| GR | FINISHED GRADE | | |
| GV | GATE VALVE | | |
| | | TB | THRUST BLOCK |
| | | TEMP | TEMPORARY |
| HBP | HOT BITUMINOUS PAVEMENT | TBC | TOP BACK OF CURB |
| HDPE | HIGH DENSITY POLYETHYLENE | TOG | TOP OF GRATE |
| HERCP | HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE | TOP | TOP OF PIPE |
| | | TOW | FINISHED GRADE AT TOP OF WALL |
| HGL | HYDRAULIC GRADE LINE | TYP | TYPICAL |
| HP | HIGH POINT | | |
| HMA | HOT MIX ASPHALT | | |
| | | UG | UNDERGROUND |
| | | UNO | UNLESS NOTED OTHERWISE |
| IN | INCH | | |
| INV | INVERT | | |
| IRR | IRRIGATION | | |
| | | VCP | VITRIFIED CLAY PIPE |
| | | VOL | VOLUME |
| LF | LINEAR FOOT | | |
| LP | LOW POINT | | |
| LS | LUMP SUM | W | WEST |
| LT | LEFT | W/ | WITH |
| | | WM | WATER METER |
| | | WQ | WATER QUALITY |
| MAX | MAXIMUM | WSE | WATERSURFACE ELEVATION |
| ME | MATCH EXISTING | WV | WATER VALVE |
| MH | MANHOLE | | |
| MIN | MINIMUM | | |
| MJ | MECHANICAL JOINT | YR | YEAR |
| MP | MID-POINT | | |

## SHEET INDEX


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| 13 | E. 53RD AVE - SITE PLAN |
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| 15 | E. 53RD AVE - SITE PLAN |
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| 28 | FULTONDALE ST GRADING PLAN |
| 29 | FULTONDALE ST GRADING PLAN |
| 30 | E. 52ND AVE GRADING PLAN |
| 31 | E. 53RD AVE GRADING PLAN |
| 32 | E. 53RD AVE GRADING PLAN |
| 33 | E. 53RD AVE GRADING PLAN |
| 34 | E. 53RD AVE GRADING PLAN |
| 35 | E. 55TH AVE GRADING PLAN |
| 36 | E. 55TH AVE GRADING PLAN |
| 37 | E. 55TH AVE GRADING PLAN |
| 38 | E. 55TH AVE GRADING PLAN |
| 39 | CATAWBA GRADING PLAN |
| 40 | OVERALL UTILITY PLAN |
| 41 | BUCHANAN ST UTILITY PLAN |
| 42 | BUCHANAN ST UTILITY PLAN |
| 43 | FULTONDALE ST UTILITY PLAN |
| 44 | FULTONDALE ST UTILITY PLAN |
| 45 | E. 52ND AVE UTILITY PLAN |
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| 48 | E. 53RD AVE UTILITY PLAN |
| 49 | E. 53RD AVE UTILITY PLAN |
| 50 | E. 55TH AVE UTILITY PLAN |
| 51 | E. 55TH AVE UTILITY PLAN |
| 52 | E. 55TH AVE UTILITY PLAN |
| 53 | CATAWBA ST UTILITY PLAN |
| 54 | OFFSITE UTILITY PLAN |
| 55 | OFFSITE UTILITY PLAN |
| 56 | LANDSCAPE PLANS |
| 57 | LANDSCAPE PLANS |
| 58 | LANDSCAPE PLANS |
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Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.


| No. | Revisions | Date | Int. | Apprv. | Date |
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WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
NOTES

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| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
| DRAWN BY: | RDH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 2

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP COVER SHEET.DWG, DITTOBIN, 3/4/24

## PARCEL A - A RE-SUBDIVISION OF SAID TRACT A

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "MK CENTENNIAL T3S R66W/R65W S13/S18/S24/S19 PLS 24313 1999", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W ¼ S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE NORTH 58°45'42" EAST, A DISTANCE OF 237.65 FEET TO A POINT ON THE EAST BOUNDARY LINE OF COLORADO E-470 PARCEL TK-113, AS DESCRIBED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5849 AT PAGE 596, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING ONE HUNDRED TWENTY-SIX (126) COURSES TO FOLLOW THE BOUNDARY OF SAID TRACT A;

1. NORTH 00°51'50" WEST, A DISTANCE OF 134.17 FEET TO A POINT OF CURVATURE;
2. NORTHWESTERLY, A DISTANCE OF 406.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1999.86 FEET, A CENTRAL ANGLE OF 11°39'25", A CHORD BEARING OF NORTH 06°41'32" WEST, AND A CHORD LENGTH OF 406.17 FEET TO A POINT OF TANGENCY;
3. NORTH 12°31'14" WEST, A DISTANCE OF 476.04 FEET TO A POINT OF CURVATURE;
4. NORTHWESTERLY, A DISTANCE OF 492.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.81 FEET, A CENTRAL ANGLE OF 12°31'14", A CHORD BEARING OF NORTH 06°15'37" WEST, AND A CHORD LENGTH OF 491.32 FEET TO A POINT OF TANGENCY;
5. NORTH 00°00'00" EAST, A DISTANCE OF 935.52 FEET;
6. NORTH 13°50'55" WEST, A DISTANCE OF 30.54 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
7. NORTH 00°13'40" WEST, ALONG SAID WEST LINE, A DISTANCE OF 69.97 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
8. NORTH 00°14'00" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 902.42 FEET TO THE SOUTHERLY MOST CORNER OF E-470 PARCEL TK-115, AS DESCRIBED IN THE RECORDS OF SAID CLERK AND RECORDER IN BOOK 5849 AT PAGE 596;

THENCE THE FOLLOWING SIX (6) COURSES TO FOLLOW THE EAST BOUNDARY OF SAID E-470 PARCEL TK-115;

9. NORTH 04°06'07" EAST, A DISTANCE OF 865.62 FEET TO A POINT OF CURVATURE;
10. NORTHEASTERLY, A DISTANCE OF 234.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1055.92 FEET, A CENTRAL ANGLE OF 12°42'37", A CHORD BEARING OF NORTH 10°27'25" EAST, AND A CHORD LENGTH OF 233.76 FEET TO A POINT OF TANGENCY;
11. NORTH 16°48'44" EAST, A DISTANCE OF 247.48 FEET TO A POINT OF CURVATURE;
12. NORTHEASTERLY, A DISTANCE OF 248.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1044.93 FEET, A CENTRAL ANGLE OF 13°38'02", A CHORD BEARING OF NORTH 09°59'43" EAST, AND A CHORD LENGTH OF 248.06 FEET TO A POINT OF NON-TANGENCY;
13. NORTH 48°50'48" EAST, A DISTANCE OF 75.85 FEET;
14. NORTH 87°43'32" EAST, A DISTANCE OF 551.45 FEET;

THENCE DEPARTING SAID BOUNDARY OF E-470 PARCEL TK-115 THE FOLLOWING TWENTY-FOUR (24) COURSES;

15. SOUTH 00°35'14" EAST, A DISTANCE OF 729.64 FEET TO A POINT OF CURVATURE;
16. SOUTHEASTERLY, A DISTANCE OF 31.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°39'20", A CHORD BEARING OF SOUTH 45°24'54" EAST, AND A CHORD LENGTH OF 28.20 FEET TO A POINT OF NON-TANGENCY;
17. SOUTH 00°48'09" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
18. SOUTHWESTERLY, A DISTANCE OF 31.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF SOUTH 44°35'06" WEST, AND A CHORD LENGTH OF 28.37 FEET TO A POINT OF TANGENCY ;
19. SOUTH 00°35'14" EAST, A DISTANCE OF 16.96 FEET TO A POINT OF CURVATURE;
20. SOUTHEASTERLY, A DISTANCE OF 178.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 466.00 FEET, A CENTRAL ANGLE OF 21°59'48", A CHORD BEARING OF SOUTH 11°35'08" EAST, AND A CHORD LENGTH OF 177.81 FEET;
21. SOUTH 22°35'02" EAST, A DISTANCE OF 23.25 FEET TO A POINT OF CURVATURE;
22. SOUTHEASTERLY, A DISTANCE OF 200.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 534.00 FEET, A CENTRAL ANGLE OF 21°32'24", A CHORD BEARING OF SOUTH 11°48'50" EAST, AND A CHORD LENGTH OF 199.57 FEET TO A POINT OF NON-TANGENCY;
23. SOUTH 00°35'29" EAST, A DISTANCE OF 237.92 FEET;
24. SOUTH 89°59'18" EAST, A DISTANCE OF 276.52 FEET;
25. NORTH 00°35'14" WEST, A DISTANCE OF 248.01 FEET;
26. NORTH 89°55'43" WEST, A DISTANCE OF 96.12 FEET TO A POINT OF CURVATURE;
27. SOUTHWESTERLY, A DISTANCE OF 13.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°55'34", A CHORD BEARING OF SOUTH 82°36'30" WEST, AND A CHORD LENGTH OF 12.99 FEET;
28. SOUTH 75°08'42" WEST, A DISTANCE OF 32.27 FEET;
29. NORTH 00°13'28" EAST, A DISTANCE OF 118.62 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
30. NORTHEASTERLY, A DISTANCE OF 52.46 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 31.68 FEET, A CENTRAL ANGLE OF 94°51'54", A CHORD BEARING OF NORTH 38°56'18" EAST, AND A CHORD LENGTH OF 46.67 FEET TO A POINT OF TANGENCY;
31. NORTH 08°29'40" WEST, A DISTANCE OF 2.98 FEET TO A POINT OF CURVATURE;
32. NORTHEASTERLY, A DISTANCE OF 119.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 97°53'29", A CHORD BEARING OF NORTH 40°27'05" EAST, AND A CHORD LENGTH OF 105.57 FEET;
33. NORTH 89°23'50" EAST, A DISTANCE OF 40.01 FEET;
34. NORTH 00°35'14" WEST, A DISTANCE OF 170.91 FEET TO A POINT OF CURVATURE;
35. NORTHWESTERLY, A DISTANCE OF 31.30 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°39'20", A CHORD BEARING OF NORTH 45°24'54" WEST, AND A CHORD LENGTH OF 28.20 FEET TO A POINT OF NON-TANGENCY;
36. NORTH 00°48'09" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
37. NORTHEASTERLY, A DISTANCE OF 31.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°20'40", A CHORD BEARING OF NORTH 44°35'06" EAST, AND A CHORD LENGTH OF 28.37 FEET TO A POINT OF TANGENCY;
38. NORTH 00°35'14" WEST, A DISTANCE OF 768.86 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PROPOSED WINDLER SUBDIVISION FILING NO. 1;

THENCE THE FOLLOWING TEN (10) COURSES TO FOLLOW SAID NORTHERLY BOUNDARY;

39. NORTH 89°19'43" EAST, A DISTANCE OF 470.20 FEET TO A POINT OF CURVATURE;
40. SOUTHEASTERLY, A DISTANCE OF 39.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°41'20", A CHORD BEARING OF SOUTH 45°19'37" EAST, AND A CHORD LENGTH OF 35.57 FEET TO A POINT OF NON-TANGENCY;
41. NORTH 88°49'20" EAST, A DISTANCE OF 68.01 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
42. NORTHEASTERLY, A DISTANCE OF 38.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°18'40", A CHORD BEARING OF NORTH 44°40'23" EAST, AND A CHORD LENGTH OF 35.14 FEET TO A POINT OF TANGENCY;
43. NORTH 89°19'43" EAST, A DISTANCE OF 743.04 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
44. SOUTHEASTERLY, A DISTANCE OF 39.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°25'43", A CHORD BEARING OF SOUTH 45°27'45" EAST, AND A CHORD LENGTH OF 35.49 FEET TO A POINT OF NON-TANGENCY;
45. SOUTH 00°14'34" EAST, DEPARTING SAID NORTH BOUNDARY, A DISTANCE OF 259.89 FEET TO A POINT OF CURVATURE;
46. 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 89°59'56", A CHORD BEARING OF SOUTH 44°45'24" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
47. SOUTH 89°45'22" WEST, A DISTANCE OF 8.02 FEET;
48. SOUTH 00°14'38" EAST, A DISTANCE OF 68.00 FEET;
49. NORTH 89°45'22" EAST, A DISTANCE OF 7.52 FEET TO A POINT OF CURVATURE;
50. 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°00'04", A CHORD BEARING OF SOUTH 45°14'36" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
51. SOUTH 00°14'34" EAST, A DISTANCE OF 373.54 FEET TO A POINT OF CURVATURE;
52. 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 TO A POINT OF TANGENCY;
53. SOUTH 89°45'26" WEST, A DISTANCE OF 2.83 FEET;
54. SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
55. NORTH 89°45'26" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
56. 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 TO A POINT OF TANGENCY;
57. SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
58. 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 TO A POINT OF TANGENCY;
59. SOUTH 89°45'26" WEST, A DISTANCE OF 5.00 FEET;
60. SOUTH 00°14'34" EAST, A DISTANCE OF 94.00 FEET;
61. NORTH 89°45'26" EAST, A DISTANCE OF 5.00 FEET TO A POINT OF CURVATURE;
62. 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 TO A POINT OF TANGENCY;
63. SOUTH 00°14'34" EAST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
64. 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 TO A POINT OF TANGENCY;
65. SOUTH 89°45'26" WEST, A DISTANCE OF 2.83 FEET;
66. SOUTH 00°14'34" EAST, A DISTANCE OF 64.00 FEET;
67. NORTH 89°45'26" EAST, A DISTANCE OF 2.83 FEET TO A POINT OF CURVATURE;
68. 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 TO A POINT OF TANGENCY;
69. SOUTH 00°14'34" EAST, A DISTANCE OF 99.83 FEET TO A POINT OF CURVATURE;
70. SOUTHEASTERLY, A DISTANCE OF 99.63 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 NON-TANGENTIAL REVERSE CURVATURE;
71. 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;
72. SOUTH 38°28'08" WEST, A DISTANCE OF 41.98 FEET TO A POINT OF CURVATURE;
73. 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;
74. 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°55'10", A CHORD BEARING OF SOUTH 69°48'58" WEST, AND A CHORD LENGTH OF 18.98 FEET TO A POINT OF TANGENCY;
75. SOUTH 71°46'33" WEST, A DISTANCE OF 15.93 FEET TO A POINT OF CURVATURE;
76. 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 TO A POINT OF TANGENCY;
77. SOUTH 89°24'46" WEST, A DISTANCE OF 84.08 FEET;
78. SOUTH 00°35'14" EAST, A DISTANCE OF 90.50 FEET;
79. NORTH 89°24'46" EAST, A DISTANCE OF 52.66 FEET TO A POINT OF CURVATURE;
80. NORTHEASTERLY, A DISTANCE OF 22.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.50 FEET, A CENTRAL ANGLE OF 06°19'33", A CHORD BEARING OF NORTH 86°14'60" EAST, AND A CHORD LENGTH OF 22.13 FEET TO A POINT OF TANGENCY;
81. NORTH 83°05'13" EAST, A DISTANCE OF 39.04 FEET TO A POINT OF CURVATURE;
82. SOUTHEASTERLY, A DISTANCE OF 60.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 82.50 FEET, A CENTRAL ANGLE OF 41°45'46", A CHORD BEARING OF SOUTH 76°01'54" EAST, AND A CHORD LENGTH OF 58.81 FEET TO A POINT OF TANGENCY;
83. SOUTH 55°09'01" EAST, A DISTANCE OF 21.31 FEET TO A POINT OF TANGENTIAL CURVATURE;
84. SOUTHEASTERLY, A DISTANCE OF 70.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET, A CENTRAL ANGLE OF 52°19'35", A CHORD BEARING OF SOUTH 28°59'15" EAST, AND A CHORD LENGTH OF 67.90 FEET TO A POINT OF TANGENCY;
85. SOUTH 02°49'28" EAST, A DISTANCE OF 48.12 FEET TO A POINT OF CURVATURE;
86. SOUTHWESTERLY, A DISTANCE OF 220.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 404.50 FEET, A CENTRAL ANGLE OF 31°12'50", A CHORD BEARING OF SOUTH 12°46'57" WEST, AND A CHORD LENGTH OF 217.65 FEET TO A POINT OF TANGENCY;
87. SOUTH 28°23'22" WEST, A DISTANCE OF 208.78 FEET TO A POINT OF CURVATURE;
88. SOUTHWESTERLY, A DISTANCE OF 33.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 95°55'00", A CHORD BEARING OF SOUTH 76°20'52" WEST, AND A CHORD LENGTH OF 29.71 FEET TO A POINT OF TANGENCY;
89. SOUTH 34°18'22" WEST, A DISTANCE OF 64.00 FEET;
90. SOUTH 55°41'38" EAST, A DISTANCE OF 1.24 FEET TO A POINT OF CURVATURE;
91. SOUTHEASTERLY, A DISTANCE OF 8.76 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 02°09'50", A CHORD BEARING OF SOUTH 56°46'33" EAST, AND A CHORD LENGTH OF 8.76 FEET TO A POINT OF REVERSE CURVATURE;
92. SOUTHEASTERLY, A DISTANCE OF 30.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°14'50", A CHORD BEARING OF SOUTH 14°44'03" EAST, AND A CHORD LENGTH OF 27.34 FEET TO A POINT OF TANGENCY;
93. SOUTH 28°23'22" WEST, A DISTANCE OF 55.80 FEET TO A POINT OF CURVATURE;
94. SOUTHWESTERLY, A DISTANCE OF 1151.42 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1186.50 FEET, A CENTRAL ANGLE OF 55°36'06", A CHORD BEARING OF SOUTH 00°35'19" WEST, AND A CHORD LENGTH OF 1106.76 FEET TO A POINT OF TANGENCY;
95. SOUTH 27°12'44" EAST, A DISTANCE OF 141.26 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
96. SOUTHEASTERLY, A DISTANCE OF 80.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1279.97 FEET, A CENTRAL ANGLE OF 03°37'10", A CHORD BEARING OF SOUTH 25°26'07" EAST, AND A CHORD LENGTH OF 80.84 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;
97. SOUTHWESTERLY, A DISTANCE OF 32.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 92°28'42", A CHORD BEARING OF SOUTH 22°34'52" WEST, AND A CHORD LENGTH OF 28.89 FEET TO A POINT OF TANGENCY;
98. SOUTH 21°10'48" EAST, A DISTANCE OF 67.50 FEET;
99. NORTH 68°49'12" EAST, A DISTANCE OF 2.08 FEET TO A POINT OF CURVATURE;
100. SOUTHEASTERLY, A DISTANCE OF 31.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°10'30", A CHORD BEARING OF SOUTH 66°35'33" EAST, AND A CHORD LENGTH OF 28.08 FEET TO A POINT OF TANGENCY;
101. SOUTH 22°00'17" EAST, A DISTANCE OF 215.93 FEET;
102. SOUTH 16°24'00" EAST, A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE;
103. SOUTHWESTERLY, A DISTANCE OF 50.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.50 FEET, A CENTRAL ANGLE OF 43°56'53", A CHORD BEARING OF SOUTH 05°34'26" WEST, AND A CHORD LENGTH OF 49.02 FEET TO A POINT OF COMPOUND CURVATURE;
104. SOUTHWESTERLY, A DISTANCE OF 28.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.50 FEET, A CENTRAL ANGLE OF 35°25'16", A CHORD BEARING OF SOUTH 45°15'30" WEST, AND A CHORD LENGTH OF 27.68 FEET TO A POINT OF COMPOUND CURVATURE;
105. SOUTHWESTERLY, A DISTANCE OF 112.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.50 FEET, A CENTRAL ANGLE OF 28°29'03", A CHORD BEARING OF SOUTH 77°12'40" WEST, AND A CHORD LENGTH OF 110.96 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;
106. NORTHWESTERLY, A DISTANCE OF 17.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 363.50 FEET, A CENTRAL ANGLE OF 02°45'03", A CHORD BEARING OF NORTH 87°10'17" WEST, AND A CHORD LENGTH OF 17.45 FEET TO A POINT OF NON-TANGENCY;
107. SOUTH 11°13'29" WEST, A DISTANCE OF 77.22 FEET;
108. SOUTH 77°36'53" EAST, A DISTANCE OF 35.17 FEET TO A POINT OF CURVATURE;
109. SOUTHEASTERLY, A DISTANCE OF 73.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 42°15'42", A CHORD BEARING OF SOUTH 56°29'02" EAST, AND A CHORD LENGTH OF 72.10 FEET TO A POINT OF COMPOUND CURVATURE;
110. SOUTHEASTERLY, A DISTANCE OF 25.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 17°05'03", A CHORD BEARING OF SOUTH 26°48'39" EAST, AND A CHORD LENGTH OF 25.25 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;
111. CONTINUING SOUTHEASTERLY, A DISTANCE OF 149.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 18°01'34", A CHORD BEARING OF SOUTH 9°15'21" EAST, AND A CHORD LENGTH OF 148.83 FEET TO A POINT OF TANGENCY;
112. SOUTH 00°14'34" EAST, A DISTANCE OF 34.17 FEET TO A POINT OF CURVATURE;
113. SOUTHWESTERLY, A DISTANCE OF 45.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF SOUTH 05°28'04" WEST, AND A CHORD LENGTH OF 45.27 FEET TO A POINT OF REVERSE CURVATURE;
114. SOUTHWESTERLY, A DISTANCE OF 55.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF SOUTH 05°28'04" WEST, AND A CHORD LENGTH OF 55.22 FEET TO A POINT OF TANGENCY;
115. SOUTH 00°14'34" EAST, A DISTANCE OF 282.69 FEET;
116. SOUTH 44°26'47" WEST, A DISTANCE OF 41.84 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
117. SOUTHWESTERLY, A DISTANCE OF 30.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 89.50 FEET, A CENTRAL ANGLE OF 19°37'57", A CHORD BEARING OF SOUTH 79°07'22" WEST, AND A CHORD LENGTH OF 30.52 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH/ AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2007000085459;
118. SOUTH 89°08'09" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1071.69 FEET TO A POINT OF CURVATURE;
119. DEPARTING SAID RIGHT OF WAY LINE, NORTH 43°50'34" WEST, A DISTANCE OF 71.92 FEET;
120. NORTH 00°36'48" WEST, A DISTANCE OF 74.68 FEET;
121. SOUTH 89°23'12" WEST, A DISTANCE OF 116.54 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
122. SOUTHWESTERLY, A DISTANCE OF 80.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 25°39'35", A CHORD BEARING OF SOUTH 12°14'34" WEST, AND A CHORD LENGTH OF 79.50 FEET TO A POINT OF COMPOUND CURVATURE;
123. SOUTHWESTERLY, A DISTANCE OF 34.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 40°31'16", A CHORD BEARING OF SOUTH 45°19'59" WEST, AND A CHORD LENGTH OF 33.94 FEET TO A POINT OF COMPOUND CURVATURE;
124. SOUTHWESTERLY, A DISTANCE OF 73.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°32'31", A CHORD BEARING OF SOUTH 77°21'53" WEST, AND A CHORD LENGTH OF 73.03 FEET TO A POINT OF TANGENCY;
125. SOUTH 89°08'09" WEST, A DISTANCE OF 614.83 FEET;
126. NORTH 84°07'05" WEST, A DISTANCE OF 307.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 11,736,416 SQUARE FEET OR 269.431 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\LEGAL DESCRIPTION.DWG, DTTOBIN, 3/4/24

| No. | Revisions | Date | Init. | Apprv. | Date |
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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 (WPIA)
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LEGAL DESCRIPTION

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024
SHEET NUMBER 3

## PARCEL B - A RE-SUBDIVISION OF SAID TRACT D

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP, IN A RANGE BOX, STAMPED "MK CENTENNIAL T3S R66W/R65W S13/S18/S24/S19 PLS 24313 1999", FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED "WESTWOOD T3S R66W ¼ S13/S24 2023 PLS 38004", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

THENCE NORTH 87°46'14" EAST, A DISTANCE OF 3021.93 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT D, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING ONE HUNDRED EIGHT (108) COURSES;

1. NORTHWESTERLY, A DISTANCE OF 58.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 348.50 FEET, A CENTRAL ANGLE OF 09°34'24", A CHORD BEARING OF NORTH 86°04'41" WEST, AND A CHORD LENGTH OF 58.16 FEET TO A POINT OF REVERSE CURVATURE;
2. NORTHWESTERLY, A DISTANCE OF 61.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 369.50 FEET, A CENTRAL ANGLE OF 09°34'21", A CHORD BEARING OF NORTH 86°04'40" WEST, AND A CHORD LENGTH OF 61.66 FEET TO A POINT OF NON-TANGENCY;
3. SOUTH 89°08'09" WEST, A DISTANCE OF 197.74 FEET;
4. NORTH 43°29'26" WEST, A DISTANCE OF 56.70 FEET;
5. NORTH 00°14'34" WEST, A DISTANCE OF 264.19 FEET TO A POINT OF CURVATURE;
6. NORTHWESTERLY, A DISTANCE OF 51.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 472.00 FEET, A CENTRAL ANGLE OF 06°13'57", A CHORD BEARING OF NORTH 03°21'32" WEST, AND A CHORD LENGTH OF 51.32 FEET TO A POINT OF TANGENCY;
7. NORTH 06°28'30" WEST, A DISTANCE OF 85.18 FEET TO A POINT OF CURVATURE;
8. NORTHEASTERLY, A DISTANCE OF 62.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 55°29'07", A CHORD BEARING OF NORTH 21°16'03" EAST, AND A CHORD LENGTH OF 60.52 FEET TO A POINT OF COMPOUND CURVATURE;
9. NORTHEASTERLY, A DISTANCE OF 26.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 38°18'12", A CHORD BEARING OF NORTH 68°09'42" EAST, AND A CHORD LENGTH OF 26.25 FEET TO A POINT OF COMPOUND CURVATURE;
10. SOUTHEASTERLY, A DISTANCE OF 86.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 22°01'00", A CHORD BEARING OF SOUTH 81°40'42" EAST, AND A CHORD LENGTH OF 85.93 FEET TO A POINT OF COMPOUND CURVATURE;
11. SOUTHEASTERLY, A DISTANCE OF 45.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 463.00 FEET, A CENTRAL ANGLE OF 05°41'28", A CHORD BEARING OF SOUTH 67°49'28" EAST, AND A CHORD LENGTH OF 45.97 FEET TO A POINT OF NON-TANGENCY;
12. NORTH 27°42'45" EAST, A DISTANCE OF 76.69 FEET;
13. NORTH 58°57'19" WEST, A DISTANCE OF 24.54 FEET TO A POINT OF CURVATURE;
14. NORTHWESTERLY, A DISTANCE OF 69.47 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 41°53'57", A CHORD BEARING OF NORTH 38°00'20" WEST, AND A CHORD LENGTH OF 67.93 FEET TO A POINT OF COMPOUND CURVATURE;
15. NORTHEASTERLY, A DISTANCE OF 34.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 35°41'45", A CHORD BEARING OF NORTH 00°47'30" EAST, AND A CHORD LENGTH OF 33.71 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;
16. NORTHEASTERLY, A DISTANCE OF 177.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 45°10'51", A CHORD BEARING OF NORTH 41°13'48" EAST, AND A CHORD LENGTH OF 172.86 FEET TO A POINT OF NON-TANGENCY;
17. NORTH 60°43'07" EAST, A DISTANCE OF 28.78 FEET TO A POINT OF CURVATURE;
18. NORTHEASTERLY, A DISTANCE OF 249.19 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 32°26'58", A CHORD BEARING OF NORTH 44°29'38" EAST, AND A CHORD LENGTH OF 245.88 FEET TO A POINT OF TANGENCY;
19. NORTH 28°16'09" EAST, A DISTANCE OF 19.69 FEET TO A POINT OF CURVATURE;
20. NORTHEASTERLY, A DISTANCE OF 35.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 433.50 FEET, A CENTRAL ANGLE OF 04°42'18", A CHORD BEARING OF NORTH 25°55'00" EAST, AND A CHORD LENGTH OF 35.59 FEET TO A POINT OF COMPOUND CURVATURE;
21. NORTHEASTERLY, A DISTANCE OF 797.24 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 875.50 FEET, A CENTRAL ANGLE OF 52°10'26", A CHORD BEARING OF NORTH 02°31'22" WEST, AND A CHORD LENGTH OF 769.98 FEET TO A POINT OF TANGENCY;
22. NORTH 28°36'35" WEST, A DISTANCE OF 503.26 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
23. NORTHWESTERLY, A DISTANCE OF 324.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1717.48 FEET, A CENTRAL ANGLE OF 10°49'15", A CHORD BEARING OF NORTH 23°09'17" WEST, AND A CHORD LENGTH OF 323.88 FEET TO A POINT OF NON-TANGENTIAL COMPOUND CURVATURE;
24. NORTHEASTERLY, A DISTANCE OF 37.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 107°06'45", A CHORD BEARING OF NORTH 35°51'24" EAST, AND A CHORD LENGTH OF 32.18 FEET TO A POINT OF TANGENCY;
25. NORTH 89°24'46" EAST, A DISTANCE OF 0.77 FEET;
26. NORTH 00°35'14" WEST, A DISTANCE OF 75.00 FEET;
27. SOUTH 89°24'46" WEST, A DISTANCE OF 31.77 FEET TO A POINT OF CURVATURE;
28. NORTHWESTERLY, A DISTANCE OF 26.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 76°56'31", A CHORD BEARING OF NORTH 52°06'59" WEST, AND A CHORD LENGTH OF 24.88 FEET TO A POINT OF COMPOUND CURVATURE;
29. NORTHWESTERLY, A DISTANCE OF 327.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1703.50 FEET, A CENTRAL ANGLE OF 11°00'38", A CHORD BEARING OF NORTH 08°08'24" WEST, AND A CHORD LENGTH OF 326.86 FEET TO A POINT OF REVERSE CURVATURE;
30. NORTHWESTERLY, A DISTANCE OF 27.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.50 FEET, A CENTRAL ANGLE OF 03°25'06", A CHORD BEARING OF NORTH 04°20'38" WEST, AND A CHORD LENGTH OF 27.47 FEET TO A POINT OF TANGENCY;
31. NORTH 06°03'11" WEST, A DISTANCE OF 138.05 FEET;
32. NORTH 00°14'34" WEST, A DISTANCE OF 27.33 FEET TO A POINT OF CURVATURE;
33. NORTHEASTERLY, A DISTANCE OF 23.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 26°01'07", A CHORD BEARING OF NORTH 12°45'59" EAST, AND A CHORD LENGTH OF 23.41 FEET TO A POINT OF COMPOUND CURVATURE;
34. NORTHEASTERLY, A DISTANCE OF 46.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET, A CENTRAL ANGLE OF 21°10'25", A CHORD BEARING OF NORTH 36°21'46" EAST, AND A CHORD LENGTH OF 46.67 FEET TO A POINT OF COMPOUND CURVATURE;
35. NORTHEASTERLY, A DISTANCE OF 7.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 15°30'32", A CHORD BEARING OF NORTH 54°42'14" EAST, AND A CHORD LENGTH OF 7.29 FEET TO A POINT OF COMPOUND CURVATURE;
36. NORTHEASTERLY, A DISTANCE OF 130.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 26°57'16", A CHORD BEARING OF NORTH 75°56'08" EAST, AND A CHORD LENGTH OF 129.35 FEET TO A POINT OF TANGENCY;
37. NORTH 89°24'46" EAST, A DISTANCE OF 9.99 FEET;
38. SOUTH 87°33'24" EAST, A DISTANCE OF 42.56 FEET;
39. NORTH 89°24'46" EAST, A DISTANCE OF 31.27 FEET;
40. NORTH 00°06'36" WEST, A DISTANCE OF 90.50 FEET;
41. SOUTH 89°24'46" WEST, A DISTANCE OF 103.73 FEET TO A POINT OF CURVATURE;
42. SOUTHWESTERLY, A DISTANCE OF 45.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.50 FEET, A CENTRAL ANGLE OF 14°32'23", A CHORD BEARING OF SOUTH 82°08'34" WEST, AND A CHORD LENGTH OF 45.68 FEET TO A POINT OF REVERSE CURVATURE;
43. NORTHWESTERLY, A DISTANCE OF 71.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 83°30'34", A CHORD BEARING OF NORTH 63°22'20" WEST, AND A CHORD LENGTH OF 65.26 FEET TO A POINT OF COMPOUND CURVATURE;
44. NORTHWESTERLY, A DISTANCE OF 81.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 457.50 FEET, A CENTRAL ANGLE OF 10°12'00", A CHORD BEARING OF NORTH 16°31'03" WEST, AND A CHORD LENGTH OF 81.34 FEET TO A POINT OF NON-TANGENCY;
45. NORTH 01°13'46" EAST, A DISTANCE OF 71.08 FEET;
46. NORTH 00°14'34" WEST, A DISTANCE OF 138.47 FEET TO A POINT OF CURVATURE;

NORTHEASTERLY, 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 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;

48. NORTH 00°14'34" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF CURVATURE;
49. 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°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
50. NORTH 00°14'34" WEST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
51. NORTHEASTERLY, 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 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
52. NORTH 89°45'26" EAST, A DISTANCE OF 5.11 FEET;
53. NORTH 00°14'34" WEST, A DISTANCE OF 94.00 FEET;
54. SOUTH 89°45'26" WEST, A DISTANCE OF 5.11 FEET TO A POINT OF CURVATURE;
55. 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°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF NON-TANGENCY;
56. NORTH 00°14'34" WEST, A DISTANCE OF 181.00 FEET TO A POINT OF CURVATURE;
57. NORTHEASTERLY, 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 44°45'26" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
58. NORTH 00°14'34" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF CURVATURE;
59. 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°14'34" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
60. NORTH 00°14'34" WEST, A DISTANCE OF 373.54 FEET TO A POINT OF CURVATURE;
61. NORTHEASTERLY, 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 89°59'56", A CHORD BEARING OF NORTH 44°45'24" EAST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
62. NORTH 00°14'38" WEST, A DISTANCE OF 68.00 FEET;
63. SOUTH 89°45'22" WEST, A DISTANCE OF 0.50 FEET TO A POINT OF CURVATURE;
64. 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°00'04", A CHORD BEARING OF NORTH 45°14'36" WEST, AND A CHORD LENGTH OF 28.28 FEET TO A POINT OF TANGENCY;
65. NORTH 00°14'34" WEST, A DISTANCE OF 25.21 FEET TO A POINT OF CURVATURE;
66. NORTHEASTERLY, A DISTANCE OF 45.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 227.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF NORTH 05°28'04" EAST, AND A CHORD LENGTH OF 45.27 FEET TO A POINT OF REVERSE CURVATURE;
67. NORTHEASTERLY, A DISTANCE OF 55.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 277.50 FEET, A CENTRAL ANGLE OF 11°25'16", A CHORD BEARING OF NORTH 05°28'04" EAST, AND A CHORD LENGTH OF 55.22 FEET TO A POINT OF NON-TANGENCY;
68. NORTH 00°14'30" WEST, A DISTANCE OF 137.21 FEET;
69. NORTH 00°14'18" WEST, A DISTANCE OF 11.99 FEET;
70. NORTHEASTERLY, A DISTANCE OF 38.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°50'41", A CHORD BEARING OF NORTH 44°10'55" EAST, AND A CHORD LENGTH OF 35.00 FEET TO A POINT OF NON-TANGENCY;
71. NORTH 88°36'07" EAST, A DISTANCE OF 894.65 FEET;
72. SOUTH 00°13'56" EAST, A DISTANCE OF 383.89 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
73. SOUTHEASTERLY, A DISTANCE OF 58.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 284.00 FEET, A CENTRAL ANGLE OF 11°45'52", A CHORD BEARING OF SOUTH 51°07'34" EAST, AND A CHORD LENGTH OF 58.21 FEET TO A POINT OF TANGENCY;
74. SOUTH 45°14'38" EAST, A DISTANCE OF 106.58 FEET TO A POINT OF CURVATURE;
75. SOUTHEASTERLY, A DISTANCE OF 151.15 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 40°05'40", A CHORD BEARING OF SOUTH 65°17'28" EAST, AND A CHORD LENGTH OF 148.09 FEET TO A POINT OF COMPOUND CURVATURE;
76. NORTHEASTERLY, A DISTANCE OF 33.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 94°54'16", A CHORD BEARING OF NORTH 47°12'34" EAST, AND A CHORD LENGTH OF 29.47 FEET TO A POINT OF TANGENCY;
77. NORTH 00°14'34" WEST, A DISTANCE OF 142.32 FEET;
78. NORTH 02°37'11" EAST, A DISTANCE OF 188.56 FEET TO A POINT OF CURVATURE;
79. NORTHEASTERLY, A DISTANCE OF 23.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 02°51'45", A CHORD BEARING OF NORTH 01°11'19" EAST, AND A CHORD LENGTH OF 23.38 FEET TO A POINT OF NON-TANGENCY;
80. NORTH 00°14'34" WEST, A DISTANCE OF 47.57 FEET;
81. NORTH 03°06'18" WEST, A DISTANCE OF 40.05 FEET;
82. NORTH 00°14'34" WEST, A DISTANCE OF 65.15 FEET;
83. NORTH 87°49'35" EAST, A DISTANCE OF 75.04 FEET;
84. NORTH 00°14'34" WEST, A DISTANCE OF 12.49 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
85. NORTHEASTERLY, A DISTANCE OF 38.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°49'37", A CHORD BEARING OF NORTH 44°10'47" EAST, AND A CHORD LENGTH OF 35.00 FEET TO A POINT OF NON-TANGENCY;
86. NORTH 88°36'07" EAST, A DISTANCE OF 835.57 FEET;
87. SOUTH 00°25'03" EAST, A DISTANCE OF 292.53 FEET TO A POINT OF CURVATURE;
88. SOUTHWEST, A DISTANCE OF 14.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 85°33'00", A CHORD BEARING OF SOUTH 42°21'27" WEST, AND A CHORD LENGTH OF 13.58 FEET TO A POINT OF REVERSE CURVATURE;
89. SOUTHWESTERLY, A DISTANCE OF 134.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 85°22'36", A CHORD BEARING OF SOUTH 42°26'40" WEST, AND A CHORD LENGTH OF 122.04 FEET TO A POINT OF TANGENCY;
90. SOUTH 00°14'38" EAST, A DISTANCE OF 192.06 FEET;
91. NORTH 89°45'22" EAST, A DISTANCE OF 449.69 FEET TO A POINT OF CURVATURE;
92. NORTHEASTERLY, A DISTANCE OF 39.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°50'49", A CHORD BEARING OF NORTH 44°49'57" EAST, AND A CHORD LENGTH OF 35.31 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF HARVEST ROAD, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2006051600050574O;
93. SOUTH 00°05'28" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2016.48 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18;
94. SOUTH 00°01'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HARVEST ROAD, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2006051500049649O, A DISTANCE OF 1265.94 FEET;
95. SOUTH 00°01'51" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID HARVEST ROAD, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2006052400053377O, A DISTANCE OF 1197.30 FEET TO A POINT OF CURVATURE;
96. DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHWESTERLY, A DISTANCE OF 74.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°44'22", A CHORD BEARING OF SOUTH 11°50'21" WEST, AND A CHORD LENGTH OF 73.64 FEET TO A POINT OF COMPOUND CURVATURE;
97. SOUTHWESTERLY, A DISTANCE OF 35.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 41°41'12", A CHORD BEARING OF SOUTH 44°33'08" WEST, AND A CHORD LENGTH OF 34.87 FEET TO A POINT OF COMPOUND CURVATURE;
98. SOUTHWESTERLY, A DISTANCE OF 74.17 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 23°44'23", A CHORD BEARING OF SOUTH 77°15'56" WEST, AND A CHORD LENGTH OF 73.64 FEET TO A POINT OF TANGENCY
99. SOUTH 89°08'07" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 977.80 FEET TO A POINT OF CURVATURE;
100. NORTHWESTERLY, A DISTANCE OF 28.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 65°28'21", A CHORD BEARING OF NORTH 58°07'43" WEST, AND A CHORD LENGTH OF 27.04 FEET TO A POINT OF TANGENCY;
101. NORTH 25°23'32" WEST, A DISTANCE OF 10.01 FEET TO A POINT OF CURVATURE;
102. NORTHWESTERLY, A DISTANCE OF 11.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 25°21'42", A CHORD BEARING OF NORTH 12°42'41" WEST, AND A CHORD LENGTH OF 10.98 FEET TO A POINT OF NON-TANGENCY;
103. SOUTH 89°24'52" WEST, A DISTANCE OF 80.81 FEET;
104. SOUTH 00°00'00" EAST, A DISTANCE OF 12.95 FEET TO A POINT OF CURVATURE;
105. SOUTHWESTERLY, A DISTANCE OF 33.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°38'42", A CHORD BEARING OF SOUTH 38°49'21" WEST, AND A CHORD LENGTH OF 31.35 FEET TO A POINT OF REVERSE CURVATURE;
106. SOUTHWESTERLY, A DISTANCE OF 12.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.50 FEET, A CENTRAL ANGLE OF 06°42'39", A CHORD BEARING OF SOUTH 74°17'22" WEST, AND A CHORD LENGTH OF 12.93 FEET TO A POINT OF REVERSE CURVATURE;
107. CONTINUING SOUTHWESTERLY, A DISTANCE OF 28.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 89.50 FEET, A CENTRAL ANGLE OF 18°12'04", A CHORD BEARING OF SOUTH 80°02'05" WEST, AND A CHORD LENGTH OF 28.31 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH/ AVENUE, AS RECORDED IN THE RECORDS OF SAID CLERK AND RECORDER AT RECEPTION NUMBER 2018000045211;
108. SOUTH 89°08'07" WEST, A DISTANCE OF 906.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 11,857,320 SQUARE FEET OR 272.207 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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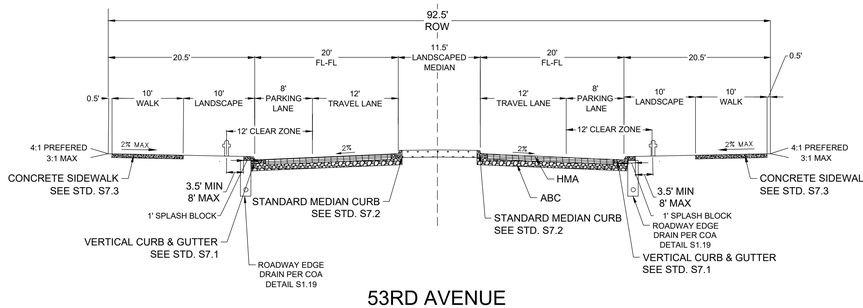
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LEGAL DESCRIPTION

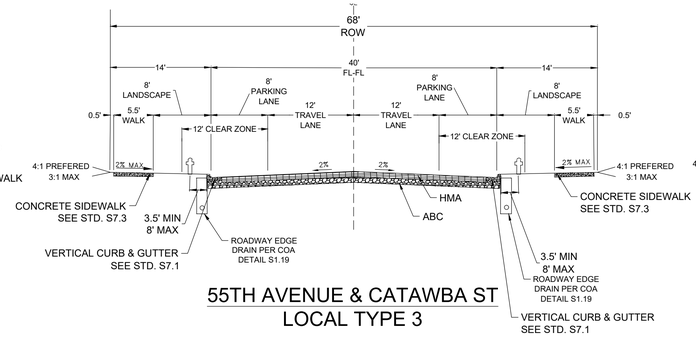
SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024
SHEET NUMBER 4

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\LEGAL DESCRIPTION.DWG, DTTOBIN, 3/4/24

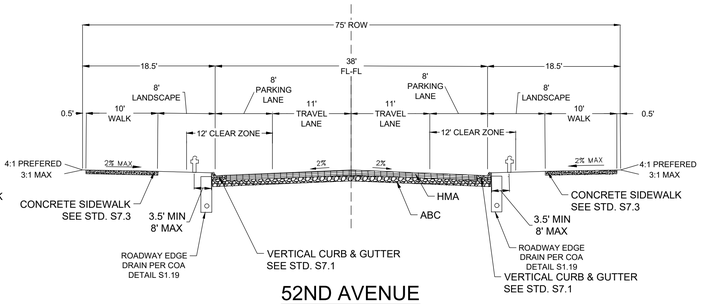



## 53RD AVENUE
## CONNECTOR BOULEVARD

(FULTONDALE ST TO HARVEST ROAD)

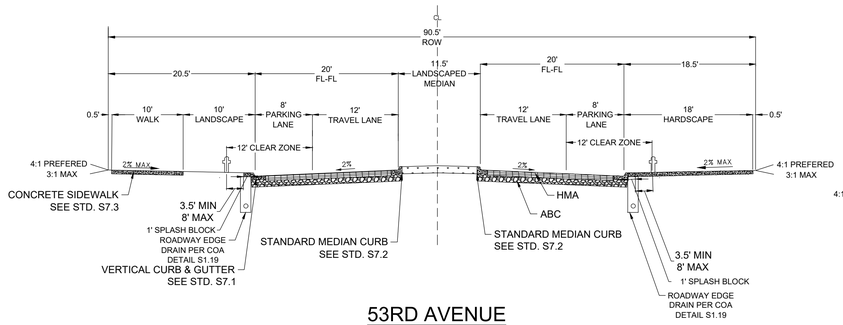



## 55TH AVENUE & CATAWBA ST
## LOCAL TYPE 3



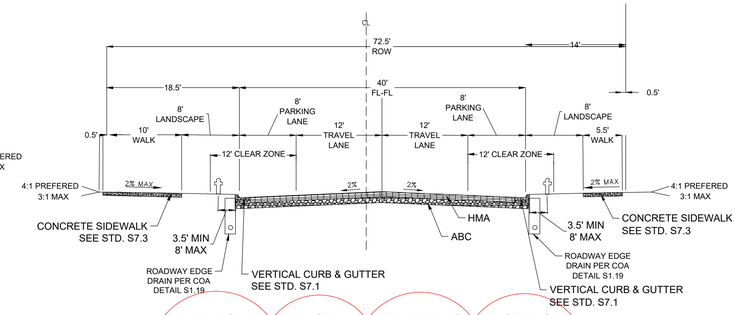

## 52ND AVENUE
## ALTERNATE TWO LANE COLLECTOR-ENHANCED

(MODIFIED)




## 53RD AVENUE
## CONNECTOR BOULEVARD

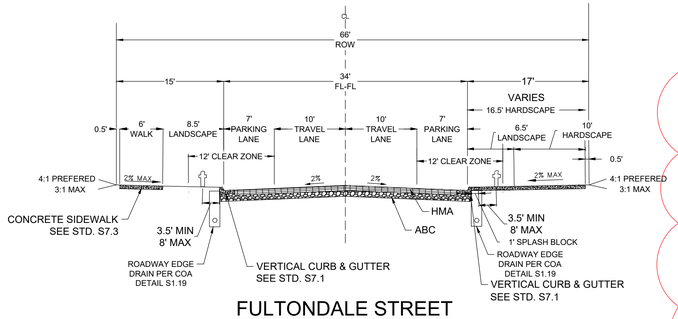
(BUCHANAN ST TO FULTONDALE ST)




1

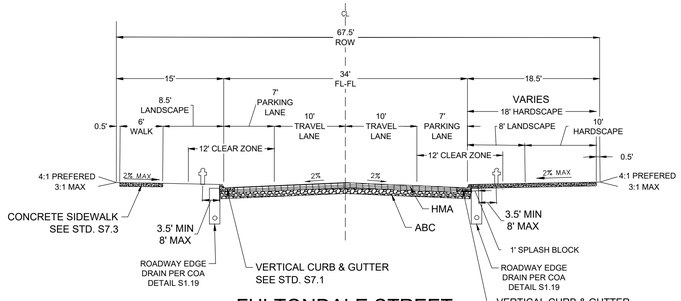
## BUCHANAN ST ,53RD AVE & BILOXI ST
## LOCAL STREET TYPE 3 - ENHANCED

(MODIFIED)
53RD AVE (10+00 - 11+50)
BUCHANAN ST
BILOXI ST



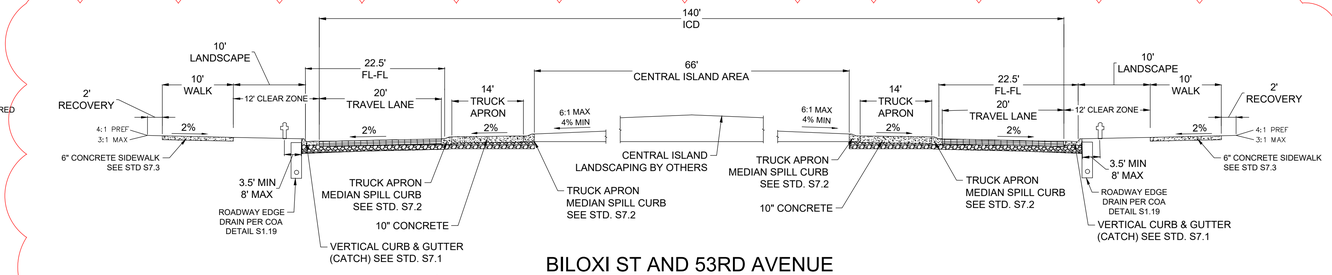

## FULTONDALE STREET
## LOCAL STREET TYPE 1-ENHANCED

(MODIFIED)
56TH AVE TO 55TH AVE



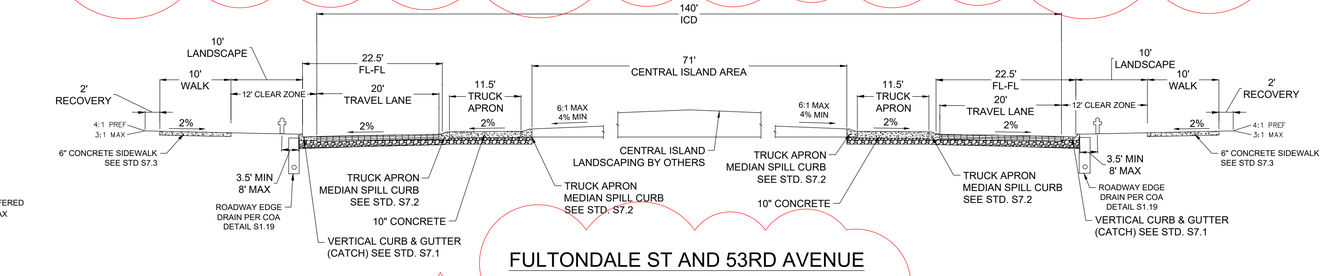

## FULTONDALE STREET
## LOCAL STREET TYPE 1-ENHANCED

(MODIFIED)
55TH AVE TO 52ND AVE




## BILOXI ST AND 53RD AVENUE
## ROUNDABOUT

1




## FULTONDALE ST AND 53RD AVENUE
## ROUNDABOUT

1

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\TYPICAL SECTIONS.DWG, RDHEADLEE, 10/22/24

| No. | Revisions | Date |
|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/18/24 |

RDH Init. | Apprv. | Date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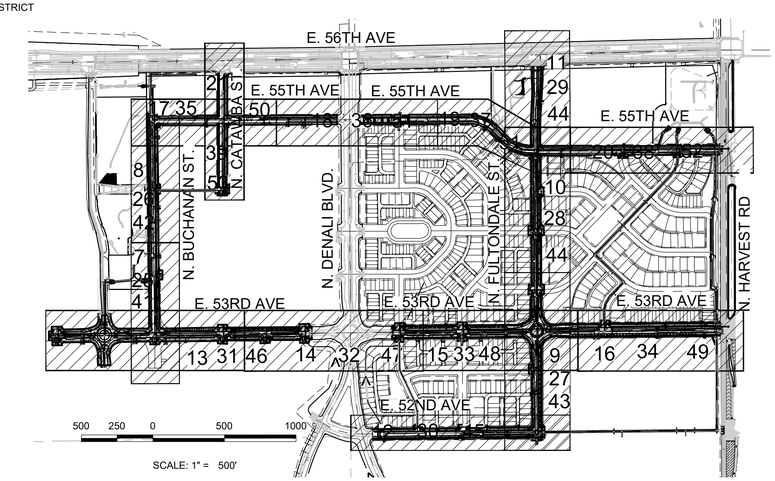
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
TYPICAL SECTIONS

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 5

TRACT L
TRACT M
AD-AIRPORT DISTRICT
TRACT N
TRACT Q
AD-AIRPORT DISTRICT
TRACT J
E. 56TH AVE
SIX-LANE ARTERIAL
CN: 2021-6037-00
E. 56TH AVE
SIX-LANE ARTERIAL
CN: 2021-6037-00
E. 56TH AVE
SIX-LANE ARTERIAL
CN: 2021-6037-00
N. CATAWBA ST.
LOCAL STREET TYPE 3
(68' ROW)
TRACT B
TRACT C
E. 55TH AVE
LOCAL STREET
TYPE 3 (68' ROW)
E. 55TH AVE
LOCAL STREET
TYPE 3 (68' ROW)
TRACT E
N. FULTONDALE ST
LOCAL STREET TYPE 1 - ENHANCED
(66.5' ROW)
TRACT F
POND
U115
AD-AIRPORT DISTRICT
TRACT I
E. 55TH AVE
LOCAL STREET
TYPE 3 (68' ROW)
200 100 0 200 400
SCALE: 1" = 200'
1
POND
CTR1 N
N. CATAWBA ST.
LOCAL URBAN 2-LANE
(66' ROW)
VILLAGE NORTH
PHASE 1
(DA-1707-23)
MU-R
N. DENALI BLVD
MAIN STREET - MEDIAN 4-LANE
ENHANCED COLLECTOR (121' ROW)
(CN 2022-6012-00)
TRACT G
TRACT H
FUTURE
NEIGHBORHOOD C
(DA-1707-14)
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
N. FULTONDALE ST
LOCAL STREET TYPE 1 -
ENHANCED (67.5' ROW)
FUTURE
NEIGHBORHOOD E
(DA-1707-19)
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
N HARVEST ROAD
FOUR-LANE ARTERIAL
POND
CTR1 S
TRACT K
TRACT G
N. BUCHANAN ST
LOCAL STREET TYPE 3 -
ENHANCED (72.5' ROW)
FUTURE
VILLAGE NORTH PHASE 2
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
TRACT I
N. BILOXI ST
LOCAL STREET TYPE 3 -
ENHANCED (72.5' ROW)
MU-R
MIXED-USE
REGIONAL
DISTRICT
E. 53RD AVE
CONNECTOR BOULEVARD
(90.5' ROW)
E. 53RD AVE
CONNECTOR BOULEVARD
(90.5' ROW)
E. 53RD AVE
CONNECTOR BOULEVARD
(VARIED ROW)
E. 53RD AVE
CONNECTOR BOULEVARD
(90.5' ROW)
FUTURE
NEIGHBORHOOD H
(DA-1707-15)
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
NEIGHBORHOOD F
(DA-1707-19)
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
TRACT J
SCHOOL SITE
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
AD-AIRPORT DISTRICT
N. FULTONDALE ST
LOCAL STREET TYPE 1 -
ENHANCED (67.5' ROW)
E. 52ND AVE
TWO-LANE COLLECTOR -
ENHANCED (75' ROW)
NEIGHBORHOOD M
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
TRACT A
N. DENALI BLVD
DENALI BOULEVARD -
ENHANCED COUPLET /
COLLECTOR (65' ROW)
(CN 2022-6012-00)
NEIGHBORHOOD L
R-2
MEDIUM DENSITY
RESIDENTIAL DISTRICT
TRACT D




N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\OVERALL SITE PLAN.DWG, RDHEADLEE, 10/22/24

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |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PHONE: (303) 795-9900

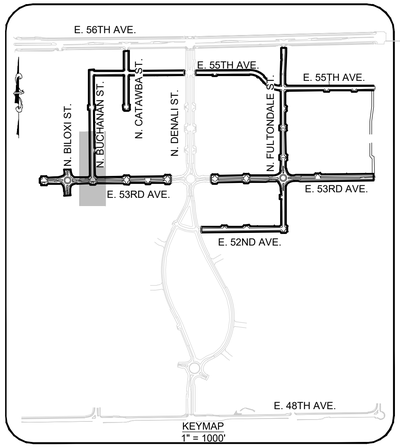
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
OVERALL SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 6

## NOTES

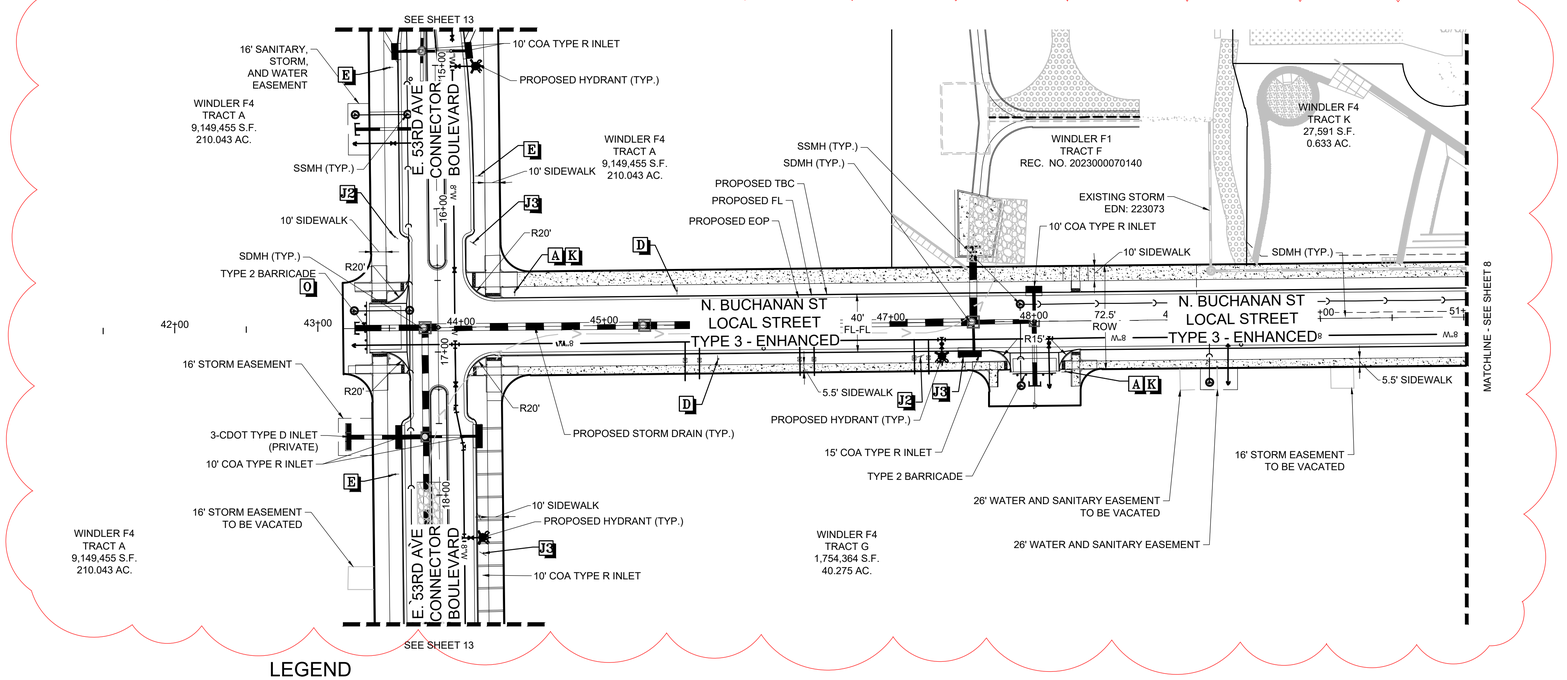
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS




50 25 0 50 100

SCALE: 1" = 50'

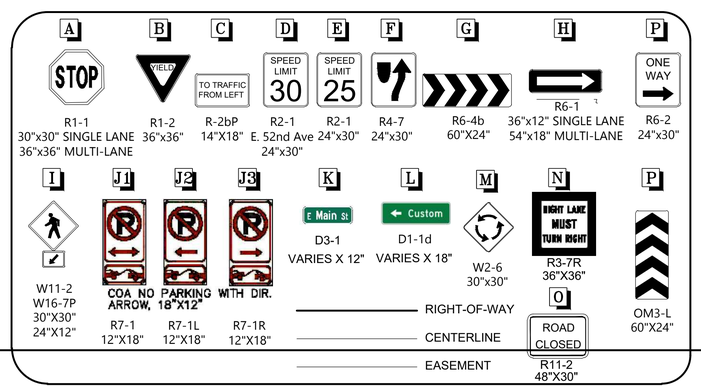
1




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- EXISTING ELEVATION (10.00)
- PROPOSED DESIGN ELEVATION (10.00)
- SECTION & ¼ SECTION LINE
- FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE

## LEGEND





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| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |

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GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST - SITE PLAN

| SHEET NUMBER | DRAWN BY: | CHECKED BY: | DATE: | SCALE: | FILE NO: |
|---|---|---|---|---|---|
| 7 | RDH | BPW | JANUARY 2024 | AS SHOWN | R0043248.00 |

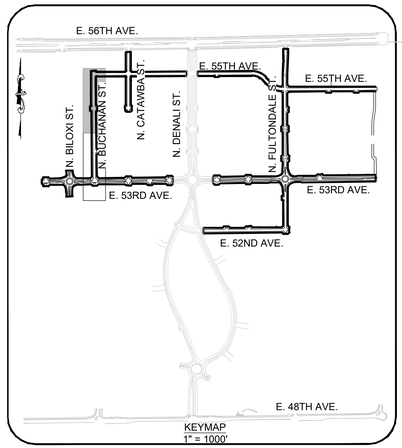
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\BUCHANAN ST (ROUNDABOUT).DWG, RDHEADLEE, 10/22/24

## NOTES

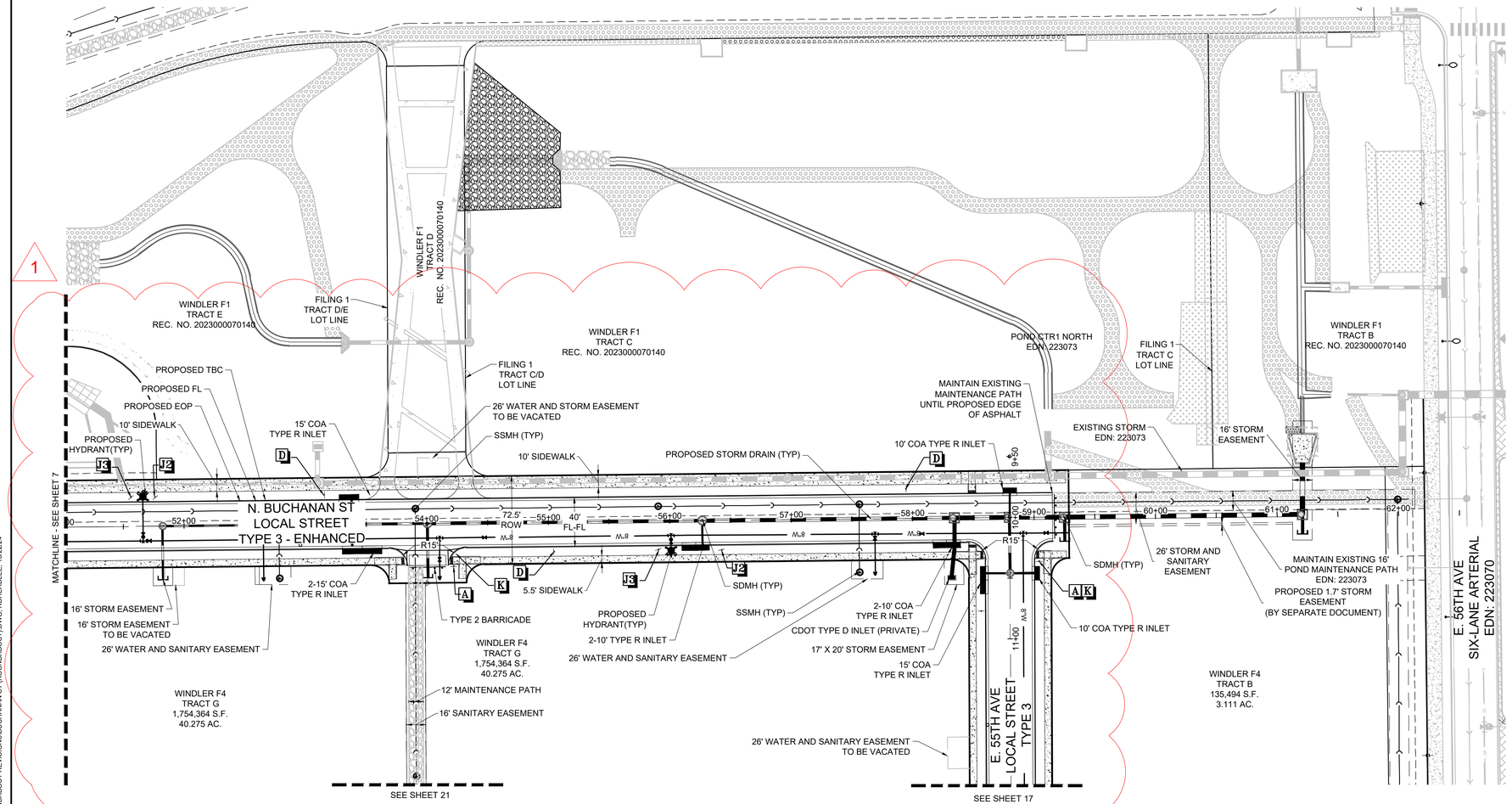
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

50 25 0 50 100

SCALE: 1" = 50'



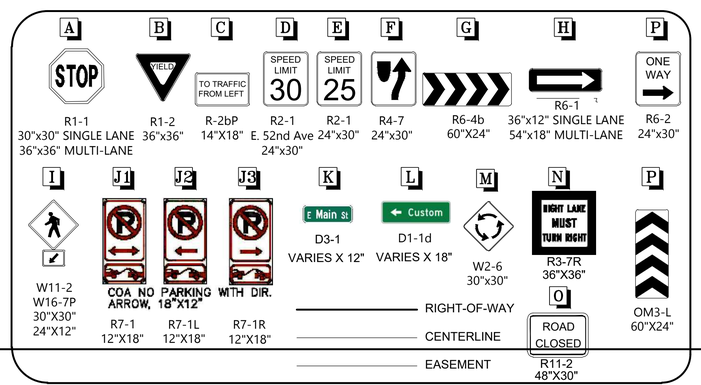

KEYMAP
1" = 1000'




## LEGEND

| | |
|---|---|
| PROPOSED CAP WITH THRUST BLOCK | CENTERLINE |
| PROPOSED REDUCER | RIGHT-OF-WAY |
| PROPOSED GATE VALVE | PARCEL LINE |
| PROPOSED FIRE HYDRANT | EDGE OF PAVEMENT |
| EXISTING FIRE HYDRANT | PROPOSED DRAINAGE EASEMENT |
| PROPOSED WL FITTING WITH THRUST BLOCK | EXISTING 5' CONTOUR |
| PROPOSED FLARED END SECTION | EXISTING 1' CONTOUR |
| PROPOSED LOW POINT BLOW-OFF | PROPOSED 5' CONTOUR |
| PROPOSED LIGHT POLE | PROPOSED 1' CONTOUR |
| PROPOSED SIDEWALK | PROPOSED STORM DRAIN |
| 10.00 EXISTING ELEVATION | PROPOSED SEWER LINE WITH MANHOLE |
| 10.00 PROPOSED DESIGN ELEVATION | SEWER LATERAL |
| SECTION & ‡ SECTION LINE | PROPOSED WATER LINE |
| FORCE MAIN | |

## LEGEND




| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST - SITE PLAN

| SCALE: | FILE NO: |
|---|---|
| AS SHOWN | R0043248.00 |

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| RDH | BPW | JANUARY 2024 |

SHEET NUMBER 8

N:\PROJECTS\WINDLERFILING5\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\BUCHANAN ST (ROUNDABOUT).DWG, RDHEADLEE, 10/22/24

## NOTES

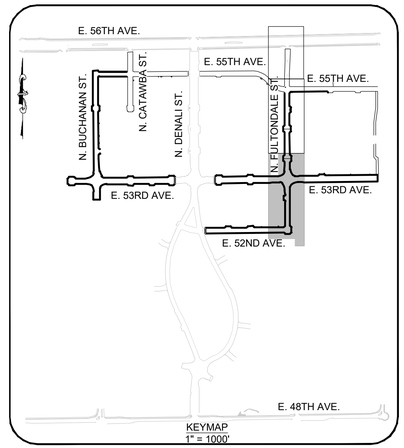
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

## LEGEND

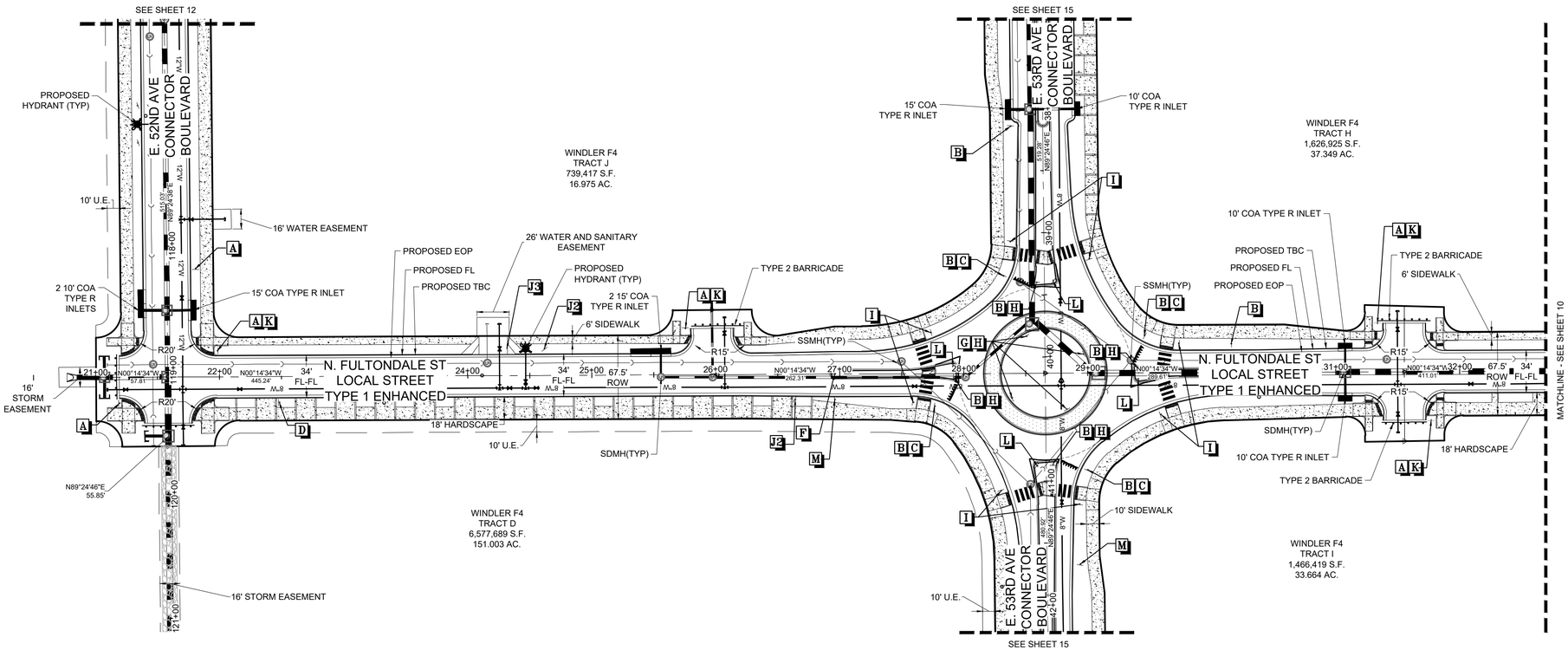
- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & ¼ SECTION LINE
- FM FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE

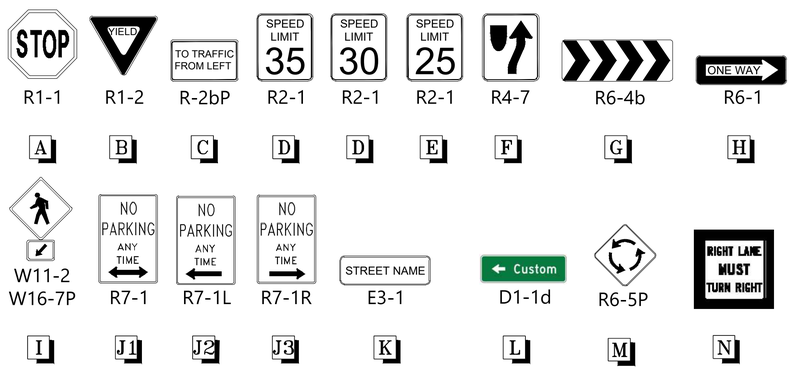
50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'




| Date | Appr. | Int. | Date | Revisions | No. |
|---|---|---|---|---|---|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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST - SITE PLAN

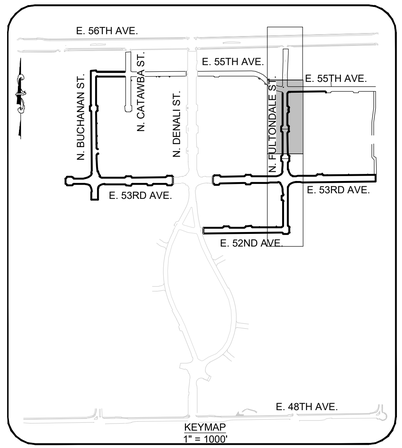
SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

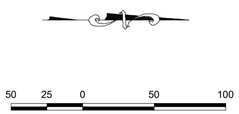
SHEET NUMBER 9

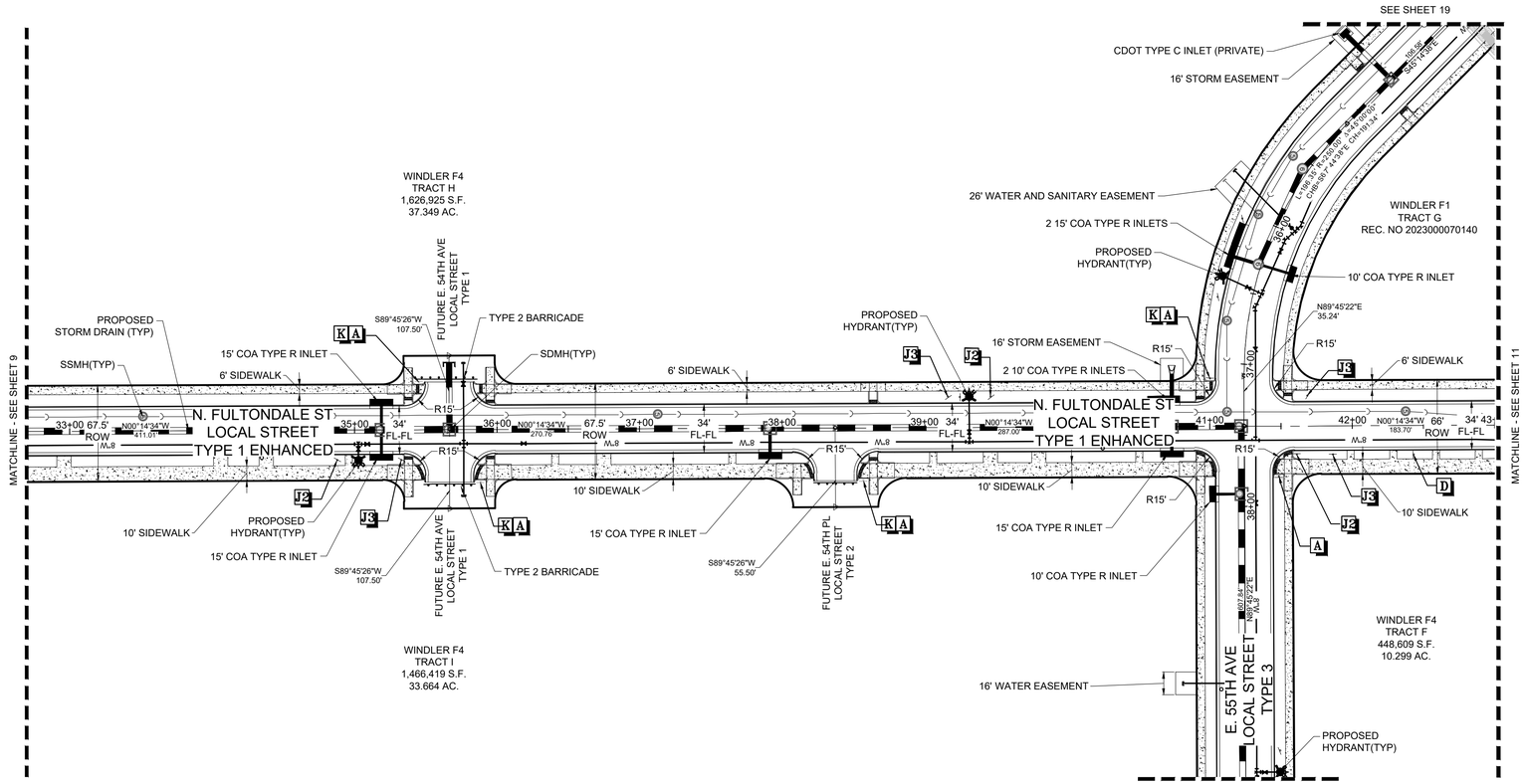
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST.DWG, DTTOBIN, 1/16/24

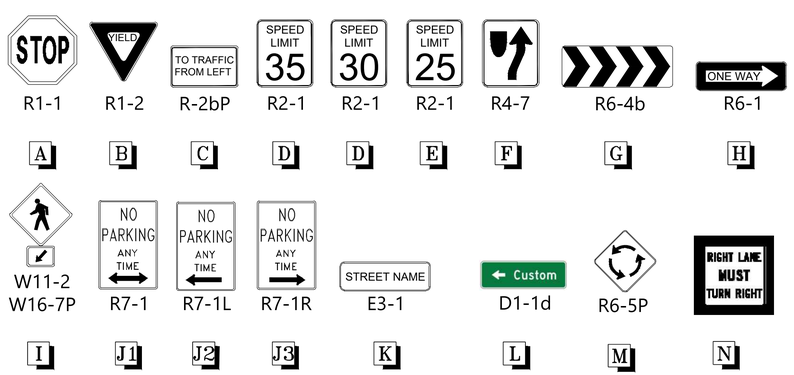
## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS




## LEGEND

| | |
|---|---|
| PROPOSED CAP WITH THRUST BLOCK | CENTERLINE |
| PROPOSED REDUCER | RIGHT-OF-WAY |
| PROPOSED GATE VALVE | PARCEL LINE |
| PROPOSED FIRE HYDRANT | EDGE OF PAVEMENT |
| EXISTING FIRE HYDRANT | PROPOSED DRAINAGE EASEMENT |
| PROPOSED WL FITTING WITH THRUST BLOCK | EXISTING 5' CONTOUR |
| PROPOSED FLARED END SECTION | EXISTING 1' CONTOUR |
| PROPOSED LOW POINT BLOW-OFF | PROPOSED 5' CONTOUR |
| PROPOSED LIGHT POLE | PROPOSED 1' CONTOUR |
| PROPOSED SIDEWALK | PROPOSED STORM DRAIN |
| EXISTING ELEVATION | PROPOSED SEWER LINE WITH MANHOLE |
| PROPOSED DESIGN ELEVATION | SEWER LATERAL |
| SECTION & ¼ SECTION LINE | PROPOSED WATER LINE |
| FORCE MAIN | |

| | | | |
|---|---|---|---|
| No. | Revisions | Date | Init. |
| | | Apprv. | |
| | | Date | |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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST - SITE PLAN

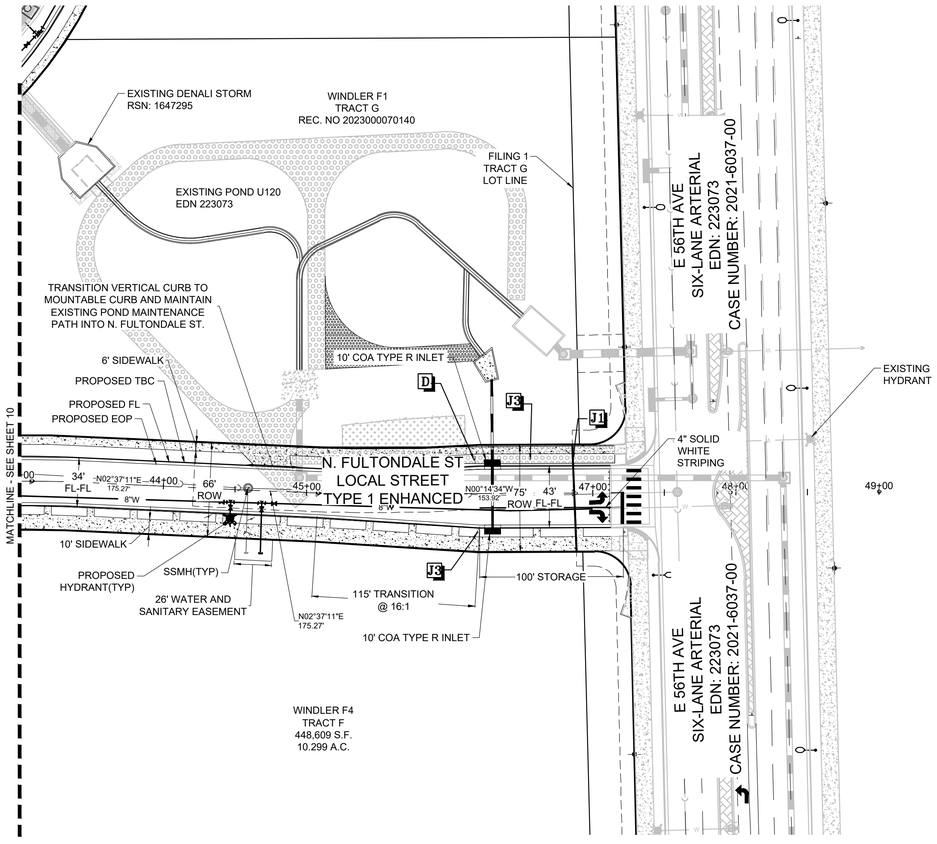
SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 10

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST.DWG, DITTOBIN, 1/16/24

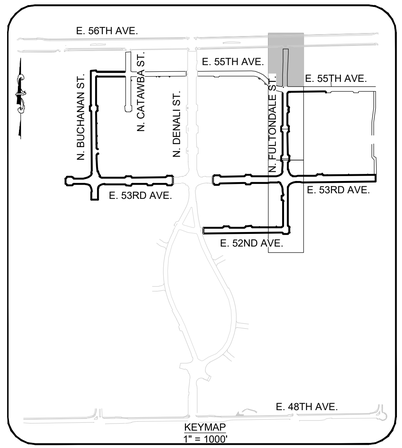
## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS



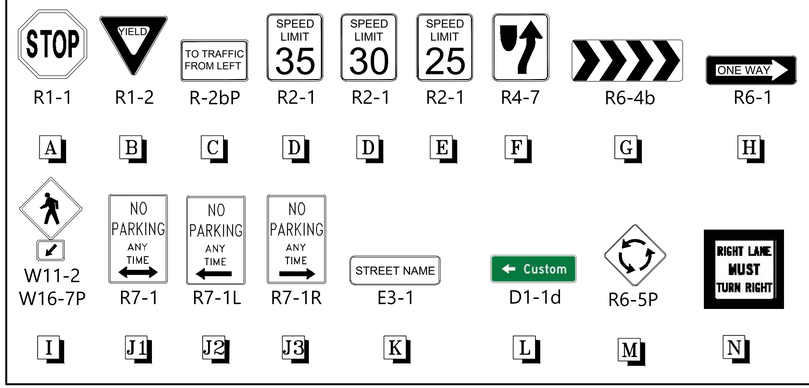
50 25 0 50 100

SCALE: 1" = 50'




## LEGEND

| | |
|---|---|
| PROPOSED CAP WITH THRUST BLOCK | CENTERLINE |
| PROPOSED REDUCER | RIGHT-OF-WAY |
| PROPOSED GATE VALVE | PARCEL LINE |
| PROPOSED FIRE HYDRANT | EDGE OF PAVEMENT |
| EXISTING FIRE HYDRANT | PROPOSED DRAINAGE EASEMENT |
| PROPOSED WL FITTING WITH THRUST BLOCK | EXISTING 5' CONTOUR |
| PROPOSED FLARED END SECTION | EXISTING 1' CONTOUR |
| PROPOSED LOW POINT BLOW-OFF | PROPOSED 5' CONTOUR |
| PROPOSED LIGHT POLE | PROPOSED 1' CONTOUR |
| PROPOSED SIDEWALK | PROPOSED STORM DRAIN |
| 10.00 EXISTING ELEVATION | PROPOSED SEWER LINE WITH MANHOLE |
| 10.00 PROPOSED DESIGN ELEVATION | SEWER LATERAL |
| SECTION & ¼ SECTION LINE | PROPOSED WATER LINE |
| FM FORCE MAIN | |




| No. | Revisions | Date | Init. | Apprv. | Date |
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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST - SITE PLAN

| SCALE: | AS SHOWN |
|---|---|
| DRAWN BY: | SJF |
| CHECKED BY: | BPW |
| FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 |

SHEET NUMBER 11

N:\PROJECTS\WINDLER\FILING5\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST.DWG, DTTOBIN, 1/16/24

## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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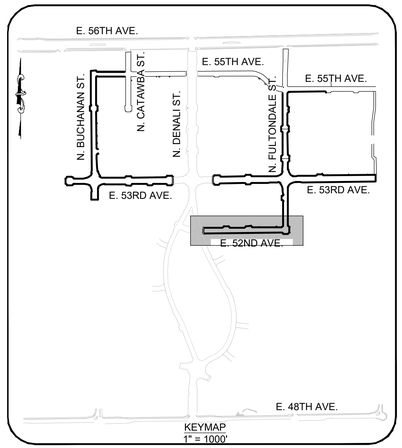
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

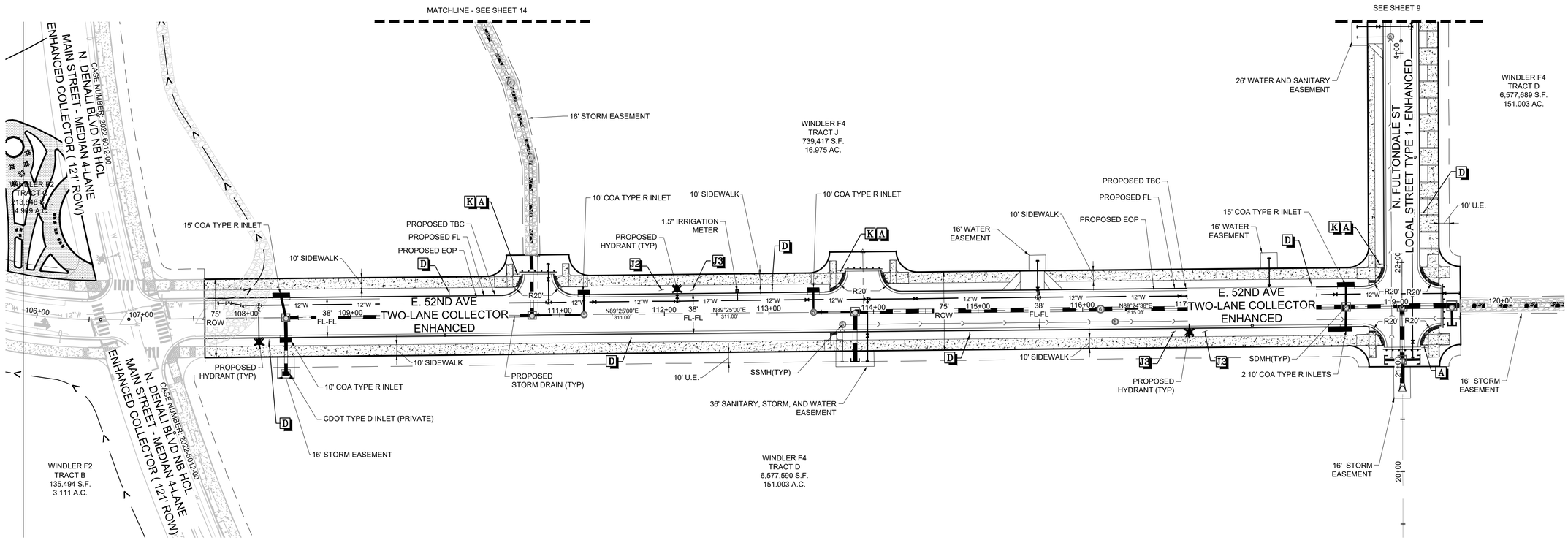
50 25 0 50 100

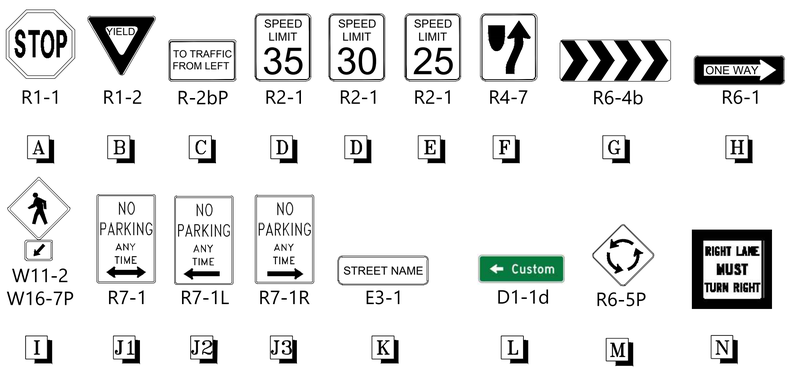
SCALE: 1" = 50'

## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & ‡ SECTION LINE
- FM FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE




| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 52ND AVE - SITE PLAN

| | |
|---|---|
| SCALE: | AS SHOWN |
| DRAWN BY: | STE |
| CHECKED BY: | BPW |
| DATE: | JANUARY 2024 |
| FILE NO: | R0043248.00 |
| SHEET NUMBER | 12 |

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\52ND AVE.DWG, DTTOBIN, 1/17/24

## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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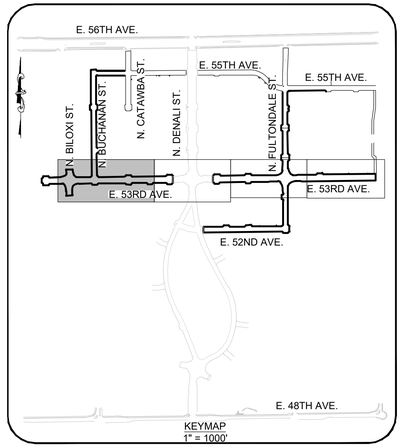
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & $\frac{1}{4}$ SECTION LINE
- FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE

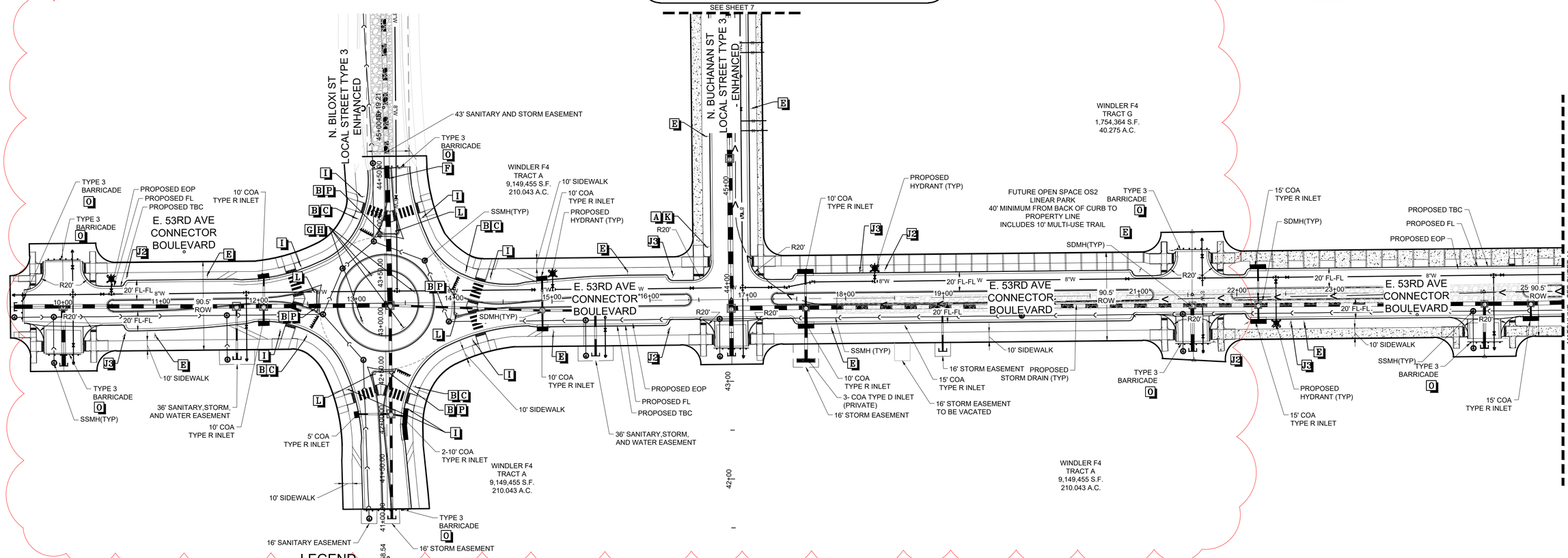
50 25 0 50 100

SCALE: 1" = 50'

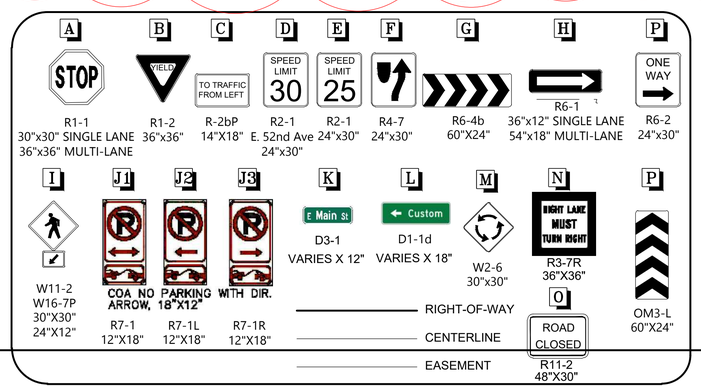



KEYMAP
1" = 1000'

1




## LEGEND





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| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |

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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
53RD AVE - SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
| DRAWN BY: | RDH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 13

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE - SITE PLAN.DWG, RDHEADLEE, 10/22/24

## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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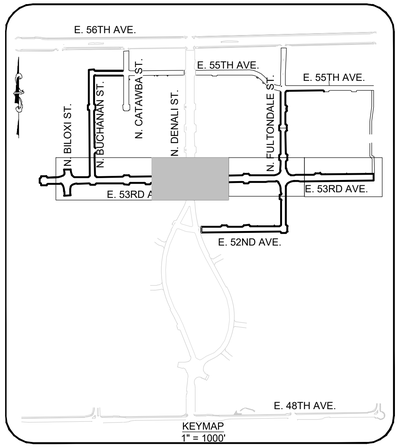
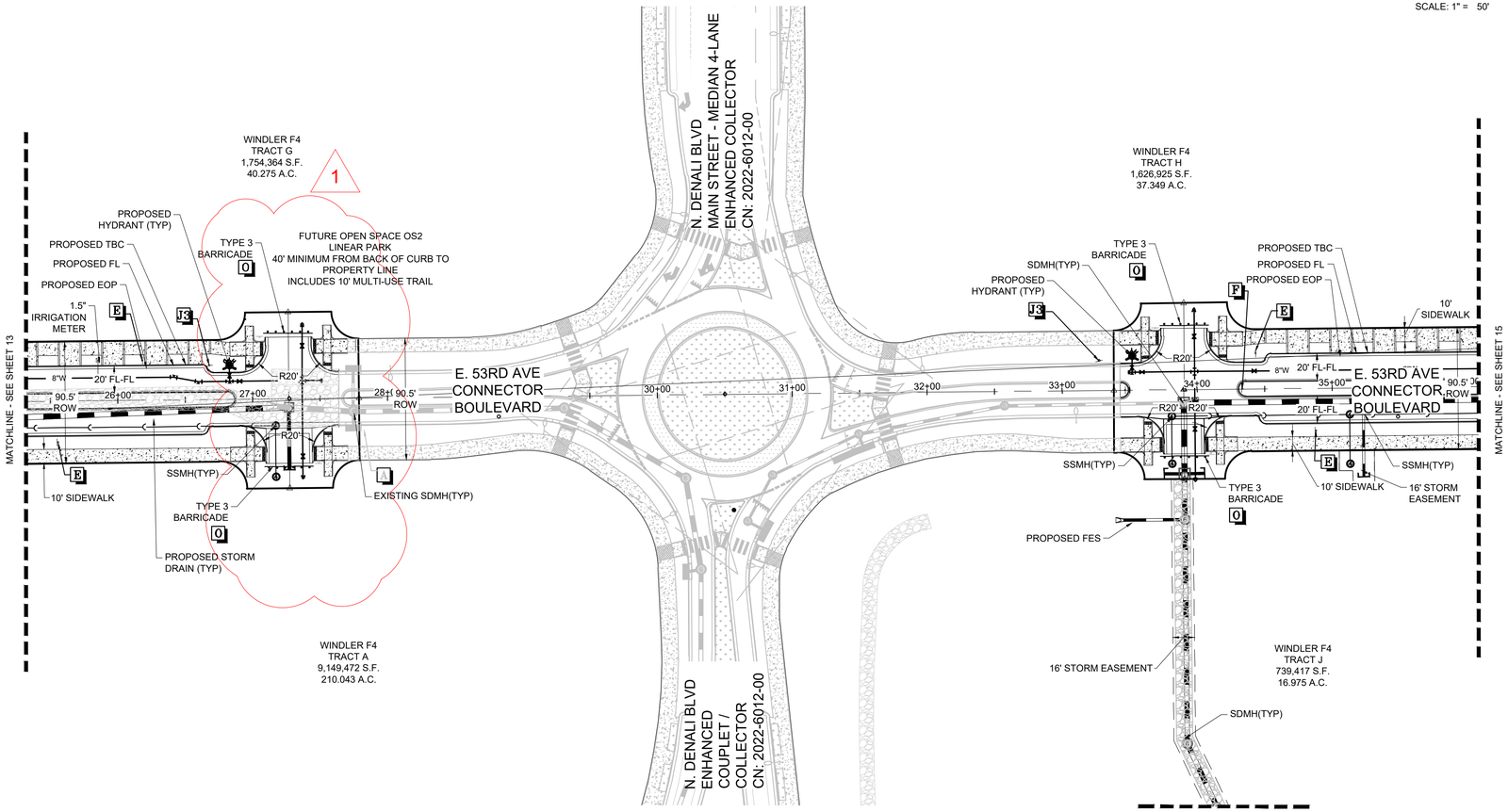
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS



50 25 0 50 100

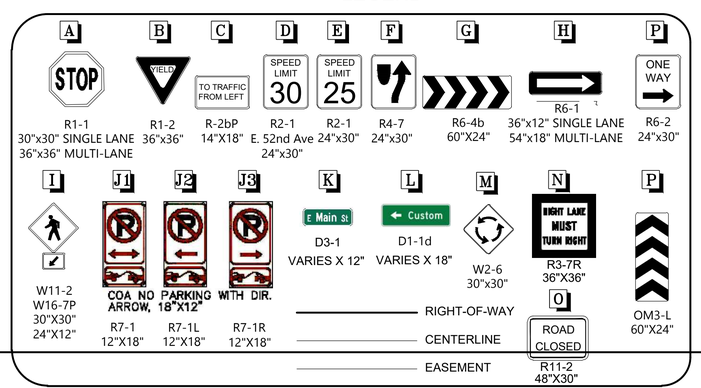
SCALE: 1" = 50'




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & ½ SECTION LINE
- FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE

## LEGEND




| No. | Revisions | Date | Int. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |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PHONE: (303) 795-9900


**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
53RD AVE - SITE PLAN

| SCALE: | FILE NO: |
|---|---|
| AS SHOWN | R0043248.00 |

| DRAWN BY: | CHECKED BY: | DATE: |
|---|---|---|
| RDH | BPW | JANUARY 2024 |

SHEET NUMBER 14

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE - SITE PLAN.DWG, RDHEAD,LEE, 10/22/24

## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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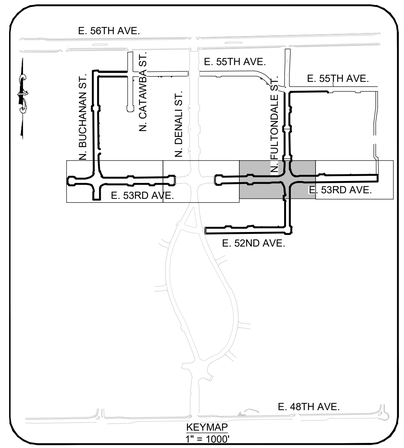
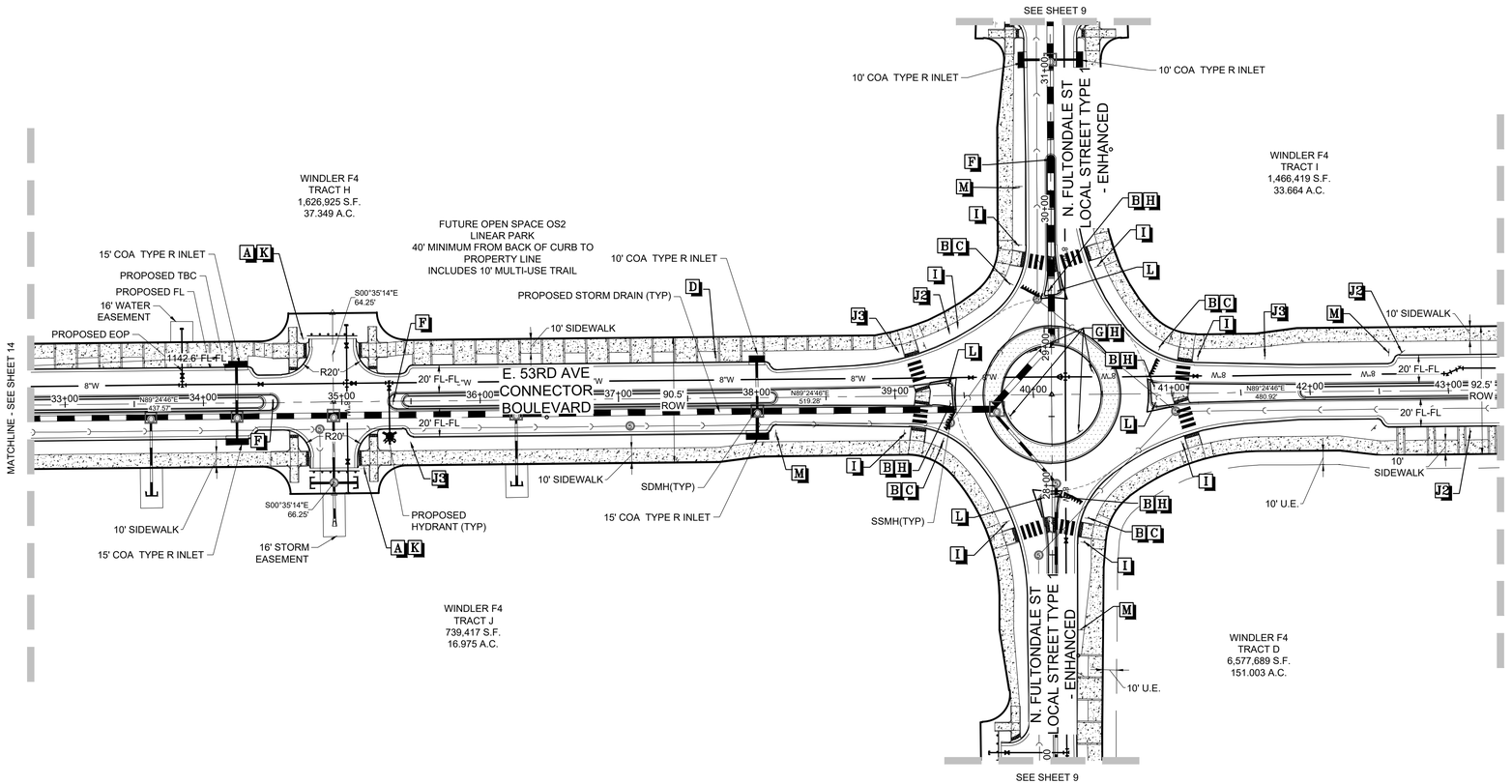
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS



50 25 0 50 100

SCALE: 1" = 50'




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & ¼ SECTION LINE
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- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
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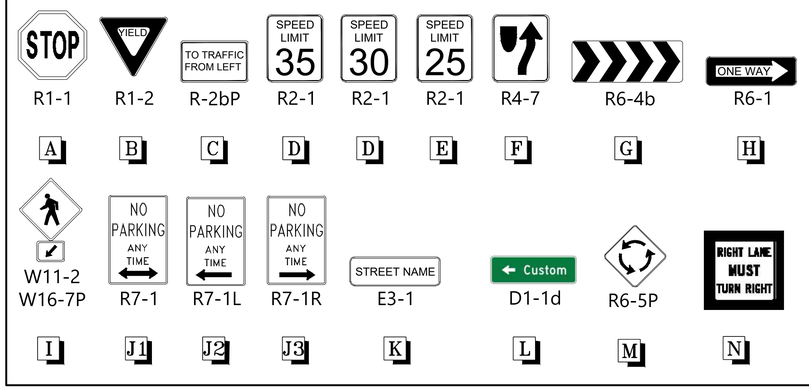
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE





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| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
5750 DTC PARKWAY, SUITE 210
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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 53RD AVE - SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 15

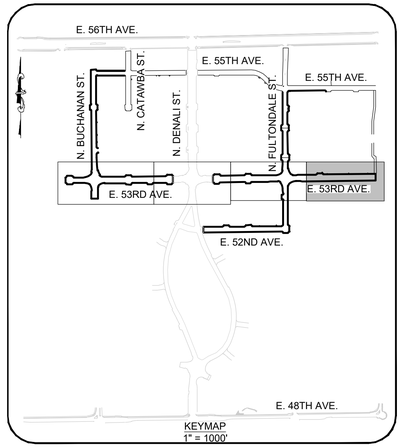
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\53RD AVE.DWG, DITTOBIN, 1/16/24

## NOTES

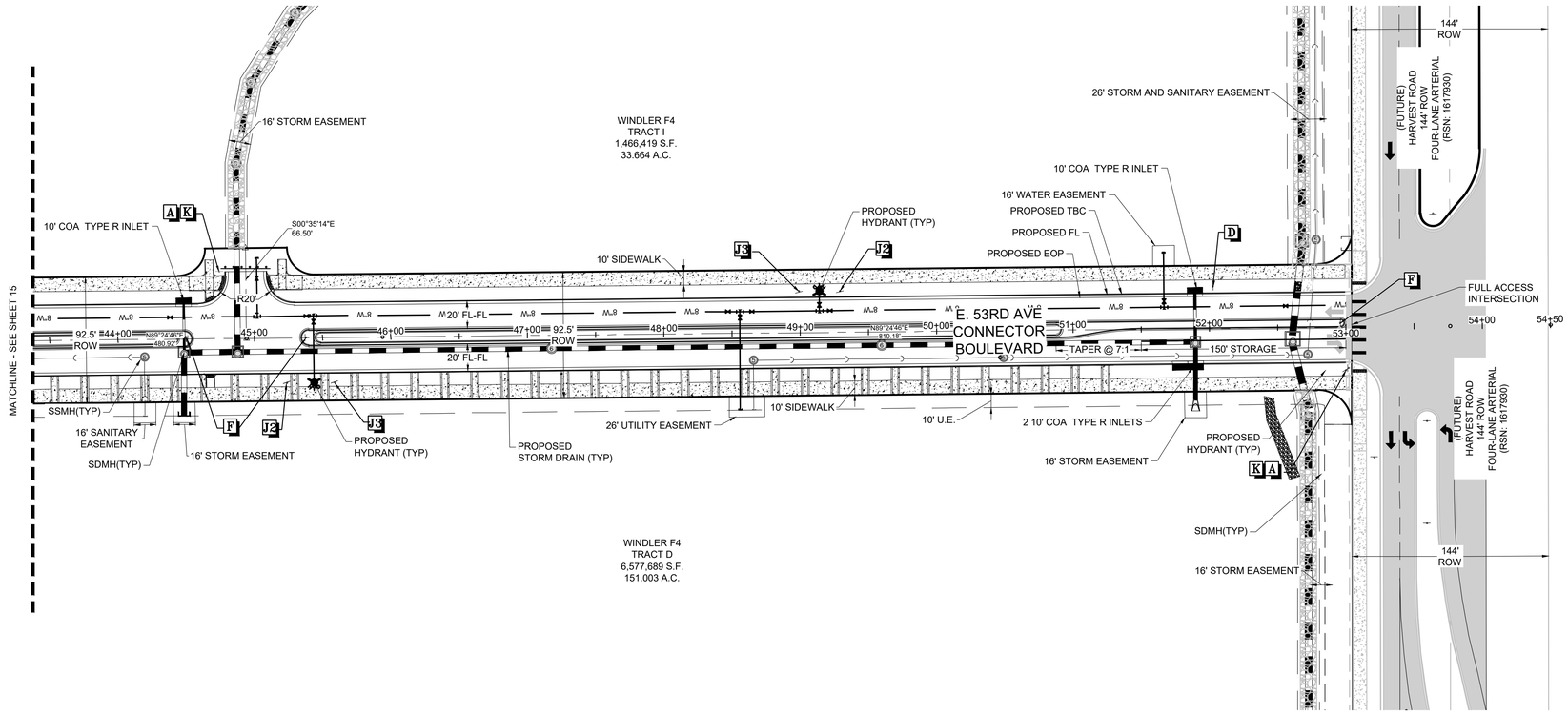
1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB/CUT RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

50 25 0 50 100

SCALE: 1" = 50'

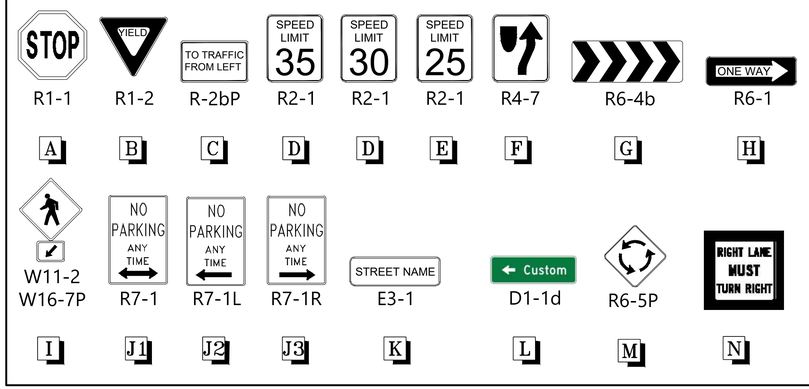



KEYMAP
1" = 1000'




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- SECTION & ℄ SECTION LINE
- FM FORCE MAIN
- CENTERLINE
- RIGHT-OF-WAY
- PARCEL LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- SEWER LATERAL
- PROPOSED WATER LINE




R1-1 A | R1-2 B | R-2bP C | R2-1 D | R2-1 D | R2-1 E | R4-7 F | R6-4b G | R6-1 H

W11-2 W16-7P I | R7-1 J1 | R7-1L J2 | R7-1R J3 | E3-1 K | D1-1d L | R6-5P M | N

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| No. | Revisions | Date | Init. | Apprv. | Date |
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PHONE: (303) 795-9900

CONNECTOR ROADS ISP
INFRASTRUCTURE SITE PLAN
CONNECTOR ROADS
E. 53RD AVE - SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 16

## NOTES

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INTERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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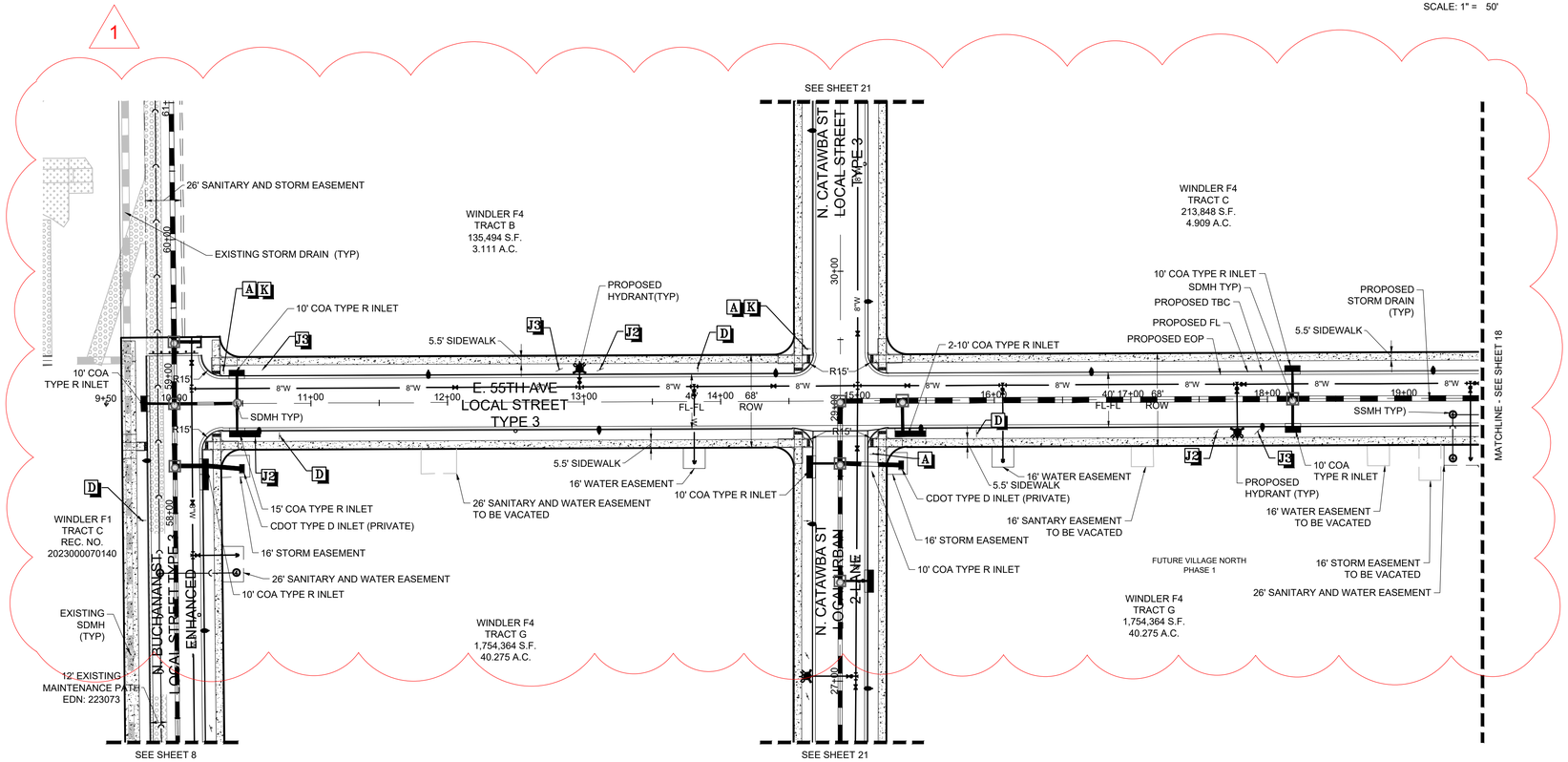
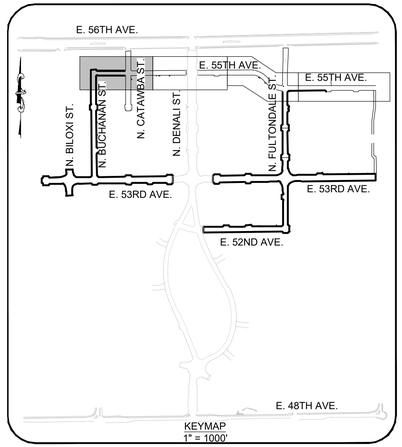
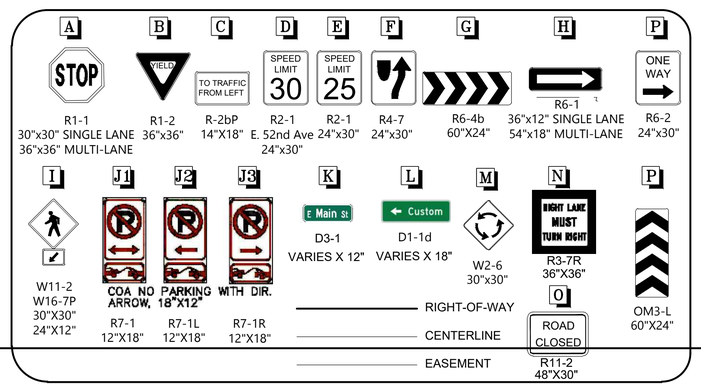
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS




## LEGEND

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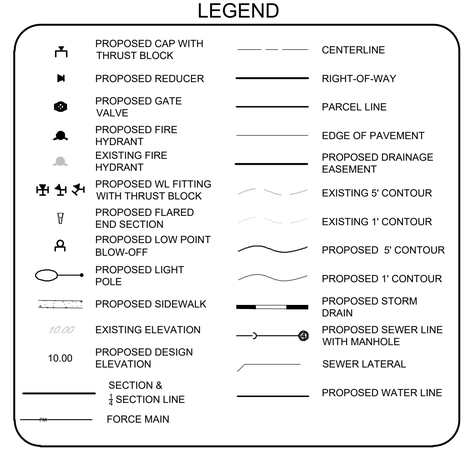


| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |


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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
55TH AVE - SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024
SHEET NUMBER 17

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## NOTES

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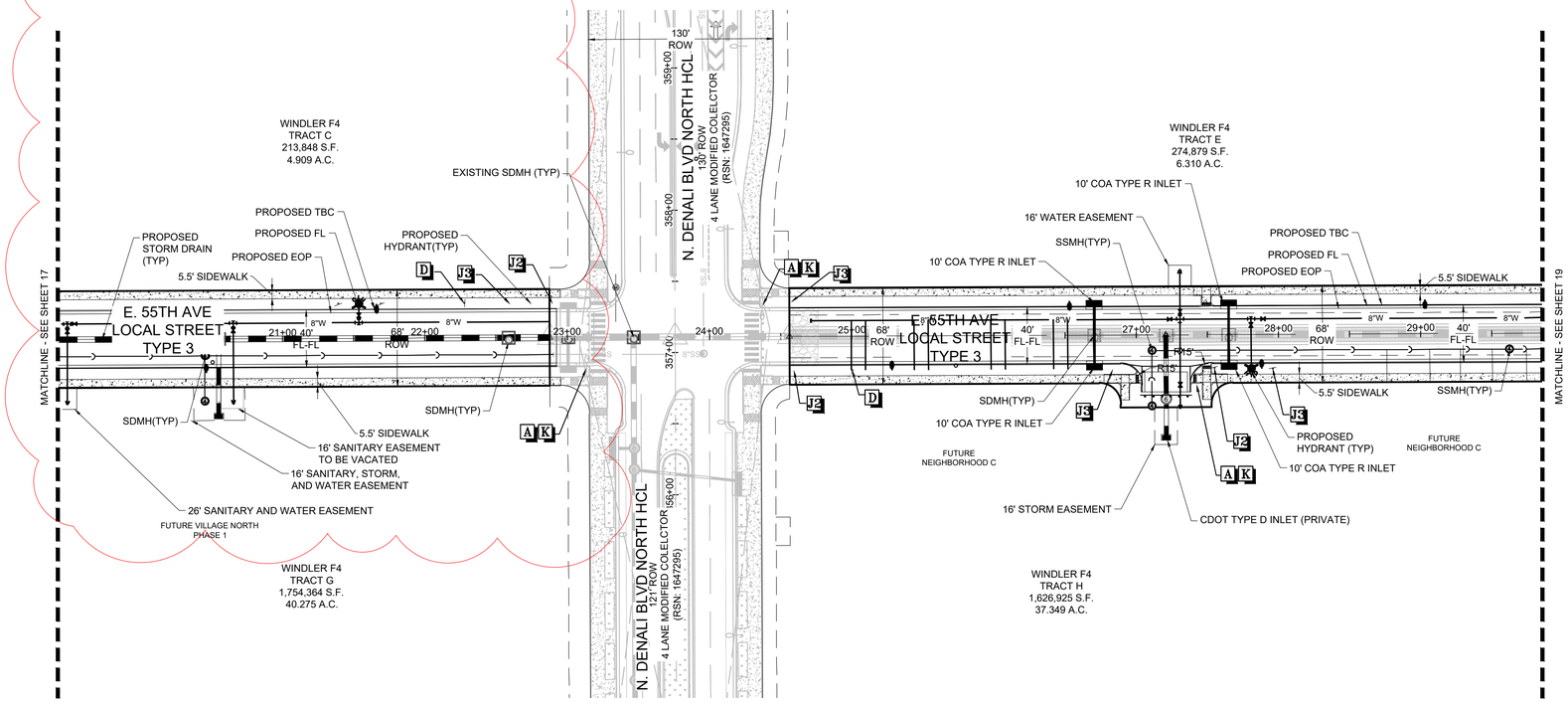
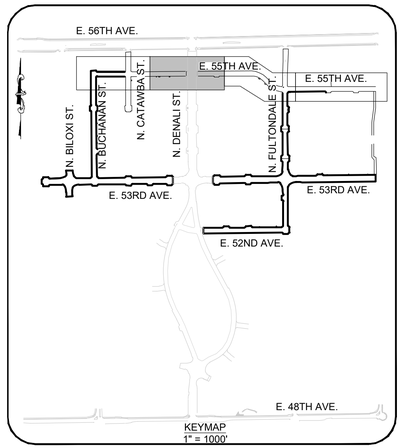
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS

1



50 25 0 50 100

SCALE: 1" = 50'

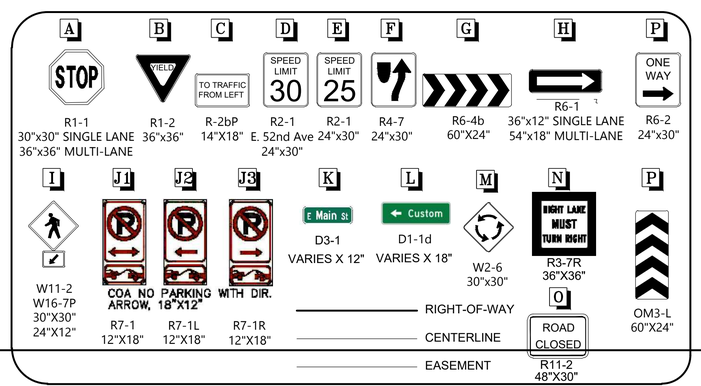



KEYMAP
1" = 1000'

## LEGEND

| | | | |
|---|---|---|---|
| | PROPOSED CAP WITH THRUST BLOCK | | CENTERLINE |
| | PROPOSED REDUCER | | RIGHT-OF-WAY |
| | PROPOSED GATE VALVE | | PARCEL LINE |
| | PROPOSED FIRE HYDRANT | | EDGE OF PAVEMENT |
| | EXISTING FIRE HYDRANT | | PROPOSED DRAINAGE EASEMENT |
| | PROPOSED WL FITTING WITH THRUST BLOCK | | EXISTING 5' CONTOUR |
| | PROPOSED FLARED END SECTION | | EXISTING 1' CONTOUR |
| | PROPOSED LOW POINT BLOW-OFF | | PROPOSED 5' CONTOUR |
| | PROPOSED LIGHT POLE | | PROPOSED 1' CONTOUR |
| | PROPOSED SIDEWALK | | PROPOSED STORM DRAIN |
| 10.00 | EXISTING ELEVATION | | PROPOSED SEWER LINE WITH MANHOLE |
| 10.00 | PROPOSED DESIGN ELEVATION | | SEWER LATERAL |
| | SECTION & ¼ SECTION LINE | | PROPOSED WATER LINE |
| FM | FORCE MAIN | | |

## LEGEND




| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
55TH AVE - SITE PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
| DRAWN BY: | RDH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |
| SHEET NUMBER | 18 | | |

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## NOTES

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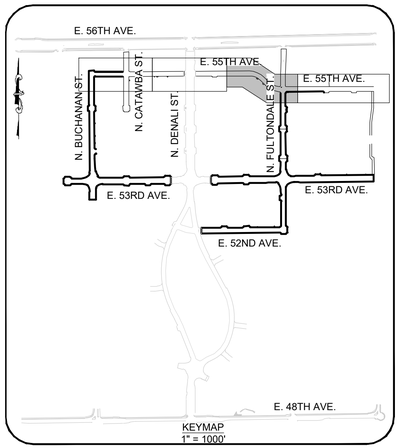


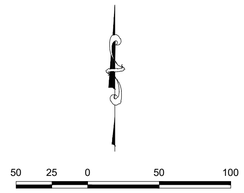


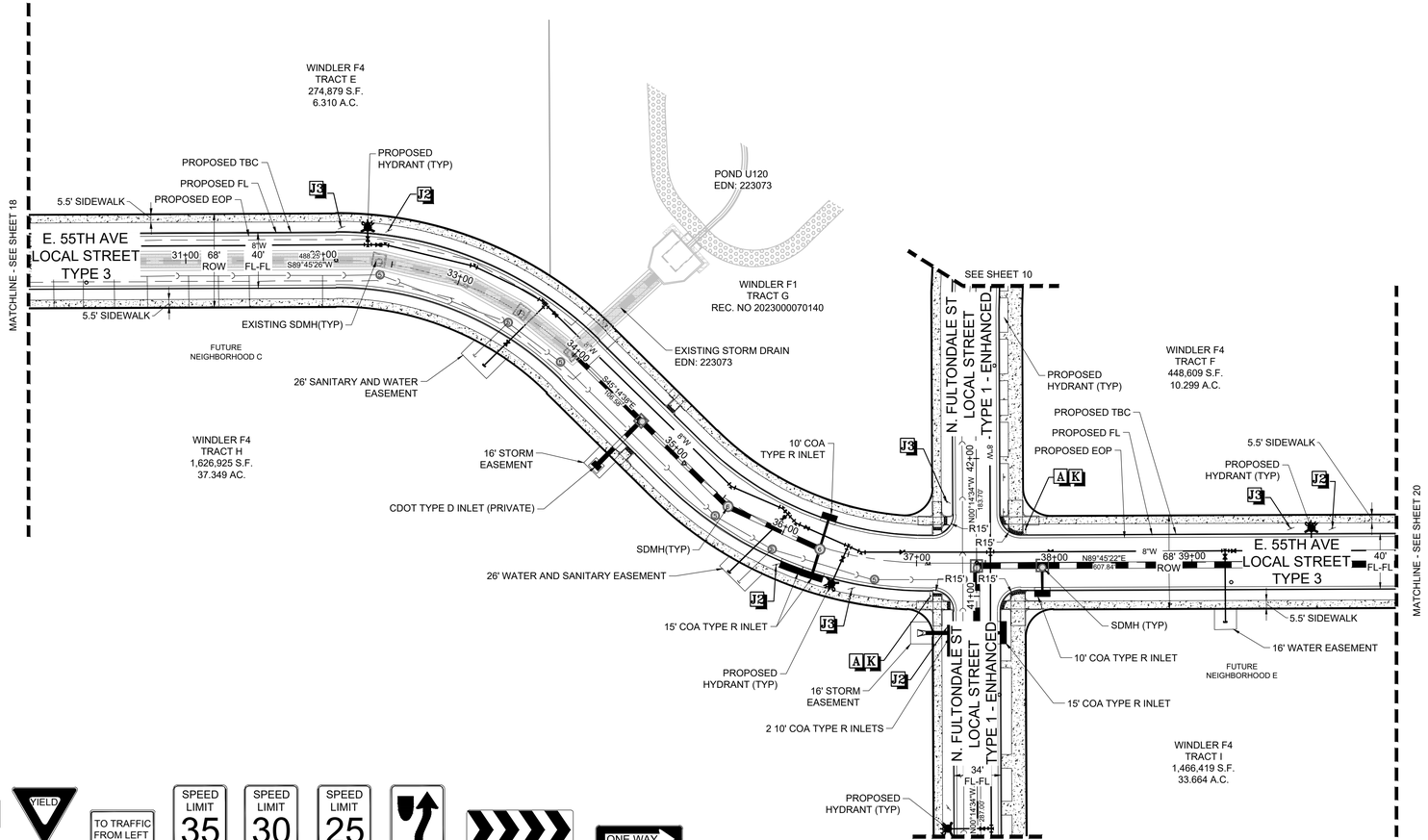


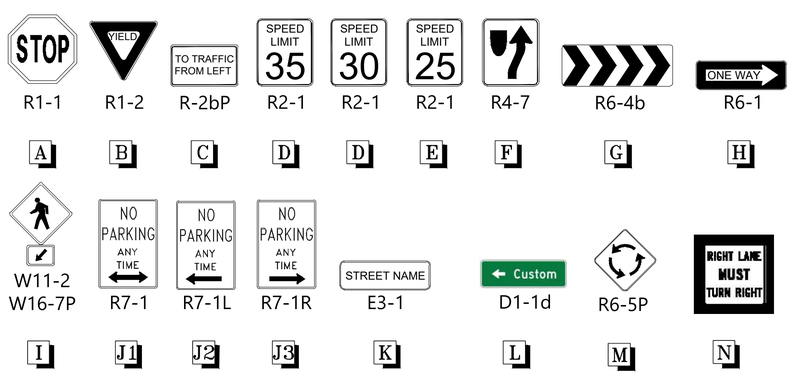


## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
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- CENTERLINE
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- EDGE OF PAVEMENT
- PROPOSED DRAINAGE EASEMENT
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5750 DTC PARKWAY, SUITE 210
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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 55TH AVE - SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 19

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\55TH AVE.DWG, DITTOBIN, 1/16/24

## NOTES

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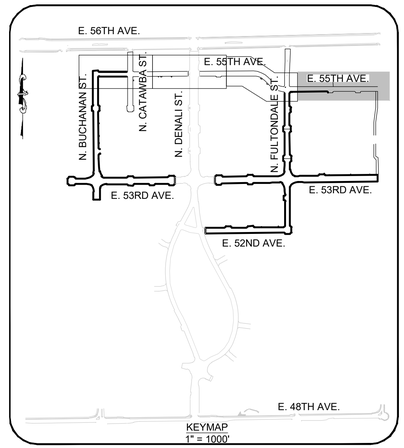
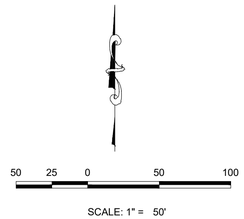
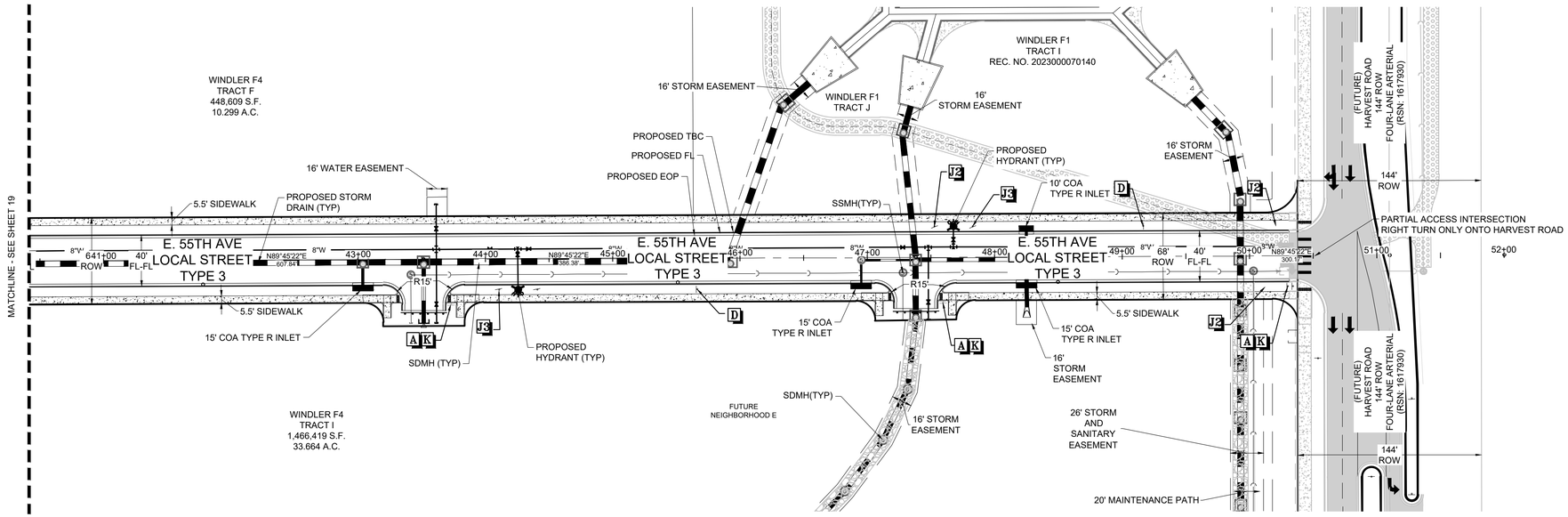
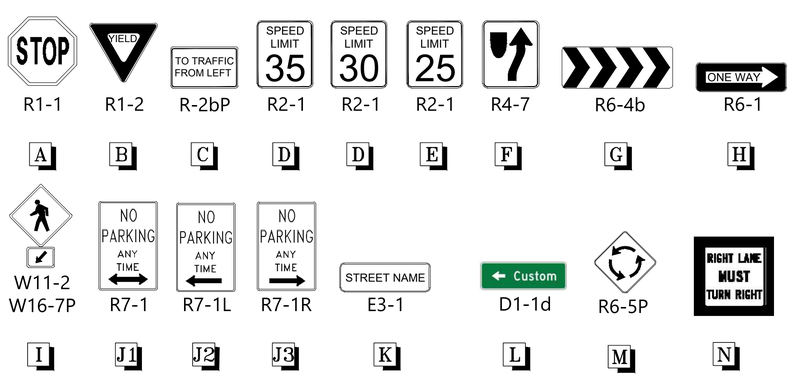
4. SEE ROUNDABOUT PLANS FOR ROUNDABOUT DETAILS




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
- PROPOSED REDUCER
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- PROPOSED FIRE HYDRANT
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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 55TH AVE - SITE PLAN

| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
|---|---|---|---|
| DRAWN BY: | SJF | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 20

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\55TH AVE.DWG, DTTOBIN, 1/16/24

## NOTES

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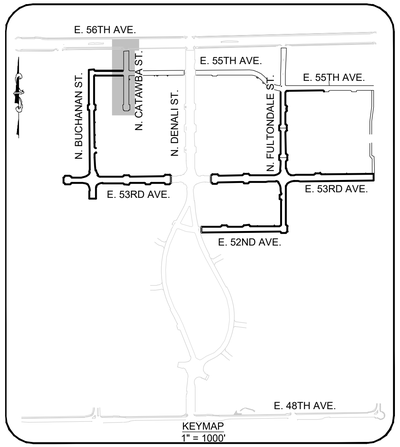


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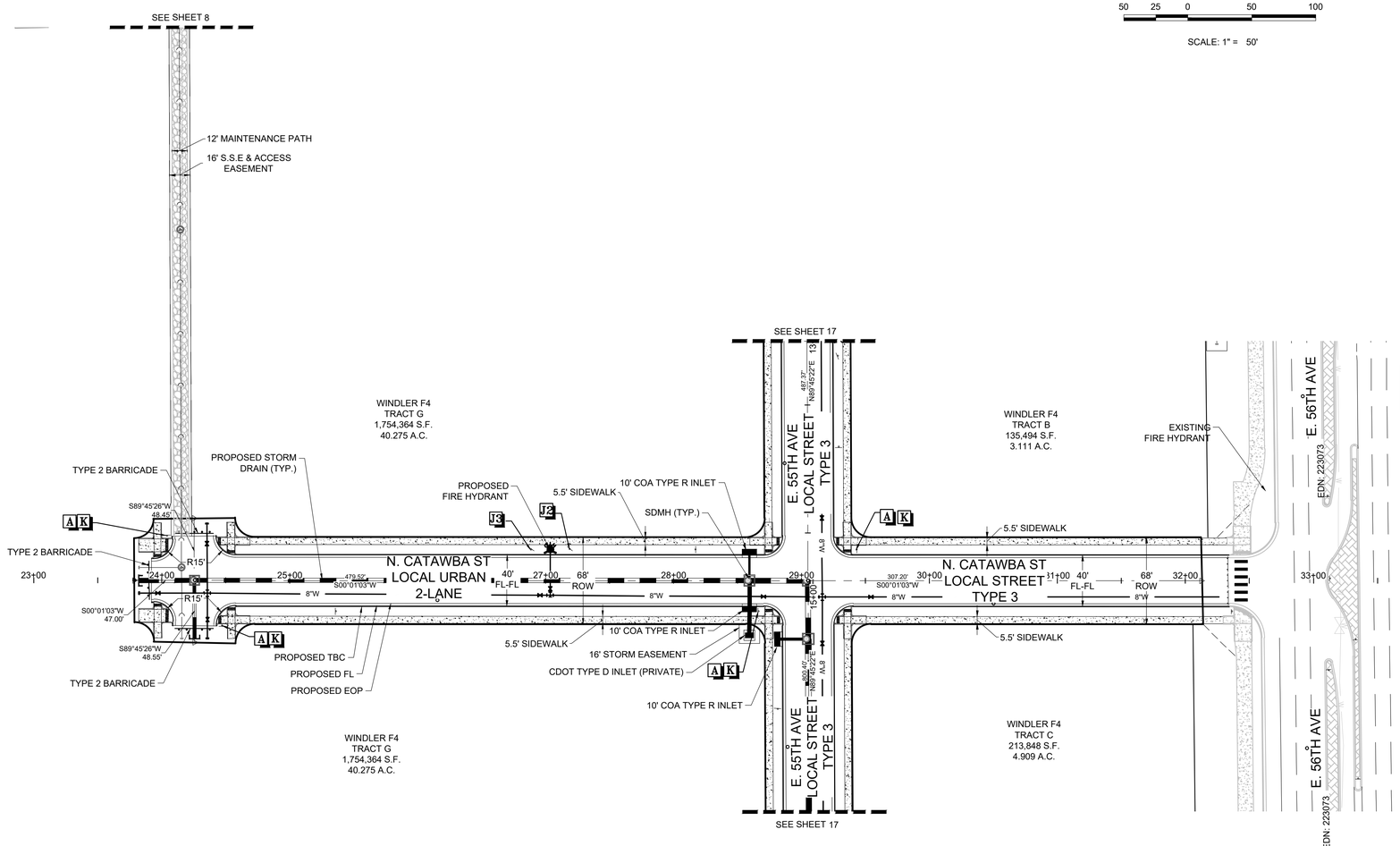
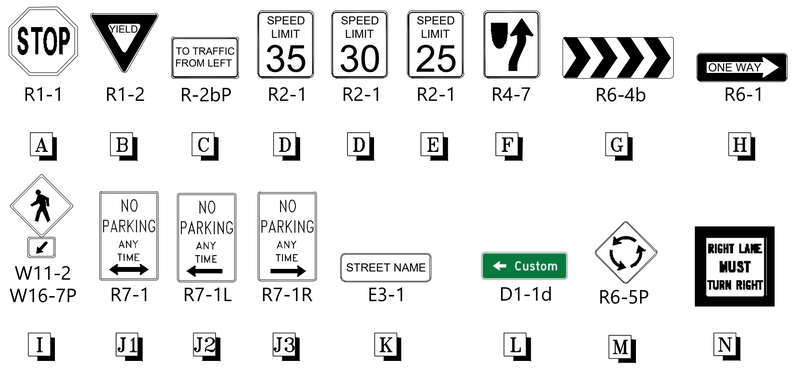
SCALE: 1" = 50'




## LEGEND

- PROPOSED CAP WITH THRUST BLOCK
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| No. | Revisions | Date | Init. | Apprv. | Date |
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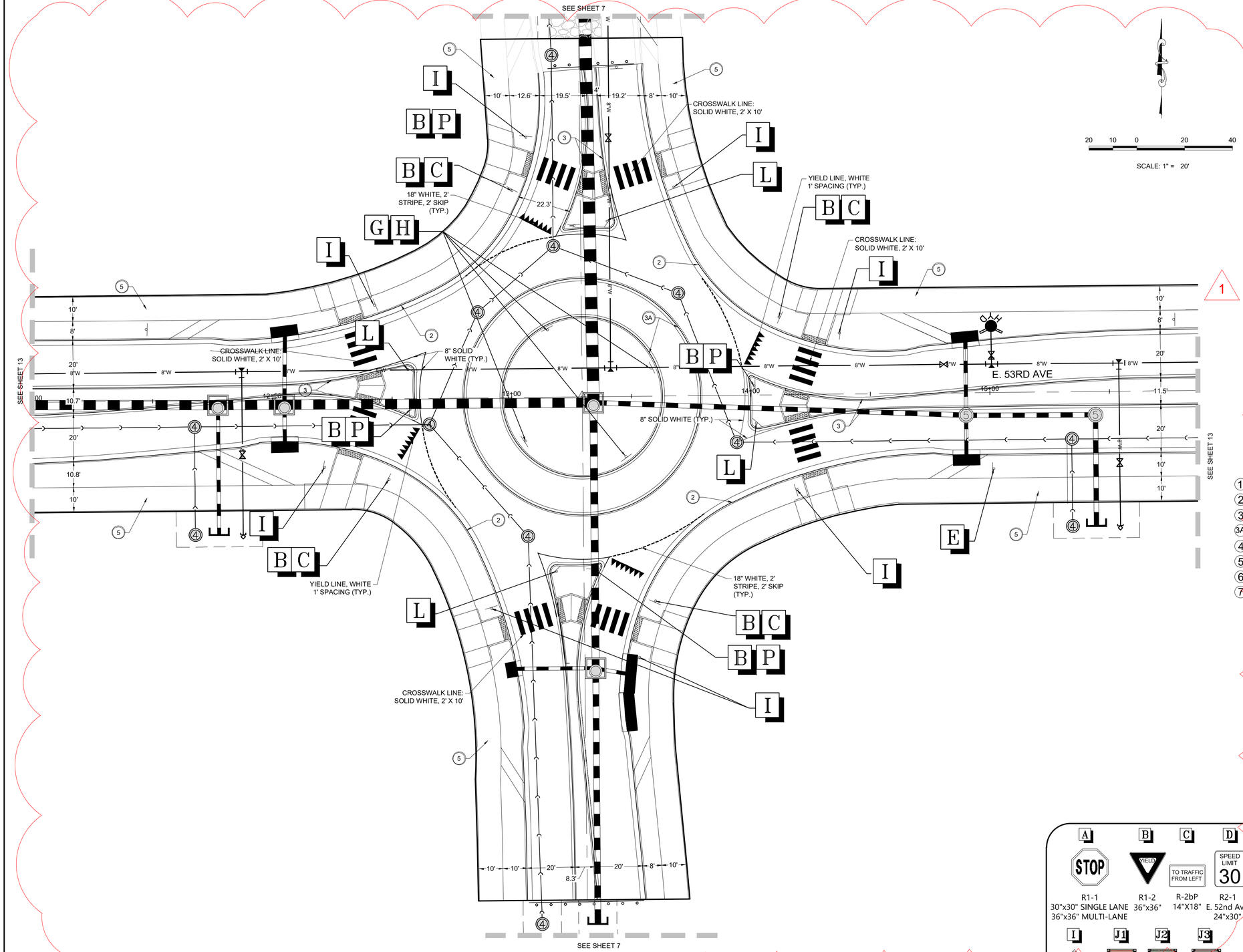
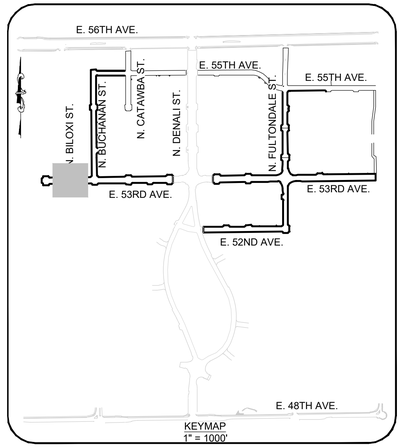
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
CATAWBA ST - SITE PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 21

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\CATAWBA ST - SITE PLAN.DWG, DTTOBIN, 1/16/24




1

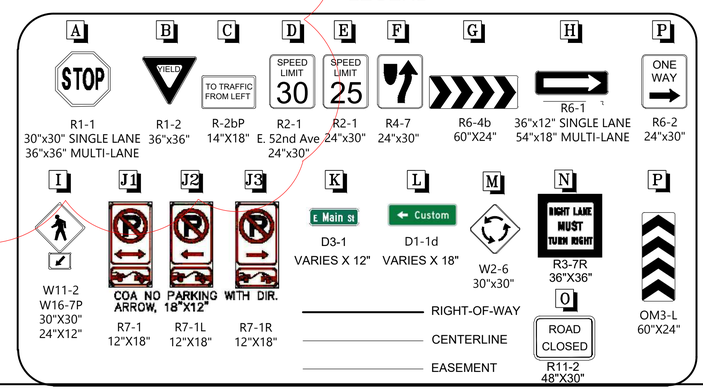
## NOTES:

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.

## FLAG NOTES

1. CONSTRUCT 6' WIDE, 6" DEPTH CONCRETE SIDEWALK
2. CONSTRUCT VERTICAL CURB & GUTTER (COA S7.1)
3. CONSTRUCT STANDARD MEDIAN CURB (COA S7.2)
3A. CONSTRUCT TRUCK APRON MEDIAN SPILL CURB (COA S7.2)
4. TYPE III BARRICADE
5. CONSTRUCT 10' CONCRETE SIDEWALK
6. 1' SPLASH BLOCK (COA S2.9)
7. CONSTRUCT 5.5' CONCRETE SIDEWALK

## LEGEND




NOTE: SIGN ASSEMBLY SHALL ADHERE TO COA TE-11 STANDARD.
CROSSWALK SHALL BE INSTALLED BASED ON TE-12.

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |


Westwood
10333 E DRY CREEK RD.
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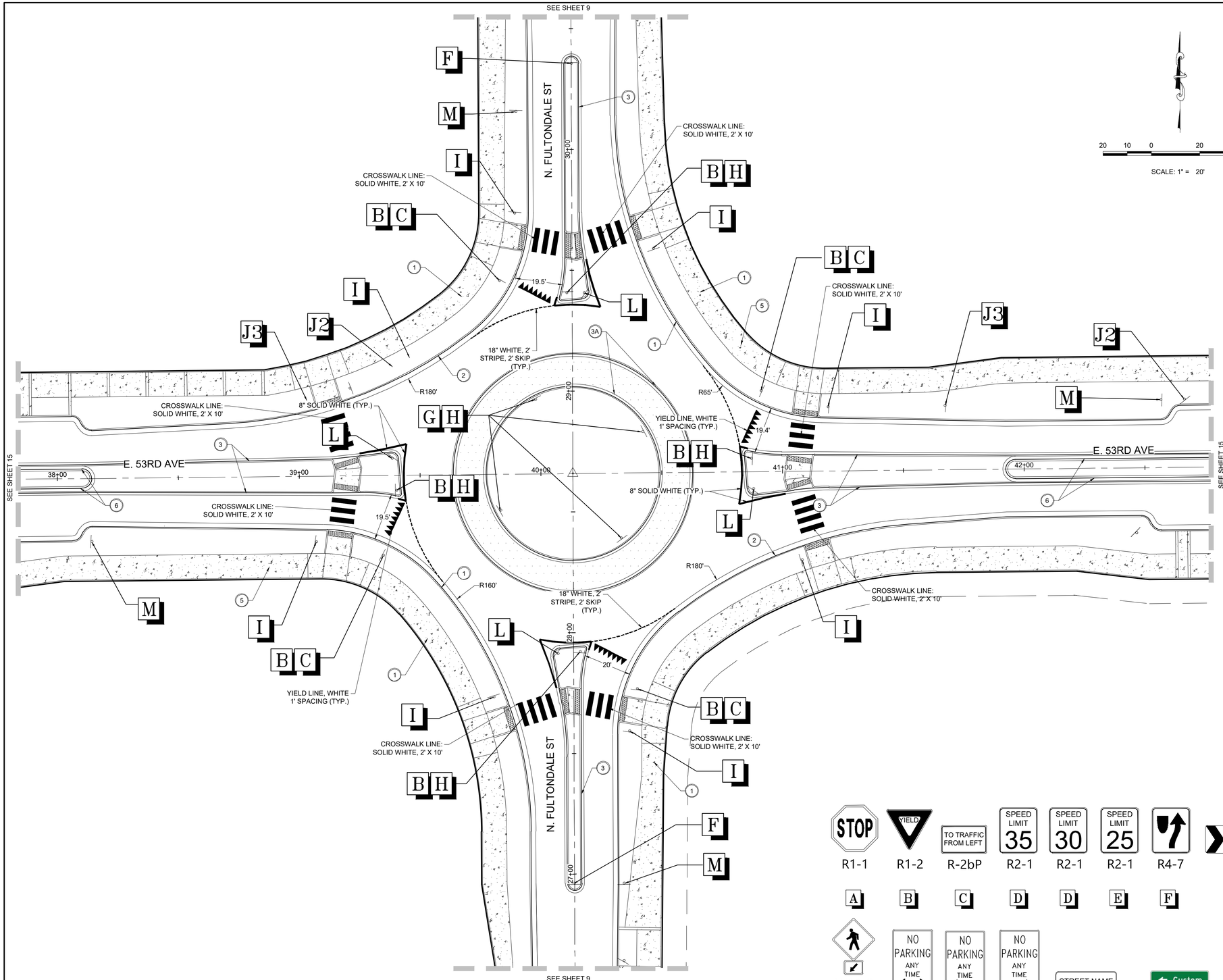
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

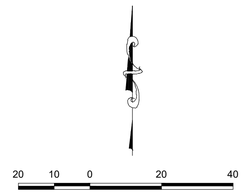
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
ROUNDABOUT PLAN

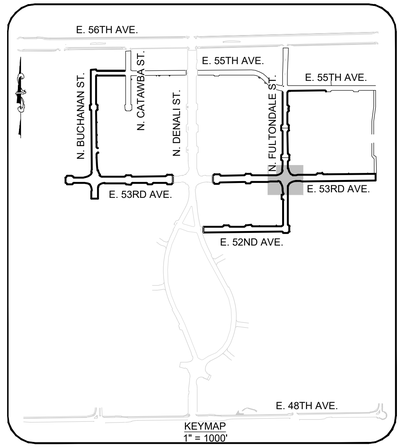
| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
|---|---|---|---|
| DRAWN BY: | RDH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 22

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\ROUNDABOUT PLAN.DWG, RDHEADLEE, 10/22/24




## NOTES:

1. ROW DIMENSIONS MEASURE TYPICAL SECTION CONDITIONS. ROW VARIES AT INERSECTIONS.
2. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.

## FLAG NOTES

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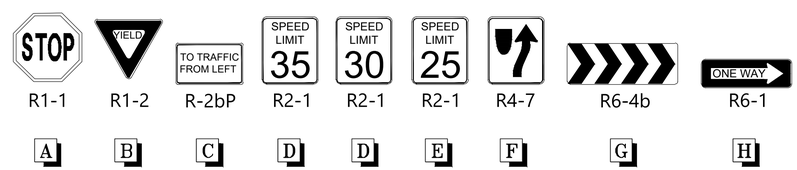


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| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|

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GREENWOOD VILLAGE, CO 80111
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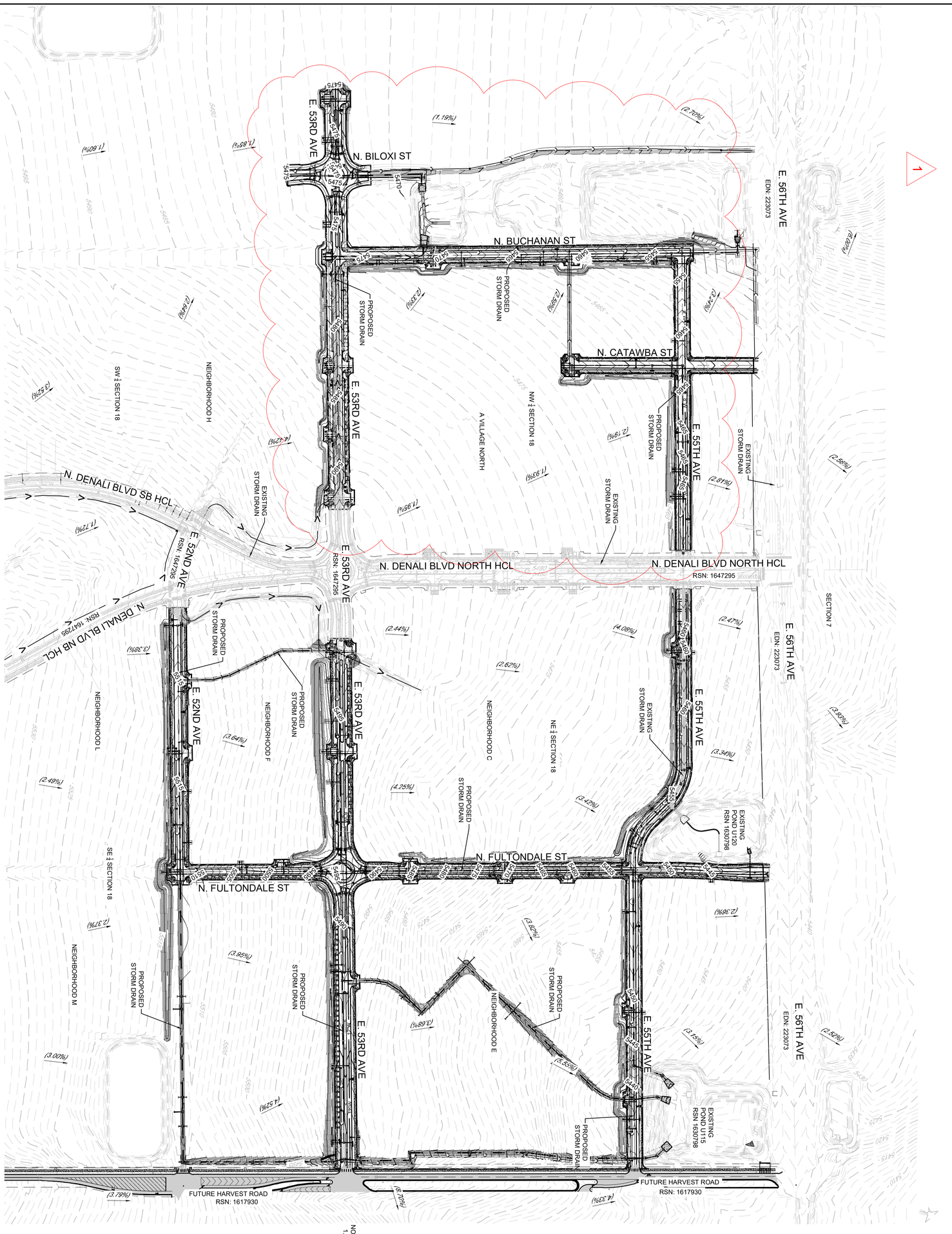
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
ROUNDABOUT PLAN

| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
|---|---|---|---|
| DRAWN BY: | STF | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 23

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ROUNDABOUT PLAN.DWG, DITTOBN, 1/16/24

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\OVERALL GRADING PLAN.DWG, RDHEADLEE, 10/22/24




| LEGEND | |
|---|---|
| EXISTING MAJOR CONTOUR | PROPOSED STORM DRAIN |
| EXISTING MINOR CONTOUR | PROPOSED FLARED END SECTION |
| PROPOSED MAJOR CONTOUR | PROPOSED STORM INLET |
| PROPOSED MINOR CONTOUR | PROPOSED OVERLAND FLOW |

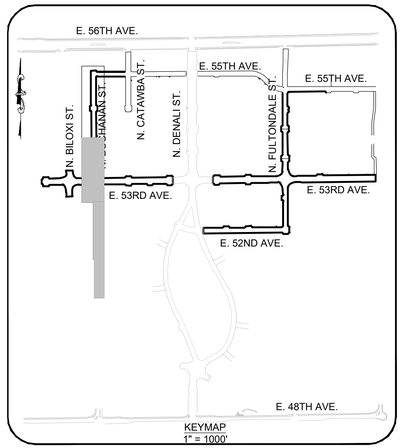
NOTES:
1. EXISTING CONTOURS SHOWN ARE FROM MASS GRADING PERFORMED AS PART OF CONNECTOR ROAD CONSTRUCTION - JOB NUMBER SWMP5 LISTED ON THE RIGHT.

| SWMP# | RSN# |
|---|---|
| 1 | 1629531 |
| 2 | 1629532 |
| 3 | 1629533 |
| 4 | 1629536 |
| 5 | 1629538 |
| 6 | 1629539 |
| 7 | 1629540 |
| | 1629543 |

SCALE: 1" = 300'
300 150 0 300 600

| | | | | | |
|---|---|---|---|---|---|
| SHEET NUMBER 24 | DRAWN BY: RDH | SCALE: AS SHOWN | CONNECTOR ROADS ISP<br>INFRASTRUCTURE SITE PLAN<br>CONNECTOR ROADS<br>OVERALL GRADING PLAN | WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)<br>5750 DTC PARKWAY, SUITE 210<br>GREENWOOD VILLAGE, CO 80111<br>PHONE: (303) 795-9900 | Westwood<br>10333 E DRY CREEK RD, SUITE 400<br>ENGLEWOOD , CO 80112<br>TEL: 720.482.9526<br>Westwoodps.com<br>Westwood Professional Services, Inc. |
| | CHECKED BY: BPW | FILE NO: R0043248.00 | | | |
| | DATE: JANUARY 2024 | | | | |

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |

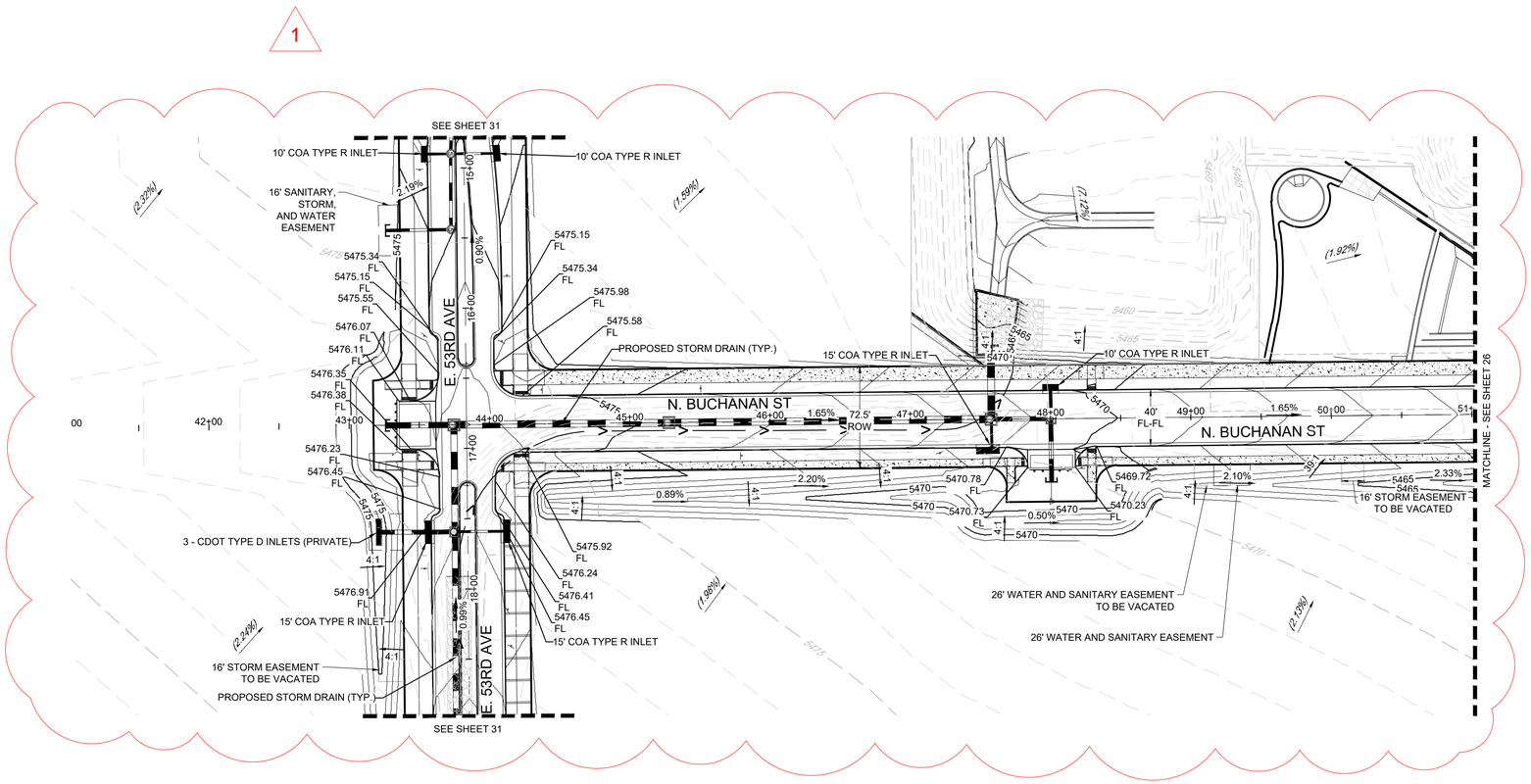



50 25 0 50 100

SCALE: 1" = 50'

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |




N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISION\BUCHANAN ST - GRADING PLAN.DWG, ROHEADLEE, 10/22/24

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/18/24 | RDH | | |

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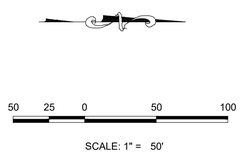
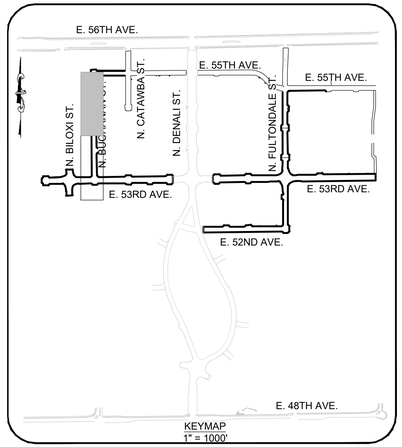
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST - GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 25

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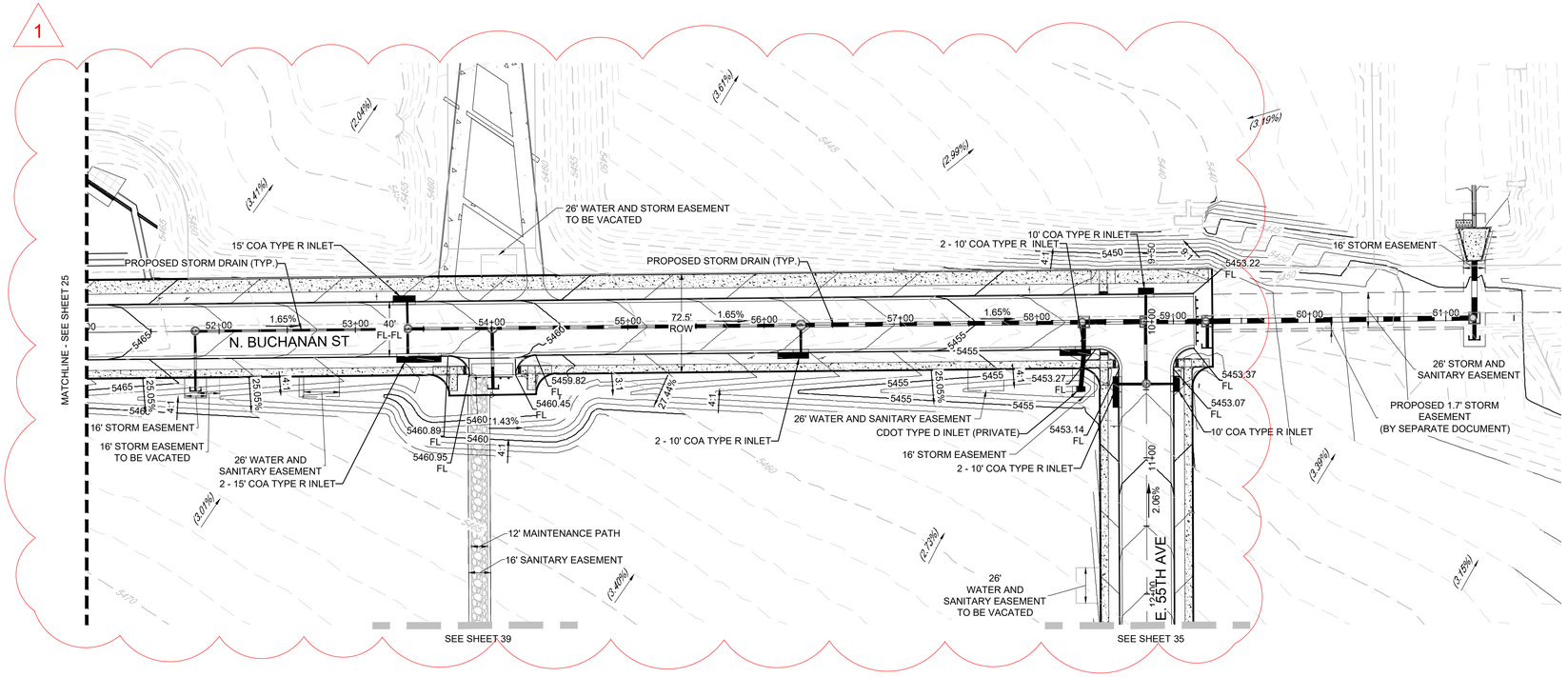


NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Appr. | Init. |
|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | | RDH |

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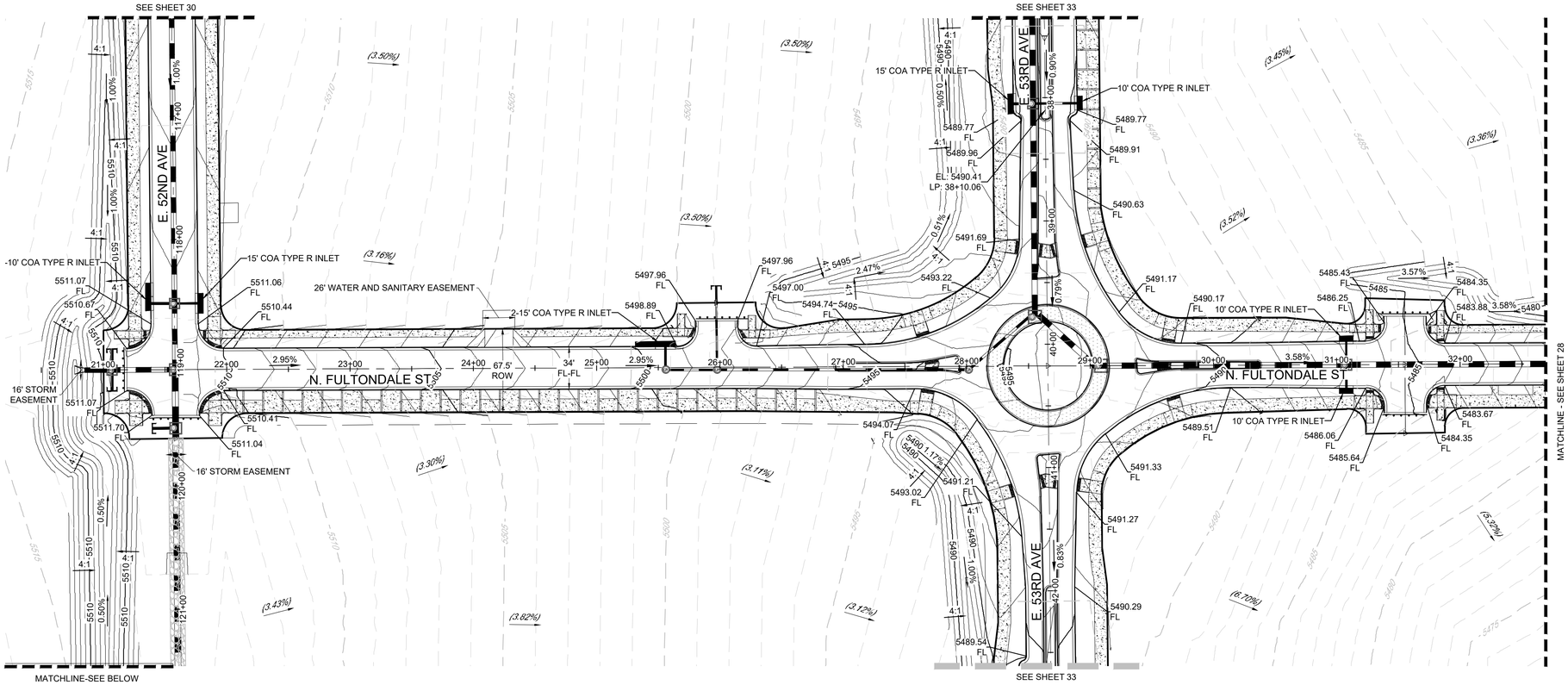
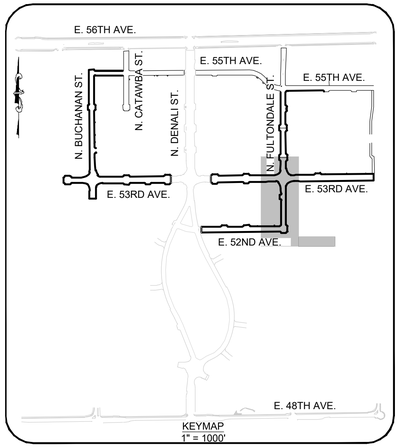
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST - GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024
SHEET NUMBER 26

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\BUCHANAN ST - GRADING PLAN.DWG, RDHEADLEE, 10/22/24




NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

## LEGEND

| | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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GREENWOOD VILLAGE, CO 80111
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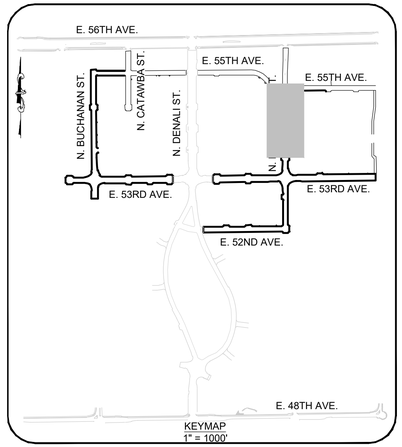
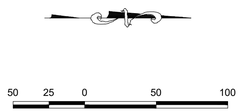
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST GRADING PLAN

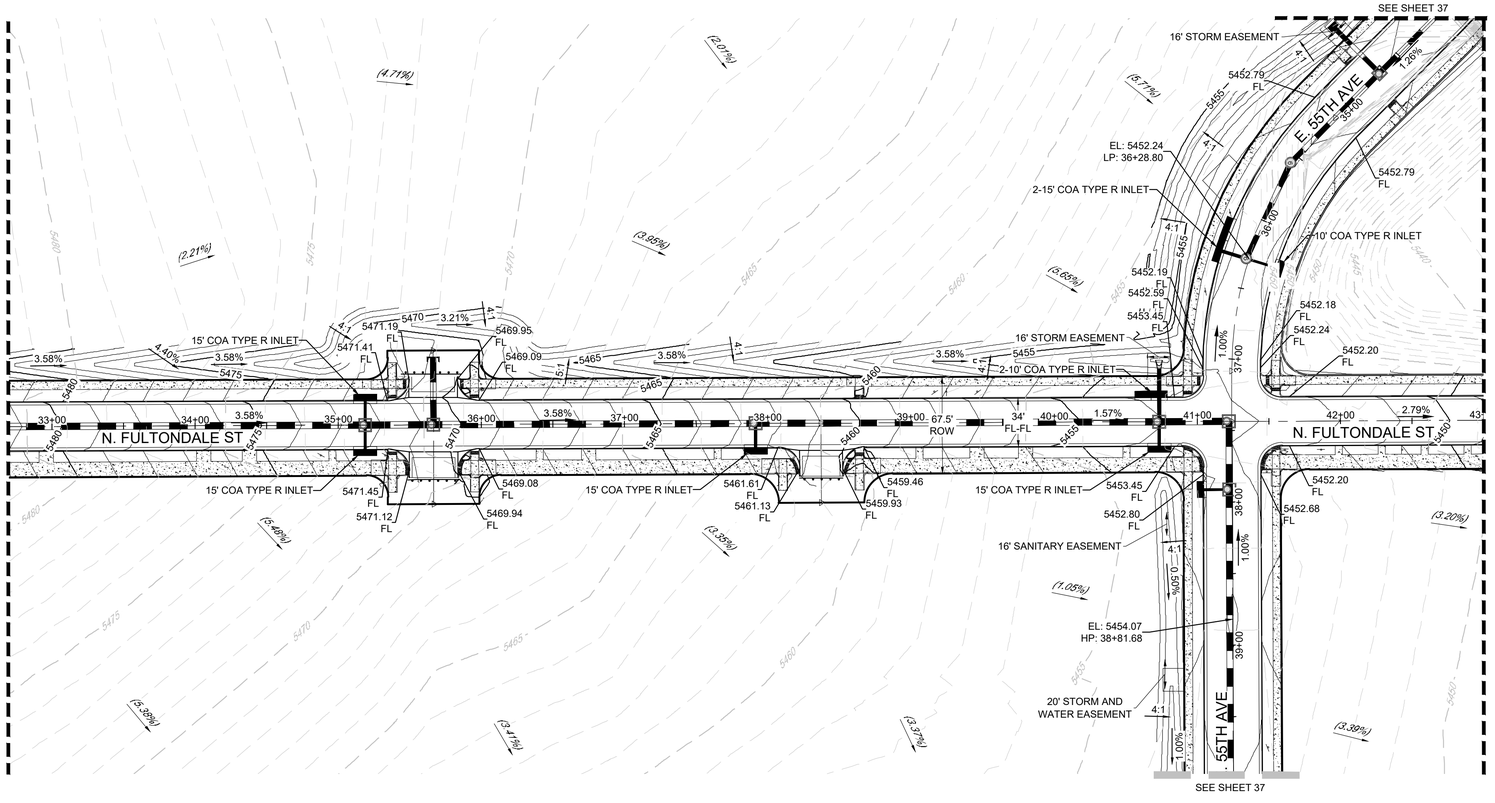
SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 27

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST - GRADING.DWG, DITTOBIN, 2/12/24




NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 28

N:\PROJECTS\WINDLER\FILING\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST - GRADING.DWG, DITTOBIN, 2/12/24

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST GRADING PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: | STF | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 29

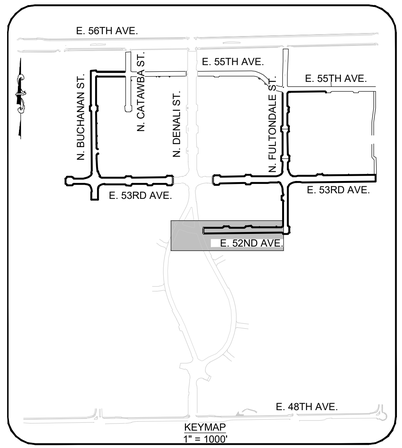
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST - GRADING.DWG, DTTOBIN, 2/12/24

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

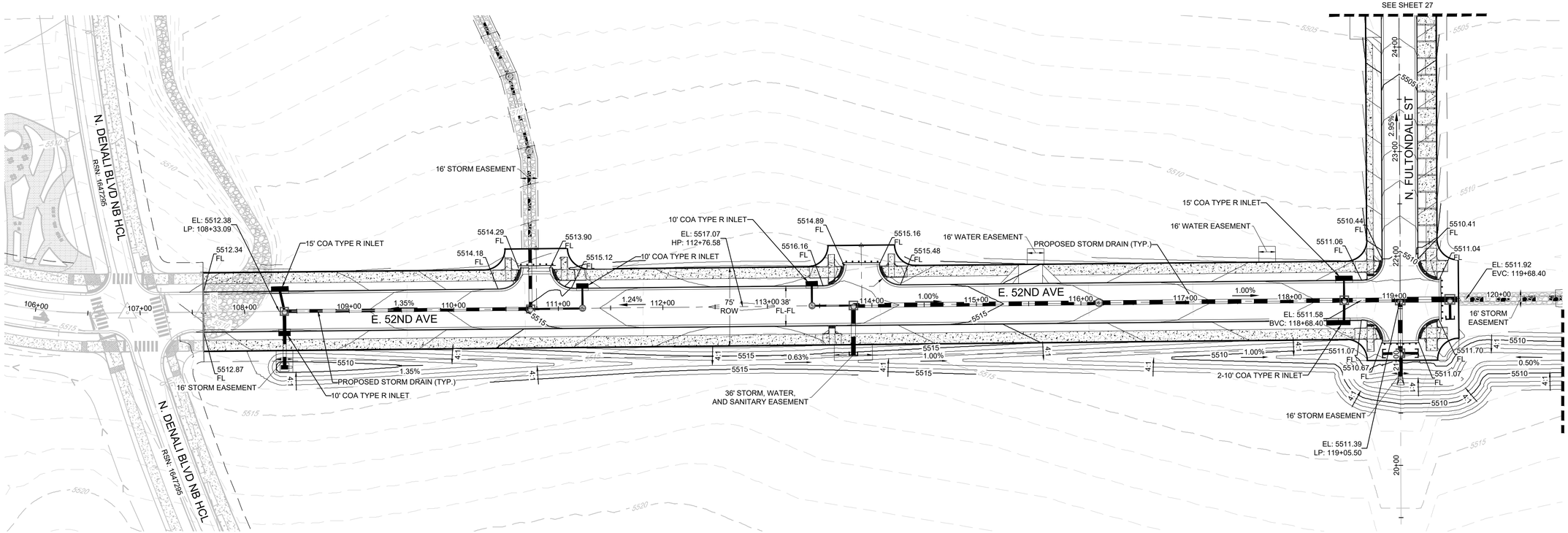
| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
1" = 1000'




| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |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PHONE: (303) 795-9900

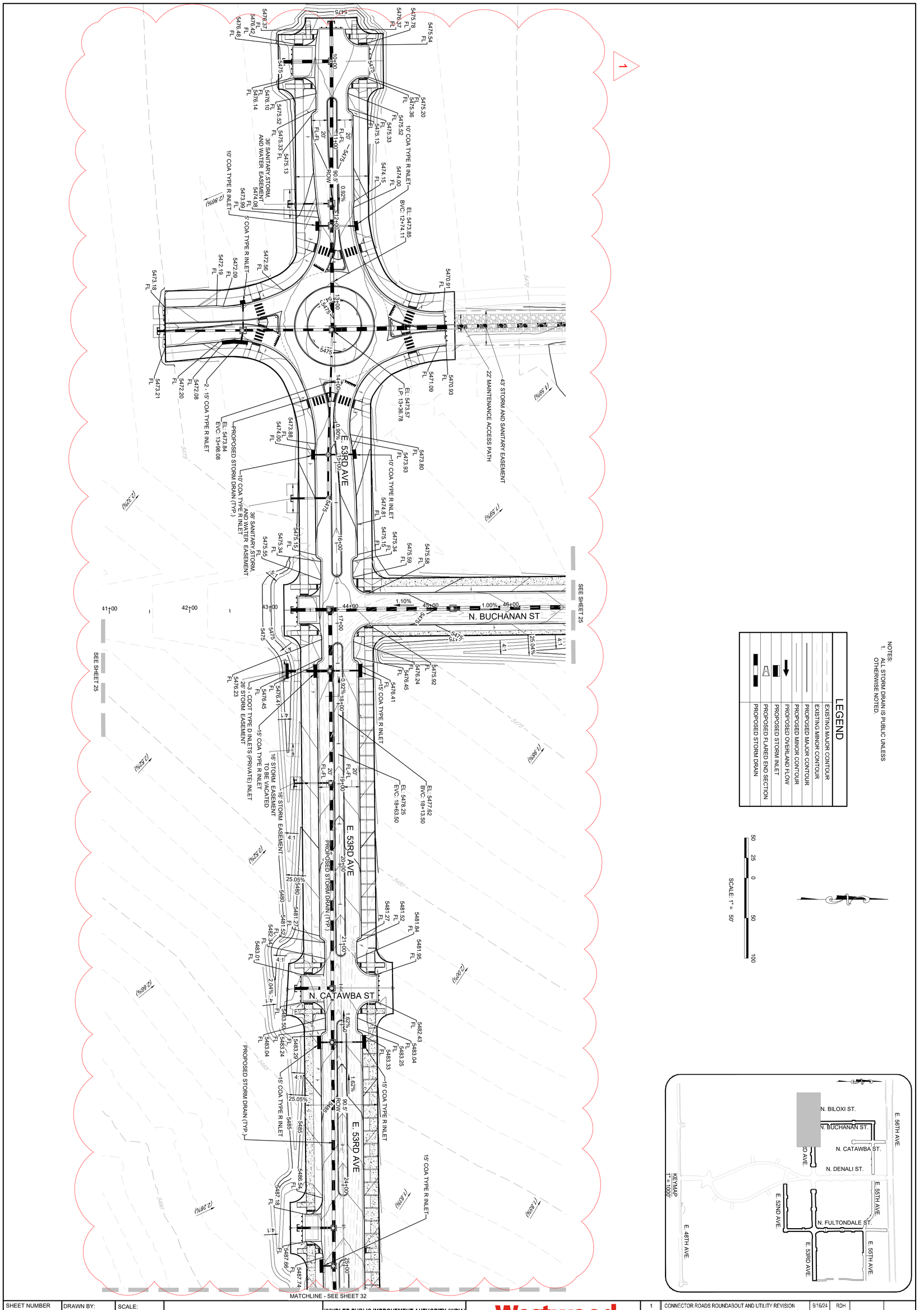
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 52ND AVE GRADING PLAN

| DRAWN BY: | STF | SCALE: | AS SHOWN |
|---|---|---|---|
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 | | |

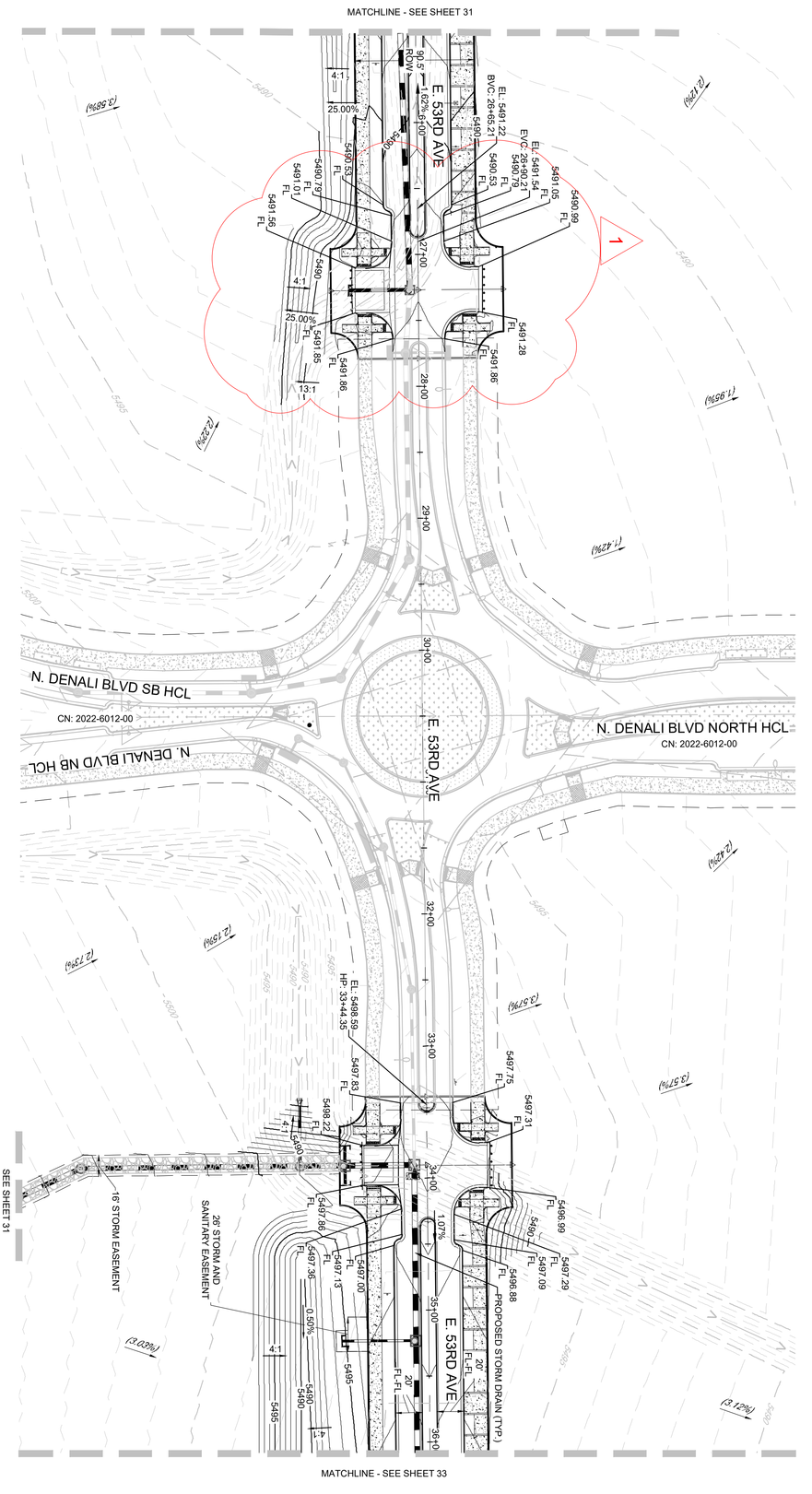
SHEET NUMBER 30

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\52ND AVE - GRADING.DWG, DTTOBIN, 2/1/24

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE - GRADING PLAN.DWG, RDHEADLEE, 10/22/24


N. BUCHANAN ST
E. 53RD AVE
N. CATAWBA ST
E. 53RD AVE
E. 53RD AVE
SEE SHEET 25
SEE SHEET 25
MATCHLINE - SEE SHEET 32
41+00
42+00
43+00
44+00
45+00
46+00
17+00
18+00
19+00
20+00
21+00
22+00
1.10%
1.00%
25.04%
25.05%
2.04%
1.62%
0.92%
0.90%
0.32%
4:1
20'
FL-FL
90.5' ROW
10' COA TYPE R INLET
5' COA TYPE R INLET
15' COA TYPE R INLET
38' SANITARY STORM AND WATER EASEMENT
26' STORM EASEMENT
16' STORM EASEMENT
22' MAINTENANCE ACCESS PATH
43' STORM AND SANITARY EASEMENT
PROPOSED STORM DRAIN (TYP.)
EL: 5473.57 LP: 13+36.78
EL: 5473.85 BVC: 12+74.11
EL: 5473.84 EVC: 13+98.08
EL: 5478.25 EVC: 18+63.50
EL: 5477.62 BVC: 19+13.50
2 - 15' COA TYPE R INLET
4 - 5' COA TYPE R INLET
2 - 10' COA TYPE R INLETS (PRIVATE) INLET
(R=89')
(R=89')
(R=89')

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE - GRADING PLAN.DWG, RDHEADLEE, 10/22/24



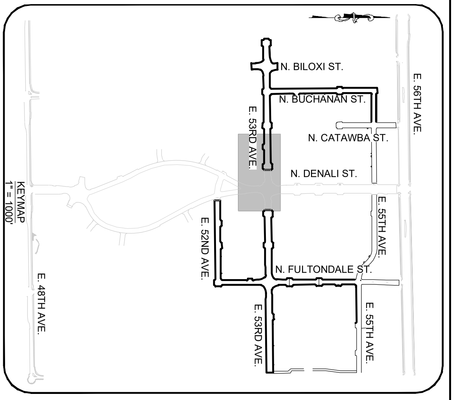

SCALE: 1" = 50'

50 25 0 50 100

LEGEND

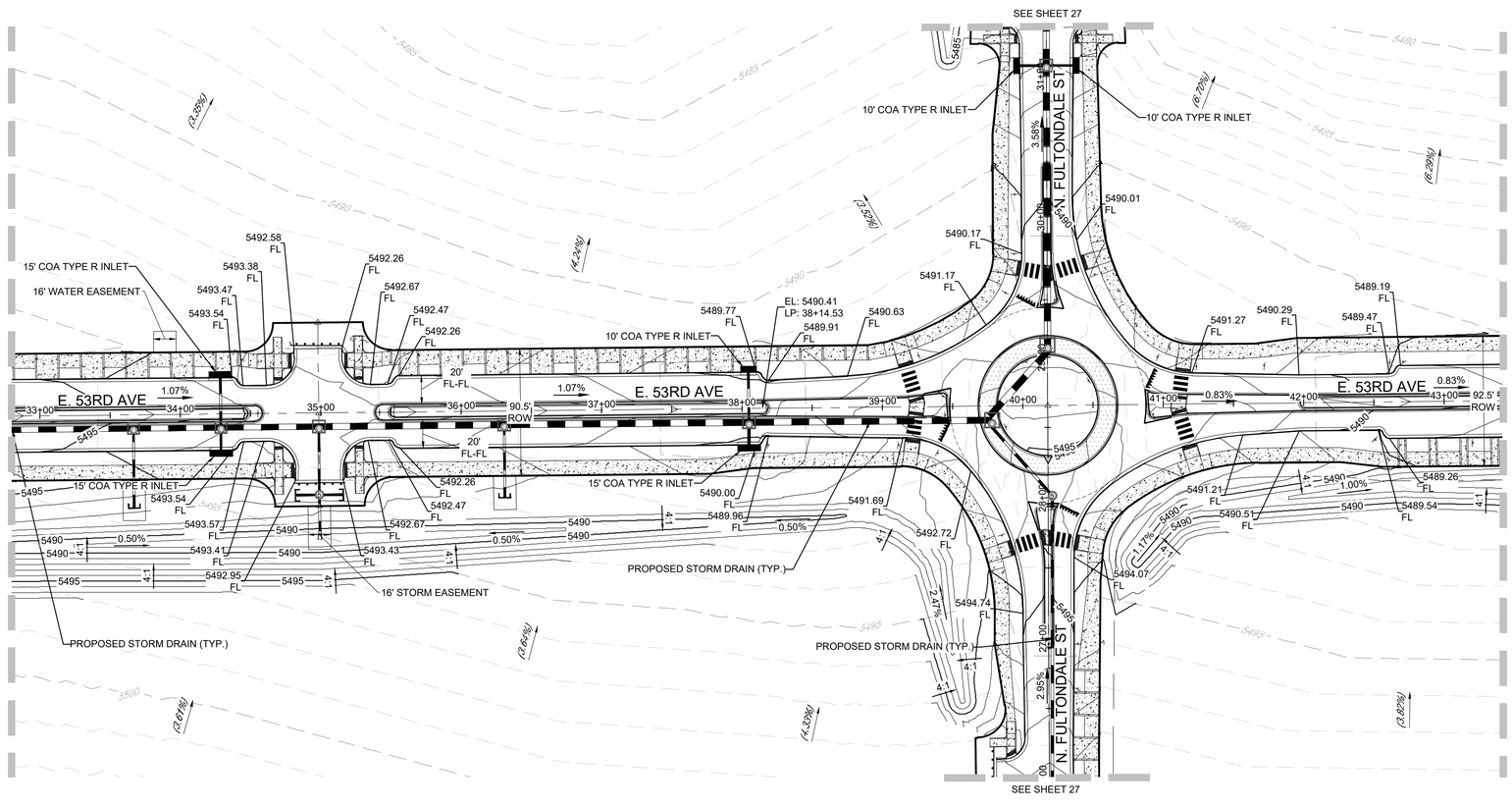
- PROPOSED STORM DRAIN
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED OVERLAND FLOW
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.



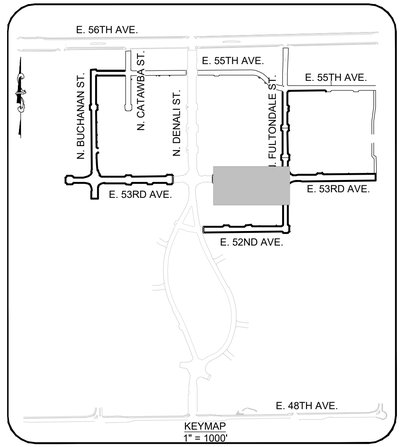

| SHEET NUMBER | DRAWN BY: | SCALE: | CONNECTOR ROADS ISP<br>INFRASTRUCTURE SITE PLAN<br>CONNECTOR ROADS<br>53RD AVE- GRADING PLAN | WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)<br>5750 DTC PARKWAY, SUITE 210<br>GREENWOOD VILLAGE, CO 80111<br>PHONE: (303) 795-9900 | Westwood<br>10333 E DRY CREEK RD.<br>SUITE 400<br>ENGLEWOOD , CO 80112<br>TEL: 720.482.9526<br>Westwoodps.com<br>Westwood Professional Services, Inc. |
|---|---|---|---|---|---|
| 32 | RDH | AS SHOWN | | | |
| | CHECKED BY: BPW | FILE NO: R0043248.00 | | | |
| | DATE: JANUARY 2024 | | | | |

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |




50 25 0 50 100

SCALE: 1" = 50'




NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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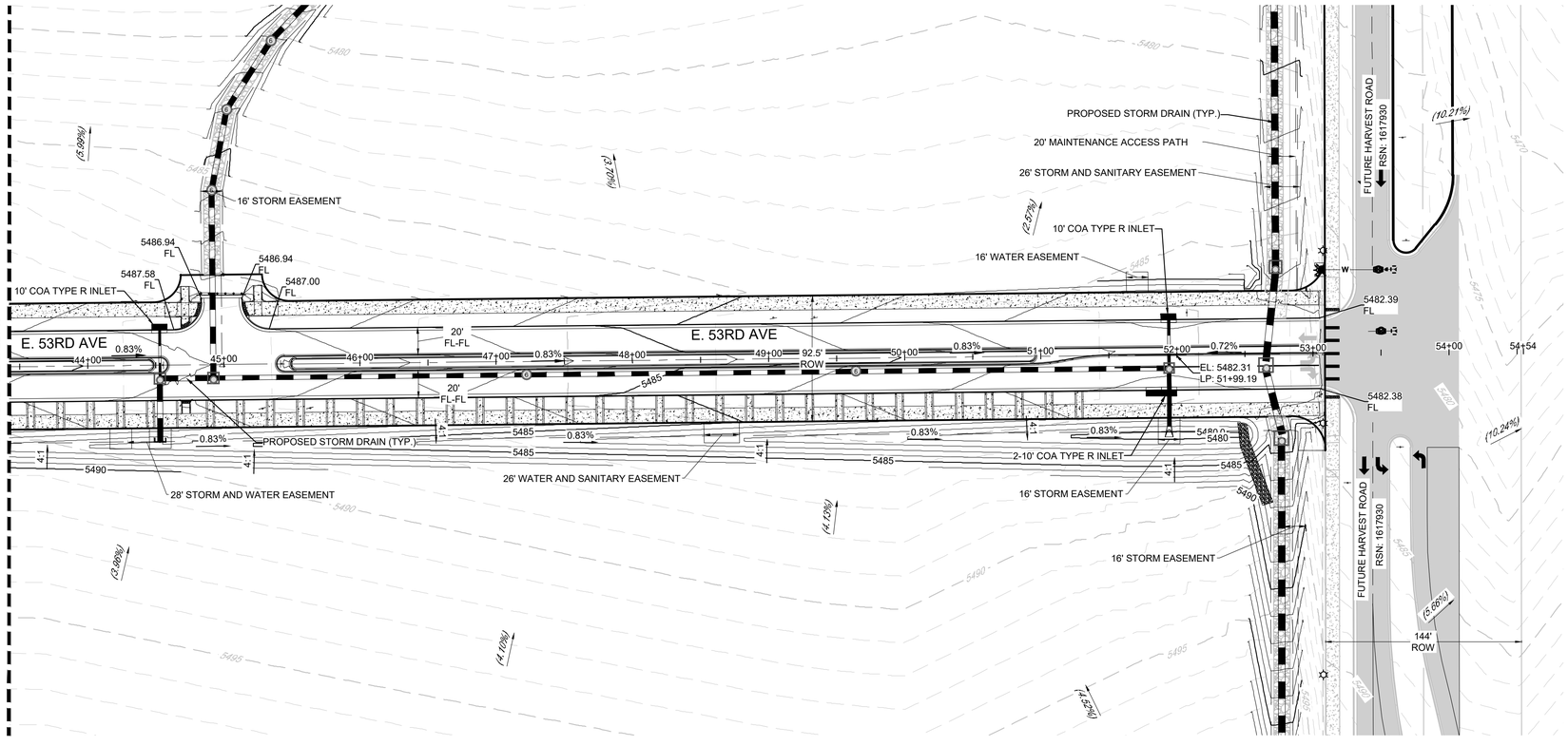
**5750 DTC PARKWAY, SUITE 210**
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 53RD AVE GRADING PLAN

| SCALE: | AS SHOWN |
|---|---|
| FILE NO: | R0043248.00 |
| DRAWN BY: | STF |
| CHECKED BY: | BPW |
| DATE: | JANUARY 2024 |

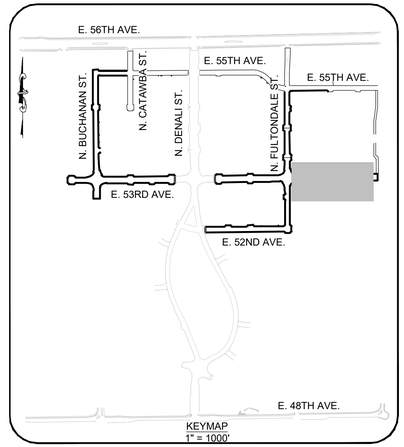
SHEET NUMBER 33

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\53RD AVE - GRADING.DWG, DTTOBIN, 2/12/24




50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |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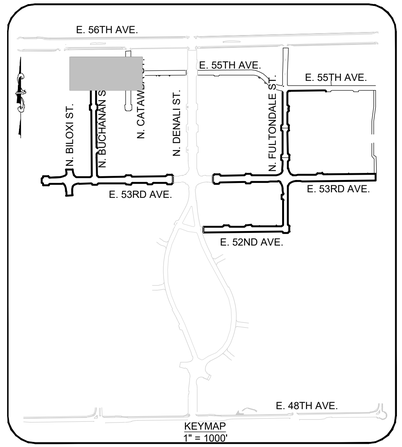
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 53RD AVE GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 34

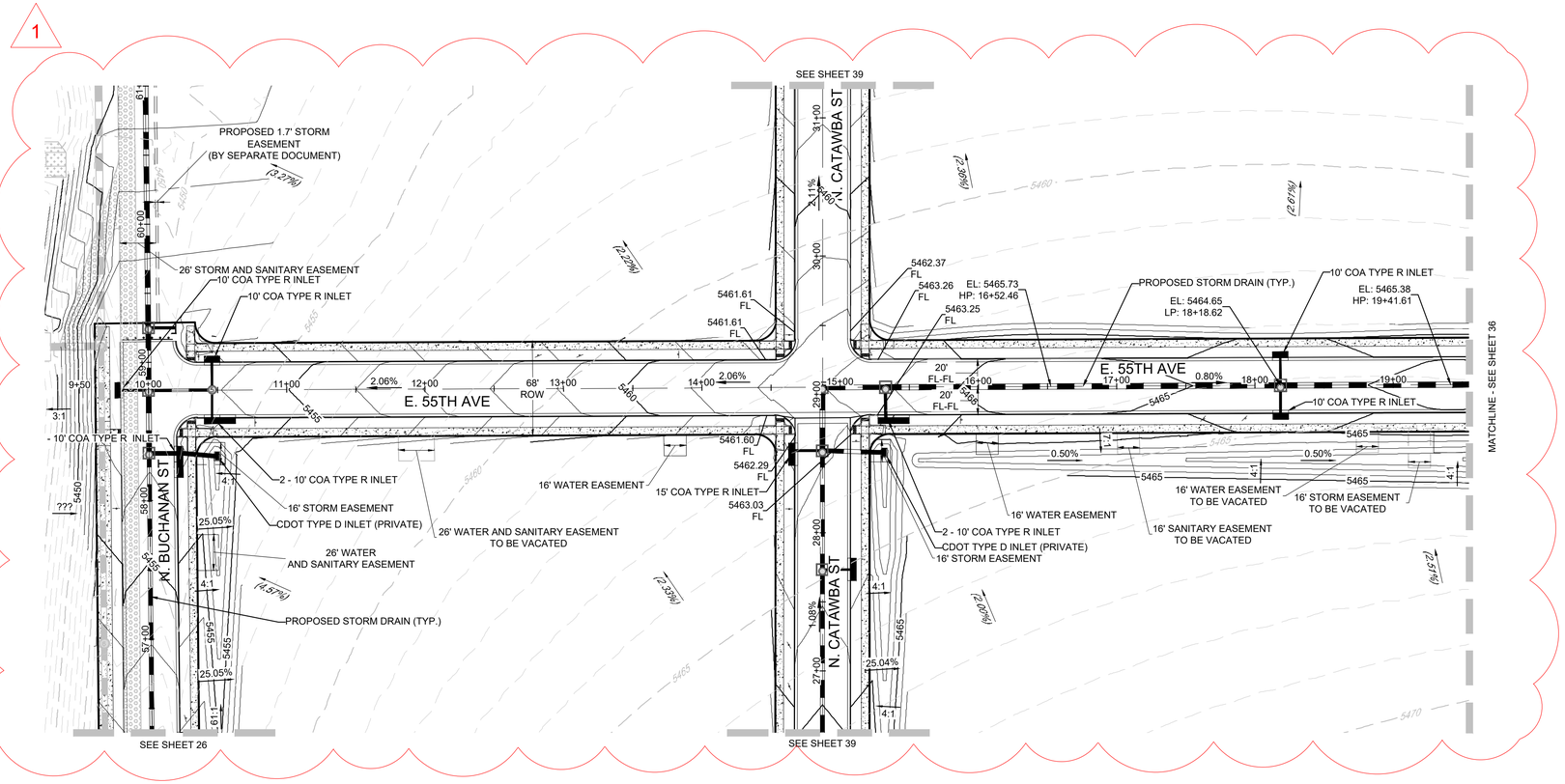
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\53RD AVE - GRADING.DWG, DTTOBIN, 2/12/24




50 25 0 50 100

SCALE: 1" = 50'

1




NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

## LEGEND

| | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |

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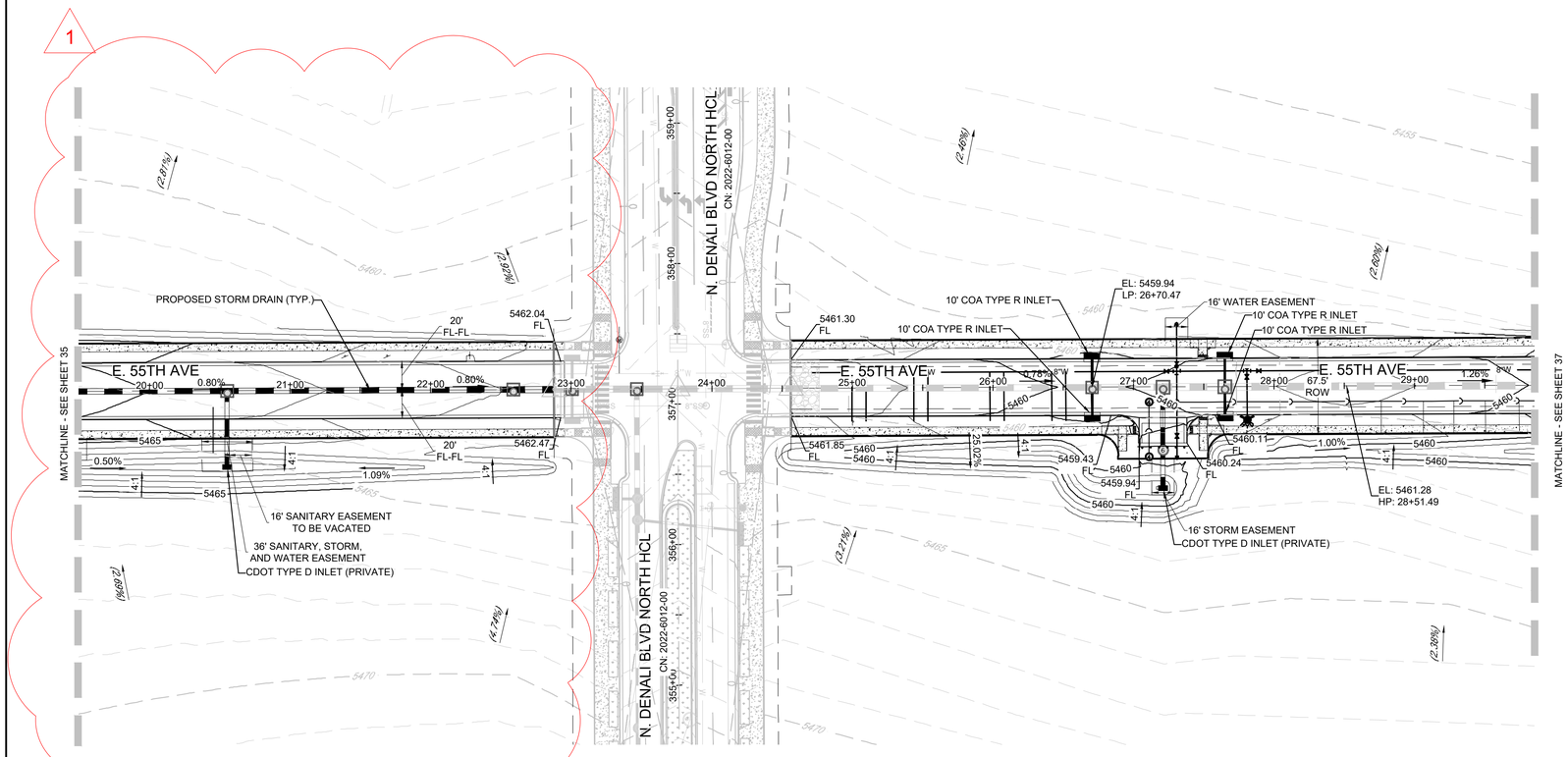
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
55TH AVE - GRADING PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: | RDH | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 | | |

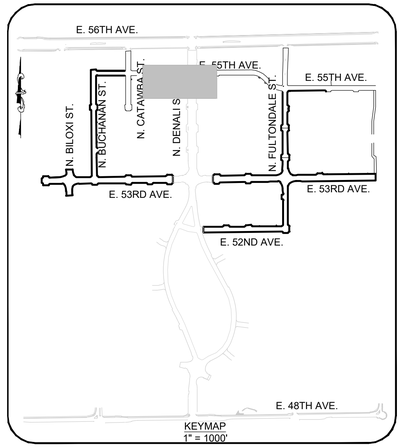
SHEET NUMBER 35

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\55TH AVE - GRADING PLAN.DWG, RDH/EADLEE, 10/22/24




50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

## LEGEND

| | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Appr. | Init. |
|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/15/24 | | RDH |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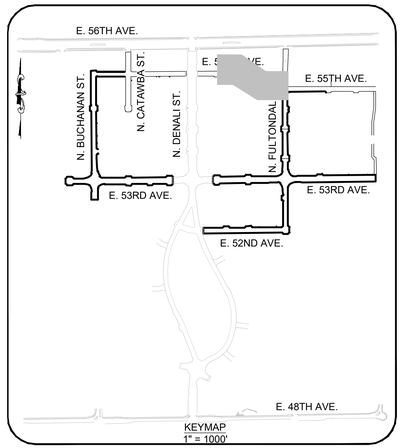
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
55TH AVE - GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: RDH
CHECKED BY: BPW
DATE: JANUARY 2024

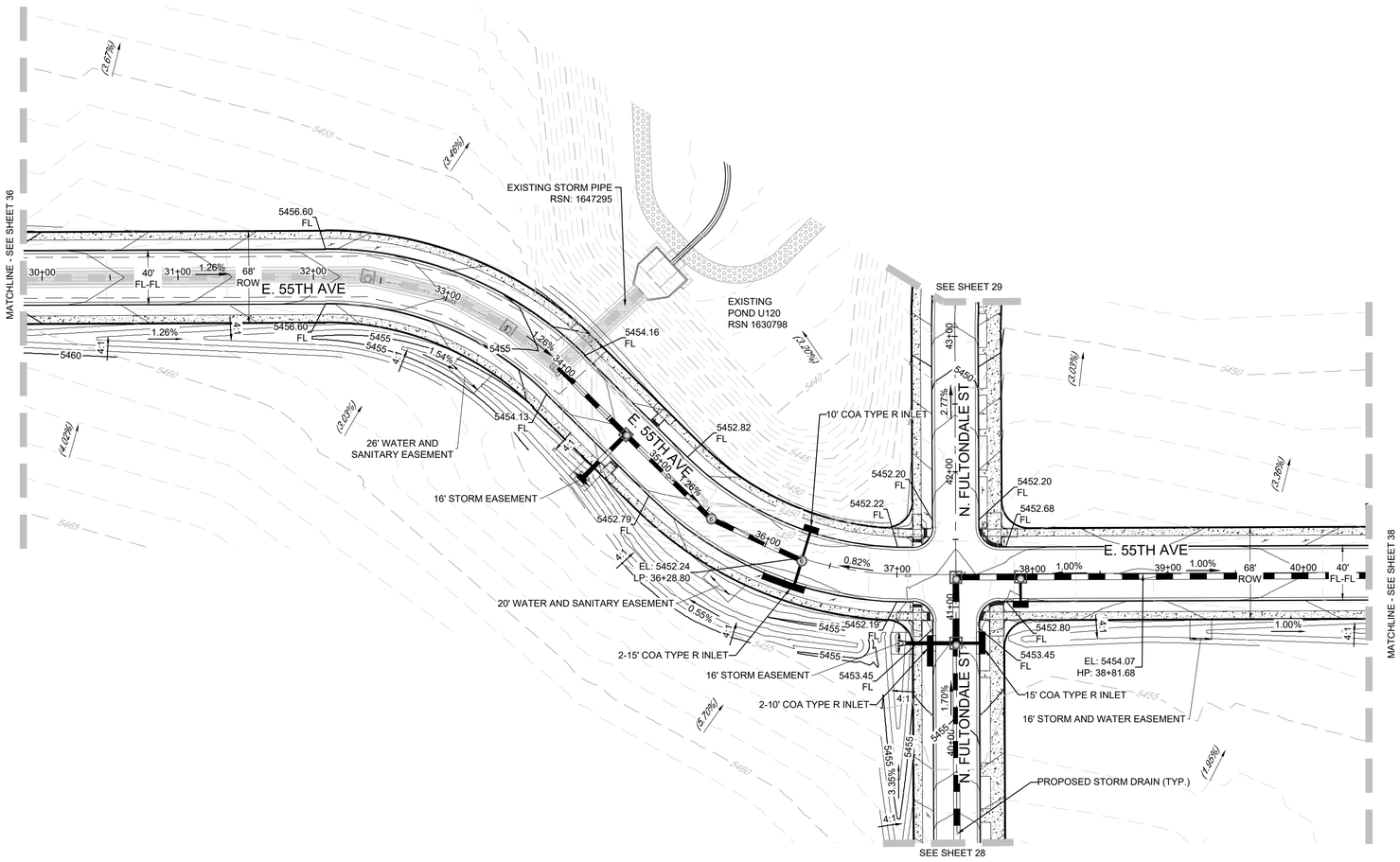
SHEET NUMBER 36

N:\PROJECTS\WINDLER\FILING\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISION\55STH AVE - GRADING PLAN.DWG, RDHEAD,EE 1/22/24




50 25 0 50 100

SCALE: 1" = 50'




NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 55TH AVE GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 37

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\55TH AVE - GRADING.DWG, DTTOBIN, 2/12/24

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |




| | | | |
|---|---|---|---|
| SHEET NUMBER | DRAWN BY: SJF | SCALE: AS SHOWN | CONNECTOR ROADS ISP INFRASTRUCTURE SITE PLAN |
| 38 | CHECKED BY: BPW | FILE NO: R0043248.00 | CONNECTOR ROADS |
| | DATE: JANUARY 2024 | | E. 55TH AVE GRADING PLAN |


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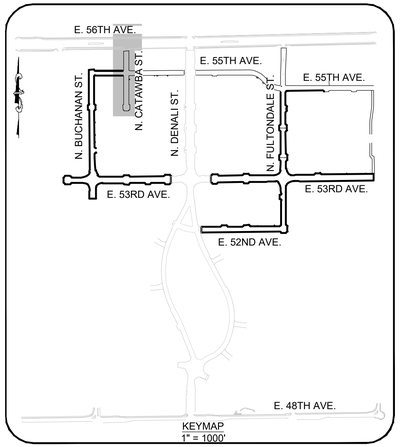
| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\55TH AVE - GRADING.DWG, DTTOBIN, 2/12/24

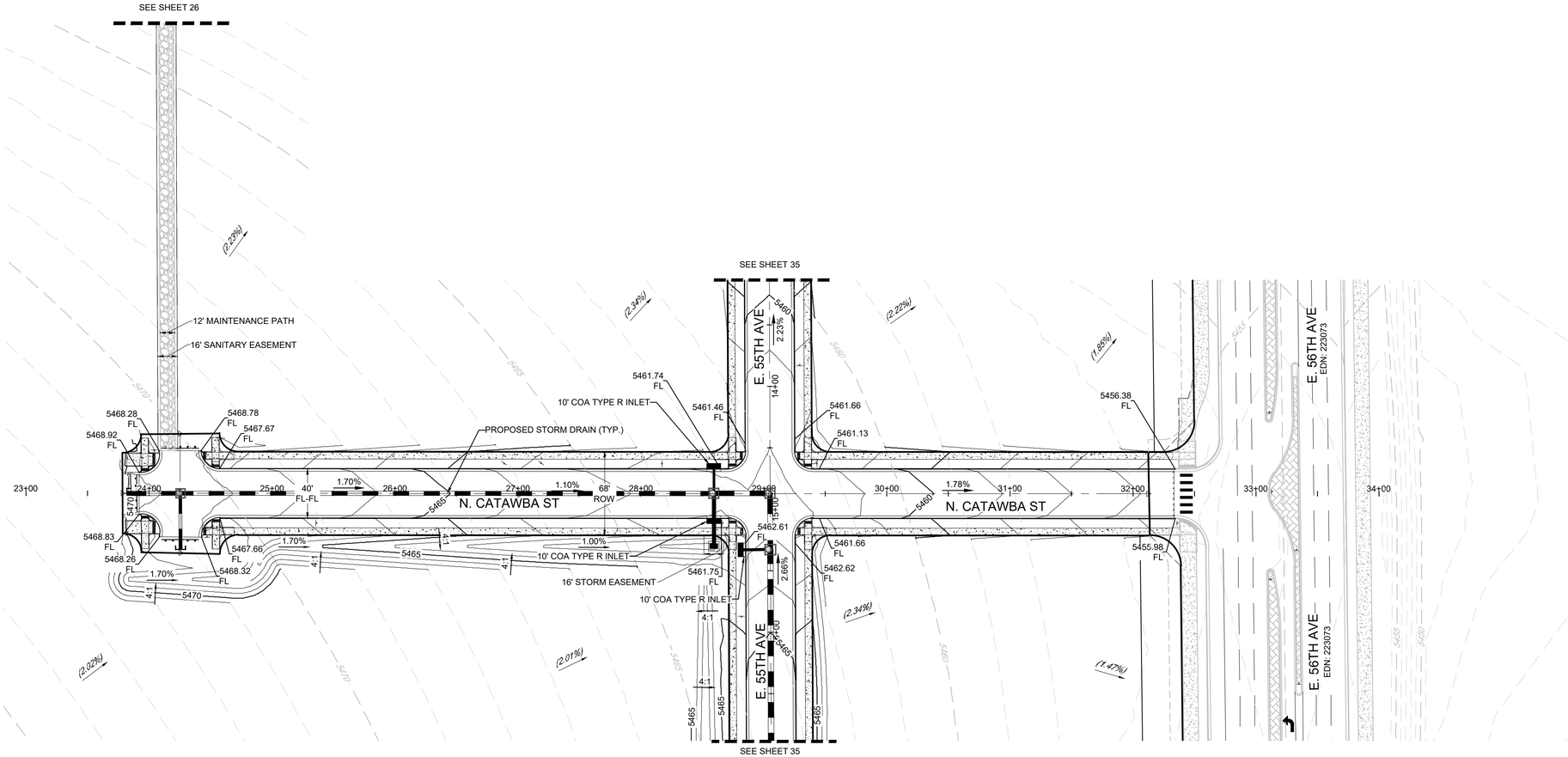



50 25 0 50 100

SCALE: 1" = 50'

NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.

| LEGEND | |
|---|---|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED OVERLAND FLOW |
| | PROPOSED STORM INLET |
| | PROPOSED FLARED END SECTION |
| | PROPOSED STORM DRAIN |
| | |





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| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
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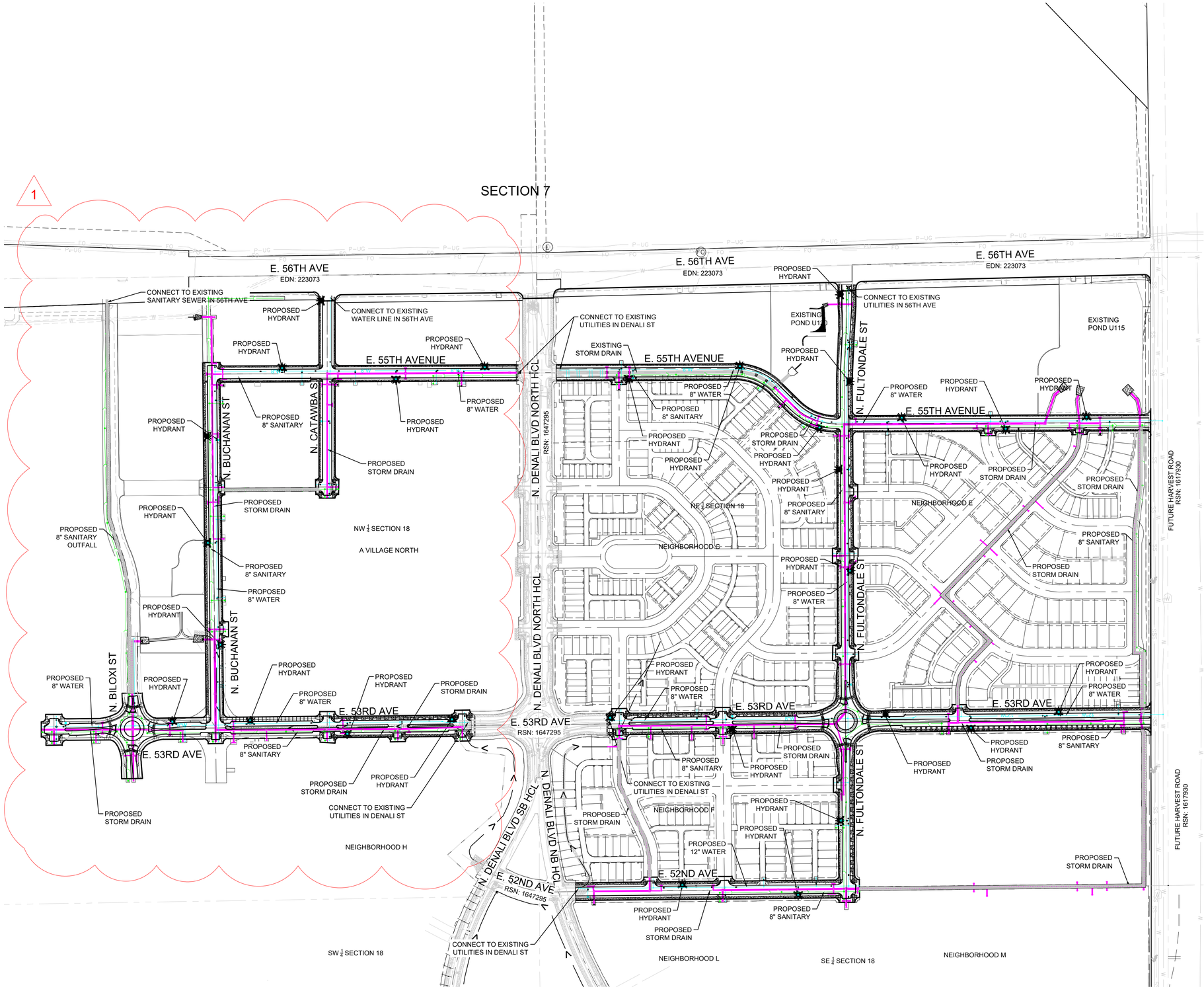
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
CATAWBA GRADING PLAN

DRAWN BY: SJF
CHECKED BY: BPW
DATE: JANUARY 2024
SCALE: AS SHOWN
FILE NO: R0043248.00
SHEET NUMBER 39

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\CATAWBA – GRADING.DWG, DTTOBIN, 2/12/24




200 100 0 200 400

SCALE: 1" = 200'

## LEGEND

- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | ROH | | |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GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
OVERALL UTILITY PLAN

| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
|---|---|---|---|
| DRAWN BY: | ROH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 40

N:\PROJECTS\WINDLER\FILING5\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\OVERALL UTILITY PLAN.DWG, ROH|EADLEE, 10/22/24

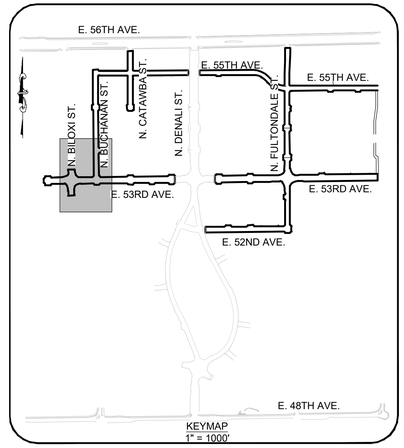
## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

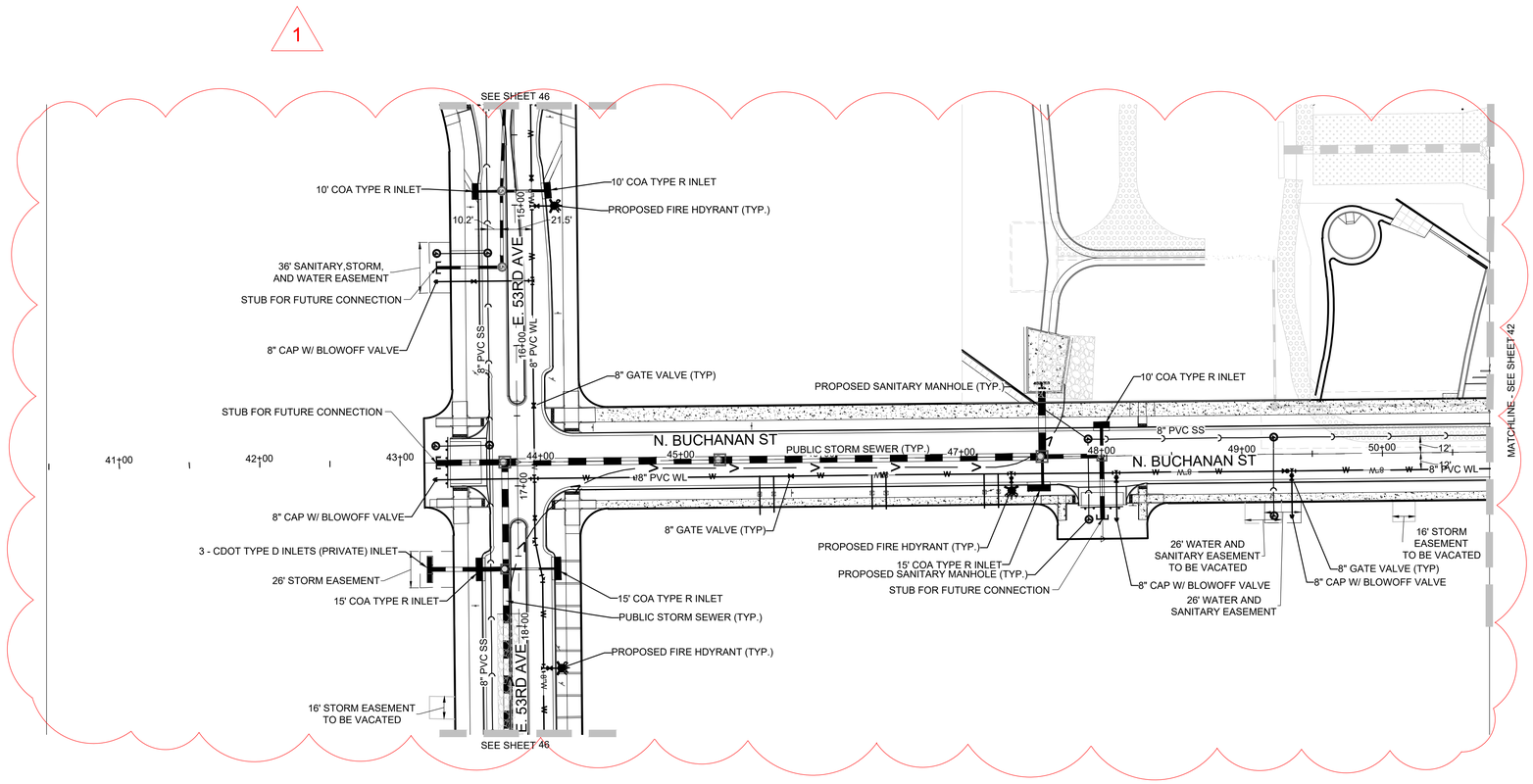
SCALE: 1" = 50'

NOTES:
1. ALL STORM SEWER DEPICTED IN THESE PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY SEWER DEPICTED IN THESE PLANS ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
3. ALL INLETS ARE TYPE R UNLESS OTHERWISE NOTED.
4. WATER SERVICE TO BE TAPPED AT MAIN 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.




KEYMAP
1" = 1000'

1




| No. | Revisions | Date | Init. | Date | Apprv. | Date |
|---|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 3/16/24 | RDH | | | |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WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)
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GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST UTILITY PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: RDH | CHECKED BY: BPW | SCALE: AS SHOWN | FILE NO: R0043248.00 |
| DATE: JANUARY 2024 | | | |

SHEET NUMBER 41

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\BUCHANAN ST UTILITY PLAN.DWG, RDHEADLEE, 10/22/24

## LEGEND

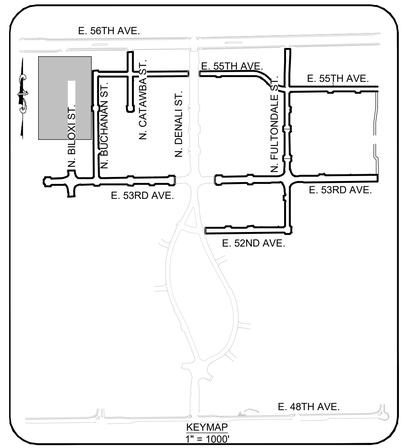
| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

8"W

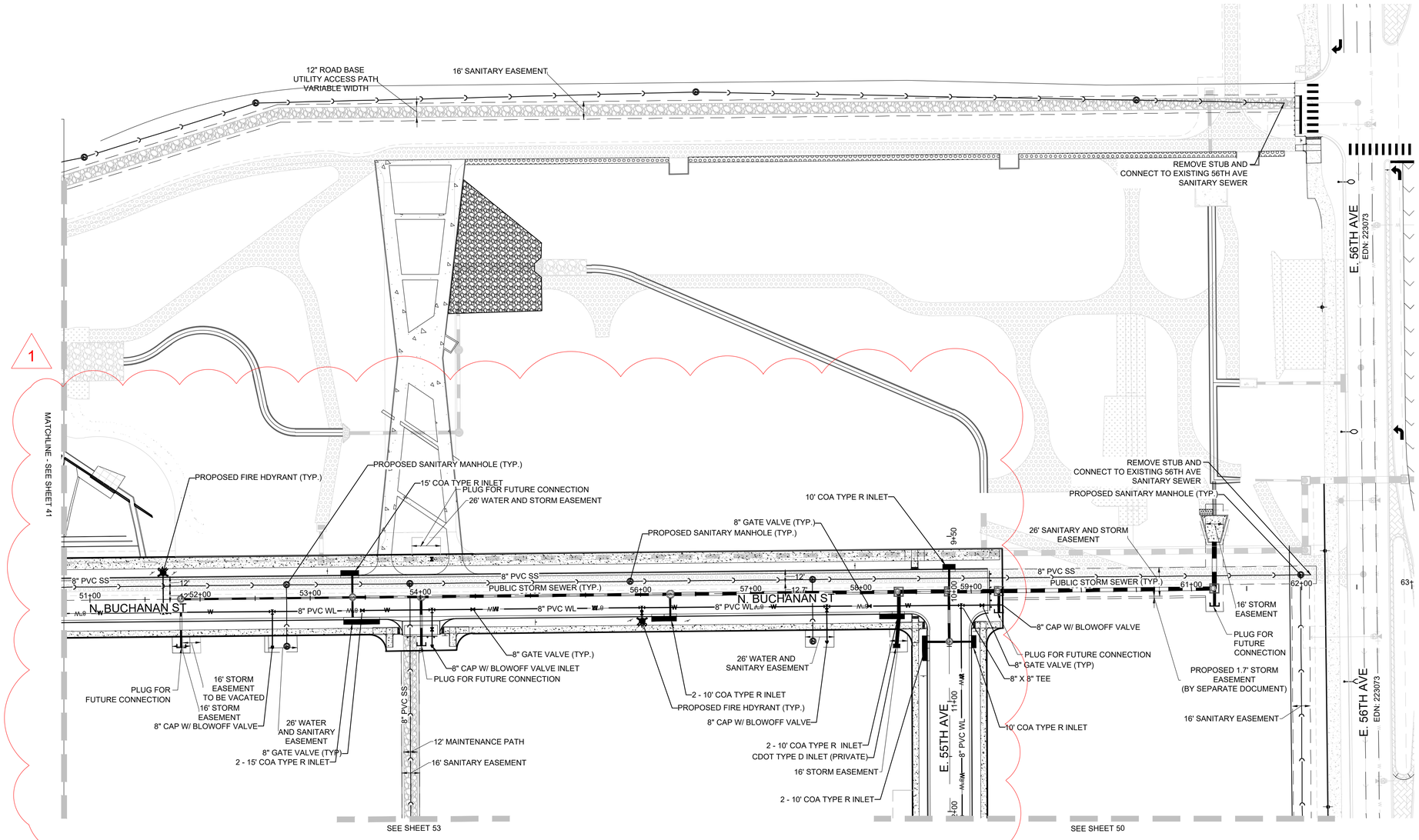
50 25 0 50 100

SCALE: 1" = 50'

NOTES:
1. ALL STORM SEWER DEPICTED IN THESE PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY SEWER DEPICTED IN THESE PLANS ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
3. ALL INLETS ARE 10' TYPE R UNLESS OTHERWISE NOTED.
4. WATER SERVICE TO BE TAPPED AT MAIN 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.



KEYMAP
1" = 1000'




| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/18/24 | RDH | | |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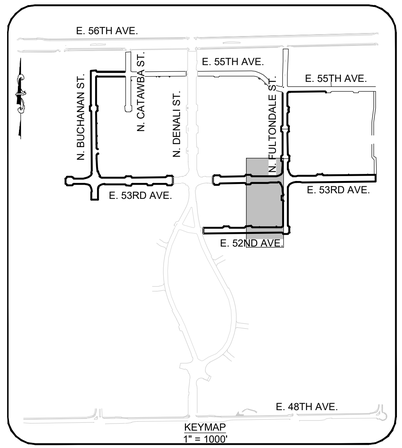
**WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)**
**5750 DTC PARKWAY, SUITE 210**
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

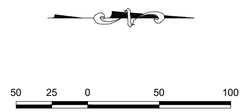
**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
BUCHANAN ST UTILITY PLAN

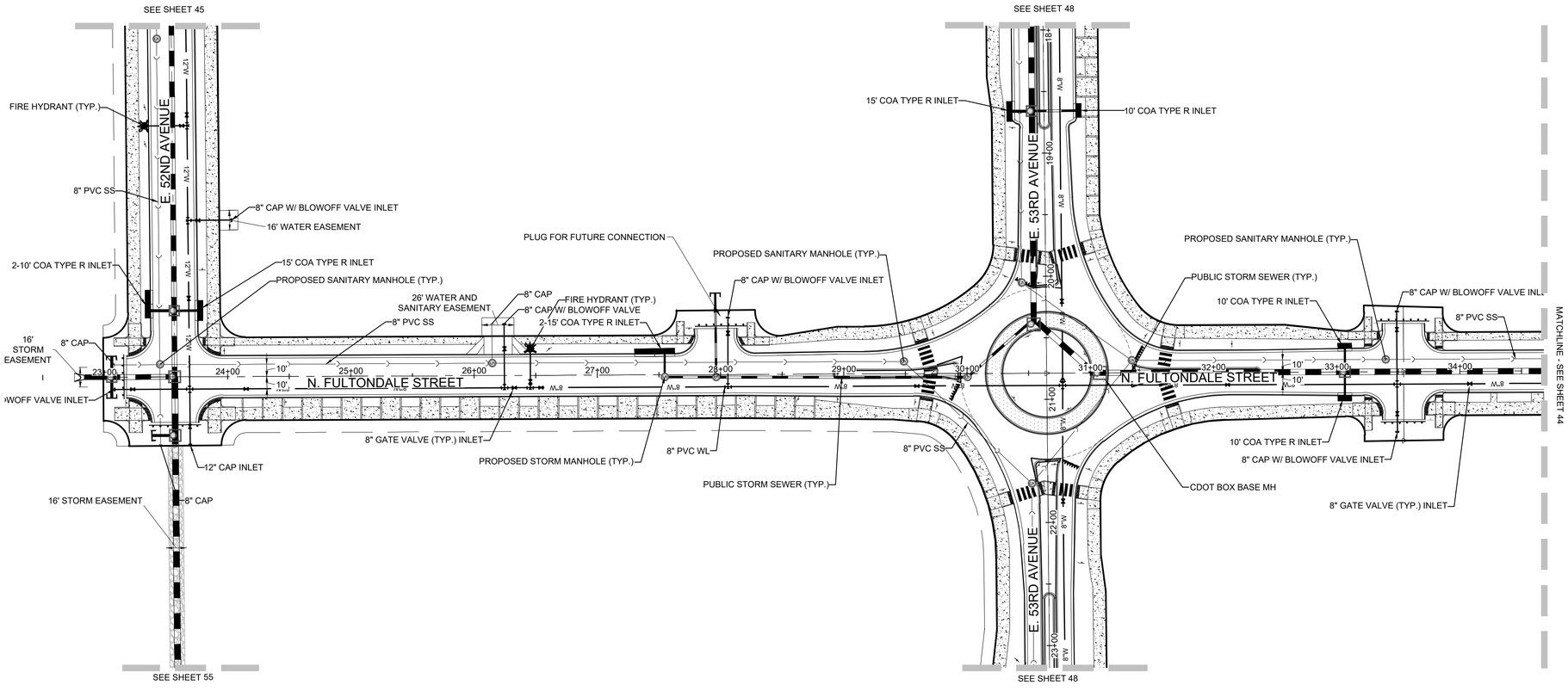
| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
| DRAWN BY: | RDH | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER
42

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISION\BUCHANAN ST UTILITY PLAN.DWG, RDHEADLEE, 10/22/24




NOTES:

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| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| | | | | | |

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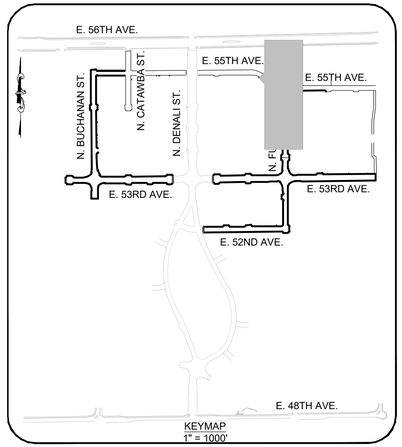
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST UTILITY PLAN

| SCALE: | AS SHOWN |
|---|---|
| FILE NO: | R0043248.00 |
| DRAWN BY: | STE |
| CHECKED BY: | BPW |
| DATE: | JANUARY 2024 |

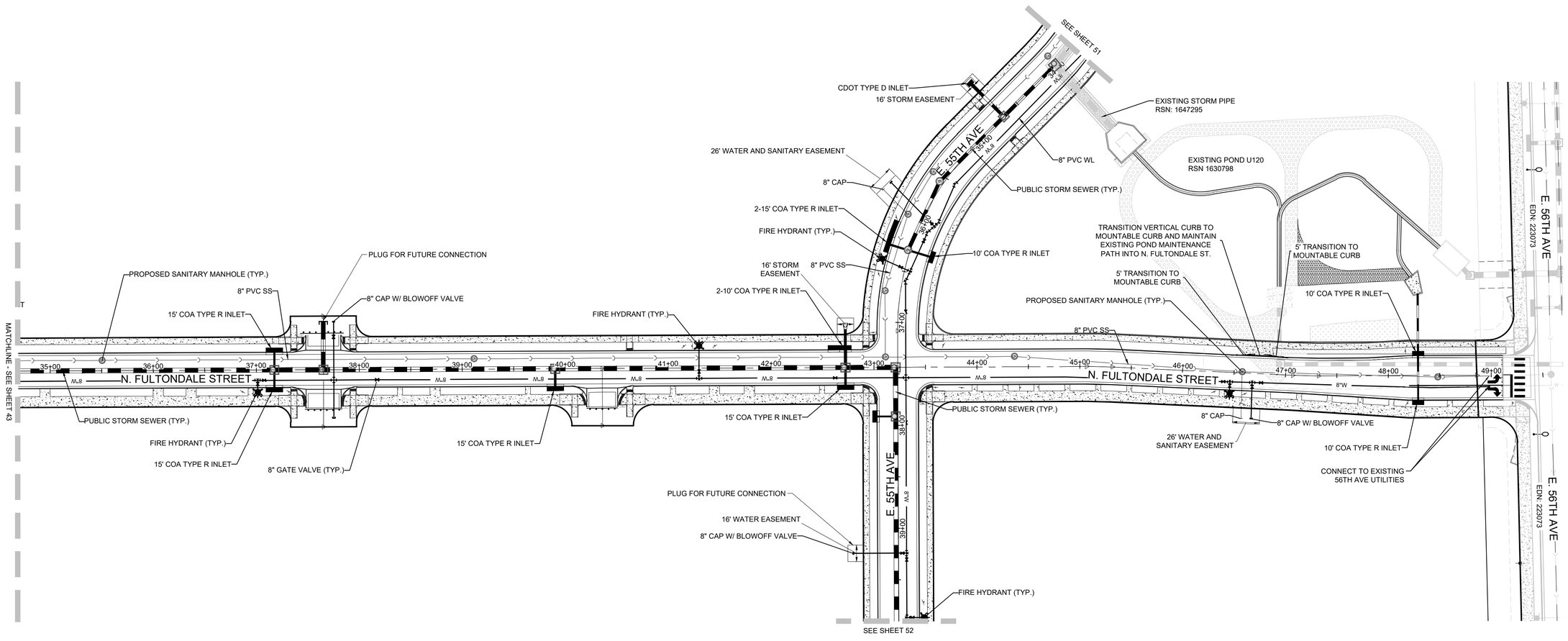
SHEET NUMBER 43

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST UTILITY PLAN.DWG, DTTOBIN, 2/12/24




50 25 0 50 100

SCALE: 1" = 50'

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| No. | Revisions | Date | Init. | Date | Apprv. | Date |
|---|---|---|---|---|---|---|
| | | | | | | |

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
FULTONDALE ST UTILITY PLAN

| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
|---|---|---|---|
| DRAWN BY: | STF | | |
| CHECKED BY: | BPW | | |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 44

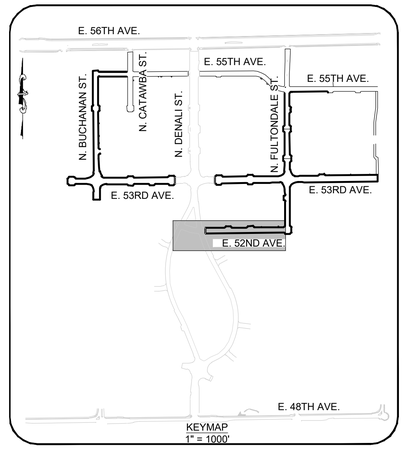
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\FULTONDALE ST UTILITY PLAN.DWG, DTTOBIN, 2/12/24

## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'

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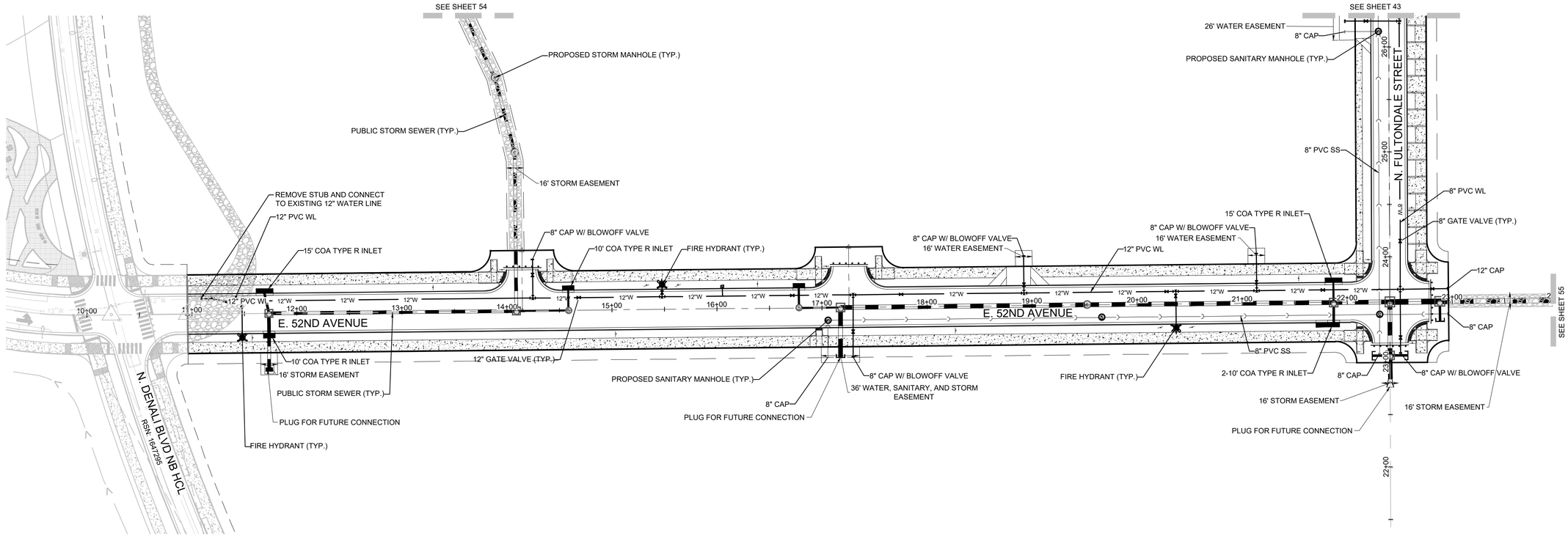


N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\52ND AVE UTILITY PLAN.DWG, DTTOBIN, 2/12/24

| No. | Revisions | Date | Init. | Apprr. | Date |
|---|---|---|---|---|---|
| | | | | | |


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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 52ND AVE UTILITY PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: | STE | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 45

## LEGEND

| | | | |
|---|---|---|---|
| EXISTING RIGHT OF WAY | | EXISTING FIRE HYDRANT | |
| PROPOSED RIGHT OF WAY | | PROPOSED FIRE HYDRANT | |
| EXISTING SETBACK | | EXISTING WATER VALVE | |
| PROPOSED SETBACK | | PROPOSED WATER VALVE | |
| EXISTING STORM SEWER | | EXISTING SANITARY MANHOLE | |
| PROPOSED STORM SEWER | | PROPOSED SANITARY MANHOLE | |
| EXISTING SANITARY SEWER | | EXISTING STORM MANHOLE | |
| PROPOSED SANITARY SEWER | | PROPOSED STORM MANHOLE | |
| PROPOSED SANITARY SEWER SERVICE | | EXISTING/FUTURE STORM INLET | |
| EXISTING/FUTURE WATER LINE | | PROPOSED STORM INLET | |
| PROPOSED WATER LINE | | PROPOSED LIGHTING | |
| PROPOSED WATER SERVICE WITH METER | | PROPOSED STREET SLOPE | |
| EXISTING FIBER OPTIC | | PROPOSED SIDEWALK | |
| EXISTING NATURAL GAS | | | |
| EXISTING UNDERGROUND POWER | | | |

NOTES:
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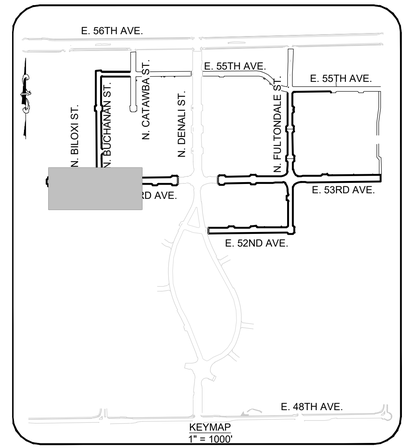
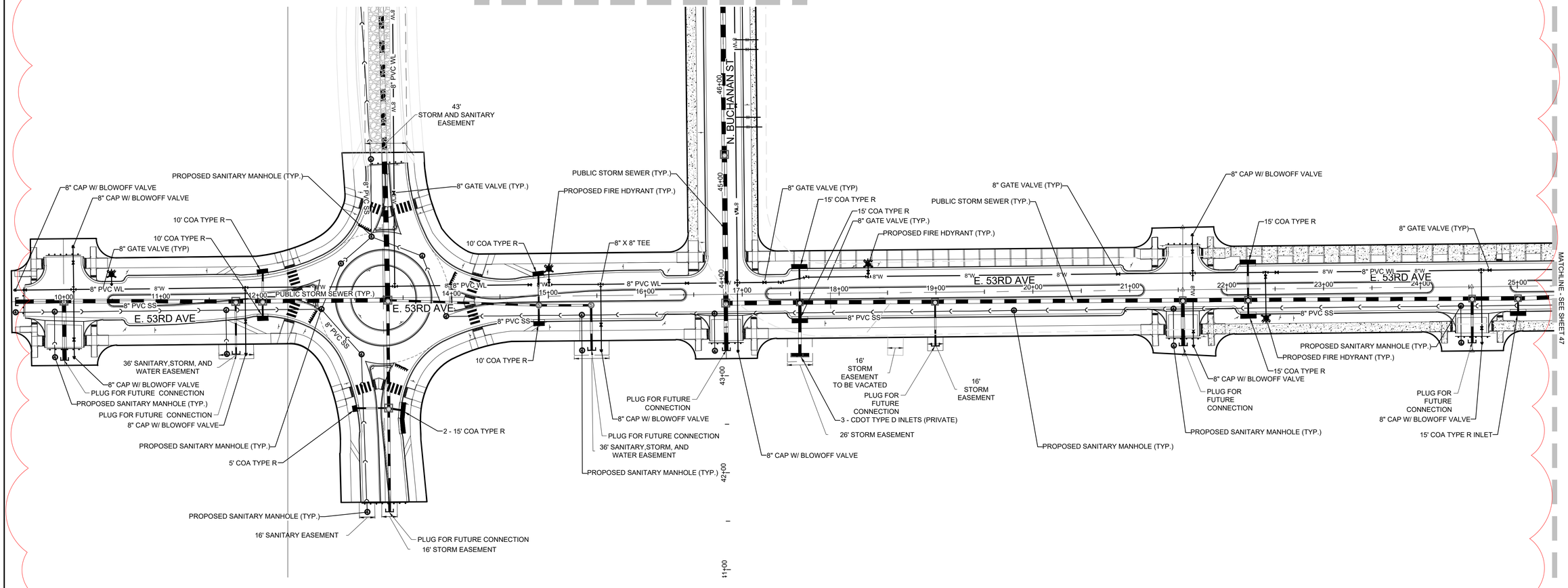
50 25 0 50 100

SCALE: 1" = 50'




1

SEE SHEET 41




N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE UTILITY PLAN.DWG, RDHEAD,EE, 10/22/24

| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/15/24 | RDH | | |

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GREENWOOD VILLAGE, CO 80111
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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
53RD AVE UTILITY PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
| DRAWN BY: | RDH | DATE: | JANUARY 2024 |
| CHECKED BY: | BPW | | |

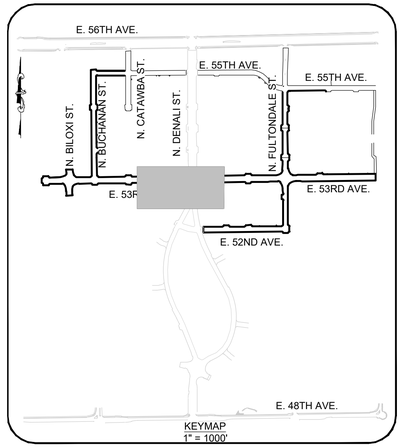
SHEET NUMBER 46

LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
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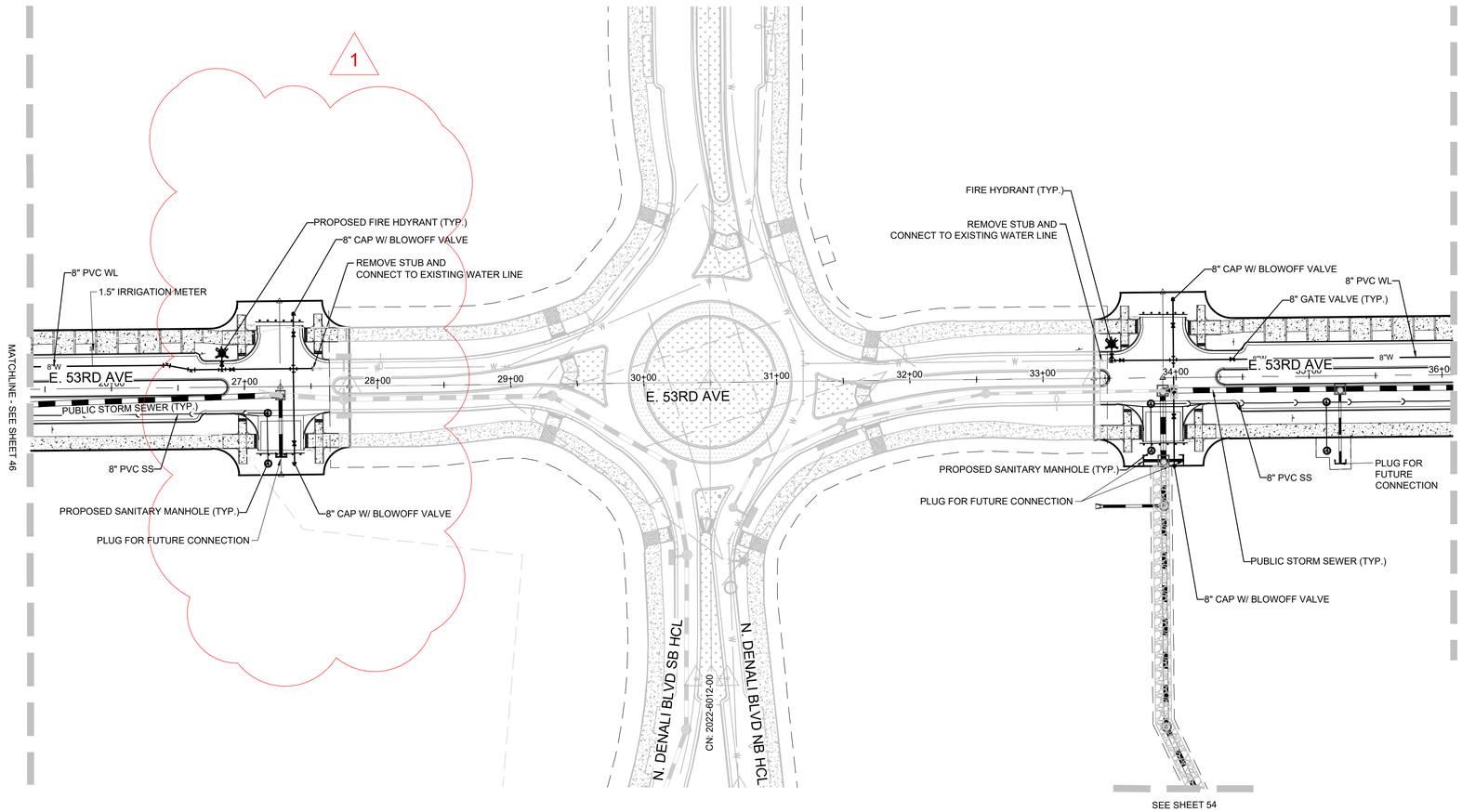


| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/5/24 | RDH | | |


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GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9800

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
53RD AVE UTILITY PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: | RDH | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
| DATE: | JANUARY 2024 | | |

SHEET NUMBER 47

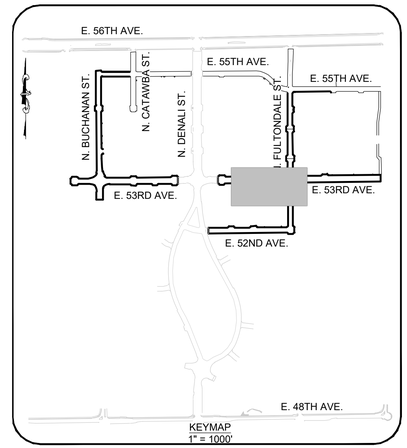
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\53RD AVE UTILITY PLAN.DWG, RDHEADLEE, 10/22/24

LEGEND

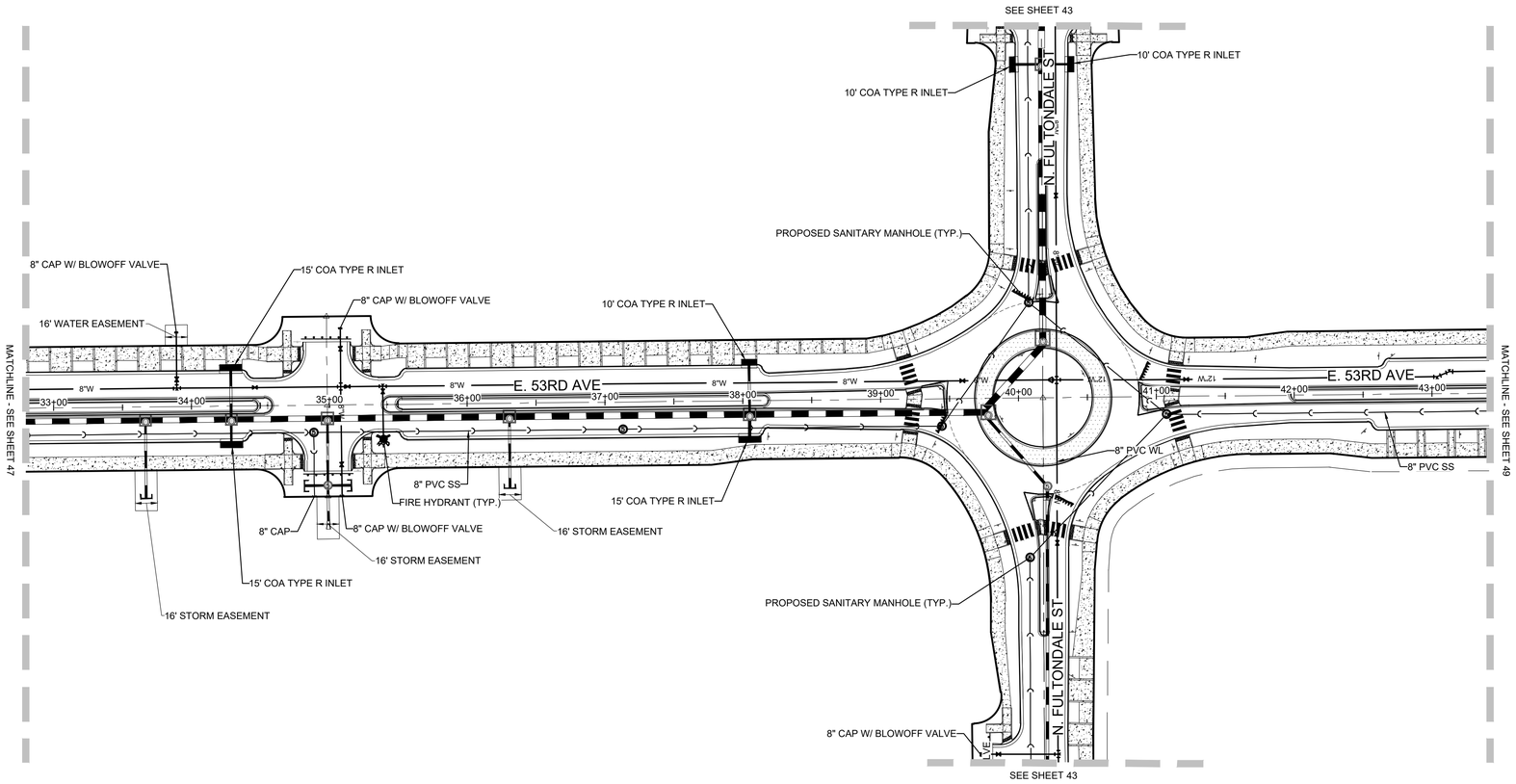
| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

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| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| | | | | | |


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GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 53RD AVE UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: STF
CHECKED BY: BPW
DATE: JANUARY 2024

SHEET NUMBER 48

N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\53RD AVE UTILITY PLAN.DWG, DITTOBIN, 2/12/24

## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'

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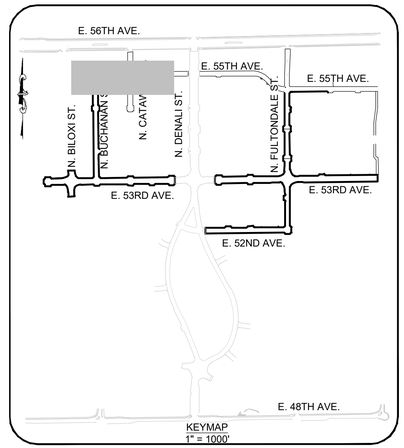
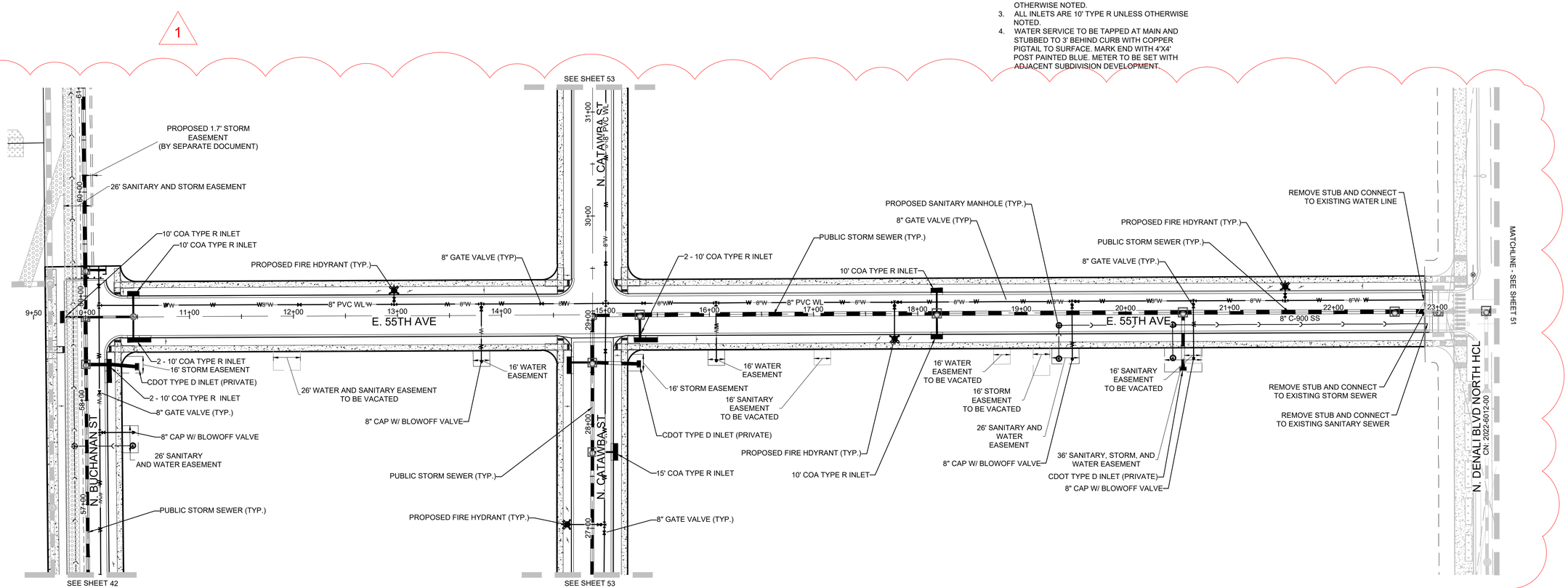



KEYMAP
1" = 1000'

1




| No. | Revisions | Date | Init. | Apprv. | Date |
|---|---|---|---|---|---|
| 1 | CONNECTOR ROADS ROUNDABOUT AND UTILITY REVISION | 9/16/24 | RDH | | |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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
55TH AVE UTILITY PLAN

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | | |
| DRAWN BY: | RDH | FILE NO: | R0043248.00 |
| CHECKED BY: | BPW | | |
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SHEET NUMBER 50

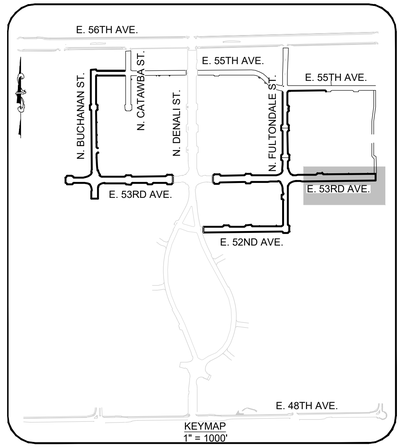
N:\PROJECTS\WINDLER\FILINGS\CONNECTOR ROADS\CAD\ENGINEERING\SHEET SETS\ISP\ISP ROUNDABOUT REVISIONS\55STH AVE UTILITY PLAN.DWG, RDHEAD,LEE, 10/22/24

LEGEND

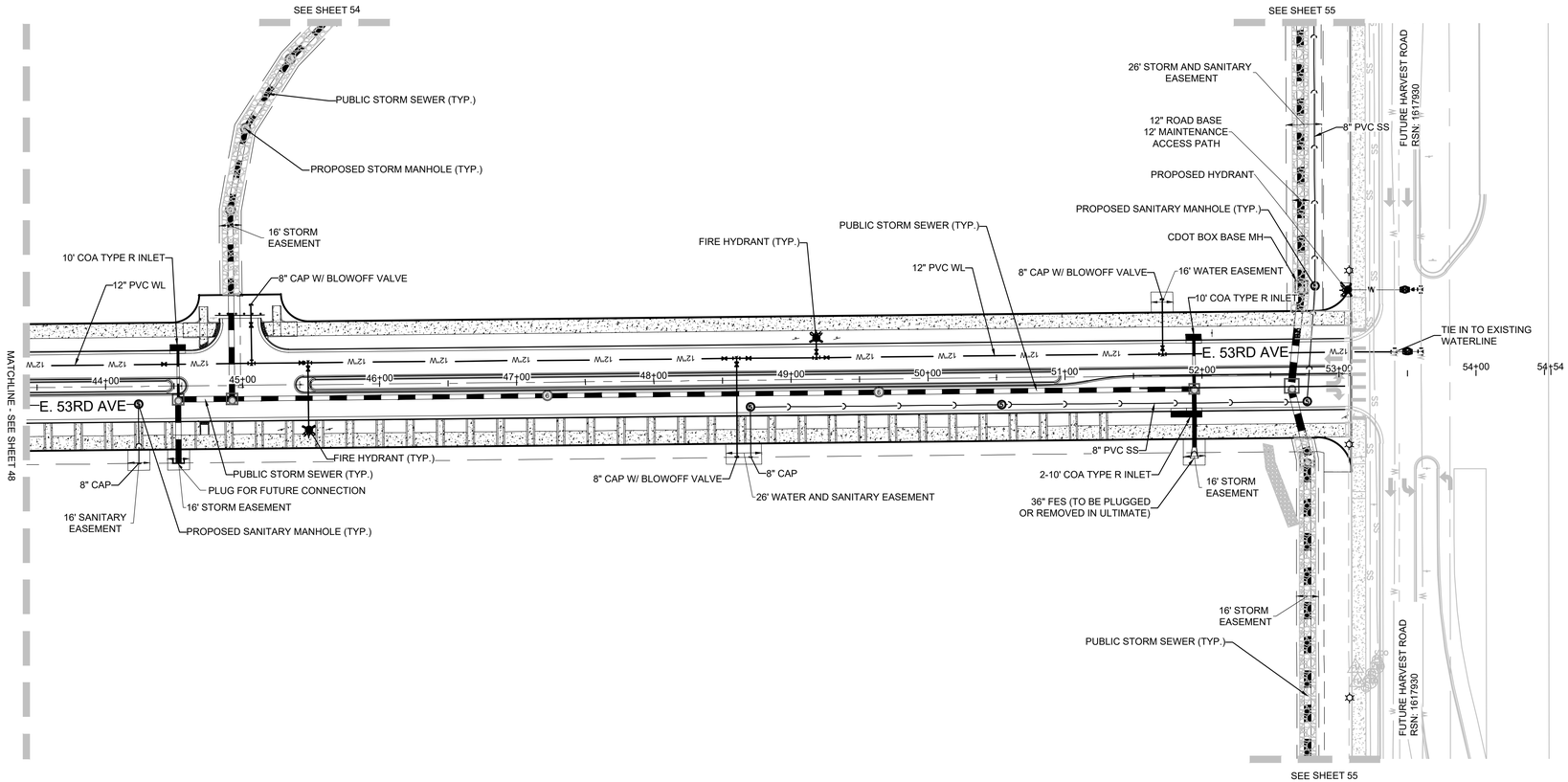
| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'




NOTES:
1. ALL STORM SEWER DEPICTED IN THESE PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY SEWER DEPICTED IN THESE PLANS ARE TO BE PUBLIC UTILITIES, MAINTAINED BY THE CITY OF AURORA UNLESS OTHERWISE NOTED.
3. ALL INLETS ARE 10' TYPE R UNLESS OTHERWISE NOTED.
4. WATER SERVICE TO BE TAPPED AT MAIN 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.

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| No. | Revisions | Date | Init. | Apprv. | Date |
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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 53RD AVE UTILITY PLAN

| | | | |
|---|---|---|---|
| DRAWN BY: | STF | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
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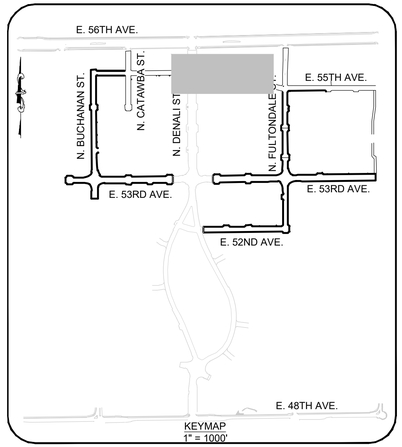
SHEET NUMBER 49

## LEGEND

| | | | |
|---|---|---|---|
| EXISTING RIGHT OF WAY | | EXISTING FIRE HYDRANT | |
| PROPOSED RIGHT OF WAY | | PROPOSED FIRE HYDRANT | |
| EXISTING SETBACK | | EXISTING WATER VALVE | |
| PROPOSED SETBACK | | PROPOSED WATER VALVE | |
| EXISTING STORM SEWER | | EXISTING SANITARY MANHOLE | |
| PROPOSED STORM SEWER | | PROPOSED SANITARY MANHOLE | |
| EXISTING SANITARY SEWER | | EXISTING STORM MANHOLE | |
| PROPOSED SANITARY SEWER | | PROPOSED STORM MANHOLE | |
| PROPOSED SANITARY SEWER SERVICE | | EXISTING/FUTURE STORM INLET | |
| EXISTING/FUTURE WATER LINE | | PROPOSED STORM INLET | |
| PROPOSED WATER LINE | | PROPOSED LIGHTING | |
| PROPOSED WATER SERVICE WITH METER | 1.2% | PROPOSED STREET SLOPE | |
| EXISTING FIBER OPTIC | | PROPOSED SIDEWALK | |
| EXISTING NATURAL GAS | | | |
| EXISTING UNDERGROUND POWER | | | |

50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
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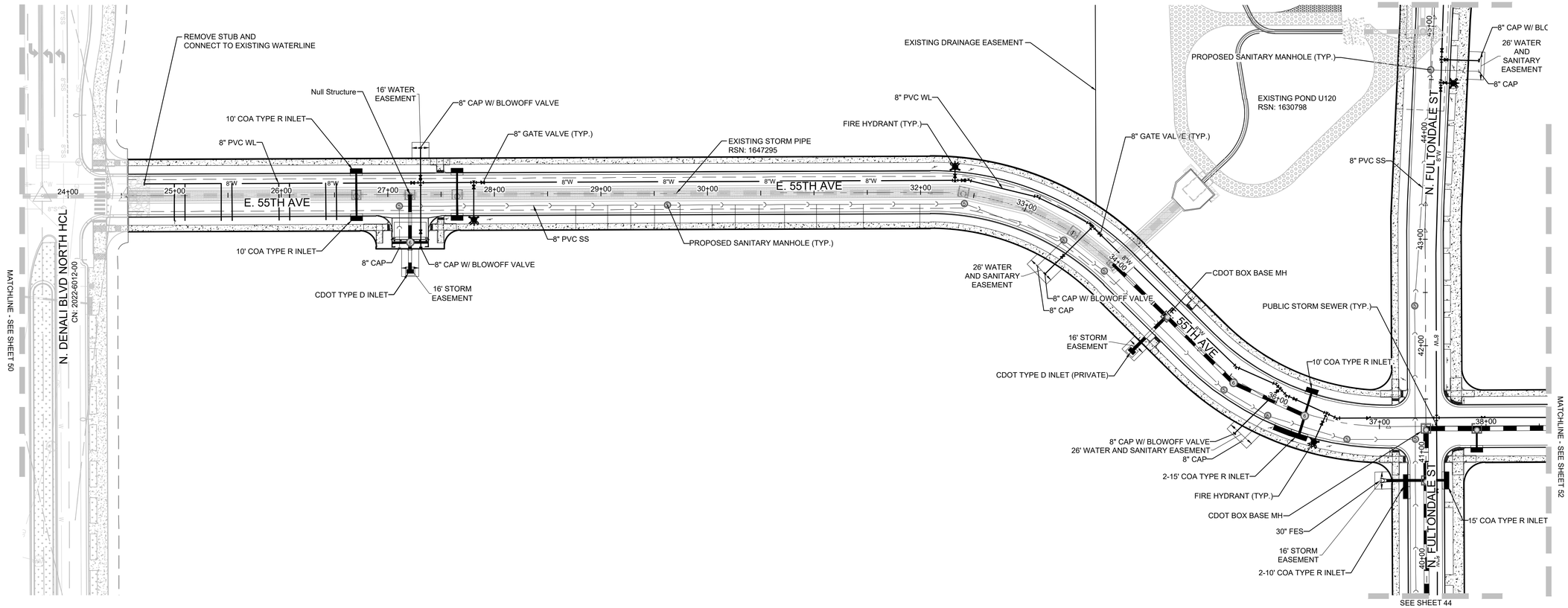


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E. 55TH AVE UTILITY PLAN

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| DATE: | JANUARY 2024 | | |

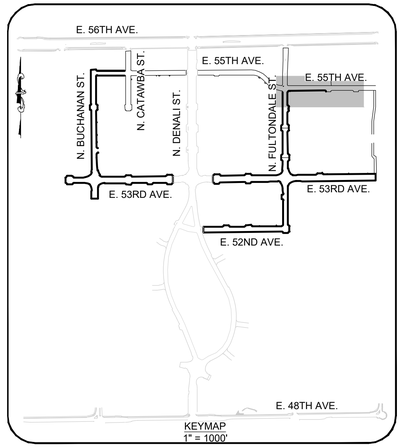
SHEET NUMBER 51

## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
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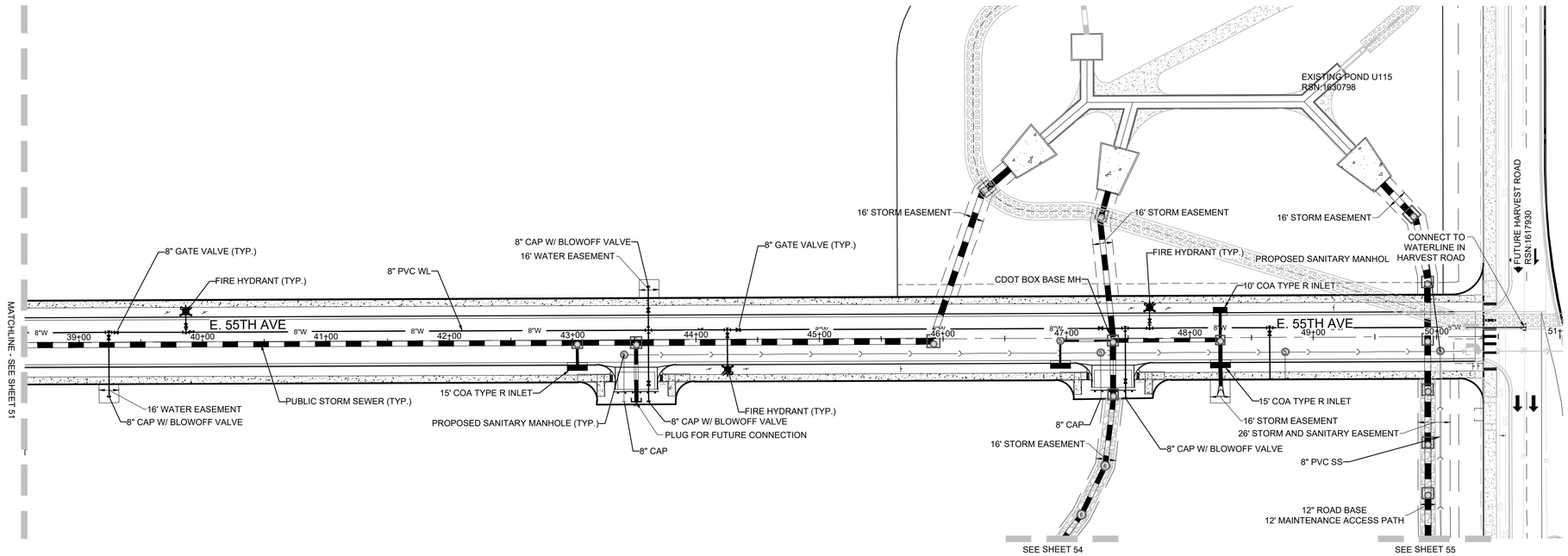


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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
E. 55TH AVE UTILITY PLAN

| | | | |
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| DRAWN BY: | S'F | SCALE: | AS SHOWN |
| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
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SHEET NUMBER 52

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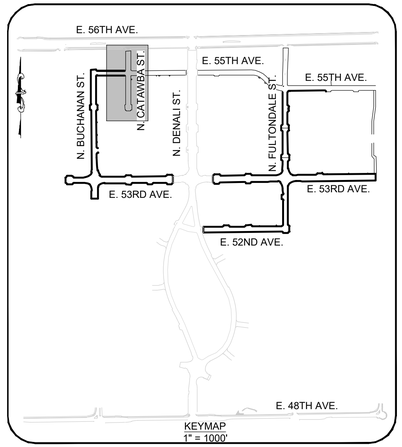
## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

50 25 0 50 100

SCALE: 1" = 50'




KEYMAP
1" = 1000'

NOTES:
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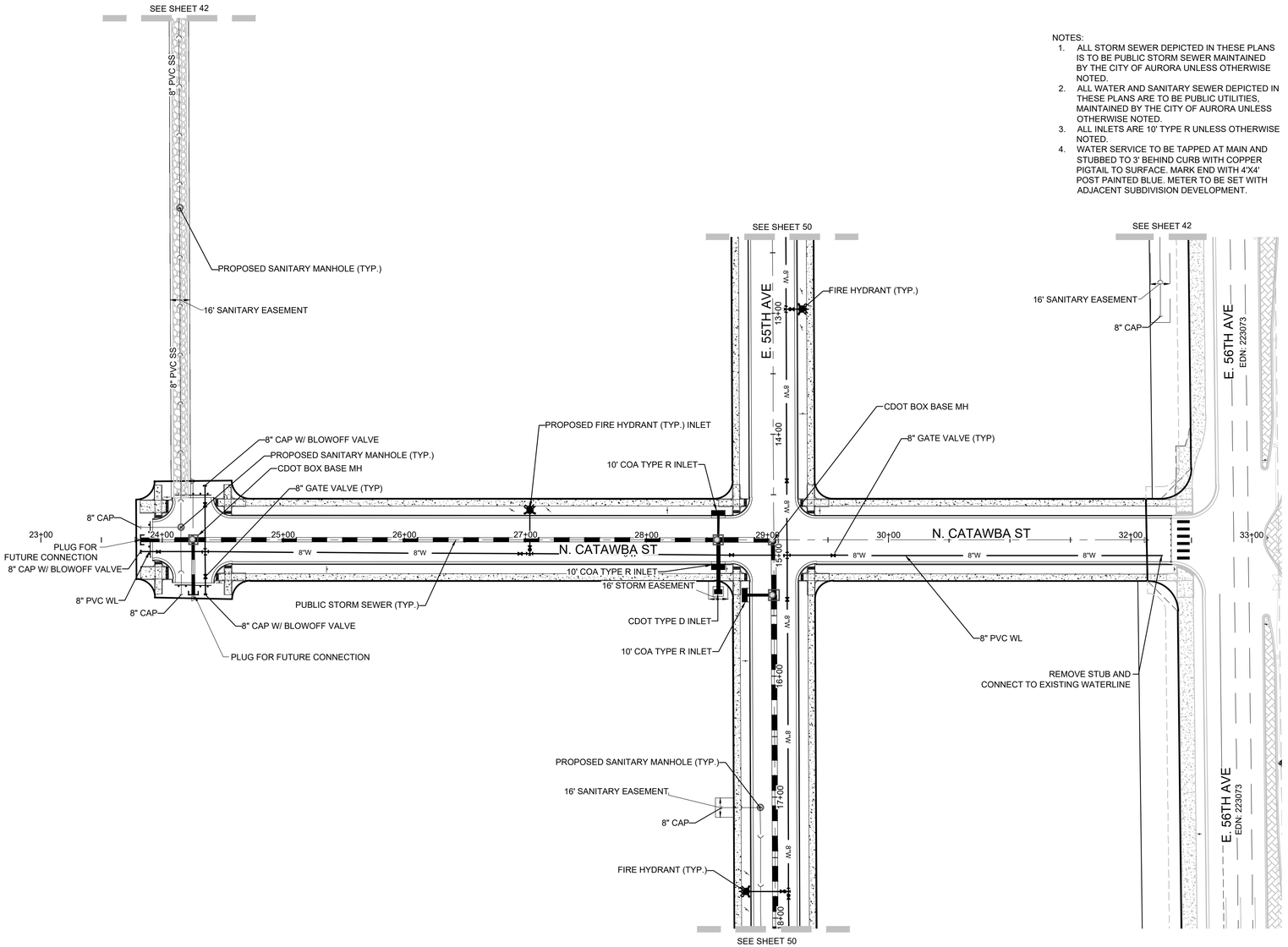


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CONNECTOR ROADS
CATAWBA ST UTILITY PLAN

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| CHECKED BY: | BPW | FILE NO: | R0043248.00 |
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SHEET NUMBER
53

## LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

8"W
8"W
50
-1.2%

NOTES:
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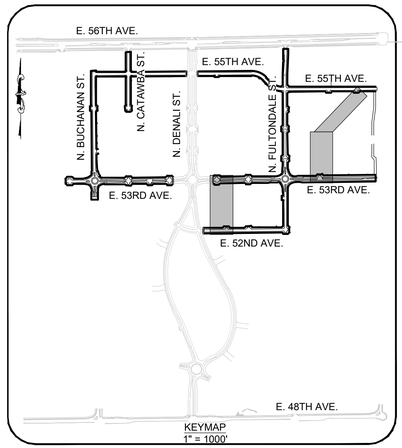
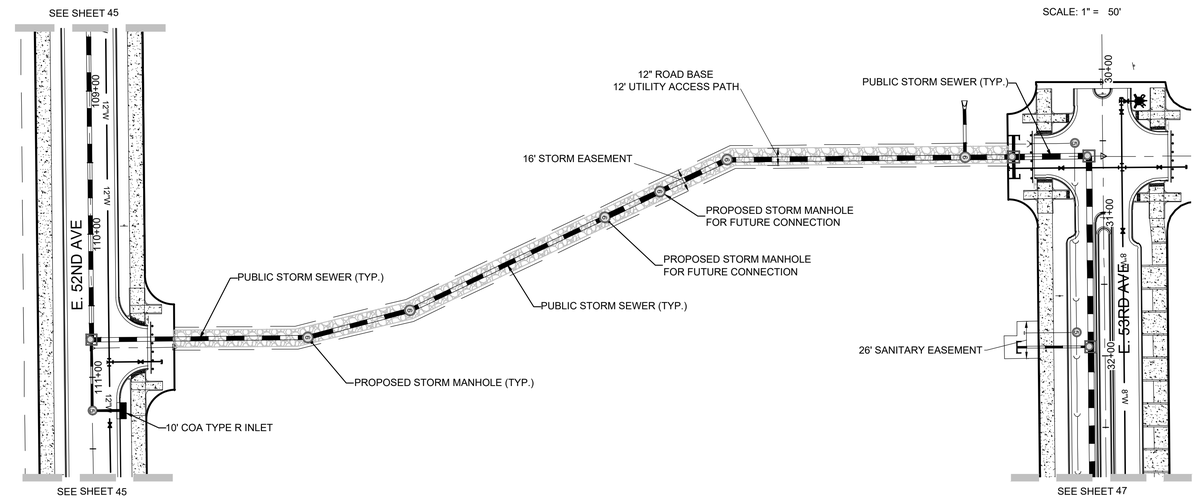


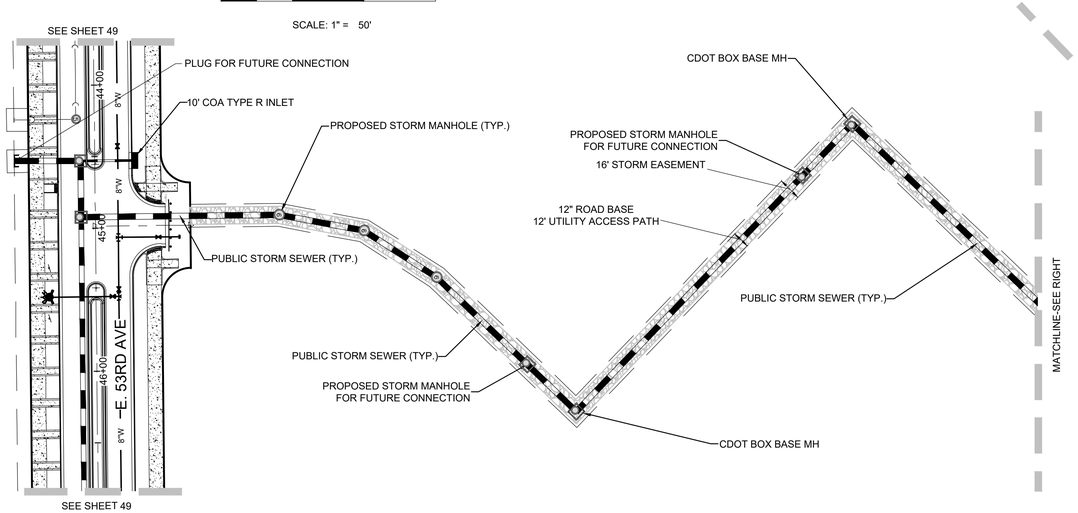

50 25 0 50 100

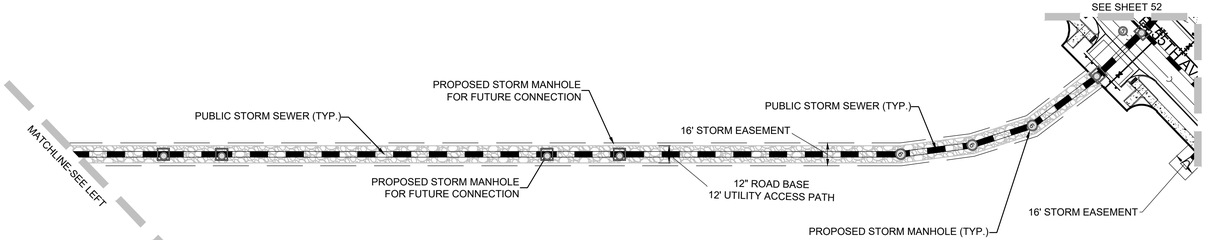
SCALE: 1" = 50'




50 25 0 50 100

SCALE: 1" = 50'




50 25 0 50 100

SCALE: 1" = 50'

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
OFFSITE UTILITY PLAN

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| DRAWN BY: | STF | | |
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SHEET NUMBER **54**

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LEGEND

| | |
|---|---|
| EXISTING RIGHT OF WAY | EXISTING FIRE HYDRANT |
| PROPOSED RIGHT OF WAY | PROPOSED FIRE HYDRANT |
| EXISTING SETBACK | EXISTING WATER VALVE |
| PROPOSED SETBACK | PROPOSED WATER VALVE |
| EXISTING STORM SEWER | EXISTING SANITARY MANHOLE |
| PROPOSED STORM SEWER | PROPOSED SANITARY MANHOLE |
| EXISTING SANITARY SEWER | EXISTING STORM MANHOLE |
| PROPOSED SANITARY SEWER | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY SEWER SERVICE | EXISTING/FUTURE STORM INLET |
| EXISTING/FUTURE WATER LINE | PROPOSED STORM INLET |
| PROPOSED WATER LINE | PROPOSED LIGHTING |
| PROPOSED WATER SERVICE WITH METER | PROPOSED STREET SLOPE |
| EXISTING FIBER OPTIC | PROPOSED SIDEWALK |
| EXISTING NATURAL GAS | |
| EXISTING UNDERGROUND POWER | |

8"W

8"W

50

-1.2%

NOTES:

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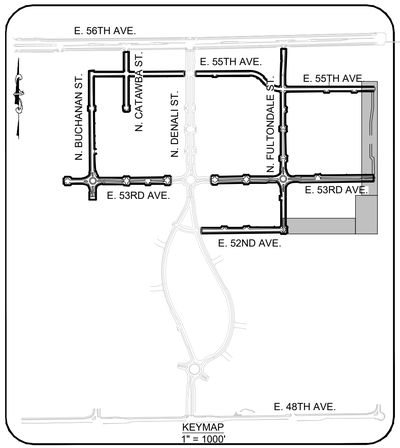
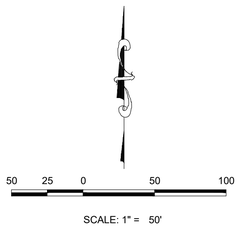



KEYMAP
1" = 1000'



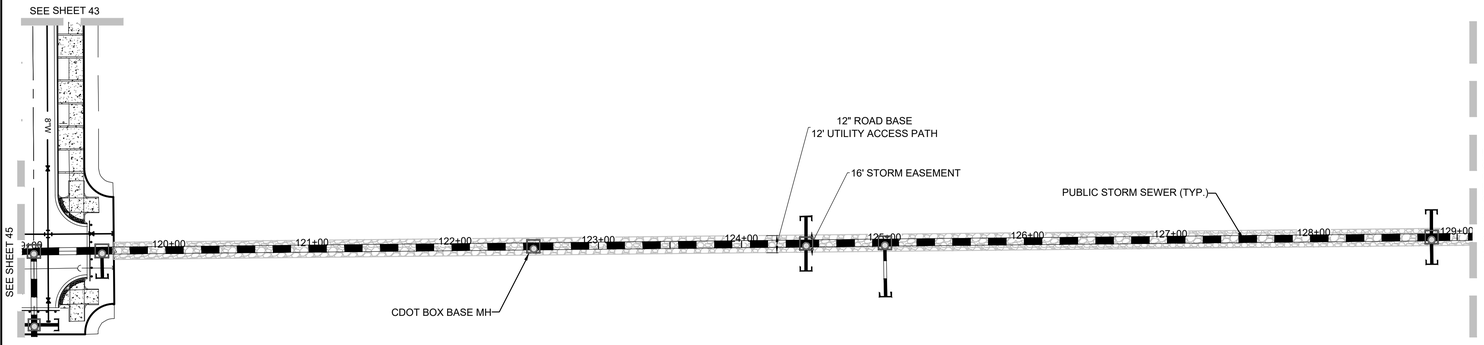
50 25 0 50 100

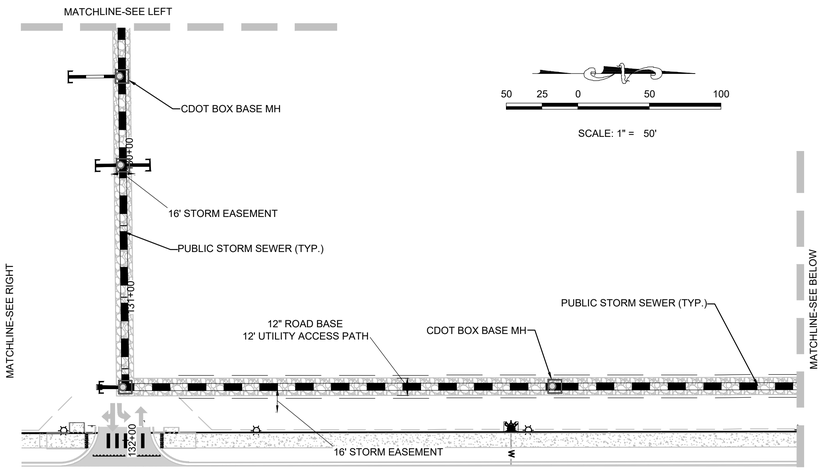
SCALE: 1" = 50'

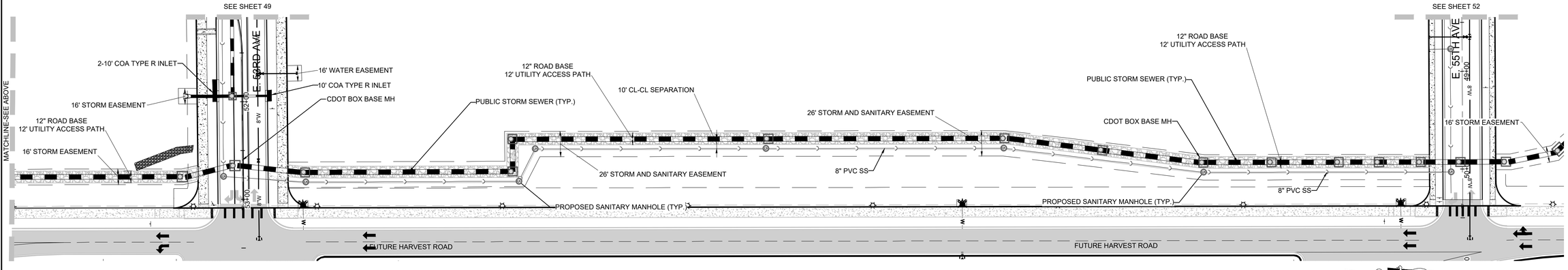


50 25 0 50 100

SCALE: 1" = 50'




50 25 0 50 100

SCALE: 1" = 50'

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| No. | Revisions | Date | Init. | Apprv. | Date |
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CONNECTOR ROADS ISP
INFRASTRUCTURE SITE PLAN
CONNECTOR ROADS
OFFSITE UTILITY PLAN

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| DRAWN BY: | SJF | | |
| CHECKED BY: | BPW | DATE: | JANUARY 2024 |

SHEET NUMBER 55

NOT FOR CONSTRUCTION

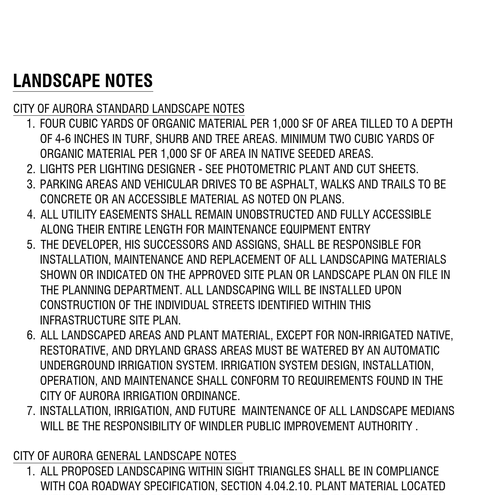
## LANDSCAPE NOTES

CITY OF AURORA STANDARD LANDSCAPE NOTES

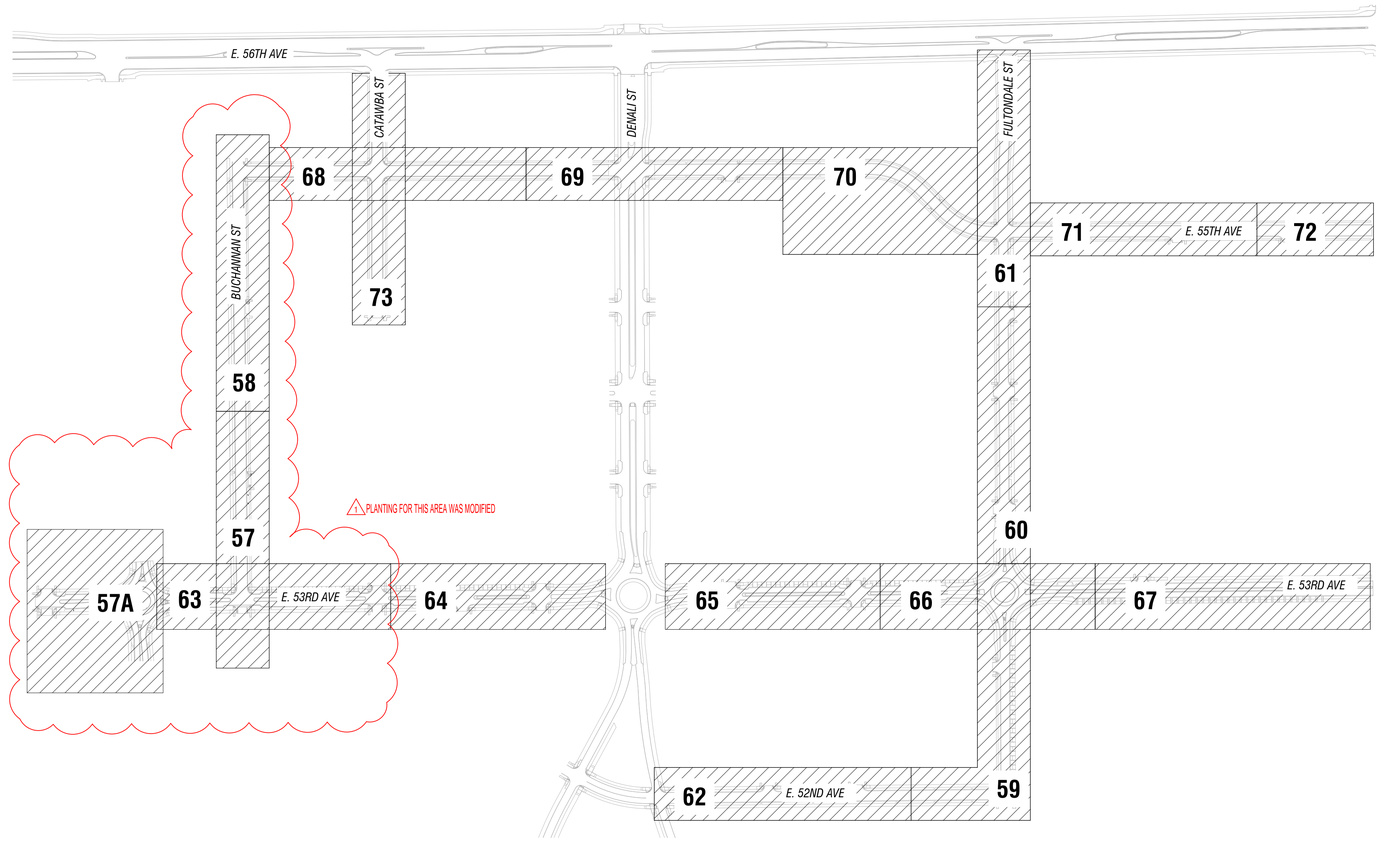
1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHURB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
2. LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLANT AND CUT SHEETS.
3. PARKING AREAS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

CITY OF AURORA GENERAL LANDSCAPE NOTES

1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 26 INCH HEIGHT AT FULL MATURITY.
2. TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FEET OF PUBLIC WALKS; SHURBS NOT WITHIN 4 FT.
3. A MIN 4 FT DIAMETER MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
4. CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
5. AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS
6. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.




VICINITY MAP




SHEET INDEX

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Westwoodps.com
Westwood Professional Services, Inc.

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| 1 | MINOR AMENDMENT 1 | 20241114 | | | |

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SHEET NUMBER 56

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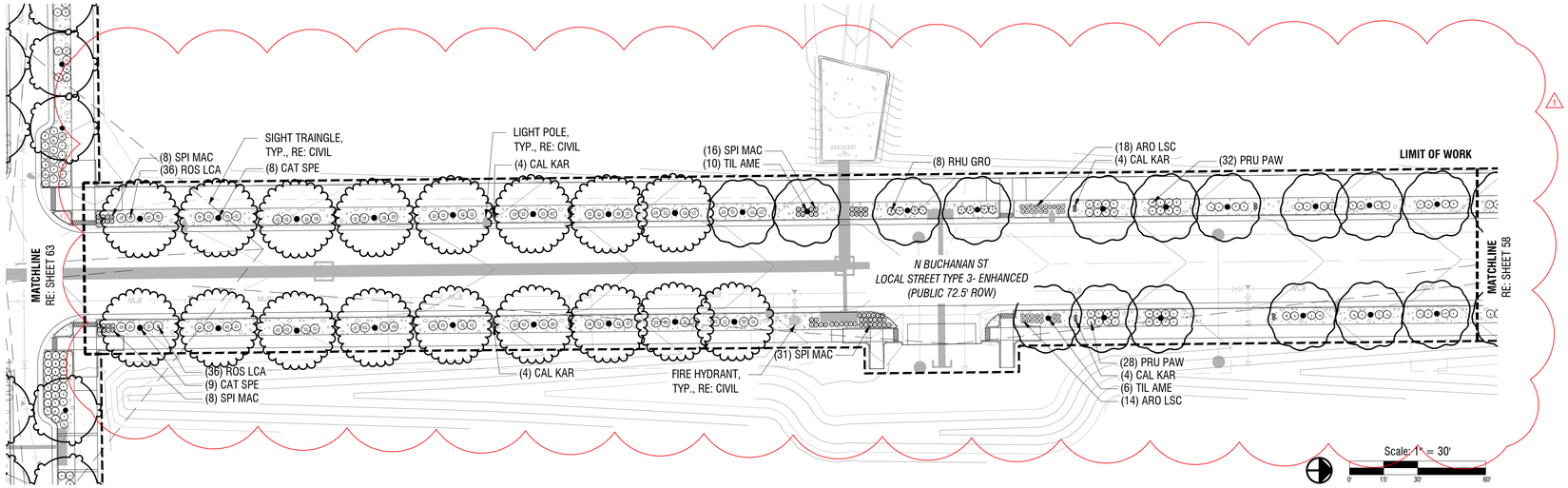


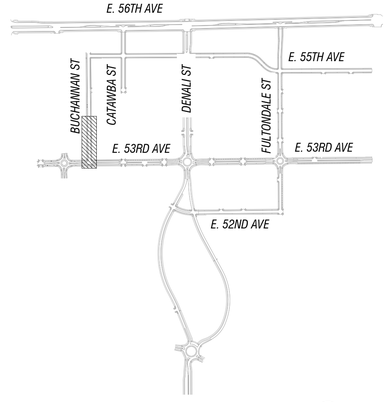

1 PLANTING FOR THIS AREA WAS MODIFIED

## PLANT SCHEDULE 57

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| | CAT SPE | 17 | Catalpa speciosa / Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 16 | Tilia americana 'Redmond' / Redmond American Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | |
| | ARO LSC | 32 | Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 60 | Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 8 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 72 | Rosa x `Meibonrib` / Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 63 | Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | |
| | CAL KAR | 16 | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 5 gal. | Pot |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
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| 1 | MINOR AMENDMENT 1 | 20241114 | | | |


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PHONE: (303) 795-9800

**CONNECTOR ROADS ISP**
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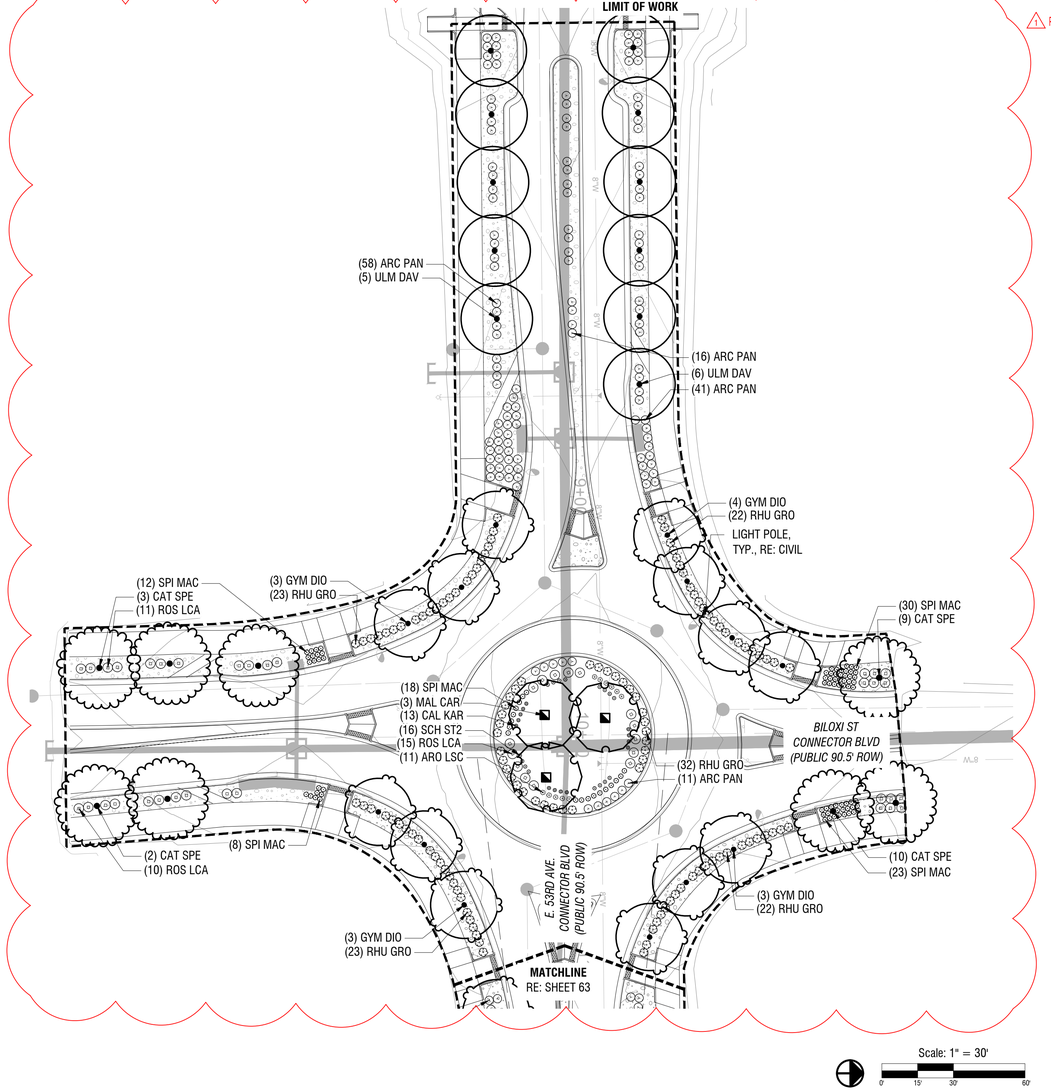
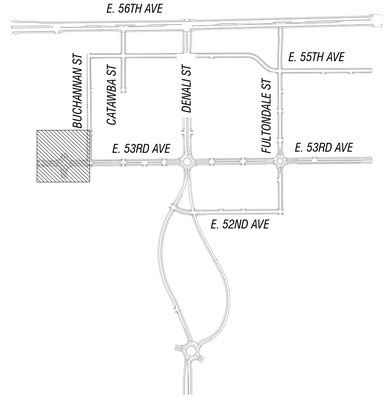



## PLANT SCHEDULE 57A

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | |
| | CAT SPE | 24 | Catalpa speciosa / Northern Catalpa | 2.5" Cal. | B&B |
| | GYM DIO | 13 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM DAV | 11 | Ulmus davidiana japonica 'Prospector' / Prospector Elm | 2.5" Cal. | B&B |
| **ORNAMENTAL TREES** | | | | | |
| | MAL CAR | 3 | Malus x `Cardinal` / Cardinal Crabapple | 2.5" Cal. | B&B |
| **SHRUBS** | | | | | |
| | ARC PAN | 126 | Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 11 | Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | RHU GRO | 122 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 115 | Rosa x `Meibonrib` / Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 91 | Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea | 5 gal | Pot |
| **GRASSES** | | | | | |
| | CAL KAR | 13 | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 16 | Schizachyrium `Standing Ovation` / Standing Ovation Little Bluestem | 1 gal. | Pot |

## LEGEND

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

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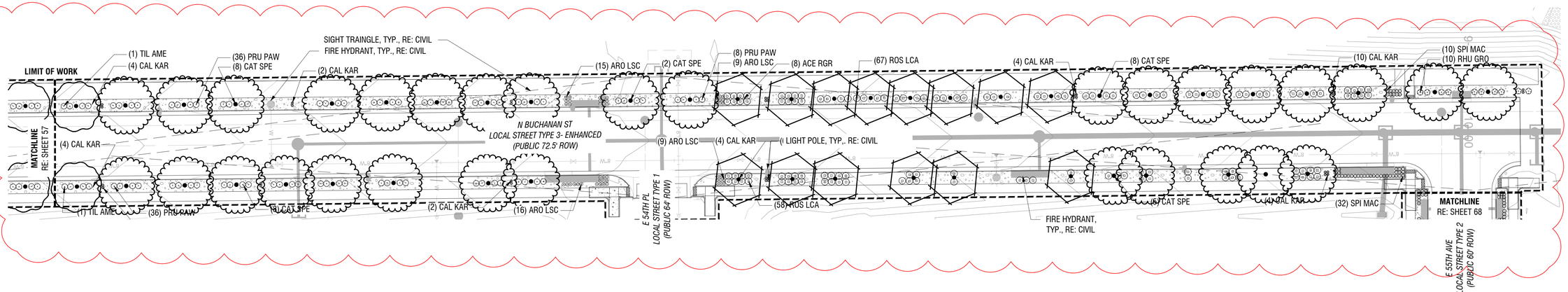
⚠ PLANTING FOR THIS AREA WAS MODIFIED



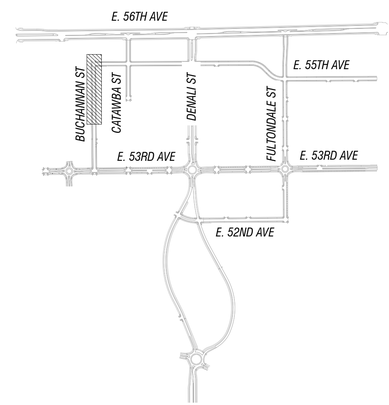

Scale: 1" = 30'

## PLANT SCHEDULE 58

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | ACE RGR | 14 | Acer miyabei `JFS-KW3AMI` | Rugged Ridge® Miyabe Maple | 2.5" Cal. | B&B |
| | CAT SPE | 29 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 2 | Tilia americana 'Redmond' | Redmond American Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARO LSC | 48 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 72 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 10 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 125 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 45 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | CAL KAR | 34 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
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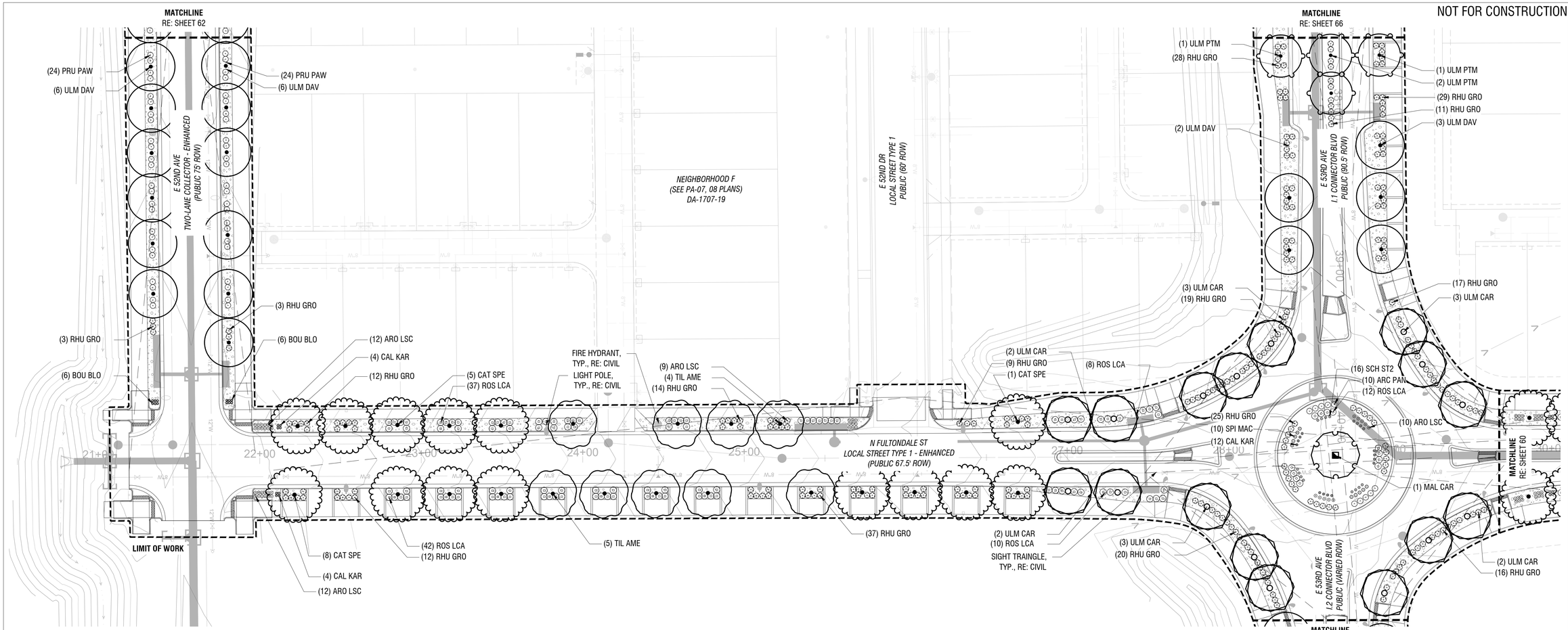


## PLANT SCHEDULE 59

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CAT SPE | 14 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 9 | Tilia americana 'Redmond' | Redmond American Linden | 2.5" Cal. | B&B |
| | ULM DAV | 17 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| | ULM CAR | 16 | Ulmus x `Frontier` | Frontier Elm | 2.5" Cal. | B&B |
| | ULM PTM | 4 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| ORNAMENTAL TREES | | | | | | |
| | MAL CAR | 1 | Malus x `Cardinal` | Cardinal Crabapple | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 10 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 43 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 48 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 261 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 118 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 10 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | BOU BLO | 12 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 gal. | Pot |
| | CAL KAR | 20 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 16 | Schizachyrium `Standing Ovation` | Standing Ovation Little Bluestem | 1 gal. | Pot |

## LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- EXISTING NATURAL GAS
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- EXISTING FENCE
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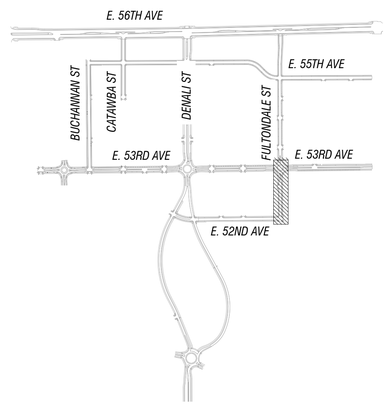


KEY MAP

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SHEET NUMBER 59

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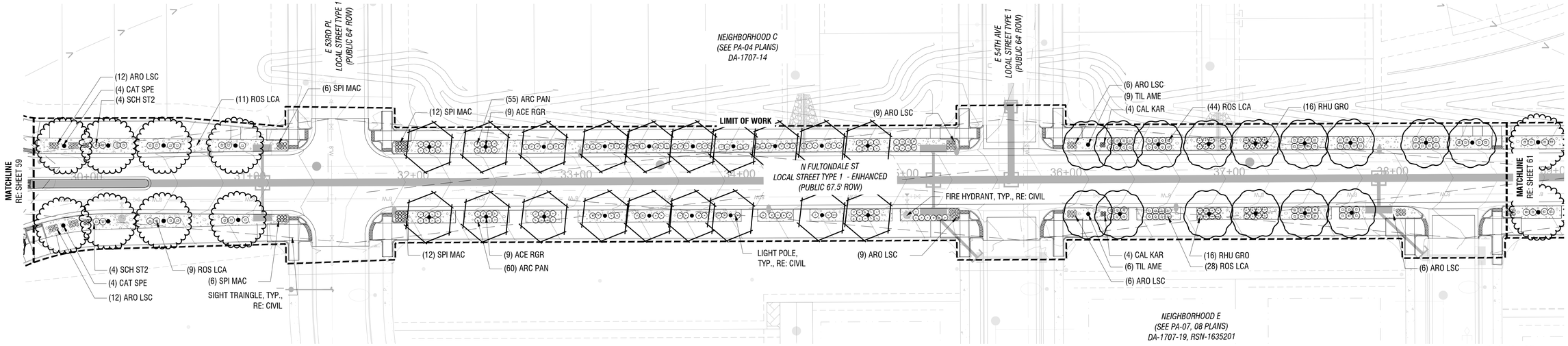


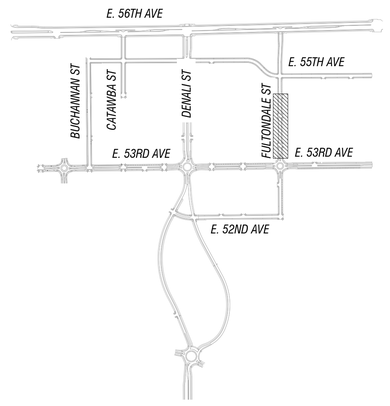

Scale: 1" = 30'

## PLANT SCHEDULE 60

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | ACE RGR | 19 | Acer miyabei `JFS-KW3AMI` | Rugged Ridge® Miyabe Maple | 2.5" Cal. | B&B |
| | CAT SPE | 8 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 15 | Tilia americana 'Redmond' | Redmond American Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 136 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 60 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | RHU GRO | 32 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 92 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 36 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | CAL KAR | 8 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 8 | Schizachyrium `Standing Ovation` | Standing Ovation Little Bluestem | 1 gal. | Pot |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| | MINOR AMENDMENT 1 | 20241114 | | | |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civiltasinc.com


**WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)**
9155 E. NICHOLS AVE, SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 790-9800

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | | |
| DRAWN BY: | NL | FILE NO: | R0043248.00 |
| CHECKED BY: | CV | | |
| DATE: | AUGUST 2024 | | |
| SHEET NUMBER | 60 | | |


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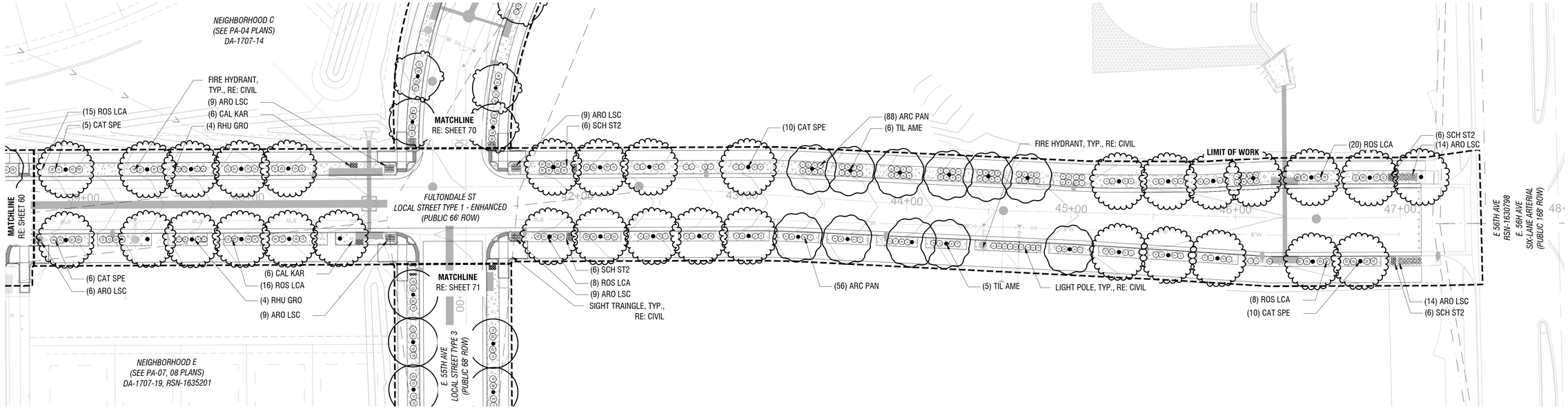
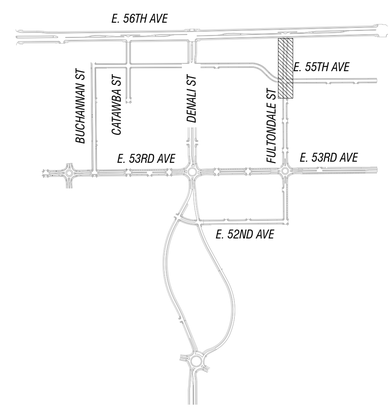



Scale: 1" = 30'
0' 15' 30' 60'

| PLANT SCHEDULE 61 | | | | | | |
|---|---|---|---|---|---|---|
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
| DECIDUOUS TREES | | | | | | |
| | CAT SPE | 32 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 11 | Tilia americana 'Redmond' | Redmond American Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 144 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 70 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | RHU GRO | 8 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 68 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| GRASSES | | | | | | |
| | CAL KAR | 12 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 24 | Schizachyrium `Standing Ovation` | Standing Ovation Little Bluestem | 1 gal. | Pot |

## LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER (SS)
- PROPOSED WATER LINE (W)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING FIBER OPTIC (FO)
- EXISTING NATURAL GAS (GAS)
- EXISTING UNDERGROUND POWER (P-UG)
- EXISTING STORM SEWER (SD)
- EXISTING FENCE (X)
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE




KEY MAP

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PHONE: (303) 795-9800

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: CV
DATE: AUGUST 2024
SHEET NUMBER 61


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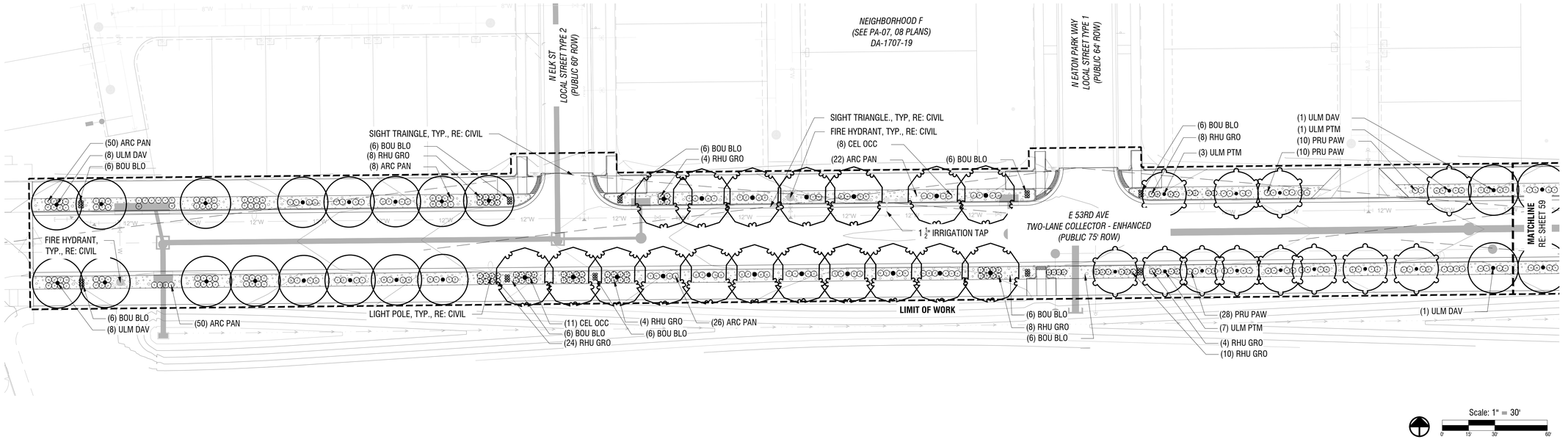
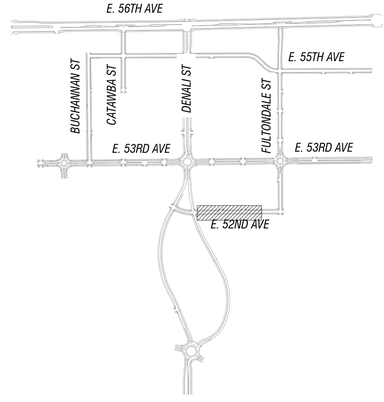



## PLANT SCHEDULE 62

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CEL OCC | 21 | Celtis occidentalis | Common Hackberry | 2.5" Cal. | B&B |
| | ULM DAV | 18 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| | ULM PTM | 12 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 160 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | PRU PAW | 52 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 74 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| GRASSES | | | | | | |
| | BOU BLO | 60 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 gal. | Pot |

## LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER (SS)
- PROPOSED WATER LINE (W)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING FIBER OPTIC (FO)
- EXISTING NATURAL GAS (GAS)
- EXISTING UNDERGROUND POWER (P-UG)
- EXISTING STORM SEWER (SD)
- EXISTING FENCE (X)
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: CV
DATE: AUGUST 2024
SHEET NUMBER 62

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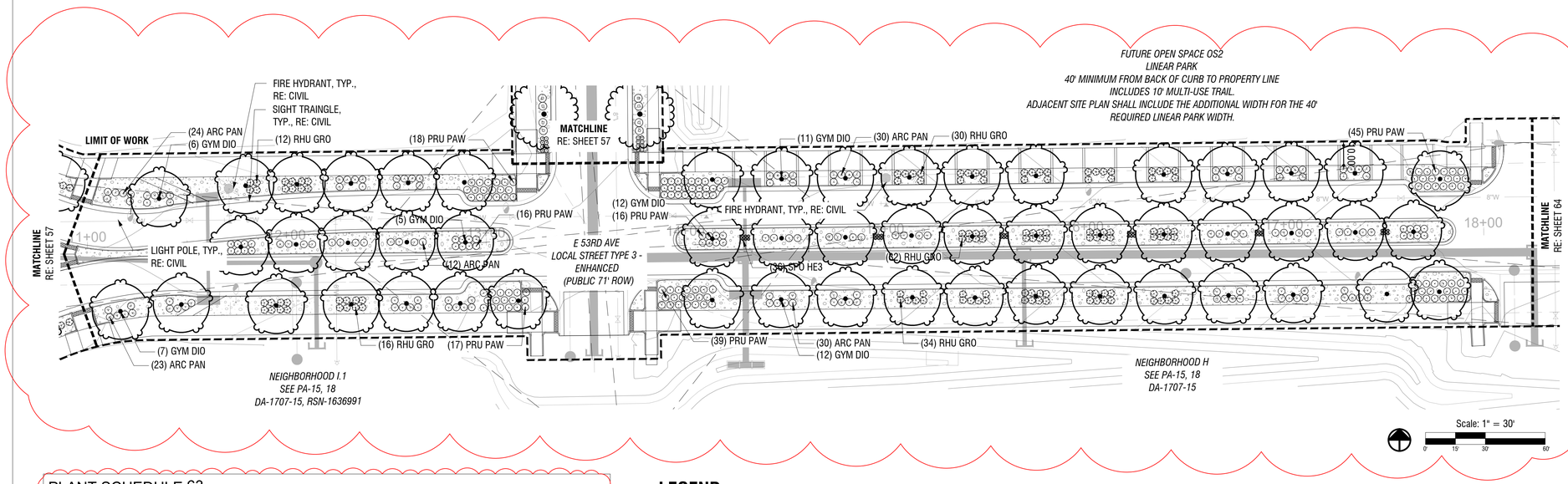


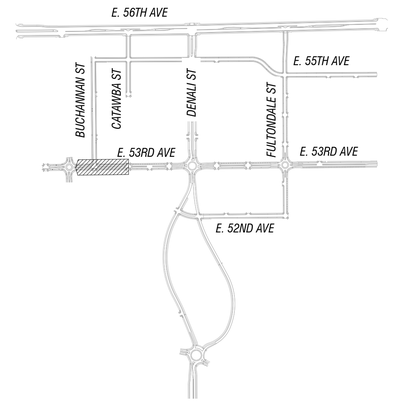

1 PLANTING UPDATED AS PER CIVIL BASES

## PLANT SCHEDULE 63

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CAT SPE | 3 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | GYM DIO | 51 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| ORNAMENTAL TREES | | | | | | |
| | MAL CAR | 3 | Malus x `Cardinal` | Cardinal Crabapple | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 128 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 11 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 77 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 214 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 17 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 36 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | CAL KAR | 13 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 16 | Schizachyrium `Standing Ovation` | Standing Ovation Little Bluestem | 1 gal. | Pot |
| | SPO HE3 | 33 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

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




KEY MAP

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|---|---|---|---|---|---|
| 1 | MINOR AMENDMENT 1 | 20241114 | | | |


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**CONNECTOR ROADS ISP**
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CONNECTOR ROADS
LANDSCAPE PLANS

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | | |
| DRAWN BY: | NL | FILE NO: | R0043248.00 |
| CHECKED BY: | CV | | |
| DATE: | AUGUST 2024 | | |
| SHEET NUMBER | 63 | | |


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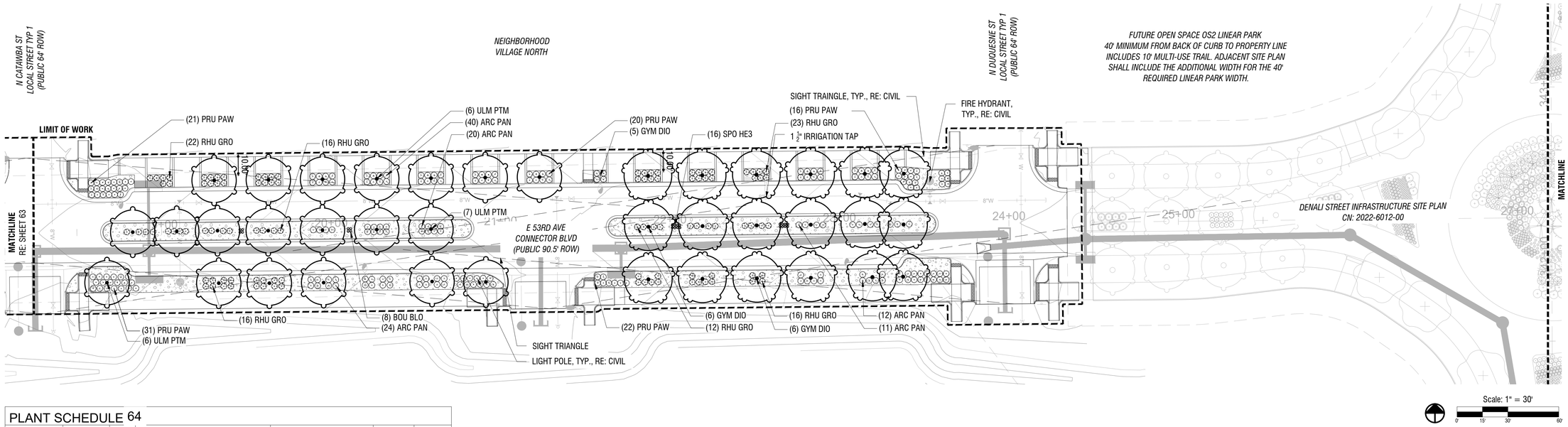
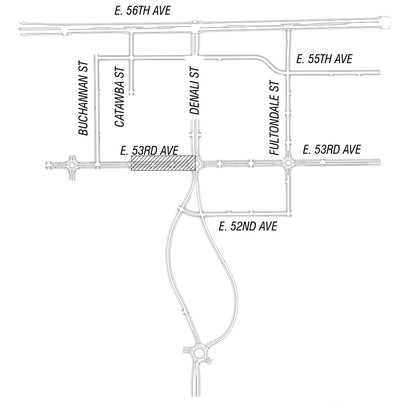



## PLANT SCHEDULE 64

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GYM DIO | 18 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM PTM | 20 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 107 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | PRU PAW | 115 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 105 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| GRASSES | | | | | | |
| | BOU BLO | 8 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 gal. | Pot |
| | SPO HE3 | 16 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER (SS)
- PROPOSED WATER LINE (W)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING FIBER OPTIC (FO)
- EXISTING NATURAL GAS (GAS)
- EXISTING UNDERGROUND POWER (P-UG)
- EXISTING STORM SEWER (SD)
- EXISTING FENCE (X)
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

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CONNECTOR ROADS
LANDSCAPE PLANS

| | |
|---|---|
| SCALE: | AS SHOWN |
| DRAWN BY: | NL |
| CHECKED BY: | CV |
| FILE NO: | R0043248.00 |
| DATE: | AUGUST 2024 |
| SHEET NUMBER | 64 |

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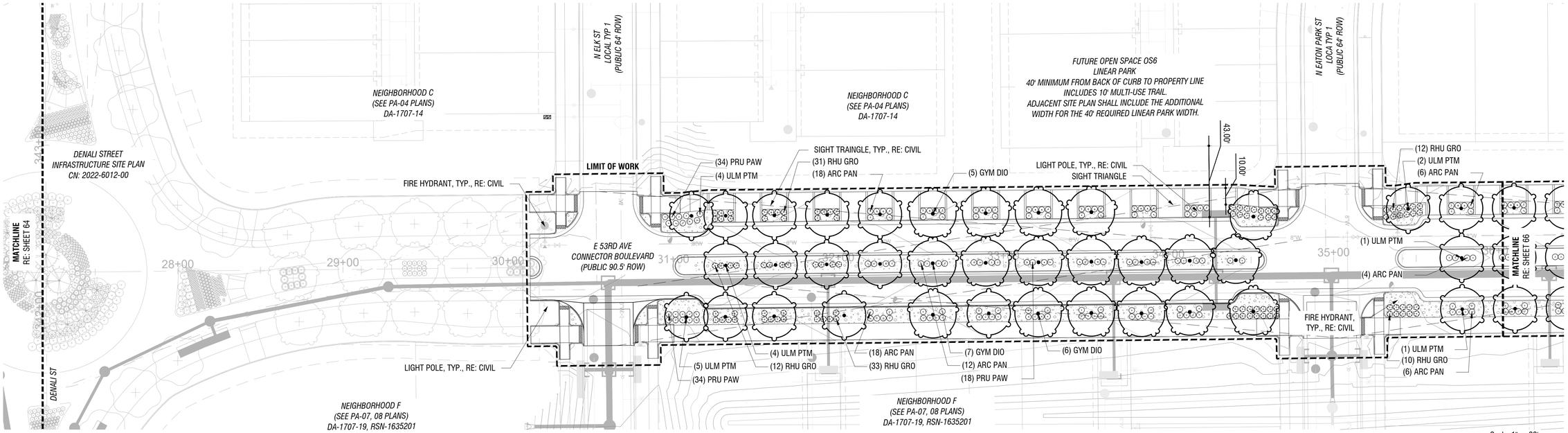


## PLANT SCHEDULE 65

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GYM DIO | 18 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM PTM | 17 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 60 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | PRU PAW | 86 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 98 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |

## LEGEND

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- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
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- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER
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- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
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- EXISTING NATURAL GAS
- EXISTING UNDERGROUND POWER
- EXISTING STORM SEWER
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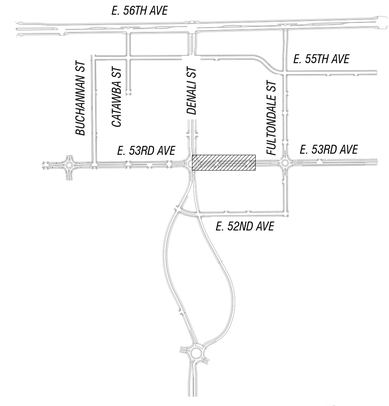
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

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LANDSCAPE PLANS

| SCALE: | AS SHOWN | FILE NO: | R0043248.00 |
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| DRAWN BY: | NL | | |
| CHECKED BY: | CV | | |
| DATE: | AUGUST 2024 | | |

SHEET NUMBER 65


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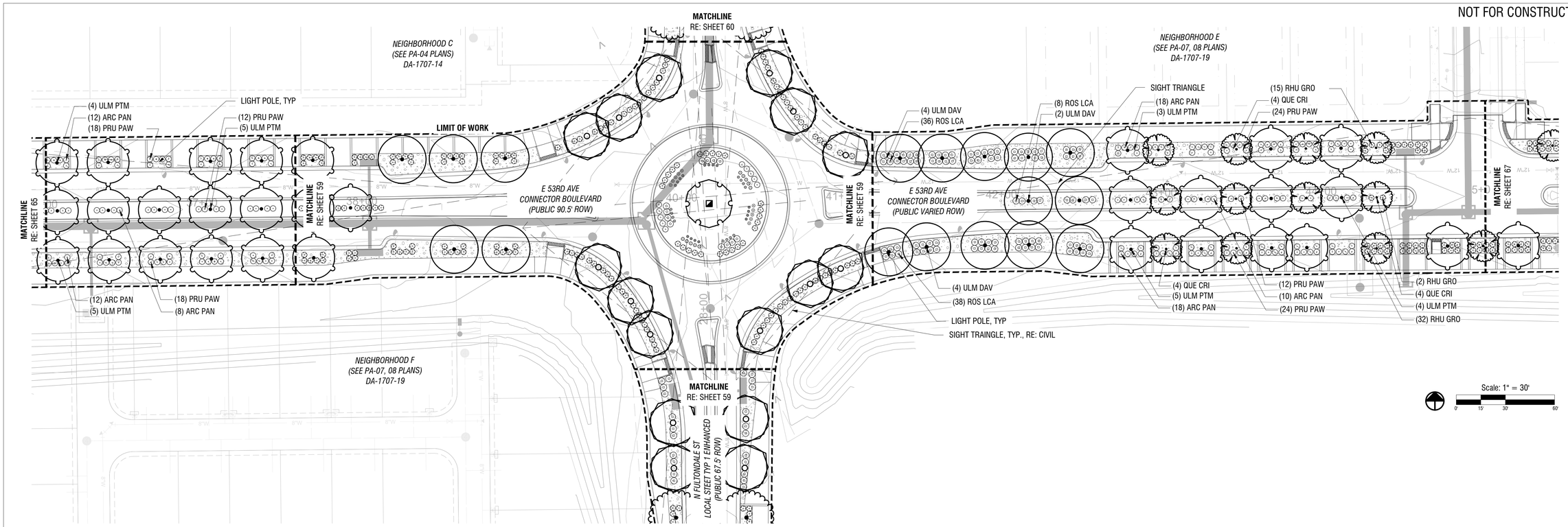
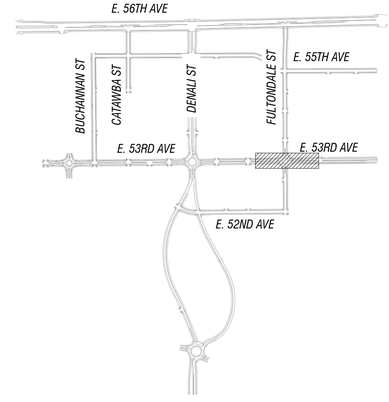



## PLANT SCHEDULE 66

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | QUE CRI | 12 | Quercus robur x alba 'Crimschmidt' | Crimson Spire™ Oak | 2.5" Cal. | B&B |
| | ULM DAV | 12 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| | ULM PTM | 21 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 70 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 1 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 96 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 47 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 90 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |

## LEGEND

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




KEY MAP

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| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | MINOR AMENDMENT 1 | 20241114 | | | |


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CENTENNIAL, CO 80112
PHONE: (303) 795-9900

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

| | | | |
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| DATE: | AUGUST 2024 | | |

SHEET NUMBER 66

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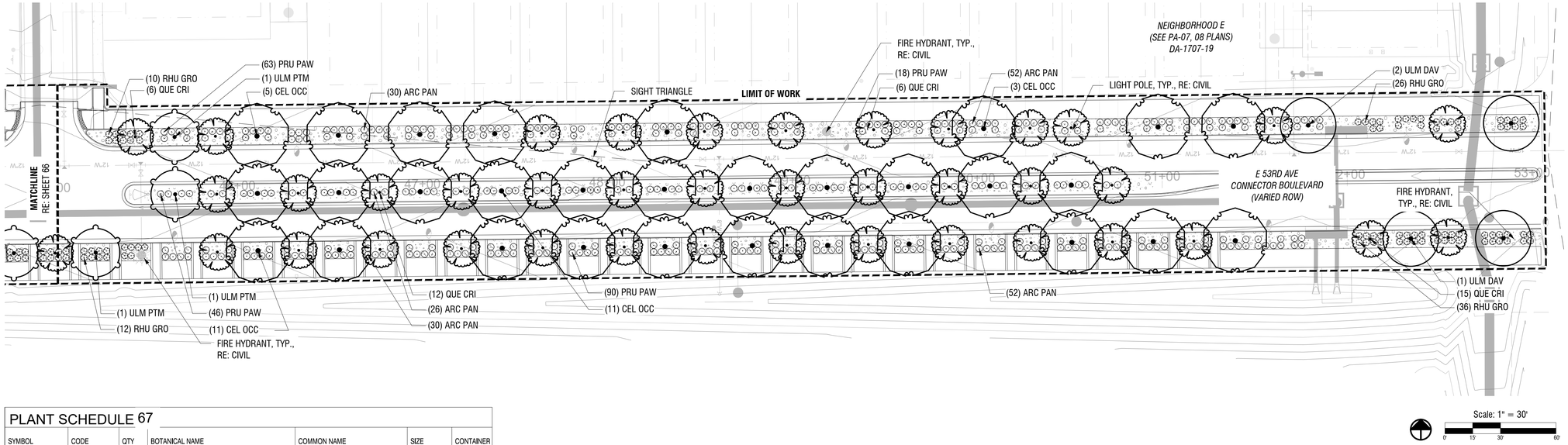
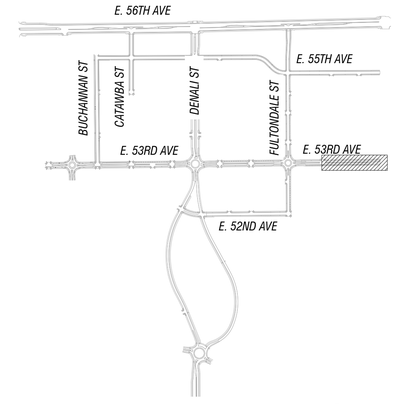



## PLANT SCHEDULE 67

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CEL OCC | 32 | Celtis occidentalis | Common Hackberry | 2.5" Cal. | B&B |
| | QUE CRI | 39 | Quercus robur x alba 'Crimschmidt' | Crimson Spire™ Oak | 2.5" Cal. | B&B |
| | ULM DAV | 4 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| | ULM PTM | 3 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 190 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | PRU PAW | 217 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 90 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |

## LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER (SS)
- PROPOSED WATER LINE (W)
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE (W)
- EXISTING FIBER OPTIC (FO)
- EXISTING NATURAL GAS (GAS)
- EXISTING UNDERGROUND POWER (P-UG)
- EXISTING STORM SEWER (SD)
- EXISTING FENCE (X)
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE




| No. | Revisions | Date | Init. | Appr. | Date |
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**CONNECTOR ROADS ISP**
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CONNECTOR ROADS
LANDSCAPE PLANS

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| DATE: | AUGUST 2024 | | |
| SHEET NUMBER | 67 | | |

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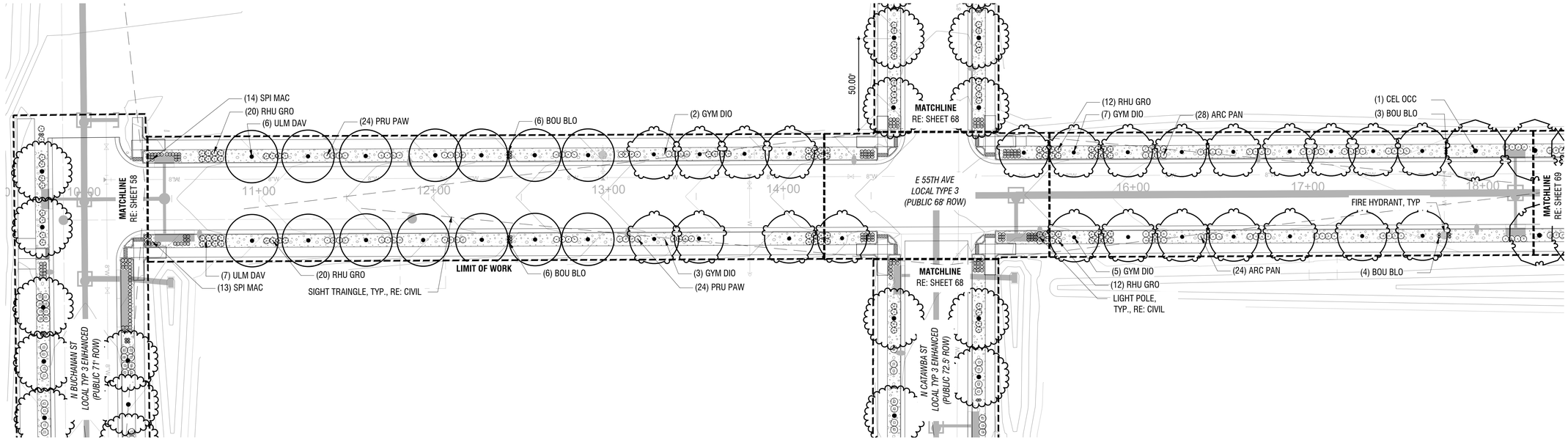



Scale: 1" = 30'

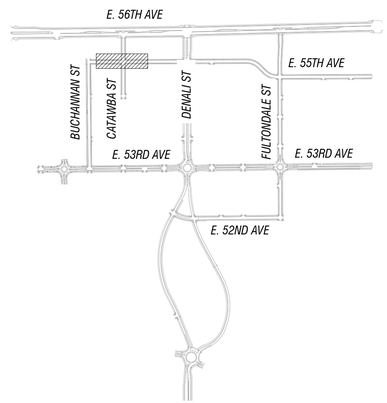
0 15' 30' 60'

## PLANT SCHEDULE 68

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CEL OCC | 1 | Celtis occidentalis | Common Hackberry | 2.5" Cal. | B&B |
| | GYM DIO | 24 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM DAV | 14 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 60 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | PRU PAW | 48 | Prunus besseyi 'P011S' | Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 76 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | SPI MAC | 87 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | BOU BLO | 19 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 gal. | Pot |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
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**CONNECTOR ROADS ISP**
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SHEET NUMBER 68


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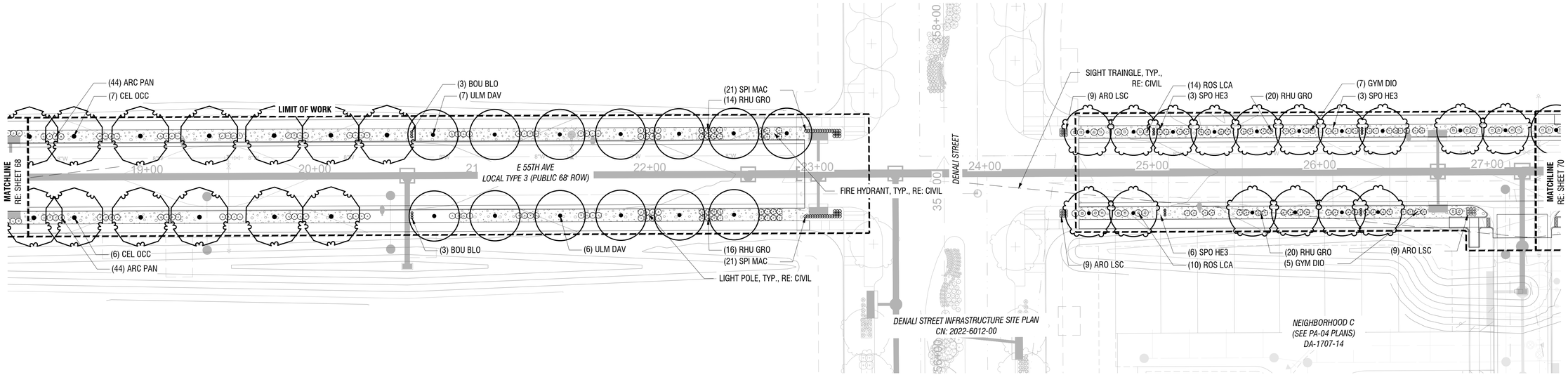


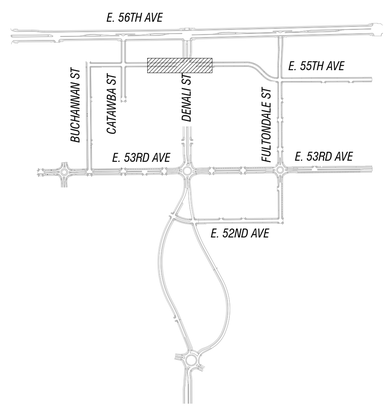

Scale: 1" = 30'
0' 15' 30' 60'

## PLANT SCHEDULE 69

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CEL OCC | 13 | Celtis occidentalis | Common Hackberry | 2.5" Cal. | B&B |
| | GYM DIO | 16 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM DAV | 13 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 88 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 27 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | RHU GRO | 82 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 25 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 42 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | BOU BLO | 6 | Bouteloua gracilis 'Blonde Ambition' | Blonde Ambition Blue Grama | 1 gal. | Pot |
| | SPO HE3 | 12 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
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| | MINOR AMENDMENT 1 | 20241114 | | | |


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**CONNECTOR ROADS ISP**
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CONNECTOR ROADS
LANDSCAPE PLANS

| | | | |
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SHEET NUMBER 69


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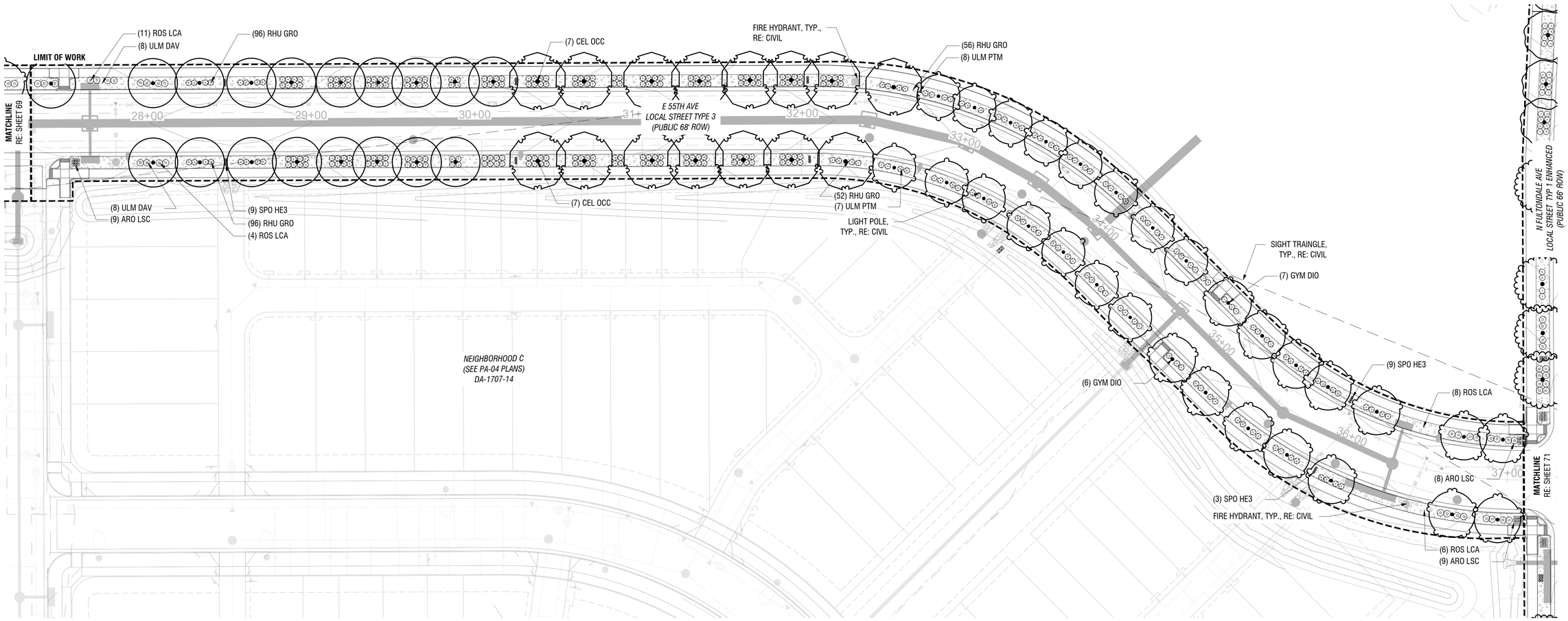



Scale: 1" = 30'

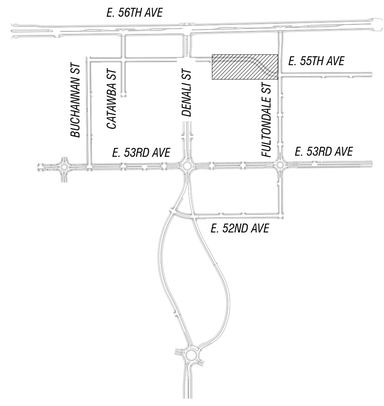
0' 15' 30' 60'

## PLANT SCHEDULE 70

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CEL OCC | 15 | Celtis occidentalis | Common Hackberry | 2.5" Cal. | B&B |
| | GYM DIO | 14 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | ULM DAV | 19 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| | ULM PTM | 15 | Ulmus x `Morton Glossy` | Triumph™ Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARO LSC | 26 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | RHU GRO | 324 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 31 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| GRASSES | | | | | | |
| | SPO HE3 | 24 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

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




KEY MAP

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| SCALE: | AS SHOWN | FILE NO. | R0043248.00 |
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| DATE: | AUGUST 2024 | | |
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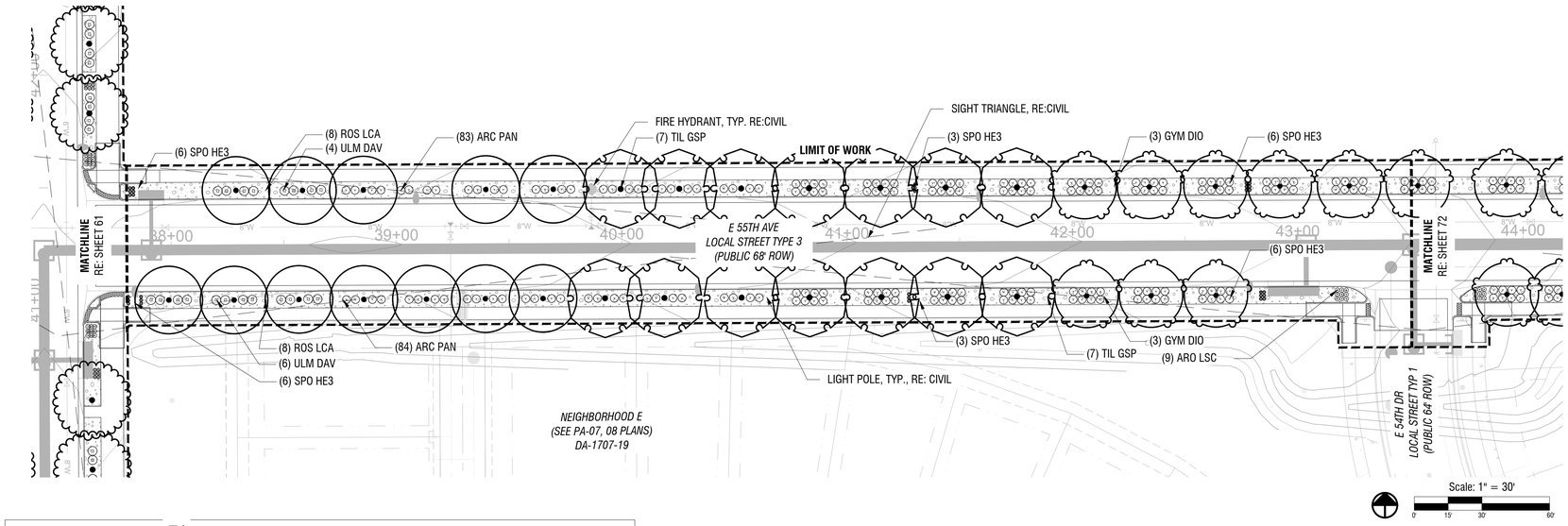


## PLANT SCHEDULE 71

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GYM DIO | 8 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | TIL GSP | 14 | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden | 2.5" Cal. | B&B |
| | ULM DAV | 12 | Ulmus davidiana japonica 'Prospector' | Prospector Elm | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 186 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 9 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | ROS LCA | 20 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| GRASSES | | | | | | |
| | SPO HE3 | 30 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

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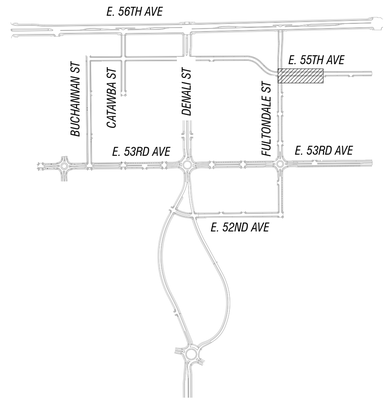
- EXISTING STORM SEWER
- EXISTING FENCE
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

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LANDSCAPE PLANS

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FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: CV
DATE: AUGUST 2024
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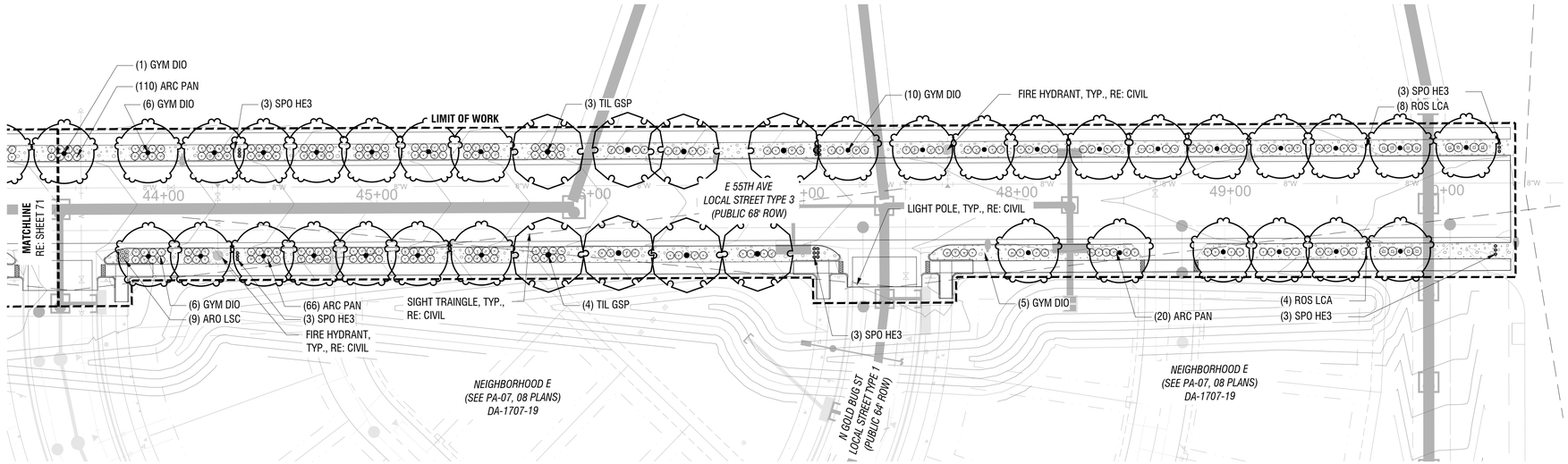



Scale: 1" = 30'

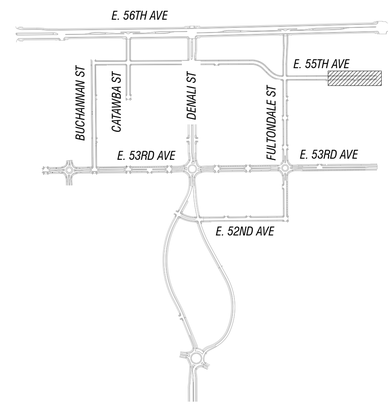
0 15' 30' 60'

## PLANT SCHEDULE 72

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GYM DIO | 32 | Gymnocladus dioica 'Espresso' | Kentucky Coffeetree | 2.5" Cal. | B&B |
| | TIL GSP | 8 | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | ARC PAN | 220 | Arctostaphylos x coloradensis 'Panchito' | Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 9 | Aronia melanocarpa 'UCONNAM165' | Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | ROS LCA | 12 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| GRASSES | | | | | | |
| | SPO HE3 | 24 | Sporobolus heterolepis | Prairie Dropseed | 5 gal. | |

## LEGEND

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




KEY MAP

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| | MINOR AMENDMENT 1 | 20241114 | | | |

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PHONE: (303) 795-9800

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

| | |
|---|---|
| SCALE: | AS SHOWN |
| FILE NO: | R0043248.00 |
| DRAWN BY: | NL |
| CHECKED BY: | CV |
| DATE: | AUGUST 2024 |
| SHEET NUMBER | 72 |

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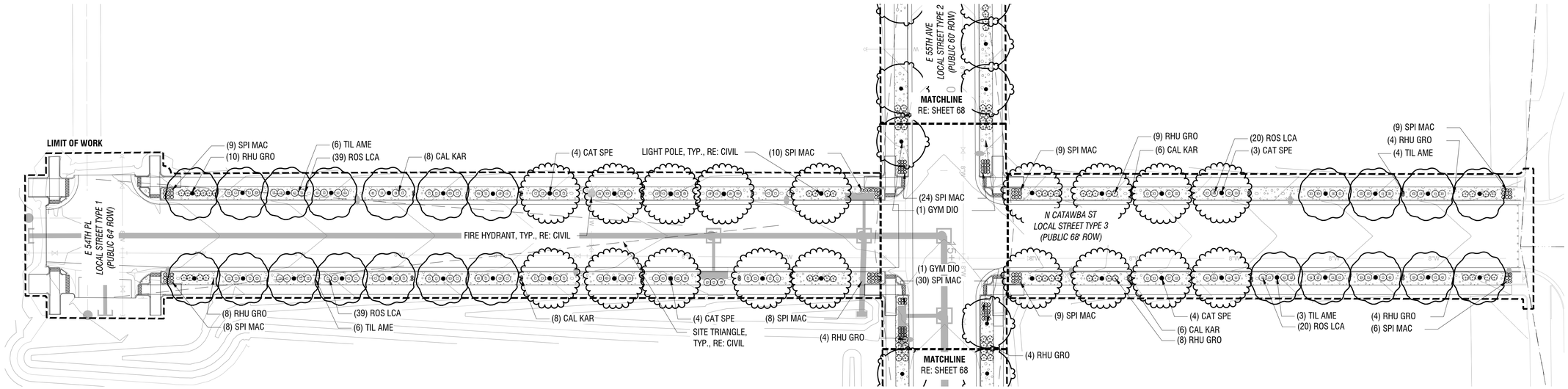
NOT FOR CONSTRUCTION




Scale: 1" = 30'

## PLANT SCHEDULE 73

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | CAT SPE | 18 | Catalpa speciosa | Northern Catalpa | 2.5" Cal. | B&B |
| | TIL AME | 23 | Tilia americana 'Redmond' | Redmond American Linden | 2.5" Cal. | B&B |
| SHRUBS | | | | | | |
| | RHU GRO | 43 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 130 | Rosa x `Meibonrib` | Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 72 | Spiraea japonica 'Magic Carpet' | Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | | |
| | CAL KAR | 28 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 5 gal. | Pot |

## LEGEND

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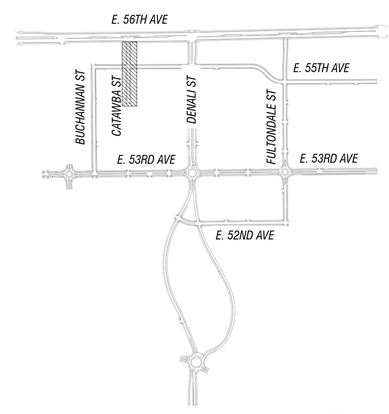
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE PLANS

| | |
|---|---|
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| SCALE: | AS SHOWN |
| FILE NO: | R0043248.00 |
| SHEET NUMBER | 73 |

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## PLANT SCHEDULE OVERALL

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | |
| | ACE RGR | 33 | Acer miyabei `JFS-KW3AMI` / Rugged Ridge® Miyabe Maple | 2.5" Cal. | B&B |
| | CAT SPE | 142 | Catalpa speciosa / Northern Catalpa | 2.5" Cal. | B&B |
| | CEL OCC | 82 | Celtis occidentalis / Common Hackberry | 2.5" Cal. | B&B |
| | GYM DIO | 196 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 2.5" Cal. | B&B |
| | QUE CRI | 51 | Quercus robur x alba 'Crimschmidt' / Crimson Spire™ Oak | 2.5" Cal. | B&B |
| | TIL AME | 76 | Tilia americana 'Redmond' / Redmond American Linden | 2.5" Cal. | B&B |
| | TIL GSP | 22 | Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden | 2.5" Cal. | B&B |
| | ULM DAV | 120 | Ulmus davidiana japonica 'Prospector' / Prospector Elm | 2.5" Cal. | B&B |
| | ULM CAR | 16 | Ulmus x `Frontier` / Frontier Elm | 2.5" Cal. | B&B |
| | ULM PTM | 98 | Ulmus x `Morton Glossy` / Triumph™ Elm | 2.5" Cal. | B&B |
| ORNAMENTAL TREES | | | | | |
| | MAL CAR | 4 | Malus x `Cardinal` / Cardinal Crabapple | 2.5" Cal. | B&B |
| SHRUBS | | | | | |
| | ARC PAN | 1,713 | Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita | 5 gal. | Pot |
| | ARO LSC | 335 | Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry | 5 gal. | Pot |
| | PRU PAW | 957 | Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry | 5 gal. | Pot |
| | RHU GRO | 1,500 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal. | Pot |
| | ROS LCA | 898 | Rosa x `Meibonrib` / Magic Meidiland® Shrub Rose | 5 gal. | Pot |
| | SPI MAC | 446 | Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea | 5 gal | Pot |
| GRASSES | | | | | |
| | BOU BLO | 105 | Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 1 gal. | Pot |
| | CAL KAR | 131 | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 5 gal. | Pot |
| | SCH ST2 | 64 | Schizachyrium `Standing Ovation` / Standing Ovation Little Bluestem | 1 gal. | Pot |
| | SPO HE3 | 142 | Sporobolus heterolepis / Prairie Dropseed | 5 gal. | |

NOTES:
1. ORNAMENTAL GRASSES NOT TO EXCEED 40% OF LANDSCAPE MATERIAL

1 SCHEDULE UPDATED

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|---|
| GROUND COVERS | | | | |
| | RM6 | 216,386 sf | ROCK MULCH / 3/4" Black Granite | mulch |

1 SCHEDULE UPDATED

## LEGEND

- EXISTING RIGHT-OF-WAY
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- EXISTING FENCE
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" BLACK GRANITE

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | UPDATED AS PER CIVIL PLANS | 20241028 | | | |

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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
LANDSCAPE SCHEDULE

SCALE: AS SHOWN
FILE NO: R0043248.00
DRAWN BY: NL
CHECKED BY: CV
DATE: AUGUST 2024

SHEET NUMBER 74

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# CURBSIDE LANDSCAPE PLANT REQUIREMENTS

NOT FOR CONSTRUCTION

## URBAN STREETS

| LABEL | STREET/TRACT | LENGTH (LF) | TREES NOTES/ EXCLUSIONS | TREES REQUIRED URBAN (1 PER 35/LF) | TREES PROVIDED | SHRUBS AREA SF < 10'W (SF) | SHRUBS REQUIRED 1/40 SF | SHRUBS 5 GAL SHRUBS PROVIDED | SHRUBS 5 GAL GRASSES PROVIDED | SHRUBS TOTAL SHRUBS "EQUIVALENT" PROVIDED | SHRUBS TOTAL SHRUB + SHRUB EQUIVALENTS PROVIDED | SHRUBS % GRASSES (40% MAX.) | TREE QUANTITY NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **53RD AVENUE, EAST TO WEST BLOCK FACES:** | | | | | | | | | | | | | |
| BLOCK FACE I | NORTH SIDE, HARVEST RD. TO FULTONDALE ST. | 1117.15 | 70 LF EXC | 32 | 44 | 11,639 | 291 | 292 | 0 | 0 | 292 | 0% | |
| BLOCK FACE J | SOUTH SIDE, HARVEST RD. TO FULTONDALE ST. | 1150.80 | | 33 | 46 | 13,213 | 330 | 332 | 0 | 0 | 332 | 0% | |
| BLOCK FACE K | NORTH SIDE, FULTONDALE ST. TO DENALI ST. | 710.38 | 74 LF EXC | 20 | 20 | 5,328 | 133 | 160 | 0 | 0 | 160 | 0% | |
| BLOCK FACE L | SOUTH SIDE, FULTONDALE ST. TO DENALI ST. | 752.20 | 74 LF EXC | 21 | 21 | 5,718 | 143 | 159 | 0 | 0 | 159 | 0% | |
| BLOCK FACE M | NORTH SIDE, DENALI ST. TO CATAWBA ST. | 503.29 | | 14 | 13 | 5,510 | 138 | 152 | 0 | 0 | 152 | 0% | *STREET LIGHT AND UTILITY CONFLICT |
| BLOCK FACE N | SOUTH SIDE, DENALI ST. TO CATAWBA ST. | 429.21 | 74 LF EXC | 12 | 13 | 4,192 | 105 | 110 | 0 | 0 | 110 | 0% | |
| BLOCK FACE O | NORTH SIDE, CATAWBA ST. TO BUCHANAN ST. | 219 | | 6 | 11 | 1,960 | 49 | 105 | 0 | 0 | 105 | 0% | *STREET LIGHT AND UTILITY CONFLICT |
| BLOCK FACE P | SOUTH SIDE, CATAWBA ST. TO BUCHANAN ST. | 406 | | 12 | 12 | 4,099 | 102 | 103 | 0 | 0 | 77 | 0% | |
| BLOCK FACE Q | NORTH SIDE, BUCHANAN ST. TO ADDISON ST. | 653 | | 19 | 22 | 5,839 | 146 | 204 | 0 | 0 | 204 | 0% | |
| BLOCK FACE R | SOUTH SIDE, BUCHANAN ST. TO ADDISON ST. | 758 | | 22 | 33 | 7,850 | 196 | 201 | 0 | 0 | 201 | 0% | |
| **52ND AVENUE, EAST TO WEST BLOCK FACES:** | | | | | | | | | | | | | ⚠1 PLANTING COUNTS FOR THIS AREA WERE MODIFIED |
| BLOCK FACE S | NORTH SIDE, FULTONDALE ST. TO DENALI ST. | 964.20 | 144 LF EXC | 28 | 29 | 7,322 | 183 | 147 | 36 | 36 | 183 | 24% | |
| BLOCK FACE T | SOUTH SIDE, FULTONDALE ST. TO DENALI ST. | 1107.72 | | 32 | 34 | 8,308 | 208 | 187 | 36 | 36 | 223 | 19% | |
| **FULTONDALE, NORTH TO SOUTH BLOCK FACES:** | | | | | | | | | | | | | |
| BLOCK FACE U | EAST SIDE, 56TH AVE. TO 55TH AVE. | 548.84 | | 16 | 15 | 3,365 | 84 | 91 | 18 | 18 | 109 | 20% | *STREET LIGHT AND UTILITY CONFLICT |
| BLOCK FACE V | WEST SIDE, 56TH AVE. TO 55TH AVE. | 548.64 | | 16 | 15 | 4,485 | 112 | 115 | 18 | 18 | 133 | 16% | *STREET LIGHT AND UTILITY CONFLICT |
| BLOCK FACE W | EAST SIDE, 55TH AVE. TO 54TH AVE. | 410.77 | 70 LF EXC | 12 | 13 | 3,456 | 86 | 91 | 6 | 6 | 97 | 7% | |
| BLOCK FACE X | WEST SIDE, 55TH AVE. TO 54TH AVE. | 480.76 | | 14 | 14 | 3,942 | 99 | 96 | 6 | 6 | 102 | 6% | |
| BLOCK FACE Y | EAST SIDE, 54TH AVE. TO 53RD AVE. | 441.55 | 74 LF EXC | 13 | 13 | 4,000 | 100 | 110 | 8 | 8 | 118 | 7% | |
| BLOCK FACE Z | WEST SIDE, 54TH AVE. TO 53RD AVE. | 481.62 | 74 LF EXC | 14 | 13 | 4,016 | 100 | 118 | 4 | 4 | 122 | 3% | 12 SHRUBS EQUIVALENT TO ONE TREE |
| BLOCK FACE AA | EAST SIDE, 53RD AVE. TO 52ND AVE. | 560.45 | | 16 | 15 | 4,139 | 103 | 113 | 4 | 4 | 117 | 4% | *STREET LIGHT AND UTILITY CONFLICT |
| BLOCK FACE BB | WEST SIDE, 53RD AVE. TO 52ND AVE. | 446.51 | 74 LF EXC | 13 | 12 | 3,604 | 90 | 103 | 4 | 4 | 107 | 4% | *STREET LIGHT AND UTILITY CONFLICT |
| **BUCHANAN ST., NORTH TO SOUTH BLOCK FACES:** | | | | | | | | | | | | | |
| BLOCK FACE GG | EAST SIDE, 55TH AVE. TO 54TH PL. | 411.93 | | 12 | 11 | 3,089 | 77 | 99 | 8 | 8 | 107 | 8% | |
| BLOCK FACE HH | WEST SIDE, 55TH AVE. TO 54TH PL. | 539 | | 15 | 18 | 3,892 | 97 | 104 | 14 | 10 | 118 | 13% | |
| BLOCK FACE II | EAST SIDE, 54TH PL. TO 53RD PL. | 536.01 | | 15 | 15 | 4,020 | 101 | 93 | 10 | 10 | 103 | 11% | |
| BLOCK FACE JJ | WEST SIDE, 54TH PL.TO 53RD AVE. | 933 | | 27 | 29 | 6,775 | 169 | 177 | 11 | 0 | 188 | 6% | |
| BLOCK FACE KK | EAST SIDE, 53RD PL. TO 53RD AVE. | 348 | | 10 | 9 | 2,551 | 64 | 64 | 0 | 12 | 76 | 0% | |

## LOCAL STREETS

| LABEL | STREET/TRACT | LENGTH (LF) | TREES NOTES/ EXCLUSIONS | TREES REQUIRED LOCAL (1/40 LF) | TREES PROVIDED | SHRUBS AREA SF < 10'W (SF) | SHRUBS REQUIRED 1/40 SF | SHRUBS 5 GAL SHRUBS PROVIDED | SHRUBS 5 GAL GRASSES PROVIDED | SHRUBS TOTAL SHRUBS "EQUIVALENT" PROVIDED | SHRUBS TOTAL SHRUB + SHRUB EQUIVALENTS PROVIDED | SHRUBS % GRASSES (40% MAX.) | TREE QUANTITY NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **CATAWBA ST., NORTH TO SOUTH BLOCK FACES:** | | | | | | | | | | | | | |
| BLOCK FACE CC | EAST SIDE, 56TH AVE. TO 55TH AVE. | 289.19 | | 7 | 8 | 2,170 | 54 | 59 | 6 | 6 | 65 | 10% | |
| BLOCK FACE DD | WEST SIDE, 56TH AVE. TO 55TH AVE. | 289.38 | | 7 | 7 | 2,170 | 54 | 55 | 6 | 6 | 61 | 11% | |
| BLOCK FACE EE | EAST SIDE, 55TH AVE. TO 54TH AVE. | 407.05 | | 10 | 11 | 3,053 | 76 | 68 | 8 | 8 | 76 | 12% | |
| BLOCK FACE FF | WEST SIDE, 55TH AVE. TO 54TH AVE. | 406.94 | | 10 | 12 | 3,052 | 76 | 68 | 8 | 8 | 76 | 12% | |
| **55TH AVENUE, EAST TO WEST BLOCK FACES:** | | | | | | | | | | | | | |
| BLOCK FACE A | NORTH SIDE, HARVEST RD. TO FULTONDALE ST. | 1250.77 | | 31 | 38 | 9,531 | 238 | 221 | 24 | 24 | 245 | 11% | |
| BLOCK FACE B | SOUTH SIDE, HARVEST R. TO FULTONDALE ST. | 1102.78 | 128 LF EXC | 28 | 34 | 8,421 | 211 | 208 | 30 | 30 | 238 | 14% | |
| BLOCK FACE C | NORTH SIDE, FULTONDALE ST. TO DENALI ST. | 1244.67 | | 31 | 39 | 9,515 | 238 | 225 | 18 | 18 | 243 | 8% | |
| BLOCK FACE D | SOUTH SIDE, FULTONDALE ST. TO DENALI ST. | 1169.76 | 74 LF EXC | 29 | 35 | 8,953 | 224 | 225 | 18 | 18 | 243 | 8% | |
| BLOCK FACE E | NORTH SIDE, DENALI ST. TO CATAWBA ST. | 767.74 | | 19 | 23 | 5,758 | 144 | 138 | 6 | 6 | 144 | 4% | |
| BLOCK FACE F | SOUTH SIDE, DENALI ST. TO CATAWBA ST. | 768.11 | | 19 | 22 | 5,761 | 144 | 140 | 7 | 7 | 147 | 5% | |
| BLOCK FACE G | NORTH SIDE, CATAWBA ST. TO BUCHANAN ST. | 412.76 | | 10 | 11 | 3,096 | 77 | 78 | 6 | 6 | 84 | 8% | |
| BLOCK FACE H | SOUTH SIDE, CATAWBA ST. TO BUCHANAN ST. | 411.97 | | 10 | 11 | 2,884 | 72 | 77 | 6 | 6 | 83 | 8% | |

## MEDIANS

| LABEL | STREET/TRACT | LENGTH (LF) | TREES NOTES/ EXCLUSIONS | TREES REQUIRED (1 PER 35 AVERAGE) | TREES PROVIDED | SHRUBS AREA SF < 10'W (SF) | SHRUBS REQUIRED 6/36 LF | SHRUBS 5 GAL SHRUBS PROVIDED | SHRUBS 5 GAL GRASSES PROVIDED | SHRUBS TOTAL SHRUBS "EQUIVALENT" PROVIDED | SHRUBS TOTAL SHRUB + SHRUB EQUIVALENTS PROVIDED | SHRUBS % GRASSES (40% MAX.) | TREE QUANTITY NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 53RD AVENUE, HARVEST RD. TO DENALI ST. | 810 | | 23 | 53 | N/A | N/A | 181 | 0 | 0 | 181 | 0% | |
| | 53RD AVENUE, DENALI ST. TO BUCHANAN ST. | 951 | | 27 | 30 | N/A | N/A | 195 | 0 | 0 | 195 | 0% | |

## ROUNDABOUTS

| LABEL | STREET/TRACT | LENGTH (LF) | TREES NOTES/ EXCLUSIONS | TREES REQUIRED URBAN (1 PER 35/LF) | TREES PROVIDED | SHRUBS AREA SF < 10'W (SF) | SHRUBS REQUIRED 1/40 SF | SHRUBS 5 GAL SHRUBS PROVIDED | SHRUBS 5 GAL GRASSES PROVIDED | SHRUBS TOTAL SHRUBS "EQUIVALENT" PROVIDED | SHRUBS TOTAL SHRUB + SHRUB EQUIVALENTS PROVIDED | SHRUBS % GRASSES (40% MAX.) | TREE QUANTITY NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ROUNDABOUT FULTONDALE | ROUNDABOUT AT FULTONDALE AVE. AND 53RD AVE. | 379.00 | | N/A | 15 | 7,986 | 200 | 139 | 28 | 28 | 167 | 20% | |
| ROUNDABOUT BILOXI | ROUNDABOUT AT BILOXI ST. AND 53RD AVE. | 70 | | N/A | 3 | 3,421 | 86 | 87 | 29 | 0 | 116 | 33% | |

NOTES:
1. ALL TREES THAT CANNOT BE PROVIDED SHALL BE CONVERTED INTO SHRUBS AT A 12:1 RATIO TO MEET THE MINIMUM CURBSIDE LANDSCAPE REQUIREMENTS.
2. UNABLE TO PROVIDE REQUIRED TREES DUE TO SITE CONSTRAINTS, SUCH AS: SITE LIGHTING, EXISTING OR PROPOSED UTILITIES, AND FIRE HYDRANTS.

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| ⚠1 | MINOR AMENDMENT 1 | 20241114 | | | |


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**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
PLANT CALCULATIONS

| | | | |
|---|---|---|---|
| DRAWN BY: | NL | SCALE: | AS SHOWN |
| CHECKED BY: | CV | FILE NO: | R0043248.00 |
| DATE: | AUGUST 2024 | | |

SHEET NUMBER 75


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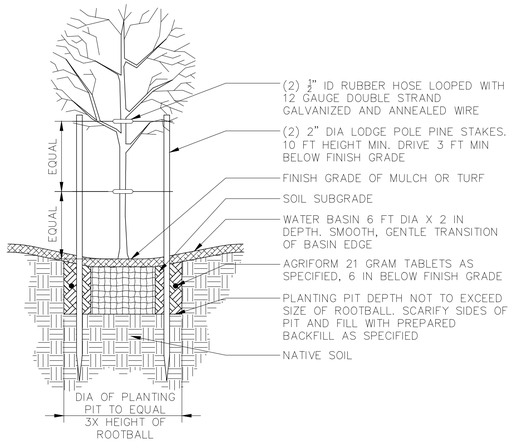
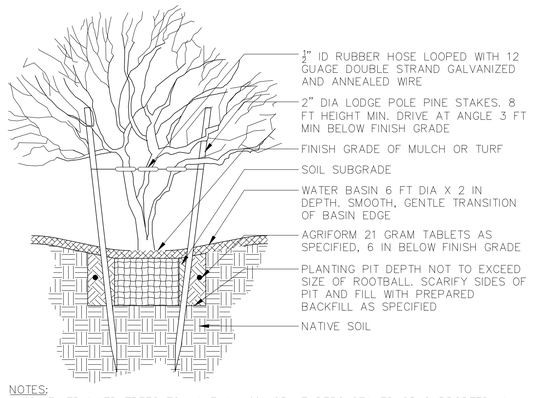
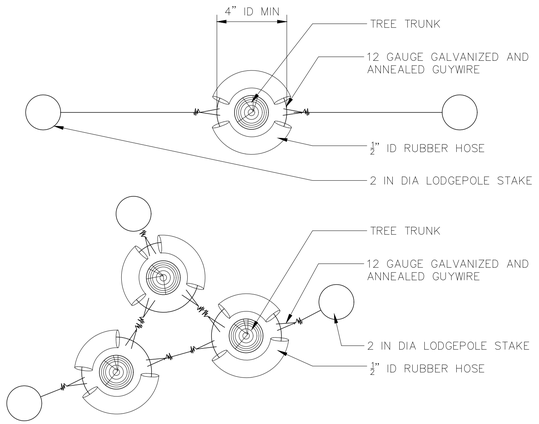



## 1 SINGLE TRUNK TREE PLANTING
NTS

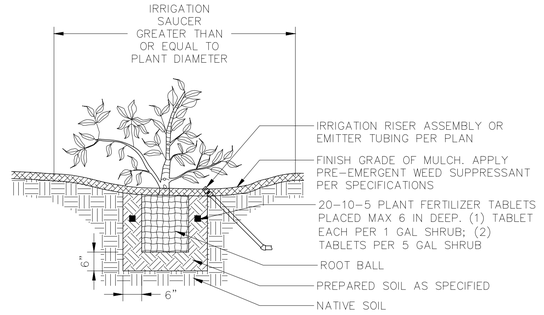



NOTES:
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24" BOX (SMALL CALIPER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

## 2 MULTI-TRUNK TREE PLANTING
NTS

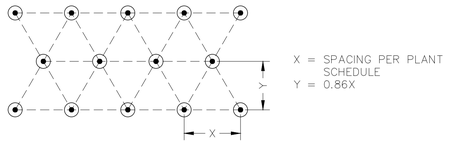



## 3 TREE STAKING - PLAN VIEW
NTS



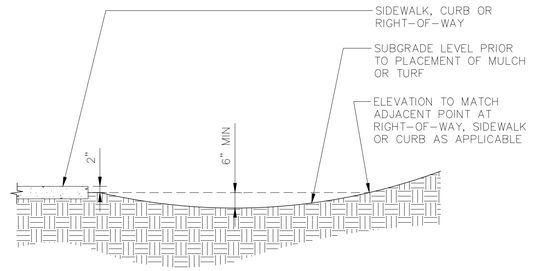

NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

## 4 SHRUB PLANTING
NTS



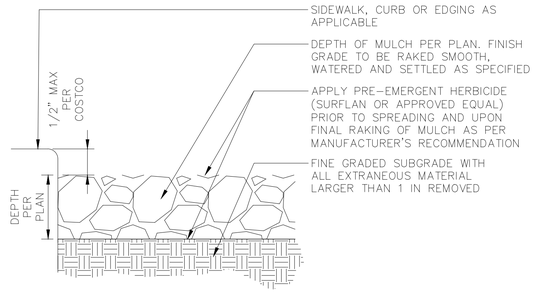

NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

## 5 GROUNDCOVER SPACING
NTS



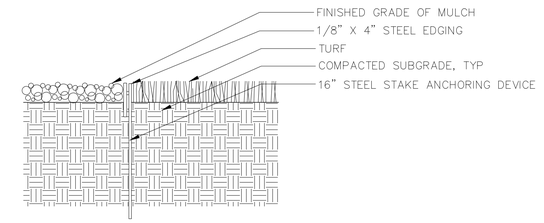

NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

## 6 IRRIGATION SWALE
NTS



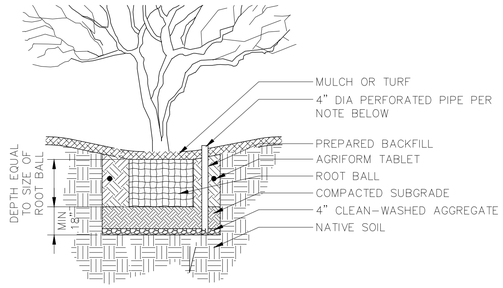

NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

## 7 MULCH APPLICATION
NTS



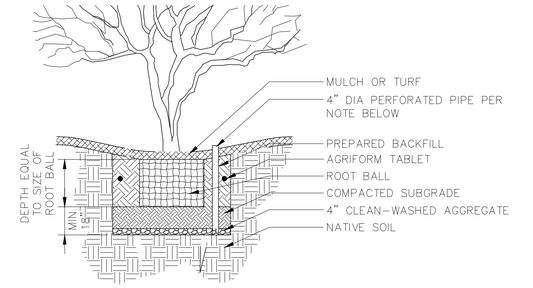

NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

## 8 STEEL EDGING
NTS




NOTES:
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

## 9 UNDER TREE DRAINAGE SUMP
NTS




NOTES:
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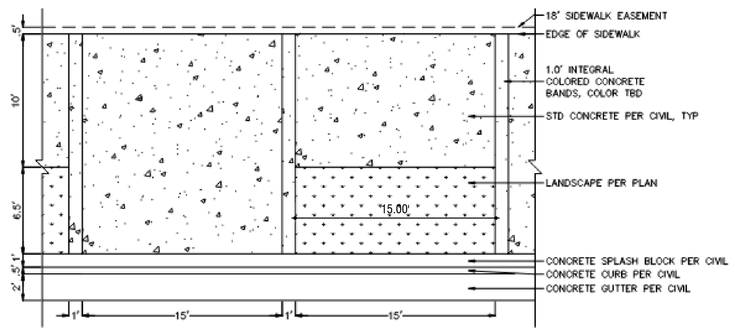
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

## 10 UNDER TREE DRAINAGE SUMP
NTS




## A LINEAR PARK PAVING
SCALE: NTS

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

CIVIL TAS
1200 Bannock St.
Denver, CO 80204
303.571.0053
civiltasllc.com

| No. | Revisions | Date | Init. | Appr. | Date |
|---|---|---|---|---|---|
| 1 | MINOR AMENDMENT 1 | 20241114 | | | |

**WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)**
9155 E. NICHOLS AVE. SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 790-0800

**CONNECTOR ROADS ISP**
**INFRASTRUCTURE SITE PLAN**
CONNECTOR ROADS
DETAILS

| | | | |
|---|---|---|---|
| DRAWN BY: | NL | SCALE: | AS SHOWN |
| CHECKED BY: | CV | FILE NO: | R0043248.00 |
| DATE: | AUGUST 2024 | | |

SHEET NUMBER 76

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