

October 4, 2024

Aja Tibbs, Senior Planner  
City of Aurora Planning Department  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80112

RE: **Second Submission Review: DA-1797-34-Windler Neighborhood PA025 Site Plan and Plat**  
**Application Number: DA-1707-34**  
**Case Number: 2024-4013-00 and 2024-3018-00**

Dear Ms. Tibbs:

Westwood received comments from City of Aurora Planning and Development Services. We have restated the comments below and addressed them per the italicized responses.

### *Initial Submission Review*

#### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Comment: Green court design fronting Tract N does not provide usable open space. (Planning)

***Response: Grade adjusted.***

- Comment: A sight triangle easement will be needed at E 45th Place and N Ukraine Street where lot buildable area overlaps with the sight triangle. (Traffic)

***Response: Easement added to plat.***

- Comment: Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.) A variance can be requested now (at the site plan process) (Civil)

***Response: Min slope per roadway manual is 0.50%.***

- Comment: Tract N: All area with a grade greater than 4:1 is not eligible for OS credit. (PROS) Perimeter parks should include activated spaces above the 100-yr floodplain such as seat walls, benches, picnic tables, shade structures and play areas. (Planning)

***Response: Acknowledged, tract is 4:1 OR FLATTER.***

#### **PLANNING DEPARTMENT COMMENTS**

##### 1. Community Questions, Comments and Concerns

- 1A. Comment: No public comments have been received.

***Response: Acknowledged.***

##### 2. Completeness and Clarity of the Application

2A. Comment: Revise the title on the cover sheet and side bar of all sheets to be consistent with other approved site plans. See redlined document for specific text to be provided.

***Response: Title revised per request.***

2B. Comment: Please make the small spelling correction on the site data table.

***Response: Spelling corrected.***

### **3. Zoning and Subdivision Use Comments**

3A. Comment: Repeat Comment: Incorporate a play area, seating area, or other usable amenity in front of the single family attached green court product within Tract N. Green courts are required to front a usable open space and are not permitted fronting only detention pond landscaping.

***Response: Seating and shade structure added.***

3B. Comment: Tract N is labeled as a perimeter park, however there are no usable amenities or play spaces provided within this tract that qualify as meeting the intent of a perimeter park. Revise the plan to limit park boundary to activated spaces, and add more amenities described for perimeter parks such as seat walls, benches, gaming areas, picnic tables, and shade structures.

***Response: Revised to reflect usable amenities to meet intent of a perimeter park.***

### **4. Signage & Lighting Comments**

4A. Comment: For all photometric sheets - provide a label or legend for the proposed light fixtures to match with the light typical proposed.

***Response: Legend added.***

### **5. Landscaping Issues (Tammy Cook / 954-266-6488 / [tcCook@auroragov.org](mailto:tcCook@auroragov.org) / Comments in bright teal)** Sheet 38.

5A. Comment: Repeat comment: Show the tree symbols darker as they do not read well over the hatch patterns. This is typical on all sheets.

***Response: Tree symbols darkened.***

5B. Comment: A tree and the curbside landscape tree are overlapping, adjust landscaping as redlined.

Sheet 41&48:

***Response: Adjusted.***

5C. Comment: Repeat comment: Label North Wenatchee Street CN#2022-6026-00.

Sheet 50:

***Response: CN added to Sheet 48.***

5D. Comment: Provide labels for the shrubs in the redlined area.

***Response: Acknowledged, revised.***

5E. Comment: Adjust the trees conflicting with fire hydrant placement.

***Response: Acknowledged, revised.***

Sheet 51:

5F. Comment: Repeat comment: Omit duplicate label.

***Response: Acknowledged, revised.***

5G. Comment: Shift the keys as the sight triangle text is covering the varieties.

***Response: Acknowledged, revised.***



Sheet 52:

5H. Comment: Omit duplicate label.

***Response: Acknowledged, revised.***

Sheet 58:

5I. Comment: Repeat comment: Not a construction drawing. This should not be included in the City documents.

***Response: Acknowledged, note has been removed.***

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**6. Civil Engineering** (Moustafa Agrignan / 303-739-7306 / [magrignan@auroragov.org](mailto:magrignan@auroragov.org) / Comments in green)

7A. Comment: Public streets shall have public streetlights in conformance with COA standards.

***Response: Acknowledged.***

7B. Comment: For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:- Roadway Classification (typical section name)

***Response: Information added.***

- Comment: Adjacent Land Use Category (i.e., TOD), as applicable

***Response: Acknowledged.***

- Comment: Number of lanes

***Response: Added.***

- Comment: Back-to-back curb width

***Response: Added.***

- Comment: Pedestrian Activity Level

***Response: Added.***

- Comment: Pavement Type: R3, for all lighting calculations

***Response: Acknowledged.***

Comment: This information (if it's not already shown) can be added to the street sections provided if desired.

***Response: Already shown.***

7B. Comment: Remove cross pan from the site plan sheet 17. Cross pan will be reviewed/approved on the civil plan, TYP.

***Response: Cross pans remain as they tie directly to the routing of the PDR and show how storm runoff drains to said inlets.***

7C. Comment: Repeat Comment from 1st Referral: Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.) A variance can be requested now (at the site plan process) Note: This is not a guarantee that the City Engineer will approve the variance.

***Response: Per Roadway manual 0.8% is “encourage” and not the min. For this specific street section we are unable to meet the “encouraged” 0.8% because of existing tie-in conditions on E 45<sup>th</sup> Ave, and N Wenatchee St. A street slope of 0.72% is achieved, no where near the 0.5% min allowable.***

7D. Comment: Public Street light features will be approved with the civil plan.

***Response: Acknowledged.***

7E. Comment: Please remove the depth.

***Response: Acknowledged.***

**7. Traffic Engineering** (Jason Igo / 303-739-3117 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / (Comments in amber))

Comment: See redlines on the site plan and plat. No comments on the traffic letter.

***Response: Thank you.***

7A. Comment: Sight triangle should be 335'. A sight triangle easement will be needed.

***Response: Small sight triangle easements added to plat.***

7B. Comment: Verify if the fence along Versailles St. is in the sight triangle.

***Response: Acknowledged.***

7C. Comment: Remove stop sign in Alley 5 at E 44th Drive.

***Response: Acknowledged.***

**8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

Sheet 1 of 68 / Cover

8A. Comment: See comments to update the site data block and provide townhouse information. Repeat

Sheet 2 of 68 / Notes

***Response: Site Block updated.***

8B. Comment: Provide a completed implementation plan. Follow the example implementation table.

***Response: Table added.***

Sheet 17 of 68 / Site

8C. Comment: See notes for labeling the Fire Lane easement. Typical Site, Grading, Utility, Landscaping & Photometric. (Planning note: should the "alley easement" be labeled as an "access easement"?)

***Response: Fire Easement labelled separately.***

8D. Comment: See comments to remove fire lane signs from areas that are not fire lane easements.

***Response: Signs removed.***

8E. Comment: See comment for the portion of alley 16 that is not a fire lane easement.

***Response: Correct, this is not a fire lane, nor is it labeled as a fire lane.***

Sheet 18 of 68 / Site

8F. Comment: See comments to remove fire lane signs from areas that are not fire lane easements.

***Response: Signage removed.***

Sheet 19 of 68 / Site

8G. Comment: See notes for labeling the Fire Lane easement. Typical Site, Grading, Utility, Landscaping & Photometric.

***Response: Comments addressed.***

Plat Sheets 7, 8, 11, 12, 13 & 14 / Plat

8H. Comment: See comments for fire lane easements. Repeat

***Response: Redlines revised.***

**9. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

10A. Comment: Maintain a minimum of 2 feet from meter pit lid to edge of hard surfaces such as foundations, sidewalk, curb/gutter, or driveway.

***Response: Acknowledged, to be constructed per Windler utility layout agreement.***

10B. Comment: Advisory: Valve locations will be reviewed during civil plans. Please keep in mind that valves are to be a minimum of 2 feet from edge of gutter, cross-pans, sidewalks.

***Response: Acknowledged.***

10C. Comment: The redlined manhole needs to be moved in Alley 1. The water service cannot bend around it.

***Response: Relocated.***

10D. Comment: Remove the previous manhole shown in Tract N

***Response: Manhole removed.***

10E. Comment: The waterline connection that was previously shown is missing. This loop is needed to support the number of water connections being proposed.

***Response: Waterline is internally looped.***

10F. Comment: Windler Master memo included additional easement on the lots to provide a total minimum easement width of 26 feet, additional added for meters.

***Response: 26' is needed when there are meters on both sides of the alley, 23' works with this alley.***

10G. Comment: Show electrical conduit locations and meters to ensure that the conduit does not intersect any meters or hydrants.

***Response: Per conversations with CaseyB, conduit runs to be shown on the construction plans, conduit shall avoid meters and hydrants.***

**10. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)**

10A. Comment: Remove square footage from tract A. this section is too narrow to receive credit

***Response: Acknowledged, revised.***

10B. Comment: All area with a grade greater than 4:1 is not eligible for OS credit.

***Response: Acknowledged.***

10C. Comment: Call out ADA-compliant play surface

***Response: Acknowledged, revised.***

**11. Land Development Services (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)**

Plat

13A. Comment: See the Advisory Comments on the first page of the plat.

***Response: Plat revised.***

13B. Comment: Check the names on note #5.

***Response: Plat revised.***

13C. Comment: Update Note #9.

***Response: Plat revised.***

13D. Comment: On page 4, the pocket easement needs to add "Water" as the type of easement. (Typical)

***Response: Plat revised.***

13E. Comment: Fill in the blank lines as indicated.

***Response: Plat revised.***

Site Plan

13F. Comment: The street names need to match the platted street names.

***Response: Street names updated.***

**12. Aurora Public Schools/ Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org)**

14A. Comment: No comments received

***Response: Thank you.***

Please contact me if you have any questions at 720-249-3575.

Sincerely,

Tom Odle PE  
Senior Project Manager  
Westwood Professional Services

WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 15

LEGAL DESCRIPTION:

KNOWN ALL PEOPLE BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND, BEING LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 2023000054719, FURTHER SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, BEING MONUMENTED BY A 3" DIAMETER BRASS CAP GROUTED IN CONCRETE STAMPED WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004", FROM WHICH THE NORTH QUARTER CORNER OF SECTION 24, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864", IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET, WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO;

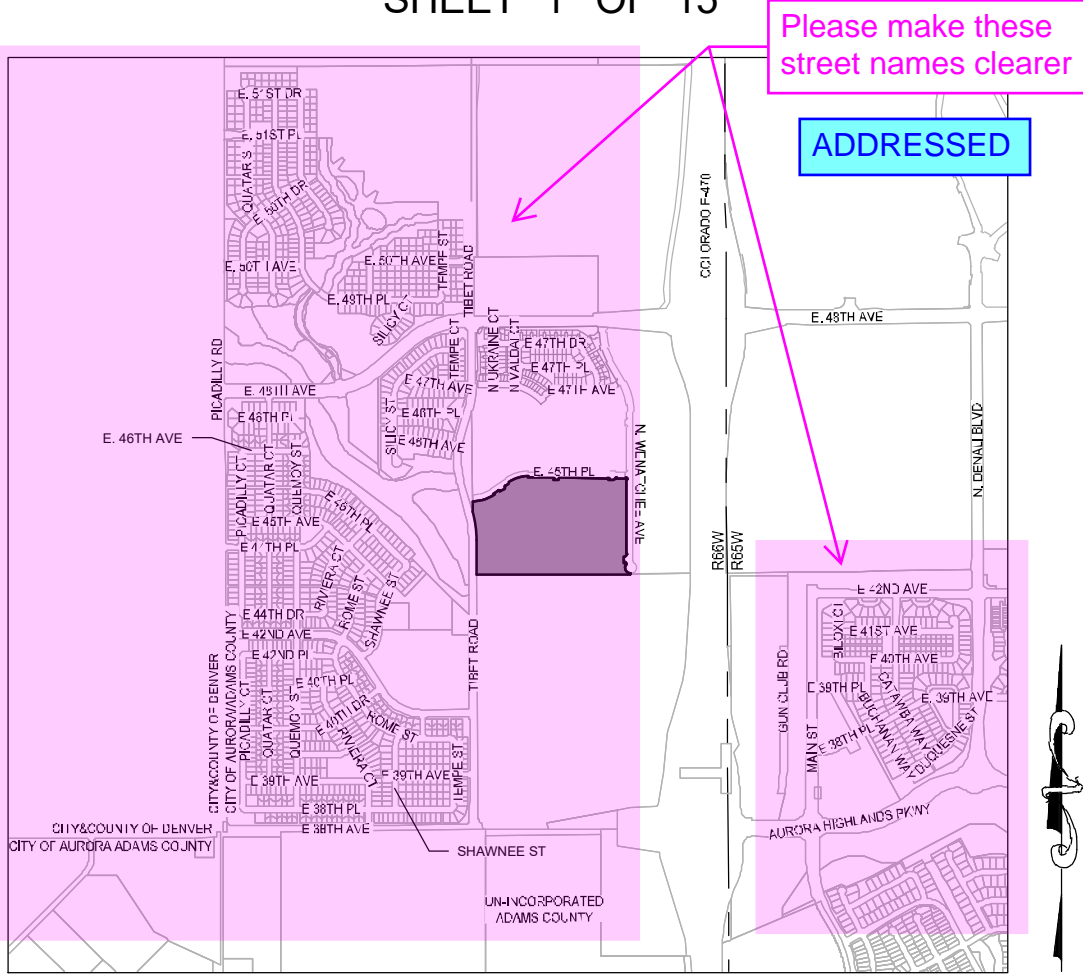
THENCE SOUTH 32°23'04" WEST, A DISTANCE OF 1981.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3, SAID POINT ALSO BEING ON THE SOUTH RIGHT OF WAY OF EAST 45TH PLACE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2023000054578, BEING THE POINT OF BEGINNING.

THENCE THE FOLLOWING TWENTY-ONE (21) COURSES TO FOLLOW THE BOUNDARY OF SAID LOT 1, BLOCK 2;

- SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°59'59", A CHORD BEARING OF SOUTH 44°54'38" EAST, AND A CHORD LENGTH OF 21.21 FEET;
- SOUTH 00°05'21" WEST, A DISTANCE OF 762.55 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 7.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°04'51", A CHORD BEARING OF SOUTH 11°07'47" WEST, AND A CHORD LENGTH OF 7.66 FEET;
- SOUTH 22°10'12" WEST, A DISTANCE OF 5.85 FEET TO A POINT OF CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 9.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 21°07'47", A CHORD BEARING OF SOUTH 11°36'19" WEST, AND A CHORD LENGTH OF 9.17 FEET TO A POINT OF REVERSE CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 23.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°02'56", A CHORD BEARING OF SOUTH 45°33'33" WEST, AND A CHORD LENGTH OF 21.04 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 01°28'12" WEST, A DISTANCE OF 64.02 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°54'39" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
- SOUTH 00°05'21" WEST, A DISTANCE OF 3.31 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- SOUTHWESTERLY, A DISTANCE OF 15.31 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 20°23'58", A CHORD BEARING OF SOUTH 10°17'04" WEST, AND A CHORD LENGTH OF 15.23 FEET TO A POINT OF NON-TANGENTIAL REVERSE CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 111.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.50 FEET, A CENTRAL ANGLE OF 111°27'20", A CHORD BEARING OF SOUTH 34°40'39" EAST, AND A CHORD LENGTH OF 95.03 FEET TO A POINT OF NON-TANGENCY;
- SOUTH 00°24'19" EAST, A DISTANCE OF 9.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, BEING THE SOUTHEASTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
- SOUTH 89°35'41" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 1601.45 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID LOT 1, BLOCK 2;
- NORTH 00°16'24" WEST, A DISTANCE OF 239.03 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 39.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°21'45", A CHORD BEARING OF NORTH 44°54'29" EAST, AND A CHORD LENGTH OF 35.47 FEET TO A POINT OF NON-TANGENCY;
- NORTH 00°05'22" EAST, A DISTANCE OF 64.00 FEET;
- NORTH 89°54'39" WEST, A DISTANCE OF 6.72 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 39.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°38'15", A CHORD BEARING OF NORTH 45°05'31" WEST, AND A CHORD LENGTH OF 35.24 FEET;
- NORTH 00°16'24" WEST, A DISTANCE OF 6.07 FEET TO A POINT OF CURVATURE;
- NORTHWESTERLY, A DISTANCE OF 303.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1141.58 FEET, A CENTRAL ANGLE OF 15°12'44", A CHORD BEARING OF NORTH 07°52'46" WEST, AND A CHORD LENGTH OF 302.20 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, AND BEING A POINT OF NON-TANGENCY;
- NORTH 00°16'24" WEST ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, A DISTANCE OF 101.26 FEET TO SAID SOUTH RIGHT OF WAY OF EAST 45TH PLACE,

THENCE THE FOLLOWING SEVENTEEN (17) COURSES TO FOLLOW SAID SOUTH RIGHT OF WAY OF EAST 45TH PLACE;

- NORTH 74°53'48" EAST, A DISTANCE OF 92.86 FEET TO A POINT OF CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 144.80 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 18°51'20", A CHORD BEARING OF NORTH 65°28'08" EAST, AND A CHORD LENGTH OF 144.15 FEET;
- NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;
- SOUTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 78°57'32" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF NON-TANGENCY;
- NORTH 56°02'28" EAST, A DISTANCE OF 64.00 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
- NORTHEASTERLY, A DISTANCE OF 23.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 11°02'28" EAST, AND A CHORD LENGTH OF 21.21 FEET TO A POINT OF TANGENCY;
- NORTH 56°02'28" EAST, A DISTANCE OF 48.25 FEET TO A POINT OF CURVATURE;





WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 15

NOTES:

1.

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

2.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 24 BY A 3 INCH DIAMETER BRASS CAP GROUTED IN CONCRETE, STAMPED "WESTWOOD T3S R66W / R65W S13/S18/S24/S19 2024 PLS 38004" FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 24, BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP FLUSH WITH GROUND STAMPED "WESTWOOD T3S R66W 1/4 S13/S24 2024 PLS 38864" IS ASSUMED TO BEAR SOUTH 89°38'39" WEST, A DISTANCE OF 2646.53 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

3.

THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q ARE TO BE PRIVATELY OWNED AND MAINTAINED.

5.

ALL OWNERS OF LOTS OR TRACTS ADJACENT TO NORTH TIBET ROAD, NORTH UKRAINE STREET, NORTH VERSAILLES STREET, NORTH WENATCHEE COURT, NORTH WINNIPEG COURT, NORTH WENATCHEE STREET, EAST 45TH PLACE, EAST 45TH AVENUE, EAST 44TH DRIVE, AND EAST 44TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

6.

THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

7.

ALL EXTERIOR BOUNDARY MONUMENTS SHALL BE SET BY THE SURVEYOR OF RECORD PER COLORADO REVISED STATUE 38.51.105.

8.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

9.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER RND70834298, EFFECTIVE MARCH 29, 2024 AT 5:00 P.M. EVERY EFFORT HAS BEEN MADE TO LOCATE, IDENTIFY, AND DEPICT ANY AND ALL EASEMENTS ENCUMBERING THE SUBJECT PROPERTY. THE POSSIBILITY EXISTS, HOWEVER, THAT UNRECORDED EASEMENTS WITH NO READILY VISIBLE EVIDENCE EXIST.

10.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

11.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ACKNOWLEDGED

update to within 30 days of Plat recording
- COVENANTS:
- THE UNDERSIGNED OWNERS, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;
1.

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

2.

ALL PORTIONS OF THE NORTH DENALI BOULEVARD, THE EAST HALF OF E-470, THE WEST HALF OF HARVEST ROAD, THE SOUTH HALF OF EAST 56TH AVENUE, AND THE HALF OF EAST 48TH AVENUE, ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATIONS;

3.

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

4.

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND, AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

5.

THE AREA(S) LABELED "DRAINAGE EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER AND AT NO COST TO THE CITY. OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE DRAINAGE EASEMENT, DRAINAGE FACILITIES AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE DRAINAGE EASEMENT OR DRAINAGE FACILITIES AT THE EXPENSE OF OWNER. OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE REAL PROPERTY IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT IS LOCATED.

6.

THE AREA(S) LABELED "FIRE LANE EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY THE OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID EASEMENT, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE EASEMENT, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE EASEMENT, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE EASEMENT, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE OWNER. OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE PROPERTY IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE PROPERTY IS LOCATED.
7.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) RECEPTION. NO. 2024000018661 (REC. APRIL 10, 2024), (ARAPAHOE COUNTY) RECEPTION. NO. E4021602 (REC.APRIL 11, 2024), (DOUGLAS COUNTY) RECEPTION NO. 2024013875 (REC. APRIL 10, 2024), RESPECTIVELY.

8.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) RECEPTION. NO. 2024000018661 (REC. APRIL 10, 2024), (ARAPAHOE COUNTY) RECEPTION. NO. E4021602 (REC.APRIL 11, 2024), (DOUGLAS COUNTY) RECEPTION NO. 2024013875 (REC. APRIL 10, 2024), RESPECTIVELY.

9.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) RECEPTION. NO. 2024000018661 (REC. APRIL 10, 2024), (ARAPAHOE COUNTY) RECEPTION. NO. E4021602 (REC.APRIL 11, 2024), (DOUGLAS COUNTY) RECEPTION NO. 2024013875 (REC. APRIL 10, 2024), RESPECTIVELY.

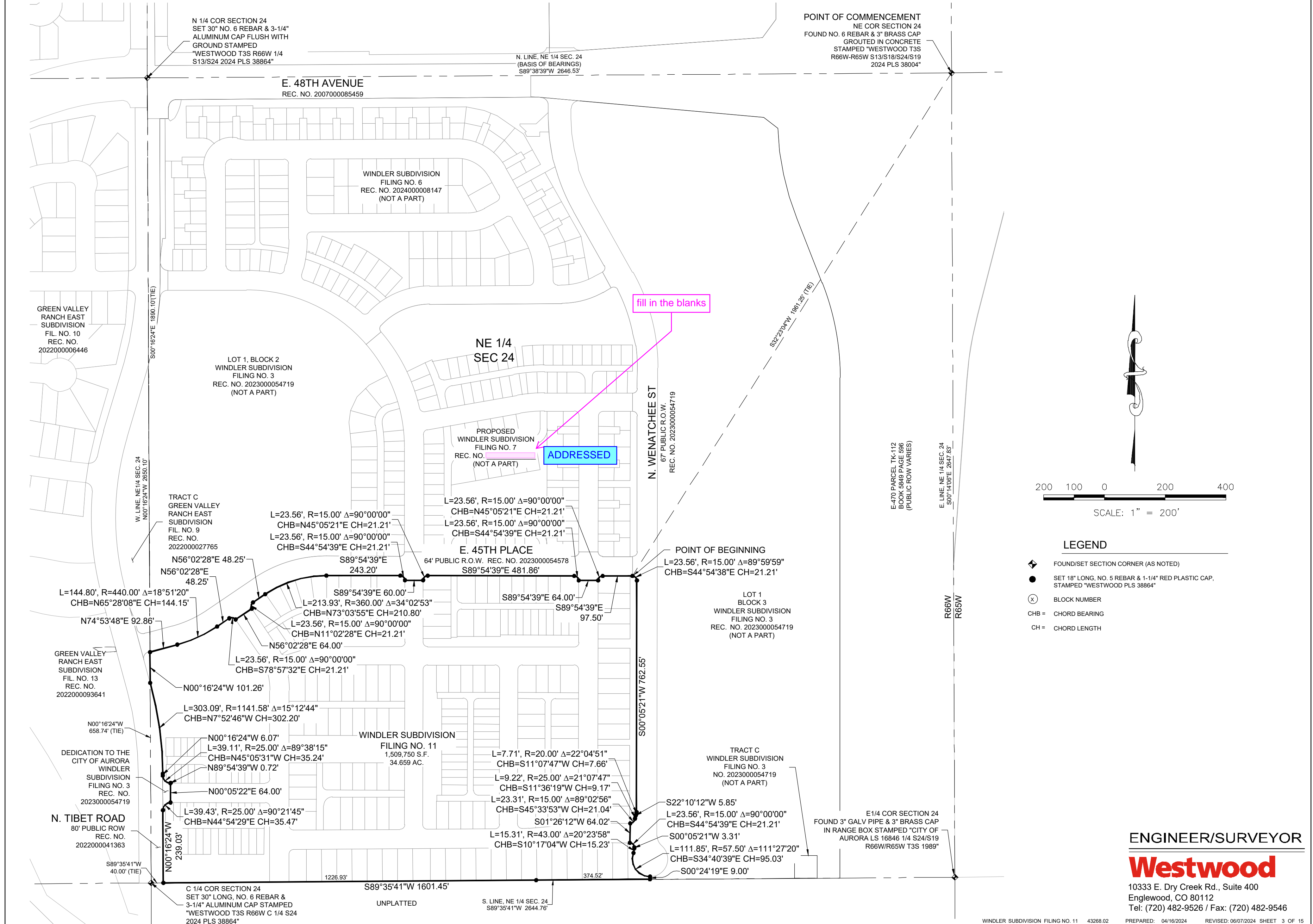
10.

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.
- ENGINEER/SURVEYOR
- Westwood
- 10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546
- WINDLER SUBDIVISION FILING NO. 11 43268.02 PREPARED: 04/16/2024 REVISED: 06/07/2024 SHEET 2 OF 15



# WINDLER SUBDIVISION FILING NO. 11

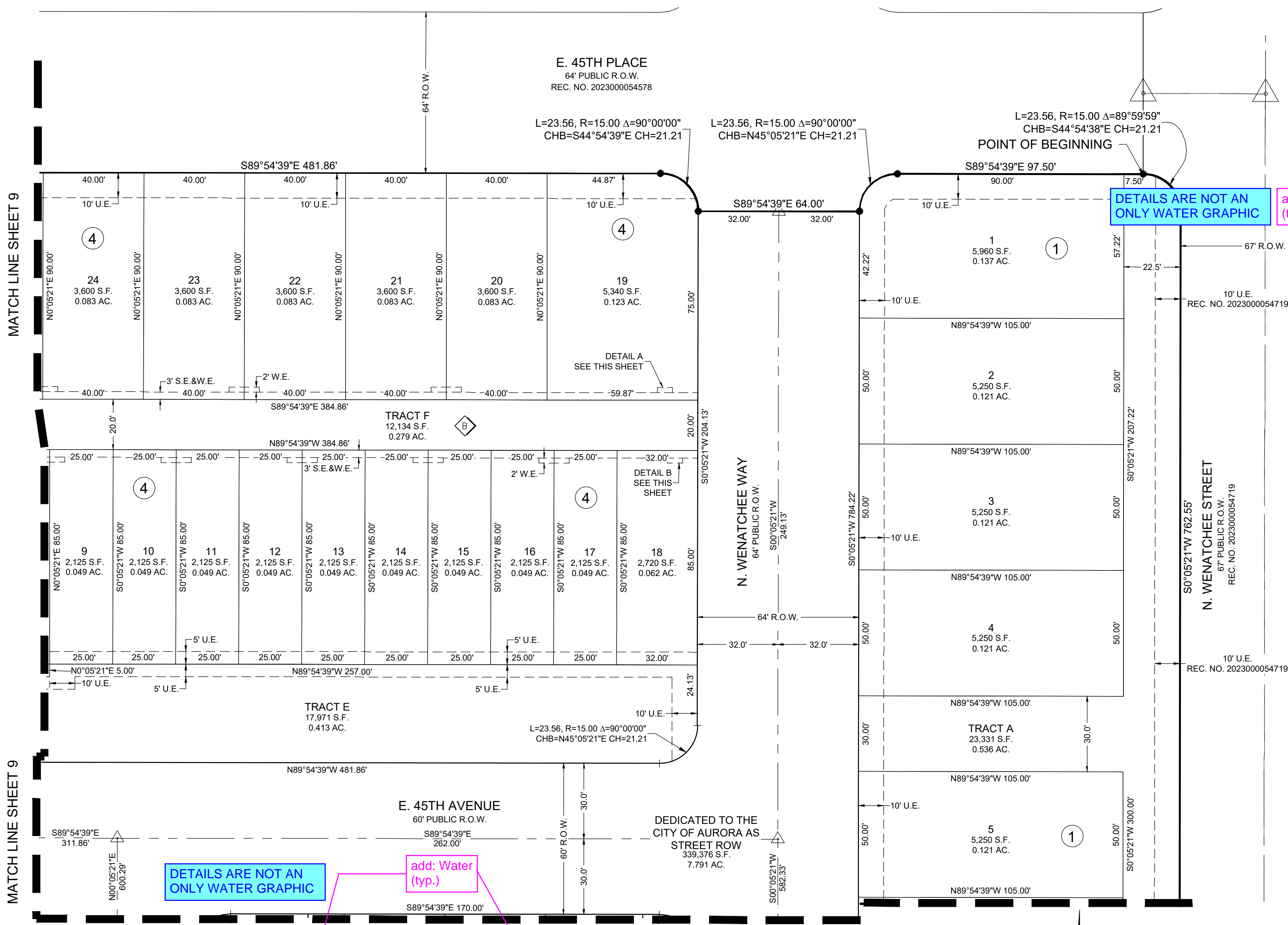
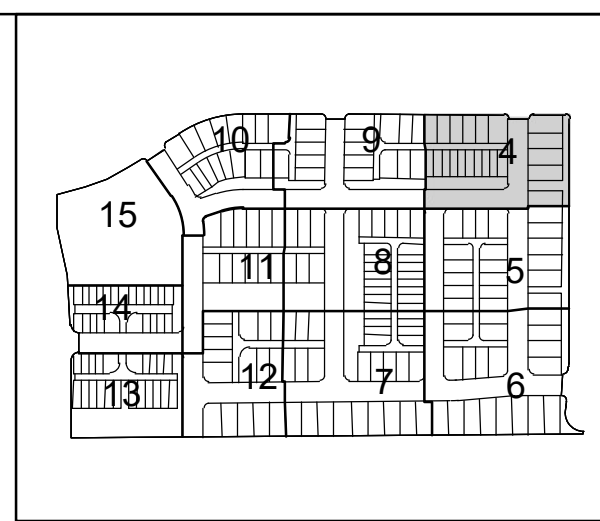
A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 15



ENGINEER/SURVEYOR  
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# WINDLER SUBDIVISION FILING NO. 11

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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 15

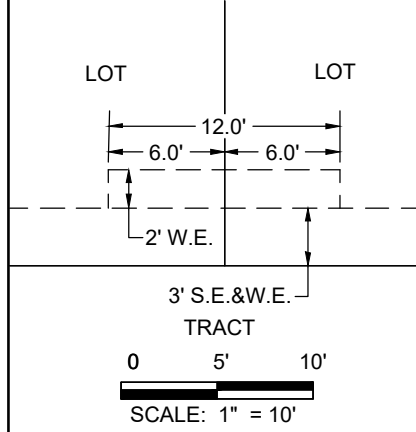


MATCH LINE SHEET 9

MATCH LINE SHEET 9

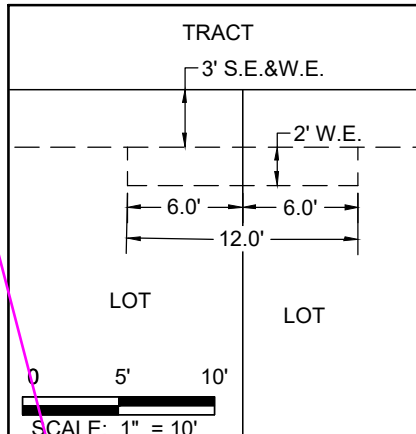
MATCH LINE SHEET 5

## STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

## STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

## LEGEND

	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	S.E. SANITARY SEWER EASEMENT
	S.L.E. SIGHT LINE EASEMENT
	S.S.E. STORM SEWER EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	R.D.W. RIGHT-OF-WAY
	CHB CHORD BEARING
	CH CHORD LENGTH

DETAILS ARE NOT AN ONLY WATER GRAPHIC

add: Water (typ.)

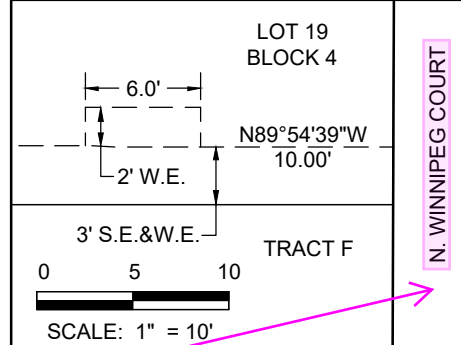
this is not on the plat

ADDRESSED

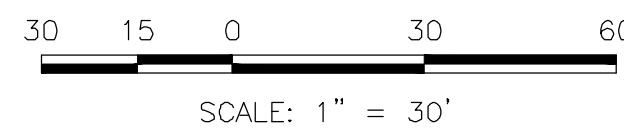
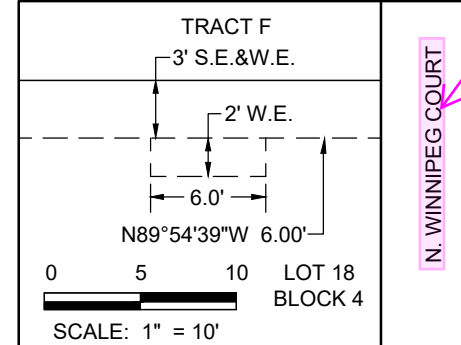
this is not on the plat

ADDRESSED

## POCKET EASEMENT DETAIL A



## POCKET EASEMENT DETAIL B

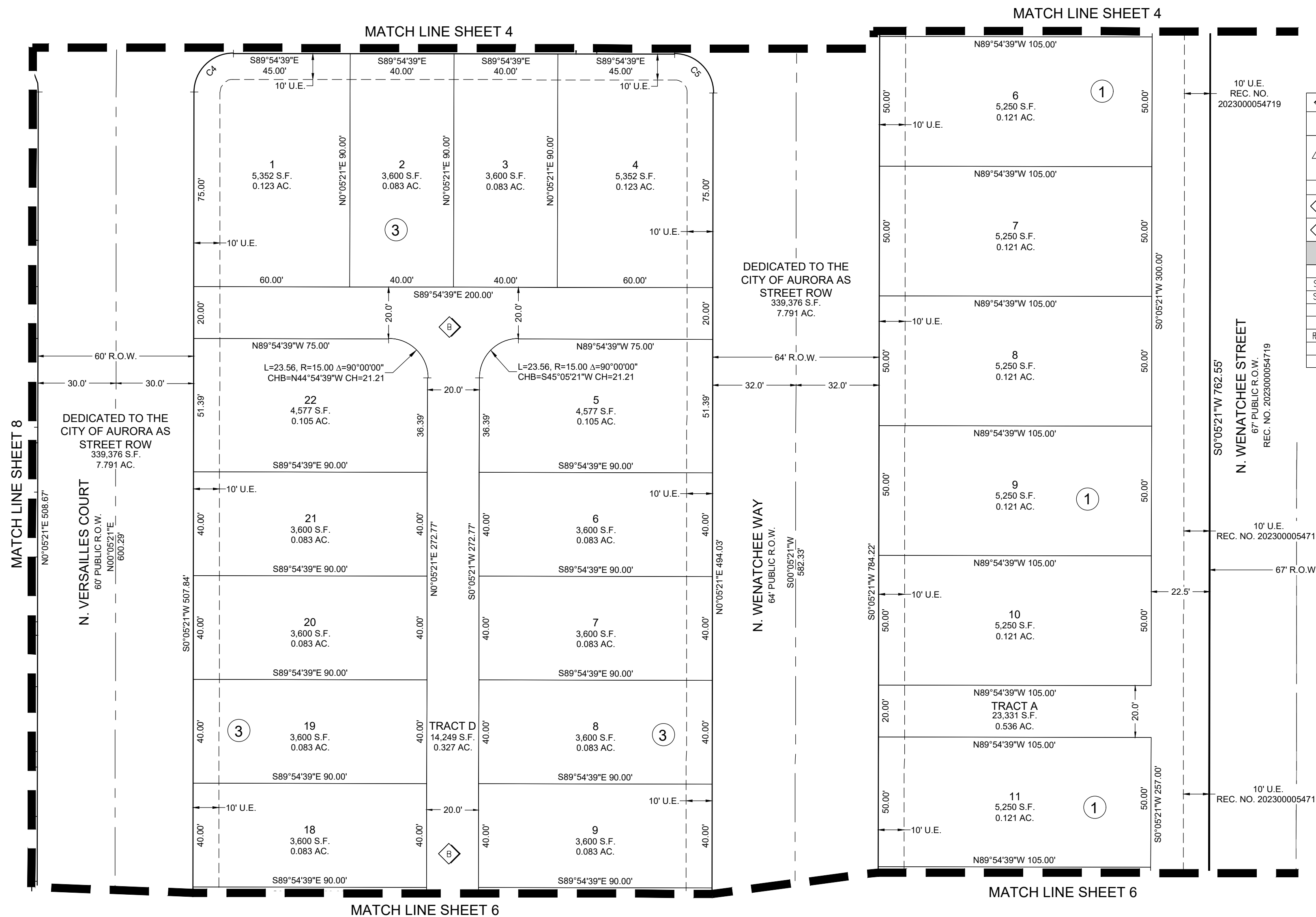
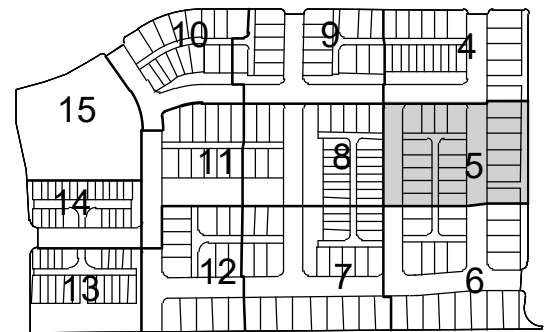


ENGINEER/SURVEYOR  
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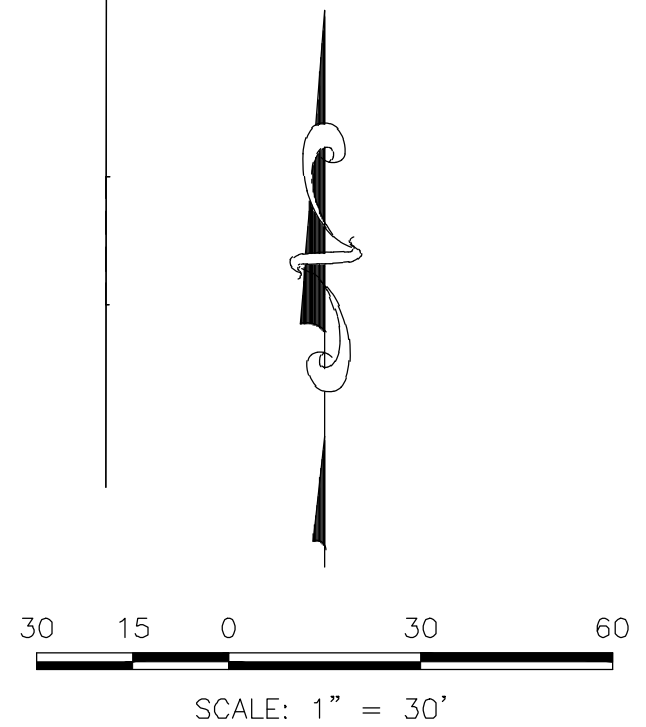


# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 15



LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	S.E. SANITARY SEWER EASEMENT
	S.L.E. SIGHT LINE EASEMENT
	S.S.E. STORM SEWER EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	CHB CHORD BEARING
	CH CHORD LENGTH



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C4	15.00'	90°00'00"	23.56'	S45°05'21"W	21.21'
C5	15.00'	90°00'00"	23.56'	N44°54'39"W	21.21'

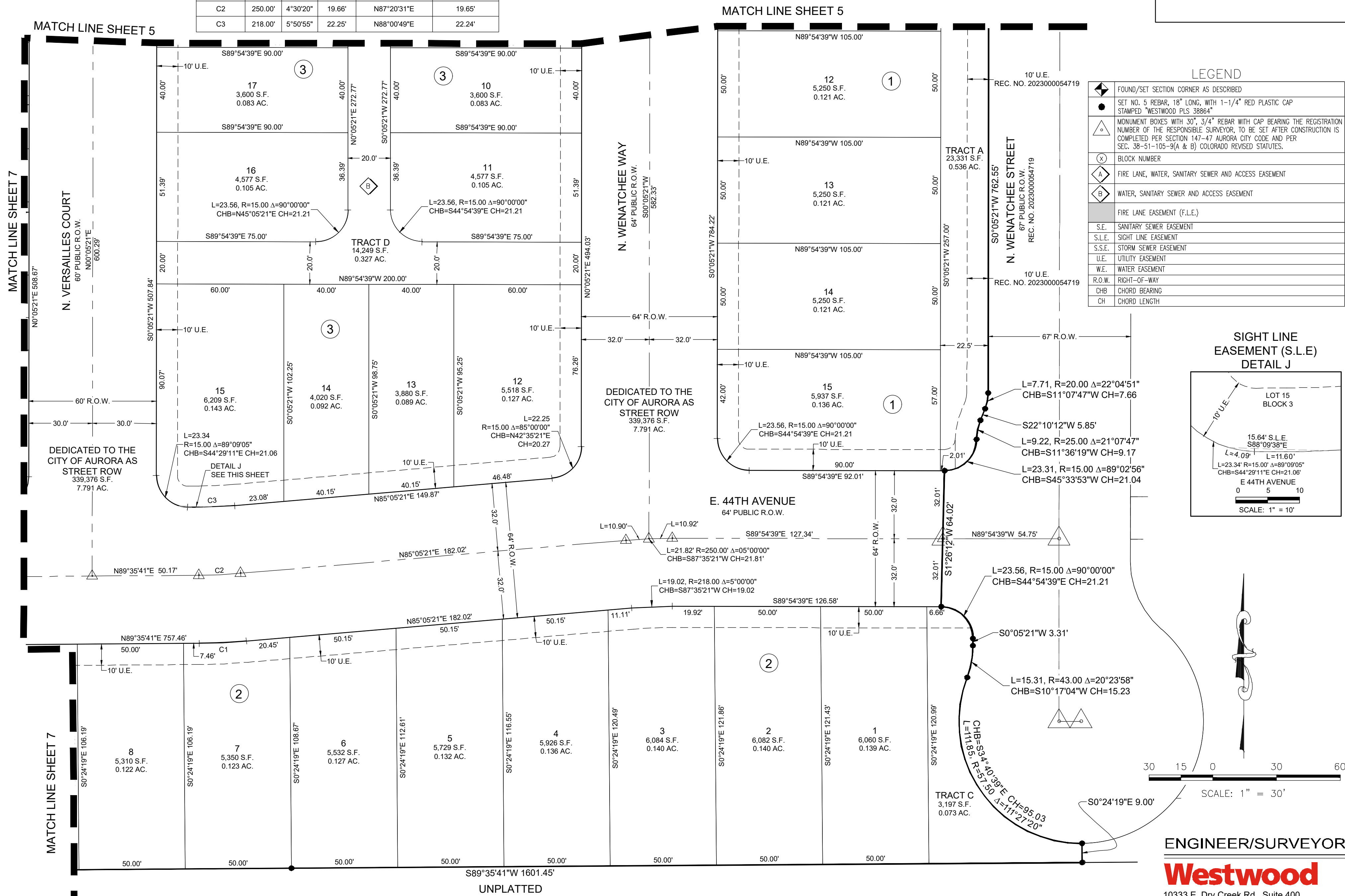
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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 6 OF 15



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	282.00'	4°30'20"	22.18'	N87°20'31"E	22.17'
C2	250.00'	4°30'20"	19.66'	N87°20'31"E	19.65'
C3	218.00'	5°50'55"	22.25'	N88°00'49"E	22.24'



ENGINEER/SURVEYOR

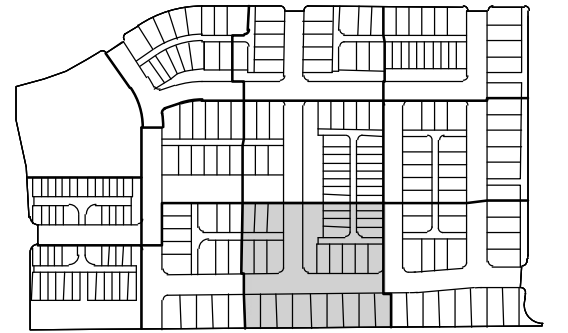
**Westwood**

10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# WINDLER SUBDIVISION FILING NO. 11

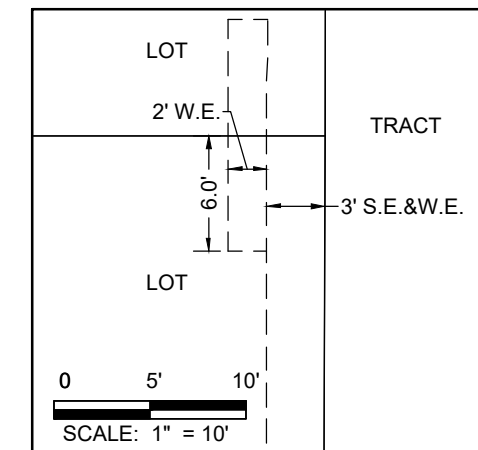
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SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 7 OF 15



DETAILS ARE NOT AN  
ONLY WATER GRAPHIC

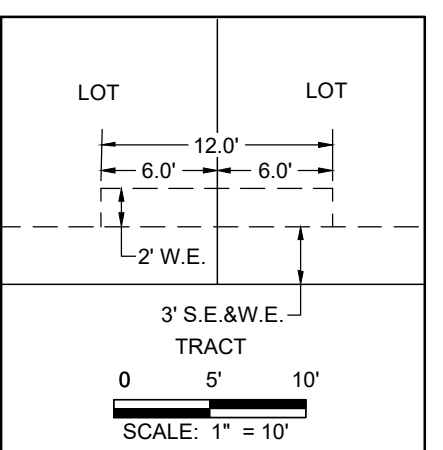
add: Water  
(typ.)

STANDARD POCKET  
EASEMENT DETAILS



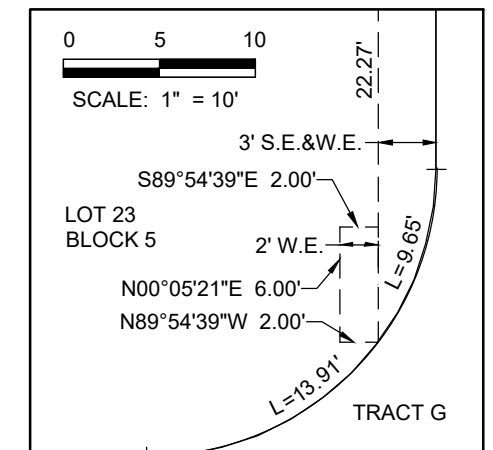
FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

STANDARD POCKET  
EASEMENT DETAILS



FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

POCKET EASEMENT  
DETAIL K



SCALE: 1" = 30'

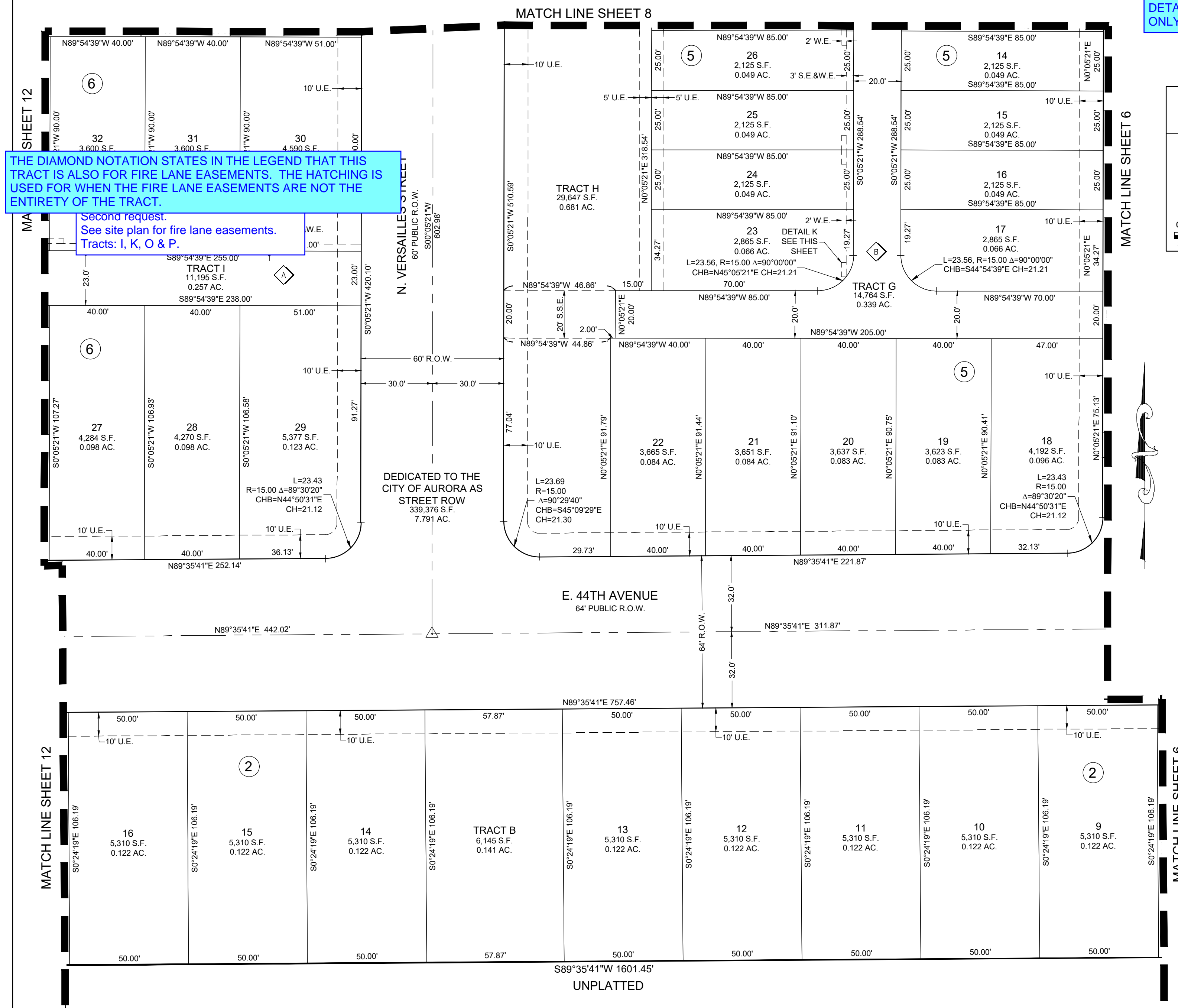
LEGEND

FOUND/SET SECTION CORNER AS DESCRIBED
SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
BLOCK NUMBER
FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
WATER, SANITARY SEWER AND ACCESS EASEMENT
FIRE LANE EASEMENT (F.L.E.)
S.E. SANITARY SEWER EASEMENT
S.L.E. SIGHT LINE EASEMENT
S.S.E. STORM SEWER EASEMENT
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT
R.O.W. RIGHT-OF-WAY
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ENGINEER/SURVEYOR

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THE DIAMOND NOTATION STATES IN THE LEGEND THAT THIS TRACT IS ALSO FOR FIRE LANE EASEMENTS. THE HATCHING IS USED FOR WHEN THE FIRE LANE EASEMENTS ARE NOT THE ENTIRETY OF THE TRACT.

Second request.  
See site plan for fire lane easements.  
Tracts: I, K, O & P.

DEDICATED TO THE  
CITY OF AURORA AS  
STREET ROW  
339,376 S.F.  
7.791 AC.

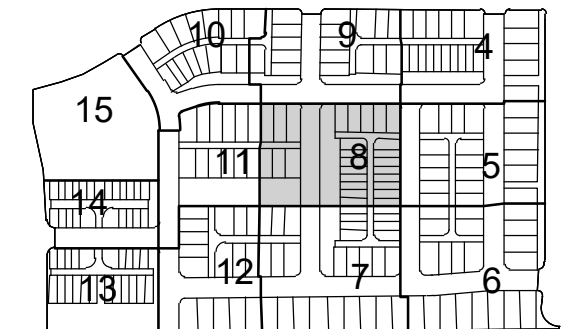
E. 44TH AVENUE  
64' PUBLIC R.O.W.

UNPLATTED

# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 15

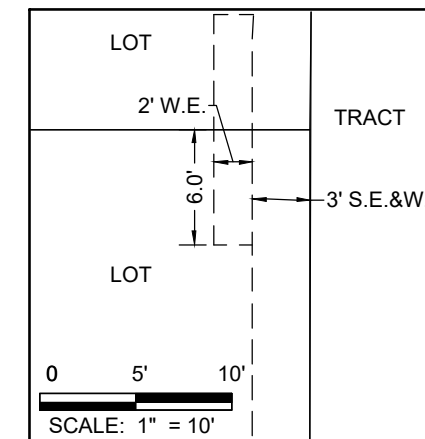
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C6	15.00'	53°07'48"	13.91'	N63°20'45"W	13.42'
C7	15.00'	36°52'12"	9.65'	N18°20'45"W	9.49'



DETAILS ARE NOT AN ONLY WATER GRAPHIC

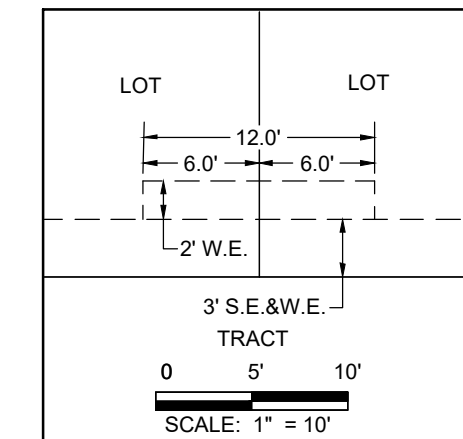
add: Water (typ.)

STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

STANDARD POCKET EASEMENT DETAILS

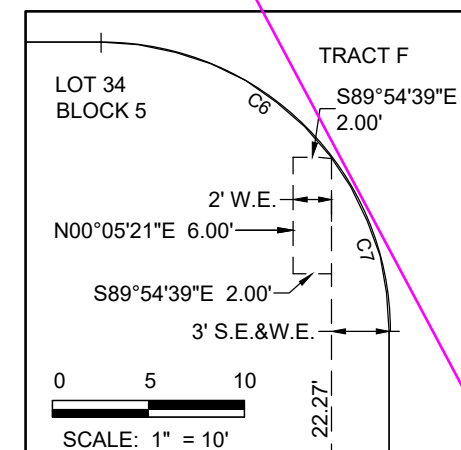


FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

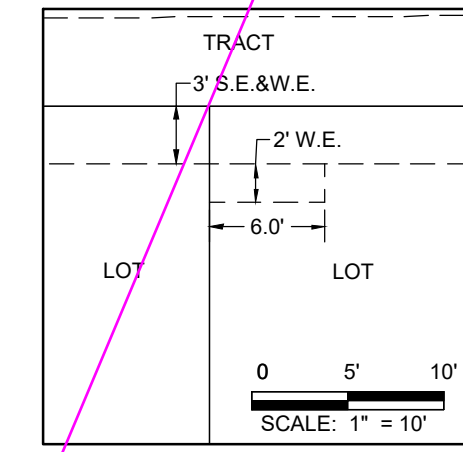
DETAILS ARE NOT AN ONLY WATER GRAPHIC

add: Water (typ.)

POCKET EASEMENT DETAIL C



STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

DETAILS ARE NOT AN ONLY WATER GRAPHIC

add: Water (typ.)

## LEGEND

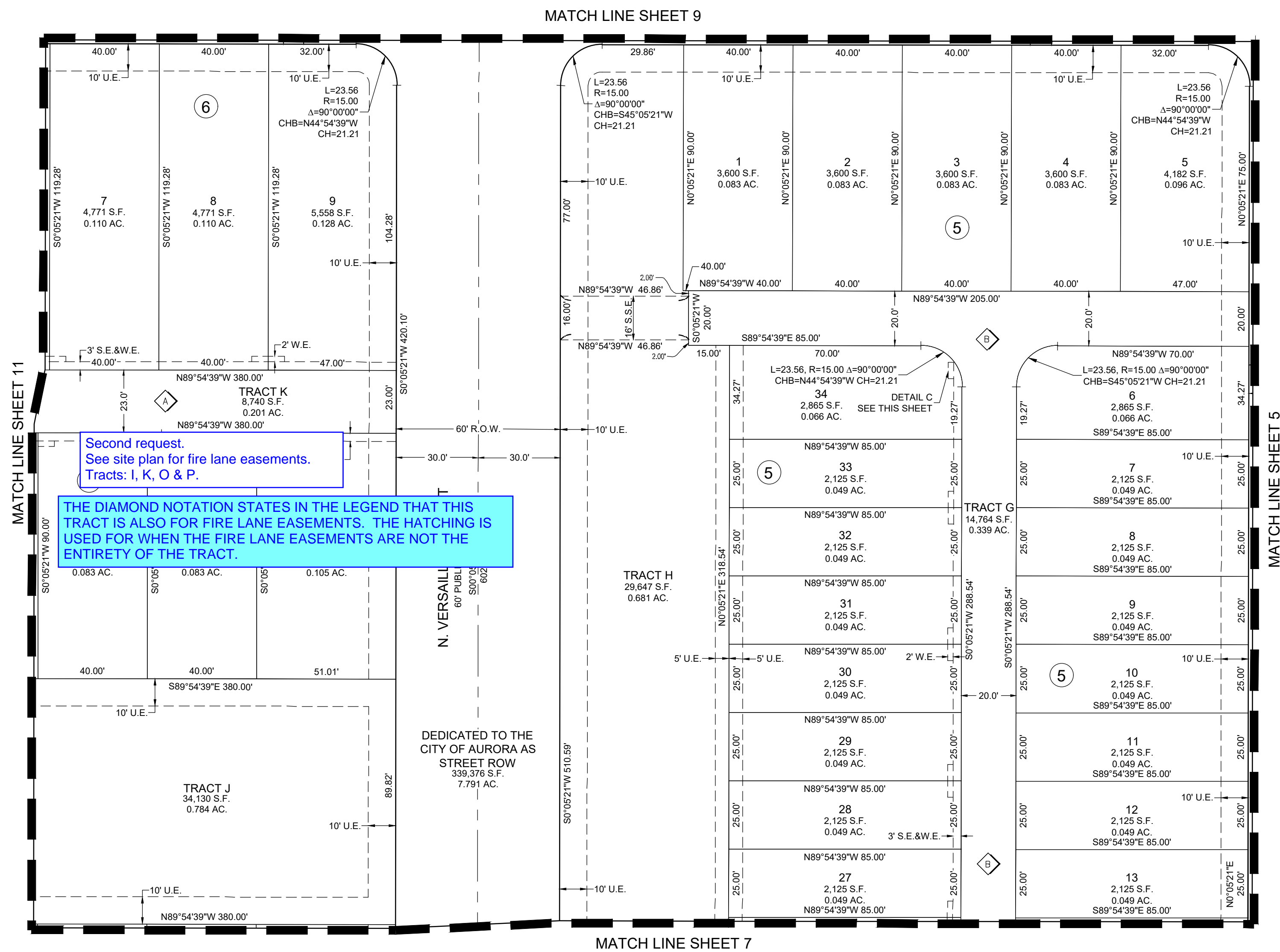
◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
△	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
◇	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

ENGINEER/SURVEYOR

**Westwood**

10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

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



Second request.  
See site plan for fire lane easements.  
Tracts: I, K, O & P.

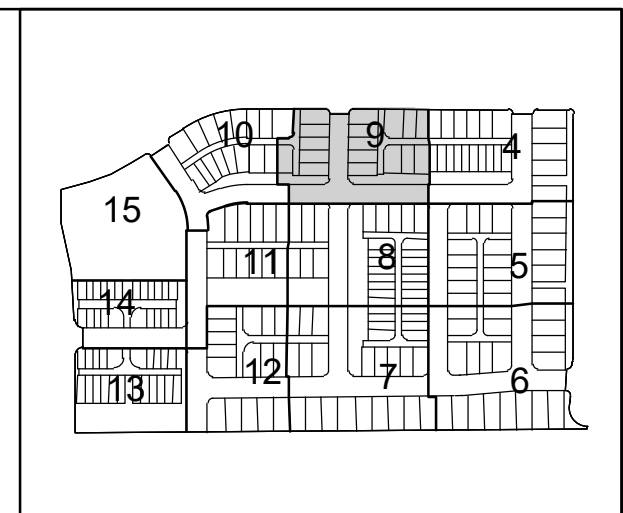
THE DIAMOND NOTATION STATES IN THE LEGEND THAT THIS TRACT IS ALSO FOR FIRE LANE EASEMENTS. THE HATCHING IS USED FOR WHEN THE FIRE LANE EASEMENTS ARE NOT THE ENTIRETY OF THE TRACT.

DEDICATED TO THE  
CITY OF AURORA AS  
STREET ROW  
339,376 S.F.  
7.791 AC.



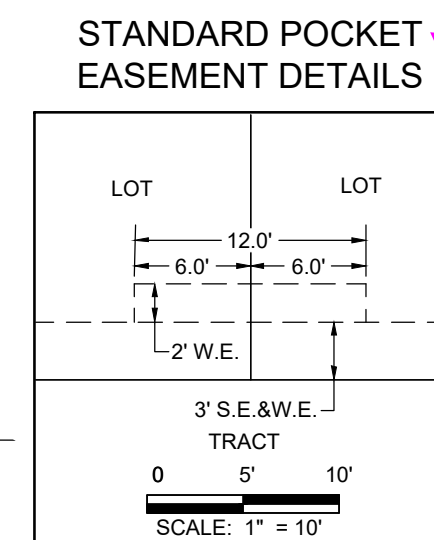
# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 9 OF 15

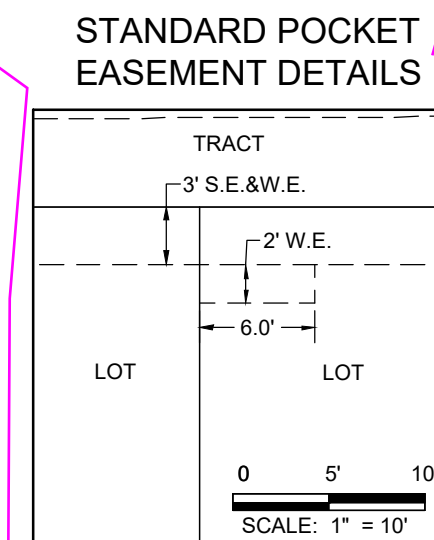


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°54'23"W	16.00'
L2	S00°05'37"W	22.11'
L3	S00°05'37"W	22.11'
L4	N89°54'39"W	20.00'
L5	N89°54'23"W	20.00'

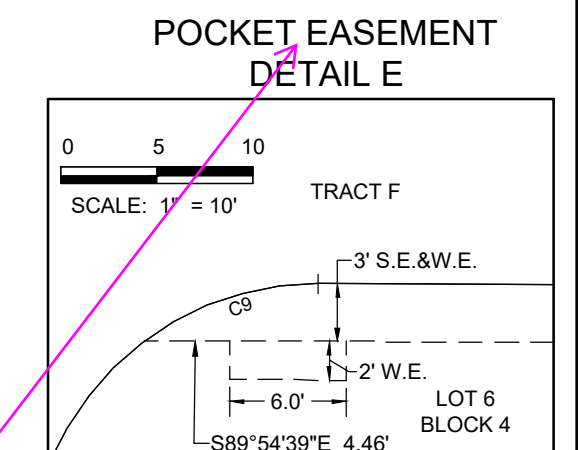
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C8	15.00'	90°00'00"	23.56'	N45°05'21"E	21.21'
C9	15.00'	36°52'12"	9.65'	S71°39'15"W	9.49'



FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON

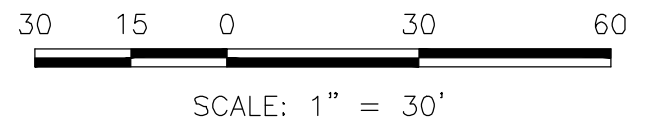
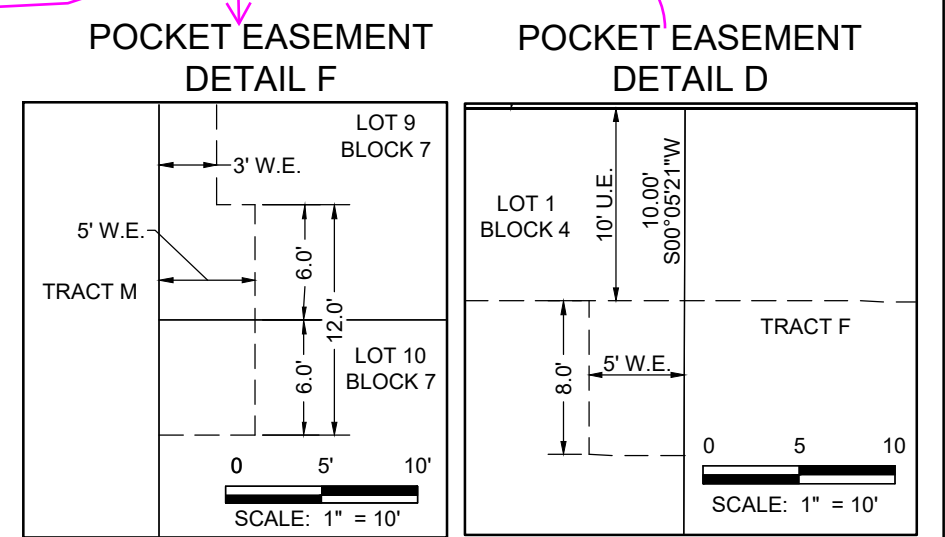


FOR ANY SIMILARLY CONFIGURED POCKET EASEMENT NOT DIMENSIONED HEREON



add: Water (typ.)

DETAILS ARE NOT AN ONLY WATER GRAPHIC



## LEGEND

	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	SANITARY SEWER EASEMENT
	SIGHT LINE EASEMENT
	STORM SEWER EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY
	CHORD BEARING
	CHORD LENGTH

ENGINEER/SURVEYOR

**Westwood**

10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

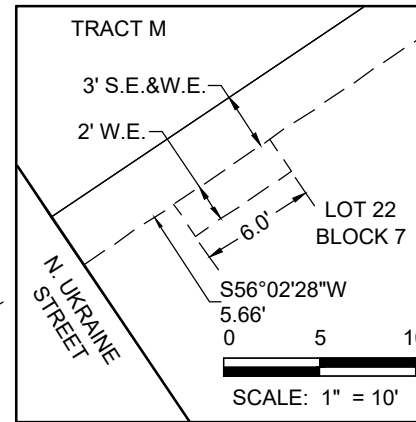
# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 10 OF 15

DETAILS ARE NOT AN  
ONLY WATER GRAPHIC

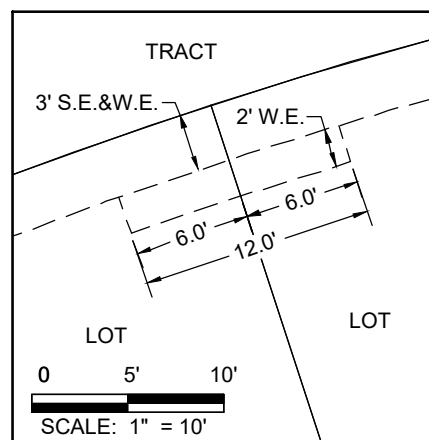
add: Water  
(typ.)

POCKET EASEMENT  
DETAIL L



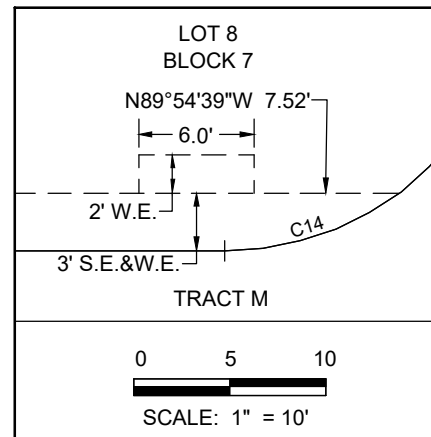
LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	S.E. SANITARY SEWER EASEMENT
	S.L.E. SIGHT LINE EASEMENT
	S.S.E. STORM SEWER EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	CHB CHORD BEARING
	CH CHORD LENGTH

STANDARD POCKET  
EASEMENT DETAILS

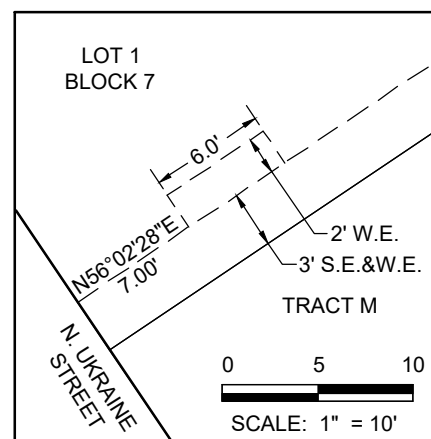


FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

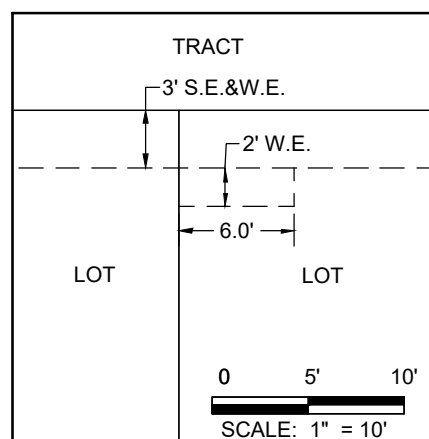
POCKET EASEMENT  
DETAIL G



POCKET EASEMENT  
DETAIL H



STANDARD POCKET  
EASEMENT DETAILS



FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

MATCH LINE SHEET 11

E. 45TH PLACE  
64' PUBLIC R.O.W.  
REC. NO. 2023000054578

MATCH LINE SHEET 9

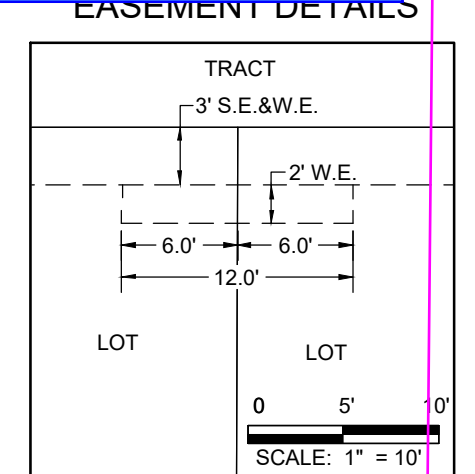
MATCH LINE SHEET 9

MATCH LINE SHEET 9

MATCH LINE SHEET 11

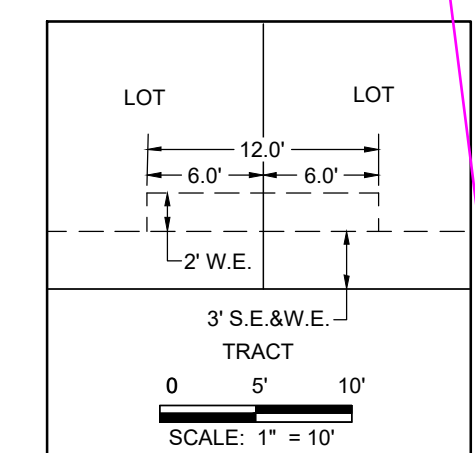
CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C10	15.00'	81°17'07"	21.28'	S66°45'34"E
C11	282.00'	7°50'32"	38.60'	N30°02'16"W
C12	282.00'	8°46'35"	43.20'	N04°17'56"W
C13	250.00'	17°29'28"	76.32'	S81°20'37"W
C14	15.00'	36°52'12"	9.65'	N71°39'15"E

DETAILS ARE NOT AN  
ONLY WATER GRAPHIC



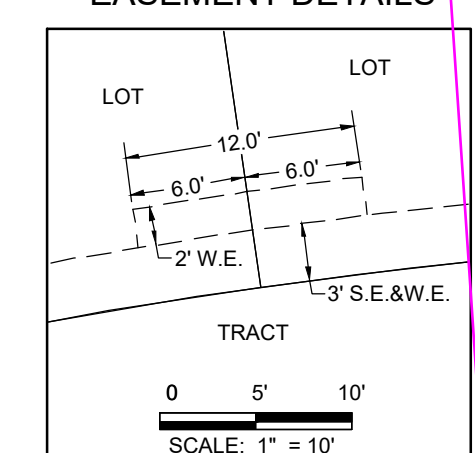
FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

STANDARD POCKET  
EASEMENT DETAILS



FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

STANDARD POCKET  
EASEMENT DETAILS



FOR ANY SIMILARLY  
CONFIGURED POCKET  
EASEMENT NOT  
DIMENSIONED HEREON

DETAILS ARE NOT AN  
ONLY WATER GRAPHIC

add: Water  
(typ.)

add: Water  
(typ.)

add: Water  
(typ.)

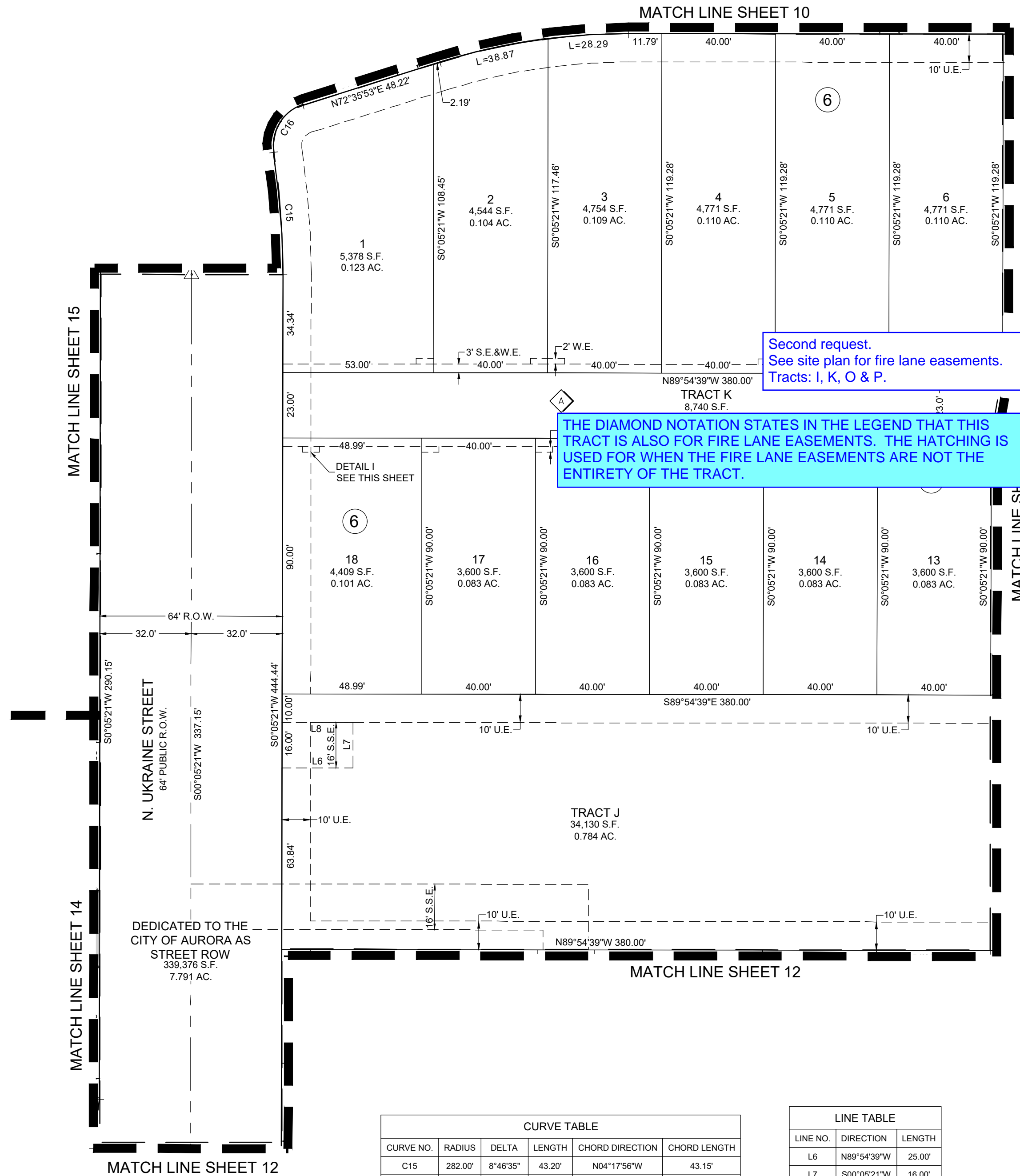
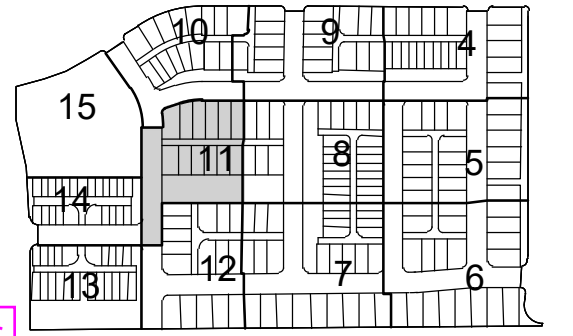
30 15 0 30 60  
SCALE: 1" = 30'

ENGINEER/SURVEYOR  
**Westwood**  
10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 11 OF 15

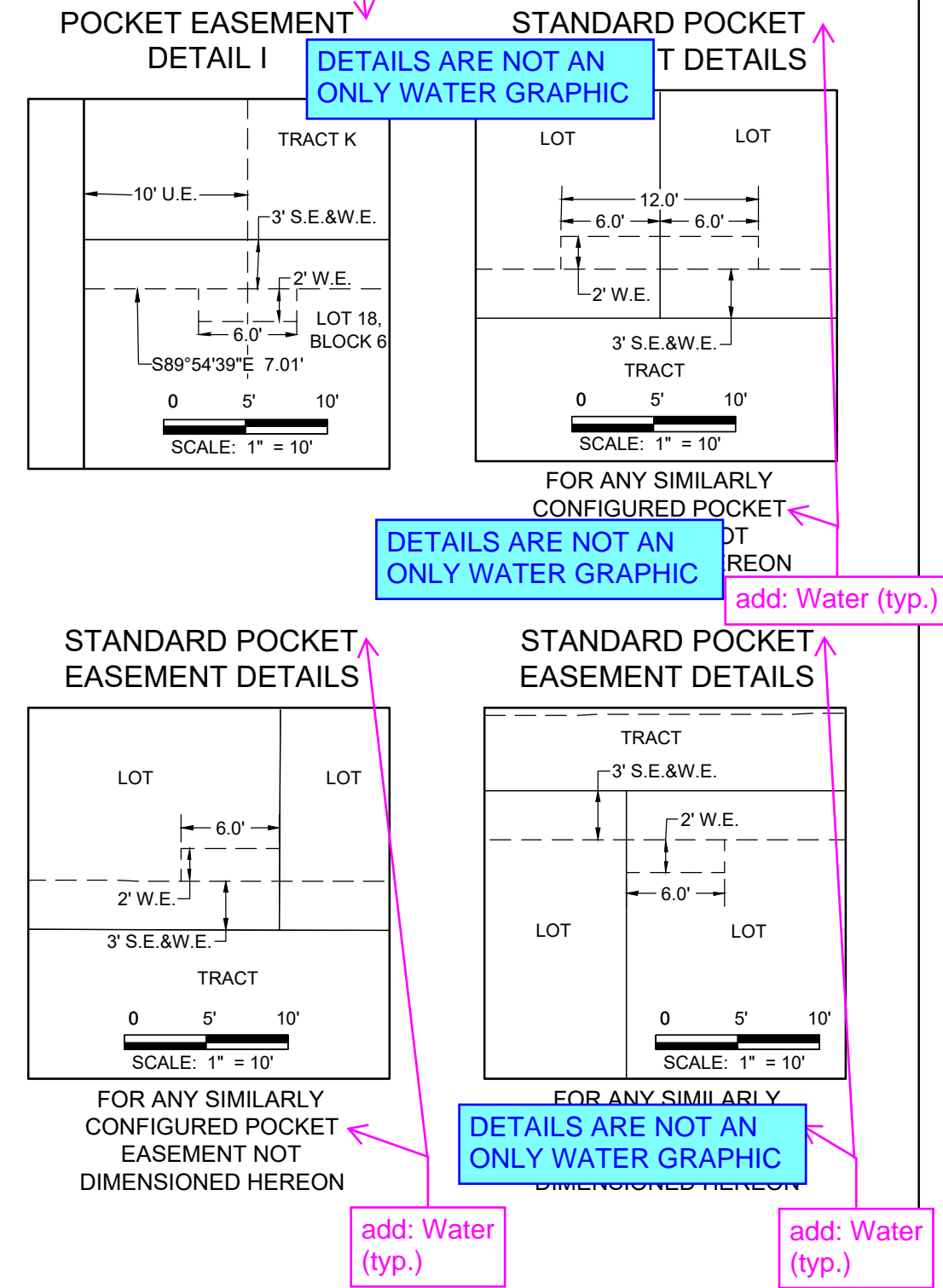


Second request.  
See site plan for fire lane easements.  
Tracts: I, K, O & P.

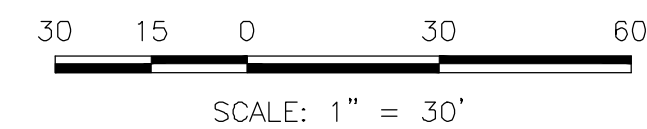
THE DIAMOND NOTATION STATES IN THE LEGEND THAT THIS TRACT IS ALSO FOR FIRE LANE EASEMENTS. THE HATCHING IS USED FOR WHEN THE FIRE LANE EASEMENTS ARE NOT THE ENTIRETY OF THE TRACT.

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	282.00'	8°46'35"	43.20'	N04°17'56"W	43.15'
C16	15.00'	81°17'07"	21.28'	S31°57'20"W	19.54'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L6	N89°54'39"W	25.00'
L7	S00°05'21"W	16.00'
L8	N89°54'39"W	25.00'

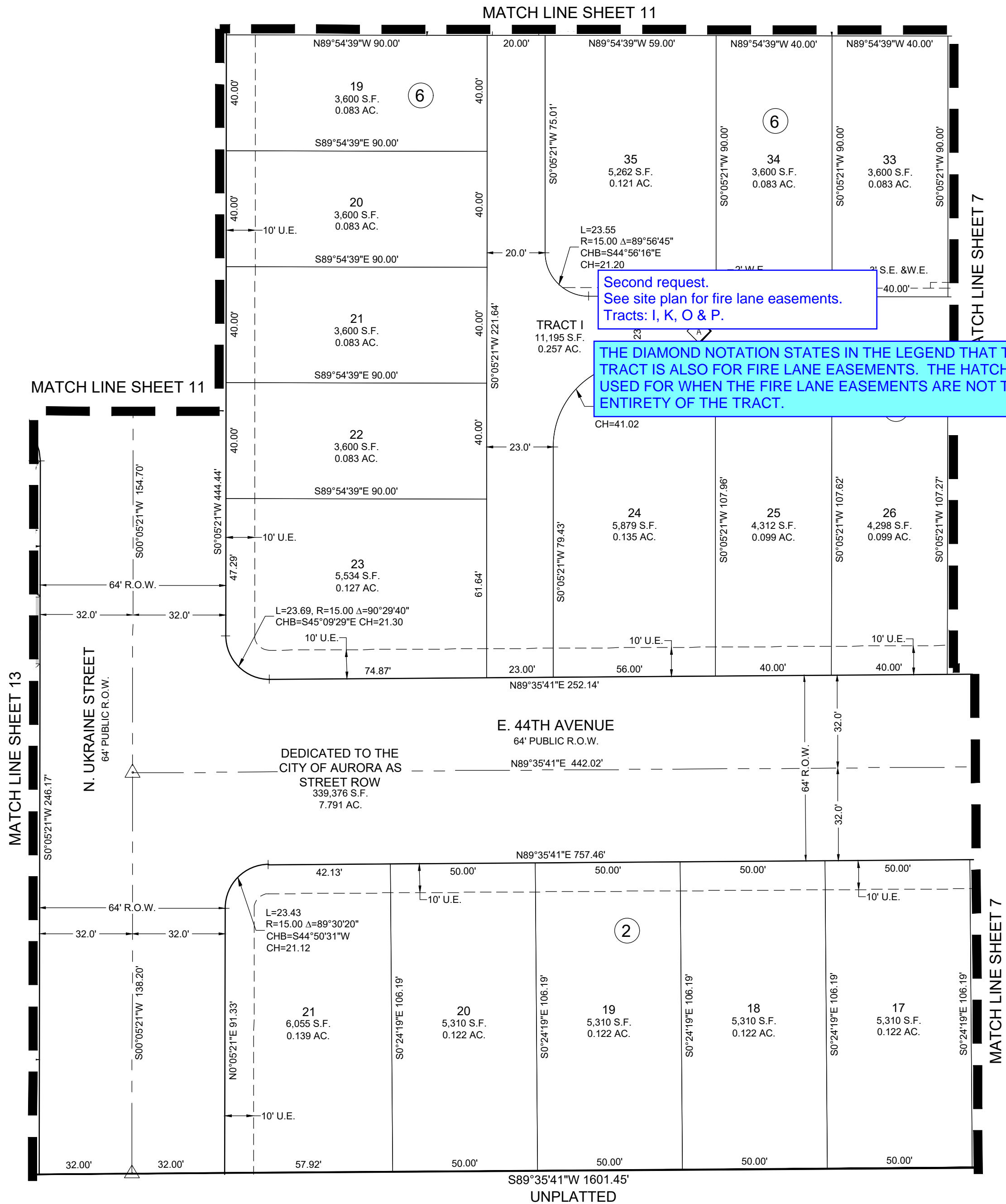
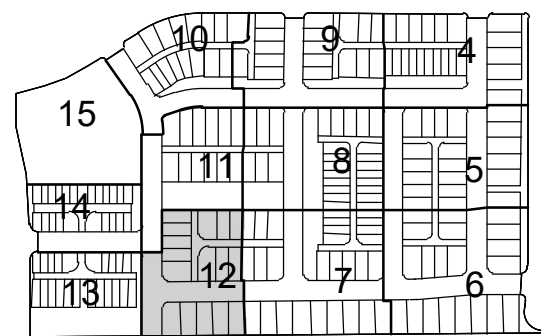


LEGEND	
	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
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	SIGHT LINE EASEMENT
	STORM SEWER EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY
	CHORD BEARING
	CHORD LENGTH



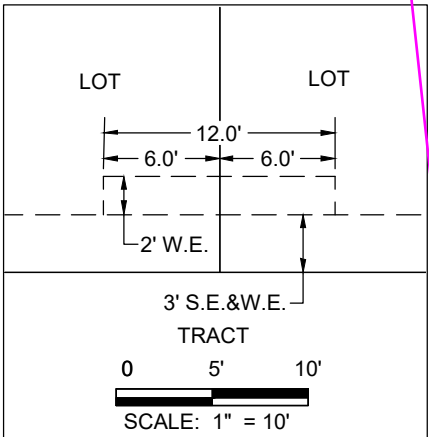
ENGINEER/SURVEYOR  
**Westwood**  
10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

**WINDLER SUBDIVISION FILING NO. 11**  
A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 12 OF 15



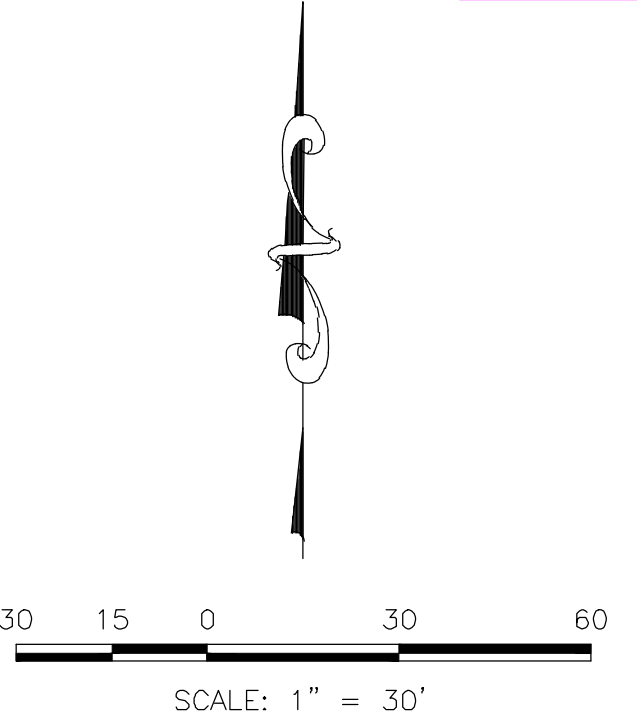
DETAILS ARE NOT AN  
ONLY WATER GRAPHIC

EASEMENT DETAILS



DETAILS ARE NOT AN  
ONLY WATER GRAPHIC

add: Water  
(typ.)



**LEGEND**

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47, AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
⊗	BLOCK NUMBER
⬠	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
⬡	WATER, SANITARY SEWER AND ACCESS EASEMENT
■	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

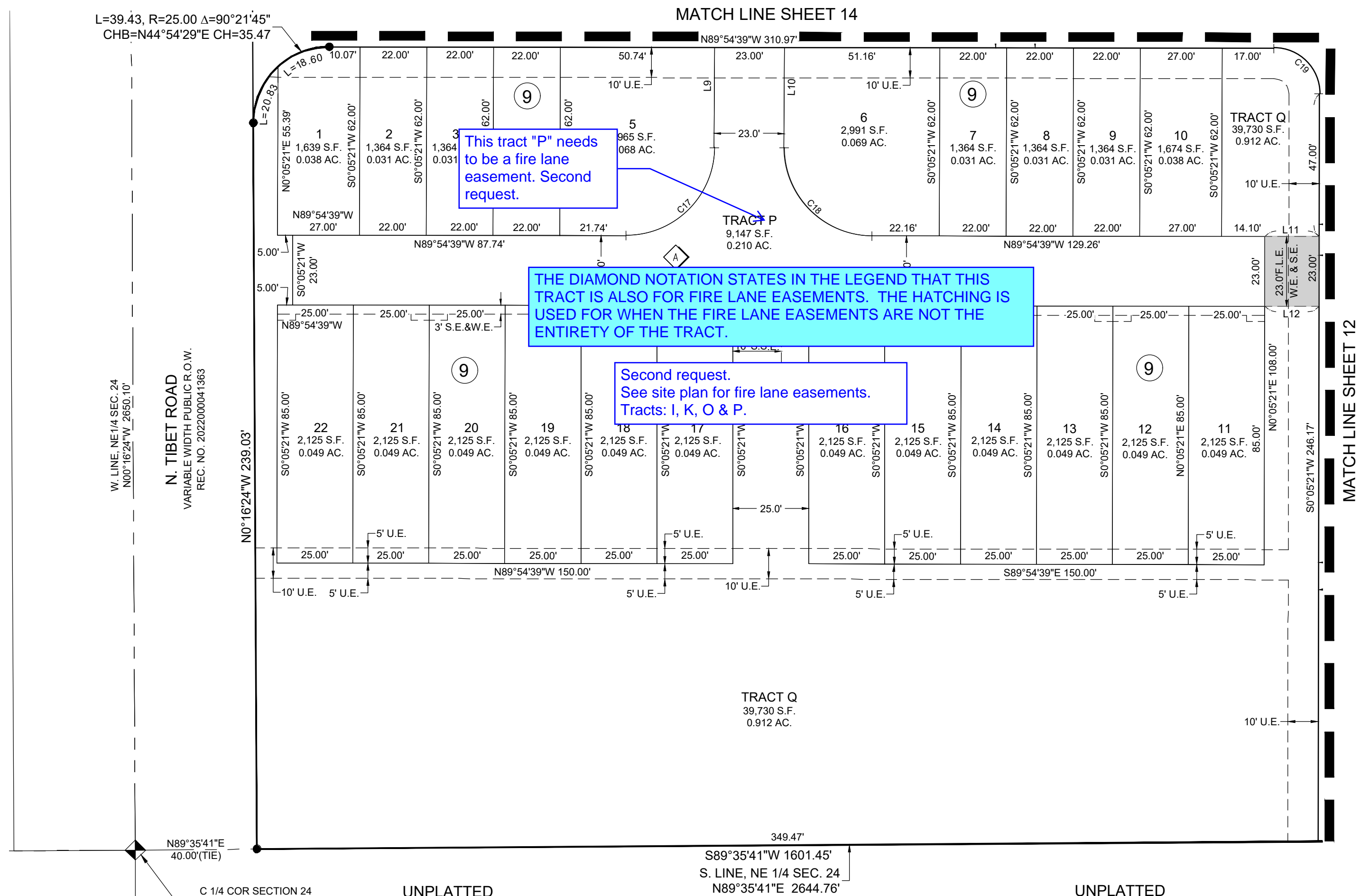
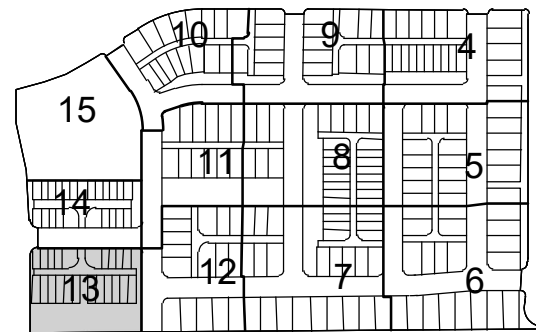
ENGINEER/SURVEYOR

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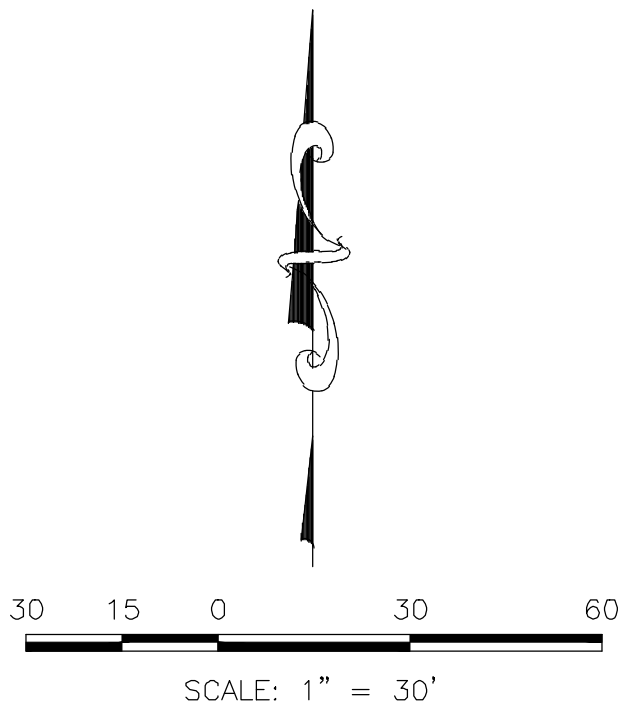
# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 13 OF 15



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	S00°05'21"W	33.00'
L10	N00°05'21"E	33.00'
L11	N89°54'39"W	17.90'
L12	N89°54'39"W	17.90'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C17	29.00'	90°00'00"	45.55'	N45°05'21"E	41.01'
C18	29.00'	90°00'00"	45.55'	S44°54'39"E	41.01'
C19	15.00'	90°00'00"	23.56'	N44°54'39"W	21.21'



## LEGEND

	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	SANITARY SEWER EASEMENT
	SIGHT LINE EASEMENT
	STORM SEWER EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	RIGHT-OF-WAY
	CHORD BEARING
	CHORD LENGTH

UNPLATTED

UNPLATTED

DETAILS ARE NOT AN ONLY WATER GRAPHIC

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add: Water (typ.)

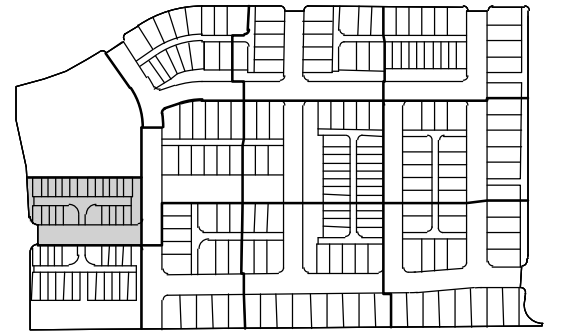
add: Water (typ.)

add: Water (typ.)

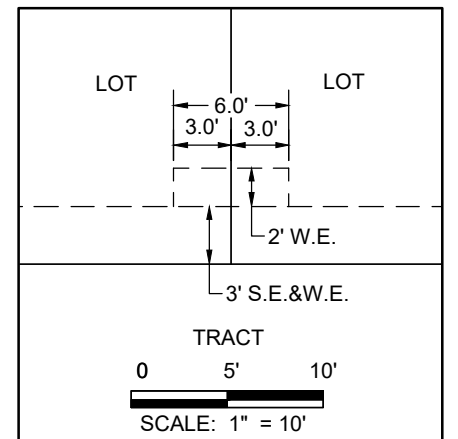
ENGINEER/SURVEYOR  
**Westwood**  
10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546

# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 14 OF 15

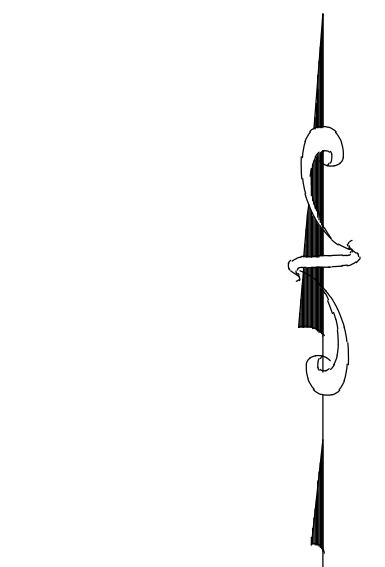


## STANDARD POCKET EASEMENT DETAILS



FOR ANY SIMILARLY  
DETAILS ARE NOT AN  
ONLY WATER GRAPHIC  
DIMENSIONED HEREON

add: Water  
(typ.)



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

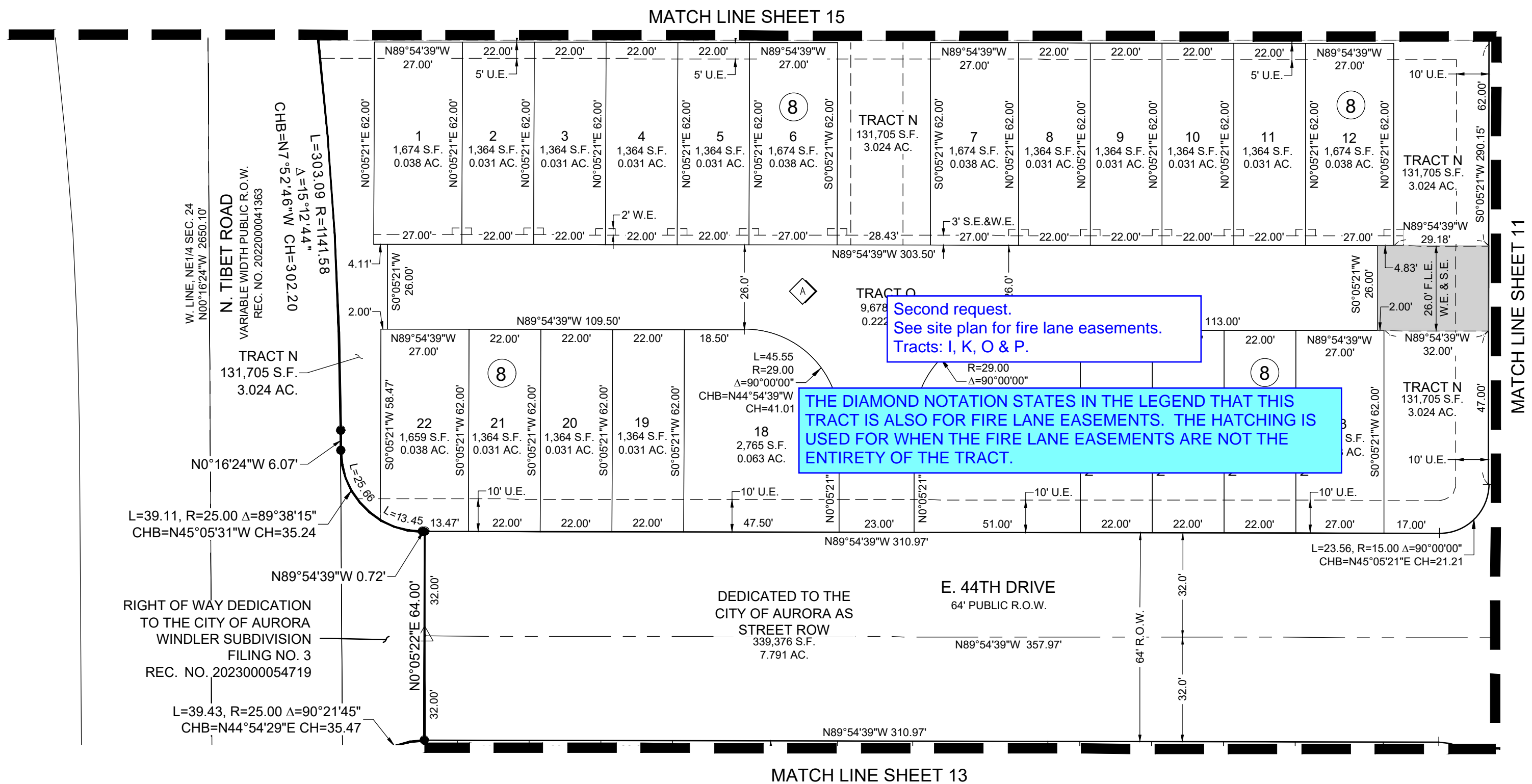
## LEGEND

	FOUND/SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
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	WATER, SANITARY SEWER AND ACCESS EASEMENT
	FIRE LANE EASEMENT (F.L.E.)
	S.S. SANITARY SEWER EASEMENT
	S.L.E. SIGHT LINE EASEMENT
	S.S.E. STORM SEWER EASEMENT
	U.E. UTILITY EASEMENT
	W.E. WATER EASEMENT
	R.O.W. RIGHT-OF-WAY
	CHB CHORD BEARING
	CH CHORD LENGTH

ENGINEER/SURVEYOR

**Westwood**

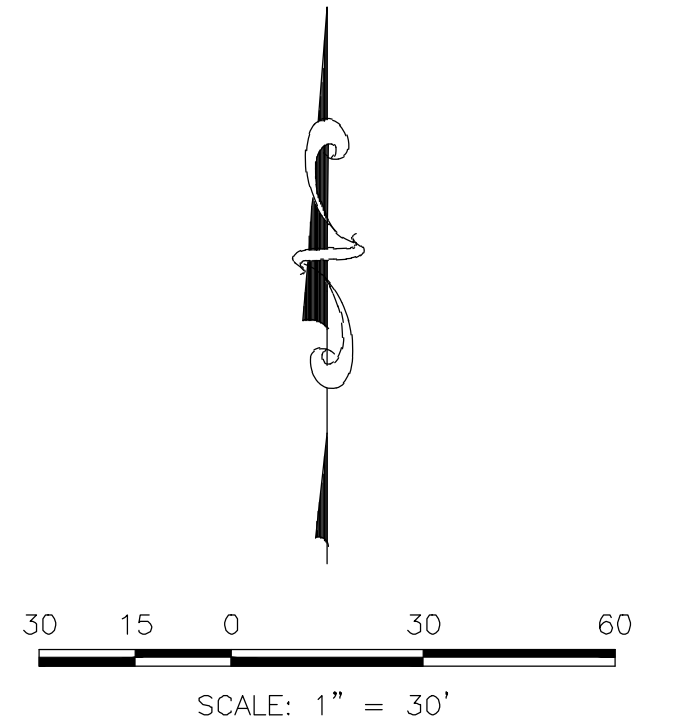
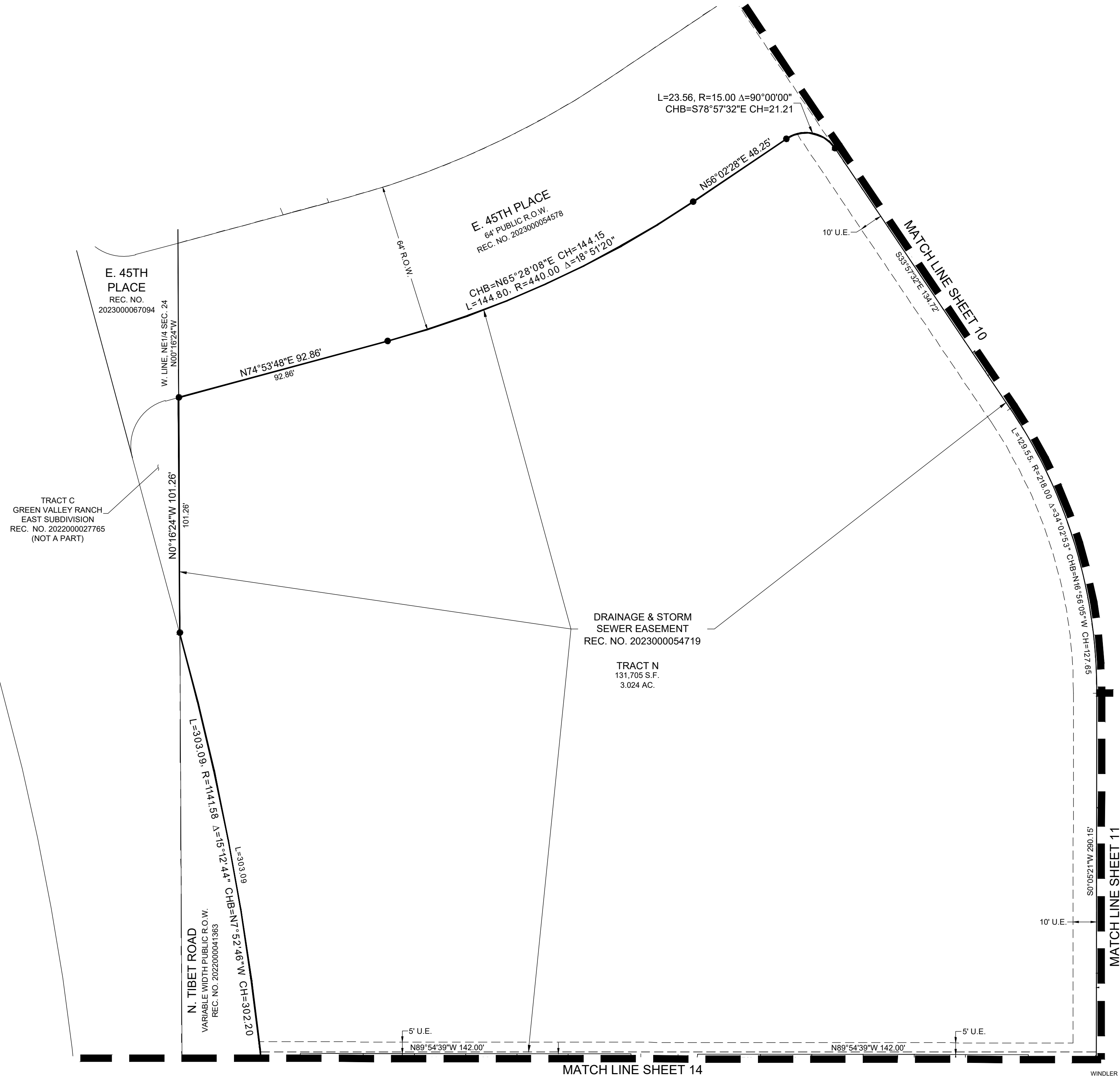
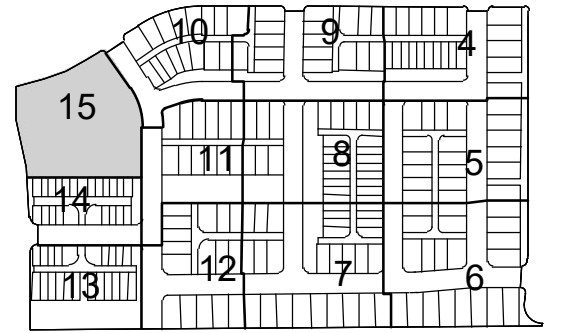
10333 E. Dry Creek Rd., Suite 400  
Englewood, CO 80112  
Tel: (720) 482-9526 / Fax: (720) 482-9546



# WINDLER SUBDIVISION FILING NO. 11

A RE-SUBDIVISION OF A PORTION OF LOT 1, BLOCK 2, WINDLER SUBDIVISION FILING NO. 3  
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 15 OF 15



## LEGEND

◆	FOUND/SET SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 18" LONG, WITH 1-1/4" RED PLASTIC CAP STAMPED "WESTWOOD PLS 38864"
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
⊗	BLOCK NUMBER
⬠	FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENT
⬠	WATER, SANITARY SEWER AND ACCESS EASEMENT
⬠	FIRE LANE EASEMENT (F.L.E.)
S.E.	SANITARY SEWER EASEMENT
S.L.E.	SIGHT LINE EASEMENT
S.S.E.	STORM SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
R.O.W.	RIGHT-OF-WAY
CHB	CHORD BEARING
CH	CHORD LENGTH

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1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE PAINTED PRAIRIE MP AND THE CITY OF AURORA SIGN CODE.
3. 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 DEVELOPERS PROPERTY HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING- FIRE LANE."
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST ALL CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO 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.
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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
9. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THE MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTURATED AND UNOCCUPIED FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE APPLICANT MUST CORRECT THE ERRORS PRIOR TO THE PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2021 IBC, CHAPTER 11, THE ICC A117-1-2017. SITES CONTAINING SEVEN OR MORE RESIDENTIAL UNITS ARE REQUIRED BY STATE STATUTES TO COMPLY WITH COLORADO STATE HOUSE BILL 30-1221, ARTICLE 5 - STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
17. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, COMMONLY CITED AS ICC A117-1-2009. OWNER OF PROPERTY FOR THE ABOVE PERMIT: WF PRAIRIE, LLC.
18. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACUSTIC ANALYSIS, PREPARED BY AN ACUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 LDN UNDER WORSE-CASE NOISE CONDITIONS.
19. EMERGENCY INGRESS AND EGRESS - 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"
20. THE LOCATION AND PLACEMENT OF DRAINAGE EASEMENTS, OR SUBSEQUENT 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 CITY ENGINEER.
21. THE STREET LIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AND ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTION 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.
22. 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.
23. ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE, SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 15 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
2. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
5. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D107.2)

1. ALL REQUIRED ROW DEDICATION PER THE APPROVED STREET CROSS-SECTIONS SHALL BE DEDICATED WITH THE WINDLER FILING 11 PLAT DOCUMENT.

1. ALL ROADWAY AND UTILITY INFRASTRUCTURE SHALL BE IN PLACE TO FACILITATE THE WINDLER NEIGHBORHOOD P - PA-25 SUBDIVISION.
2. ALL ROADWAYS INTERNAL TO THE WINDLER NEIGHBORHOOD P - PA-25 BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH IN ONE PHASE.
3. INTERNAL LOCAL STREETS WILL BE CONSTRUCTED WITHIN THE FILING BOUNDARY.
4. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING INTERSECTIONS WITH A PUBLIC STREET.

1. INTERIOR 8" WATERLINES WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS. THESE WATER MAINS WILL BE LOOPED INTERNALLY WITHIN THE FILING BOUNDARY.
2. ONE CONNECTIONS SHALL BE MADE TO THE EXISTING 12" WATERLINE IN N. TIBET ROAD AND ONE CONNECTION SHALL BE MADE TO THE EXISTING 12" WATERLINE IN WENATCHEE STREET.
3. THE WINDLER NEIGHBORHOOD - P - PA-25 SUBDIVISION IS LOCATED WITHIN ZONE 3 OF THE CITY OF AURORA WATER NETWORK AND WILL OPERATE PER THE MASTER UTILITY REPORT.
4. WATER MAIN STUBS HAVE BEEN PROVIDED TO FUTURE PARCELS FOR REFERENCE PURPOSES. THESE ARE SUBJECT TO CHANGE PER FUTURE CSP SUBMITTALS.

1. INTERIOR 8" SANITARY SEWER MAINS WILL BE CONSTRUCTED THROUGH THE LOCAL STREETS AND ALLEYS WITHIN THE FILING BOUNDARY.
2. WINDLER PA-25 SANITARY SEWER WILL CONNECT TO PROPOSED E. 45TH AVENUE STUBS.

1. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS.
2. STORM SEWERS AND INLETS SHALL BE INSTALLED WITHIN THE LOCAL STREETS AND ALLEYS PER THIS PRELIMINARY PLAN.
3. ALL STORM SEWER SYSTEMS WILL OUTFALL INTO THE EXISTING WATER QUALITY POND CONSTRUCTED IN THE WENATCHEE STREET PROJECT (CASE # 2022-6026-00).

1. LANDSCAPE SHALL BE PROVIDED FOR STREETS, RESIDENTIAL LOTS, OPEN SPACE AND PARKS LOCATED WITHIN THE WINDLER FILING 11 PLAT BOUNDARY, PER THIS SITE PLAN

1. PARKS, RECREATION IMPROVEMENTS, TRAILS AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT "WINDLER PUBLIC IMPROVEMENT AUTHORITY" OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

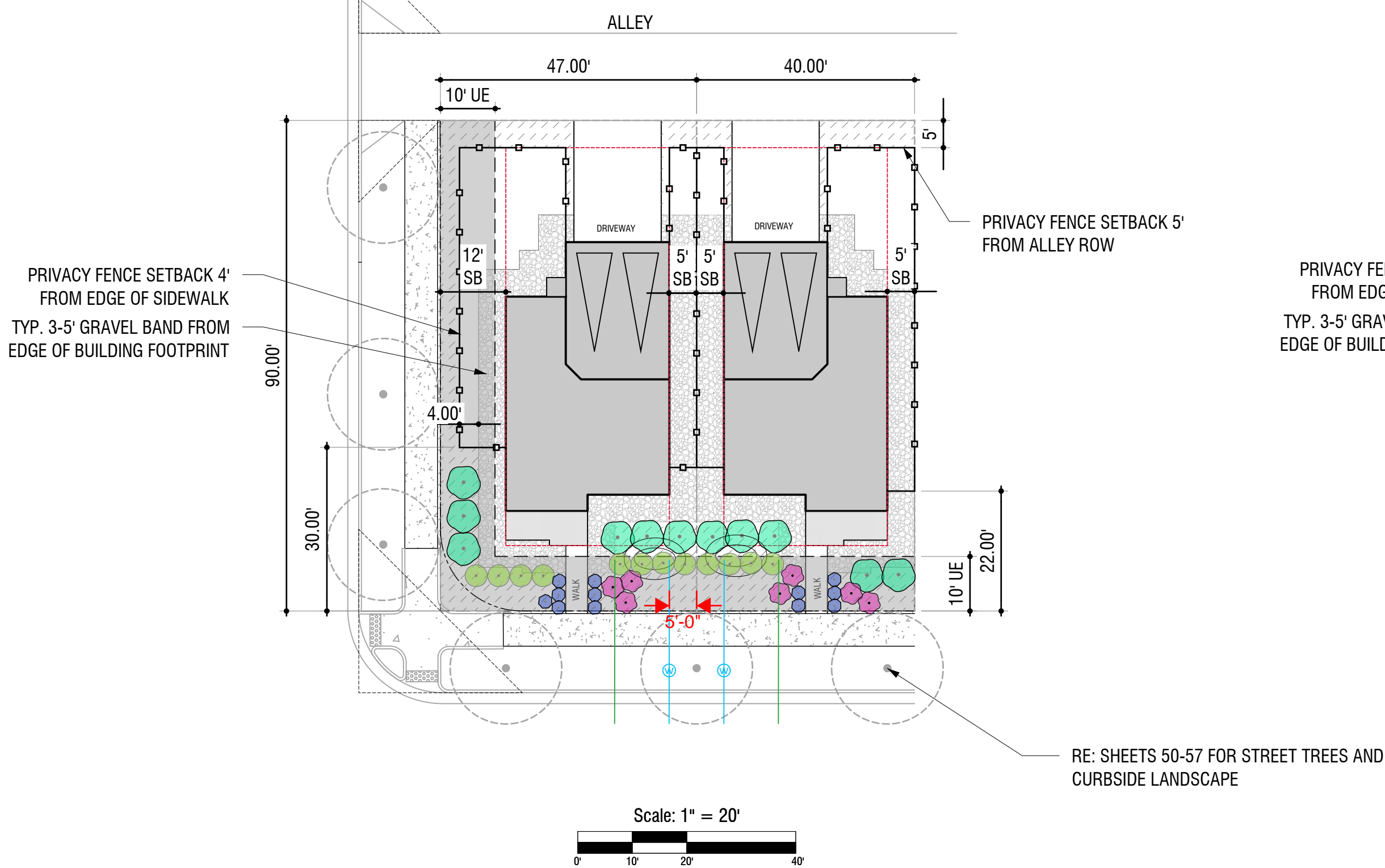
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WINDLER PA25	UNITS	REQUIRED POINTS	TYPE B VISITABLE GND	PROVIDED UNITS
Single Family Detached	136	0		
Single Family Attached 3-Story	20	45	45	45
Single Family Attached	12	0		
Two Family Duplex Paired	52	0		



REFER TO SHEET 3, HOUSING TYPE PLAN, FOR WHERE THESE LOT TYPICALS ARE WITHIN THE OVERALL DEVELOPMENT.

NOT FOR CONSTRUCTION



1A - EXAMPLE SINGLE FAMILY DETACHED - ALLEY LOADED (40' X 90')

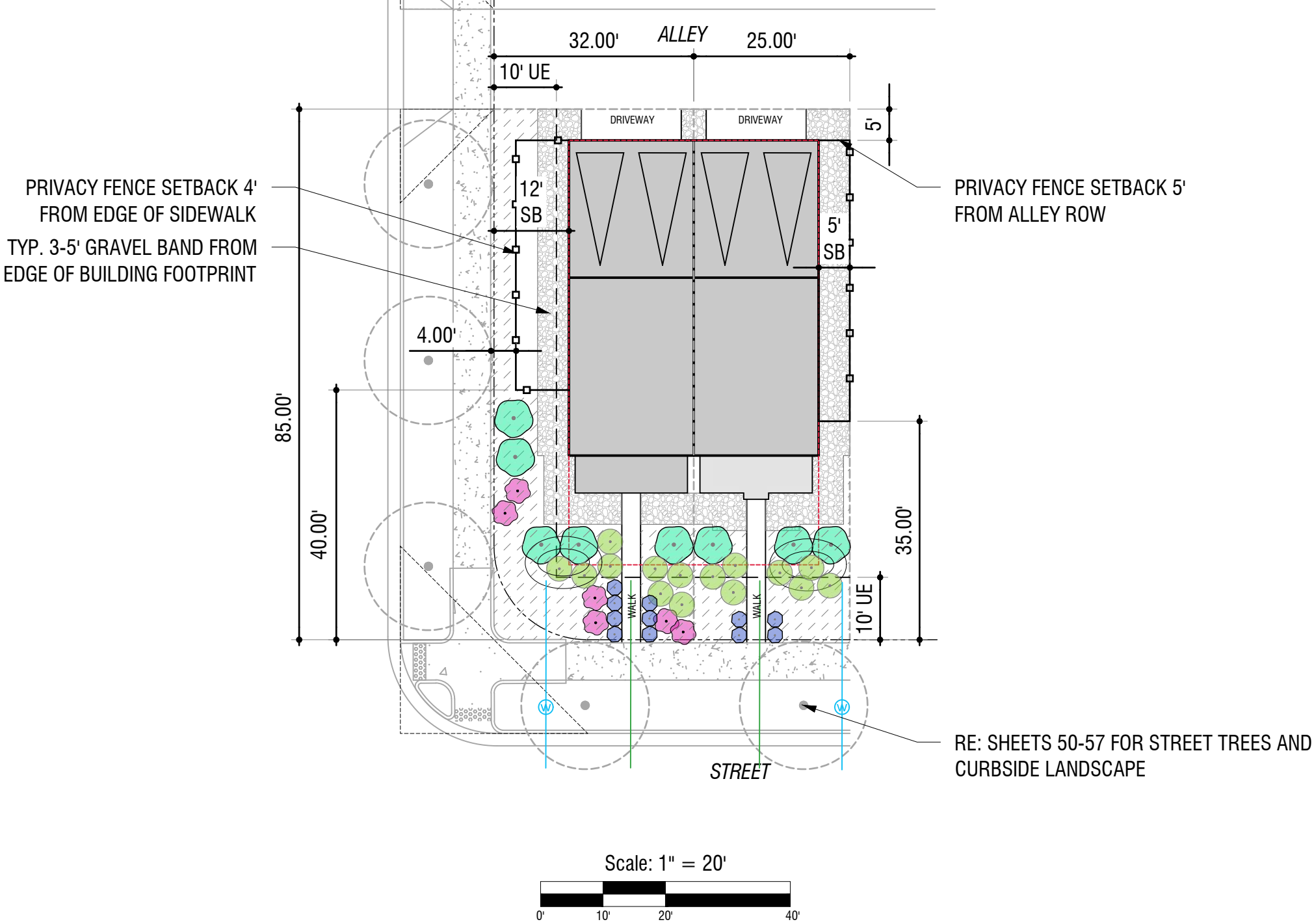
CORNER UNIT TYPICAL

- FRONT YARD:
- TREES: RE: NOTE #5
  - SHRUBS: (17) SEVENTEEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (7) SEVEN ORNAMENTAL GRASSES MIN. (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC VIEW, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



3A - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME (25' X 85')

CORNER UNIT TYPICAL

- FRONT YARD:
- TREES: RE: NOTE #5
  - SHRUBS: (16) SIXTEEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (7) SEVEN ORNAMENTAL GRASSES (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

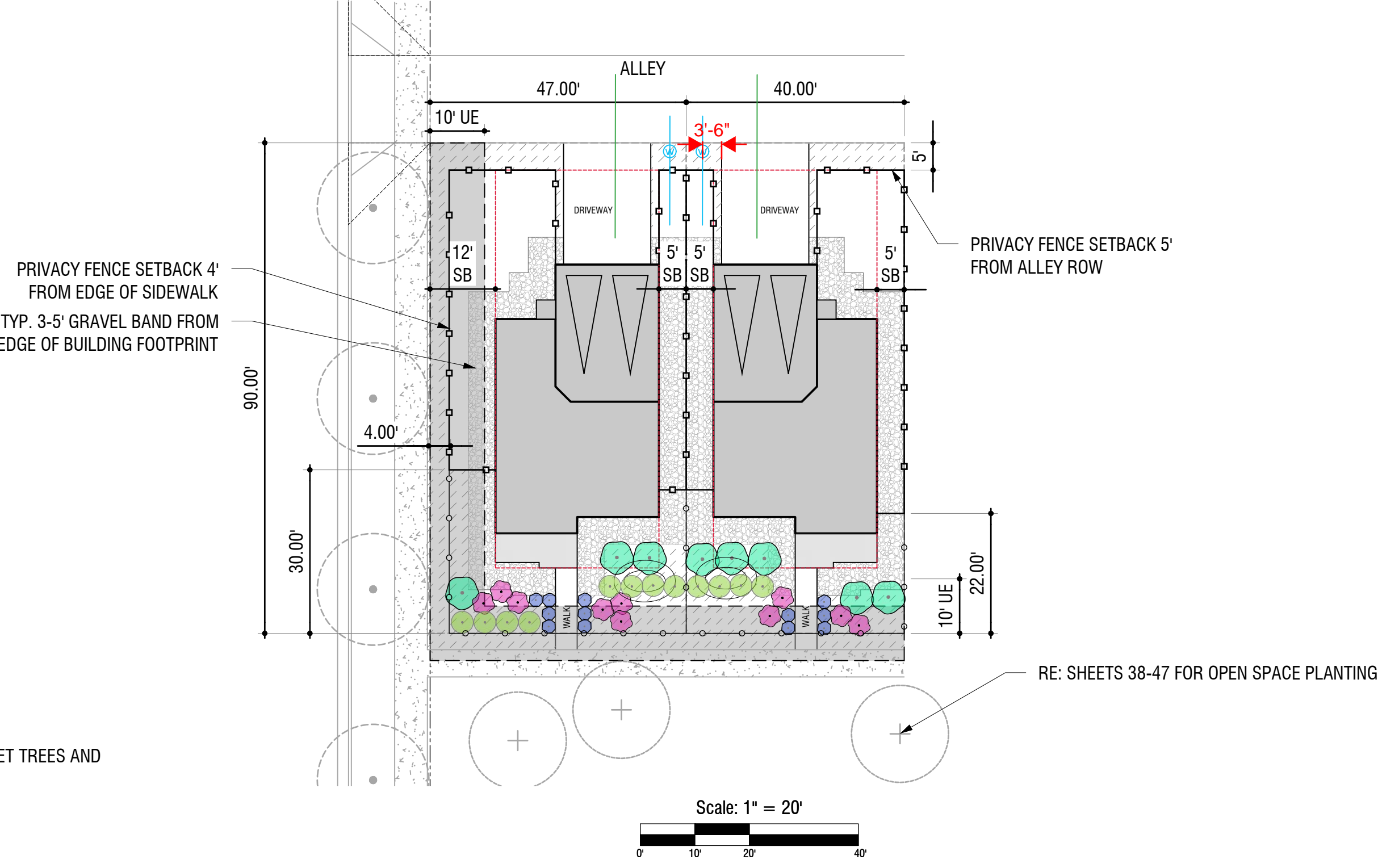
INTERIOR UNIT TYPICAL

- FRONT YARD:
- TREES: RE: NOTE #5
  - SHRUBS: (10) TEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (5) FIVE ORNAMENTAL GRASSES MIN. (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC VIEW, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



2A - EXAMPLE SINGLE FAMILY DETACHED - GREEN COURT (40' X 90')

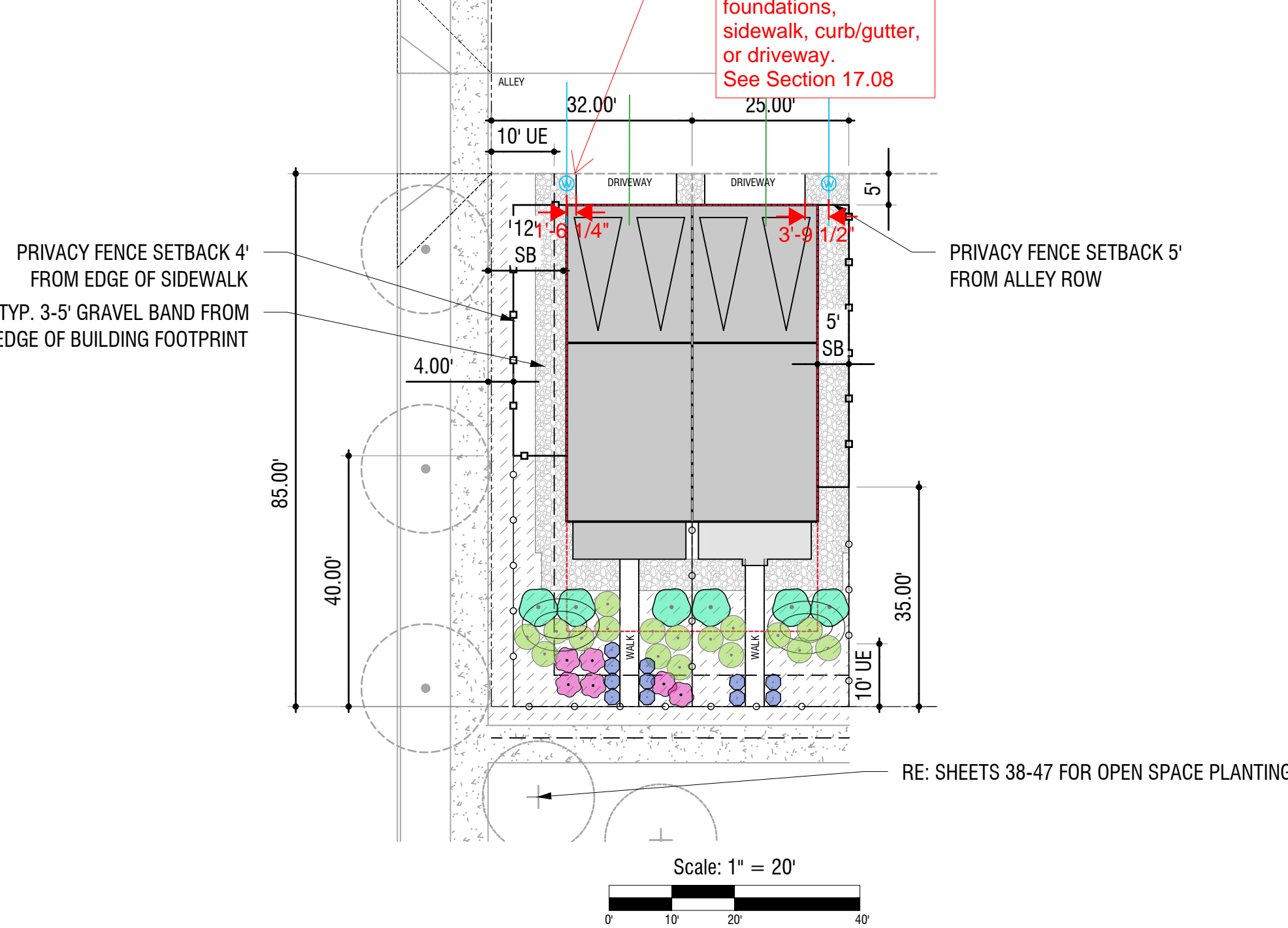
CORNER UNIT TYPICAL

- FRONT YARD:
- TREES: SEE NOTE #4. CORNER LOT TREE IS SATISFIED BY STREETSCAPE
  - SHRUBS: (14) FOURTEEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (6) SIX ORNAMENTAL GRASSES (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC VIEW, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



3B - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME- GREEN COURT (25' X 85')

CORNER UNIT TYPICAL

- FRONT YARD:
- TREES: SEE NOTE #4. CORNER LOT TREE IS SATISFIED BY STREETSCAPE
  - SHRUBS: (16) SIXTEEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (7) SEVEN ORNAMENTAL GRASSES (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC VIEW, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

- FRONT YARD:
- TREES: SEE NOTE #4
  - SHRUBS: (10) TEN SHRUBS MIN. (5 GAL. MIN.)
  - GRASSES: (4) FOUR ORNAMENTAL GRASSES MIN. (1 GAL. MIN.)

- REAR AND SIDE YARD:
- WITH NO PUBLIC VIEW, SHREDDED WOOD MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

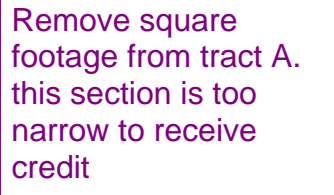
PLANT SYMBOL	DESCRIPTION
	GREEN COURT TREE (GENERIC SYMBOL) FOR ACTUAL GREEN COURT TREE LOCATIONS, REFER TO PLANS SHEETS 38-47
	STREET TREE (GENERIC SYMBOL) FOR ACTUAL STREET TREE LOCATIONS, REFER TO PLANS SHEETS 50-59
	SMALL SCALE DECIDUOUS FRONT YARD TREES B&B
	DECIDUOUS SHADE FRONT YARD TREES B&B
	SMALL SCALE EVERGREEN FRONT YARD TREES B&B
	TALL SHRUBS #5 or B&B, RE: PLANT SCHEDULE
BACK LAYER	
	LARGE AND MEDIUM SCALE SHRUBS #5
MIDDLE LAYER	
	SMALL SCALE SHRUBS #5
	ORNAMENTAL GRASSES #1
FRONT LAYER	
	SMALL ORNAMENTAL GRASSES, AND PERENNIALS #1
LEGEND	
	SIGHT TRIANGLE
	BUILDING SETBACK
	5' PRIVACY FENCE
	3' DEMARCATION FENCE
	3-5' GRAVEL BAND
	10' UTILITY EASEMENT
	WATER METER
	BERM
	SHREDDED WOOD MULCH
	WATER UTILITY, RE: CIVIL
	SANITARY UTILITY, RE: CIVIL

NOTE:

- THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT.
- USE PLANT LIST ON SHEET 6 FOR PLANT SPECIES.
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATION OF TREES, UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- FRONT YARD TREE REQUIREMENT FOR LOTS FACING GREEN COURTS IS SATISFIED BY GREEN COURT TREES.
- FRONT YARD TREE REQUIREMENT FOR LOTS FACING THE STREET IS SATISFIED BY THE PROVISION OF ADDITIONAL STREET TREES AT A RATIO OF 1 TREE PER 35LF OF STREET FRONTAGE.
- TURF NOT PERMITTED IN FRONT YARDS

SHEET NUMBER	DRAWN BY: NL	CHECKED BY: MI	DATE: 06/17/2024	SCALE: AS SHOWN	FILE NO: R0043248.00	7	WINDLER FRLO AREA 4 SITE PLAN PA-25 TYPICAL LOT LANDSCAPE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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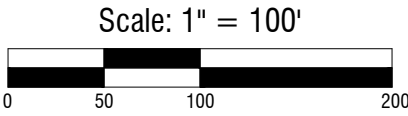
**LINEAR**

## WINDLE ET AL.

NOTES:

\* PA-2

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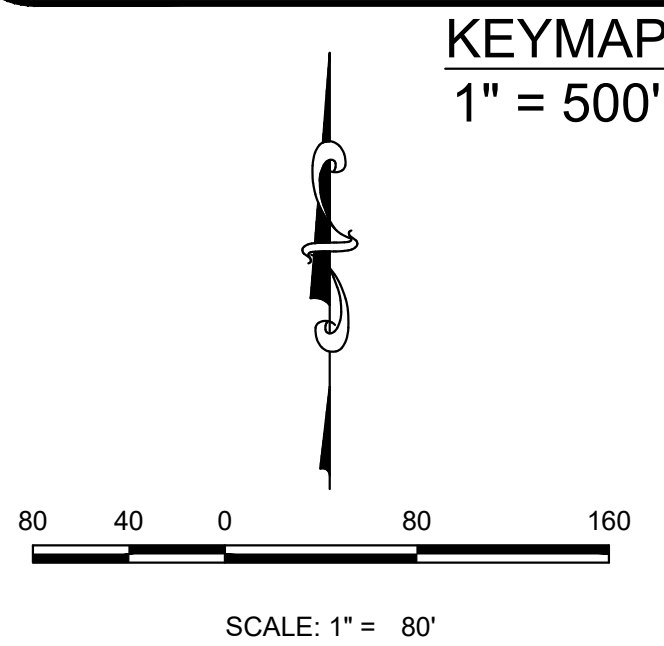
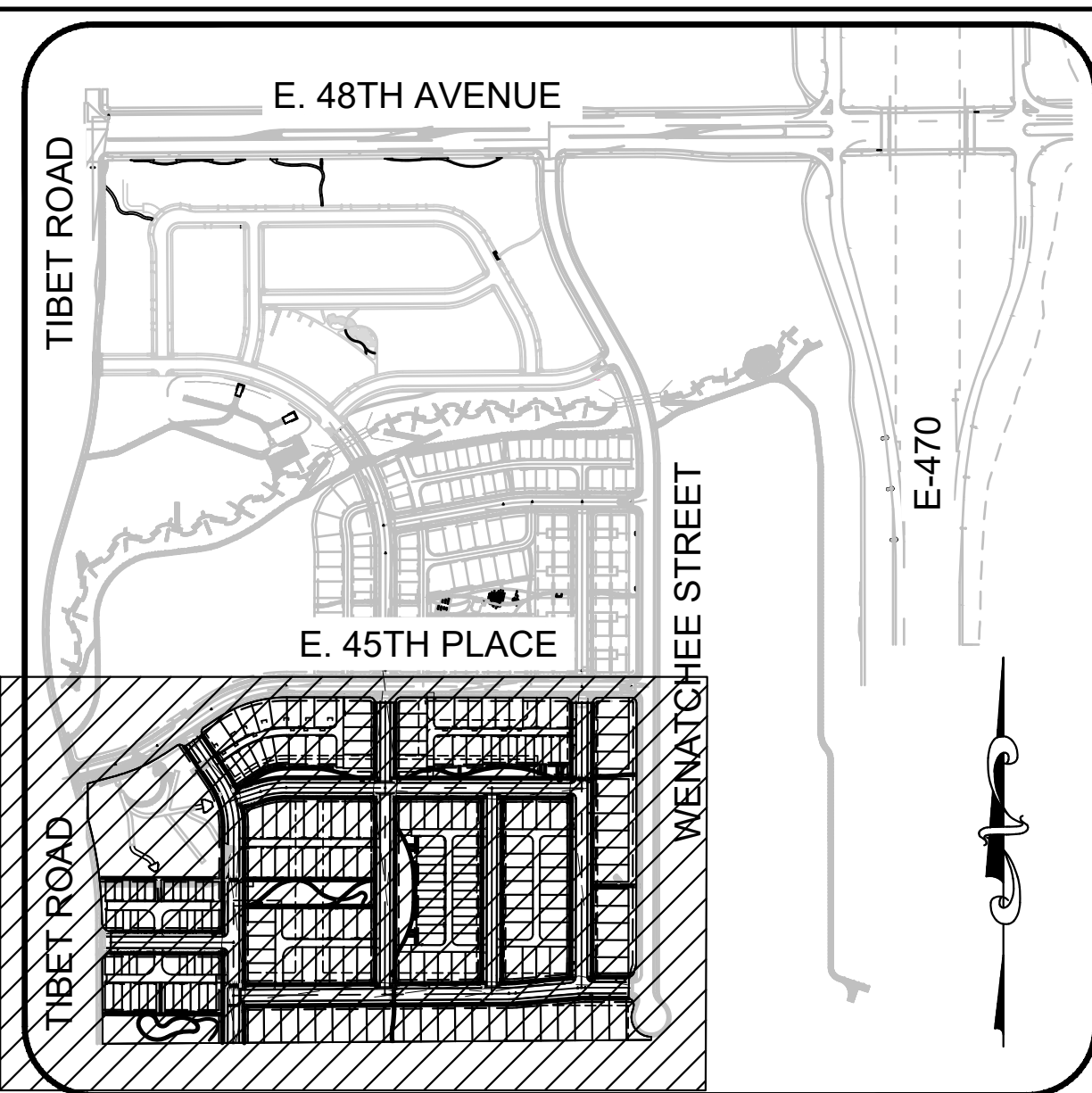
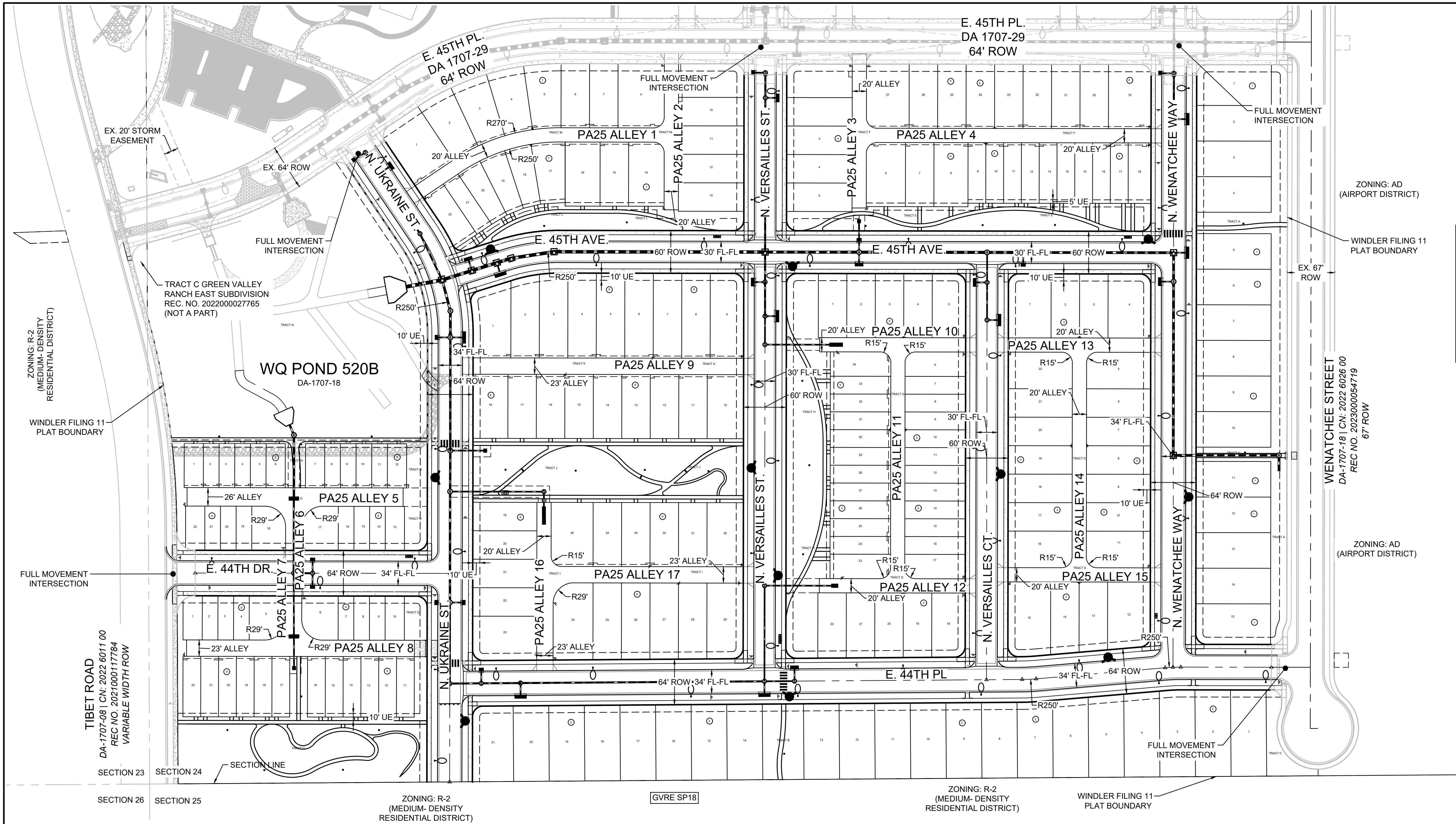




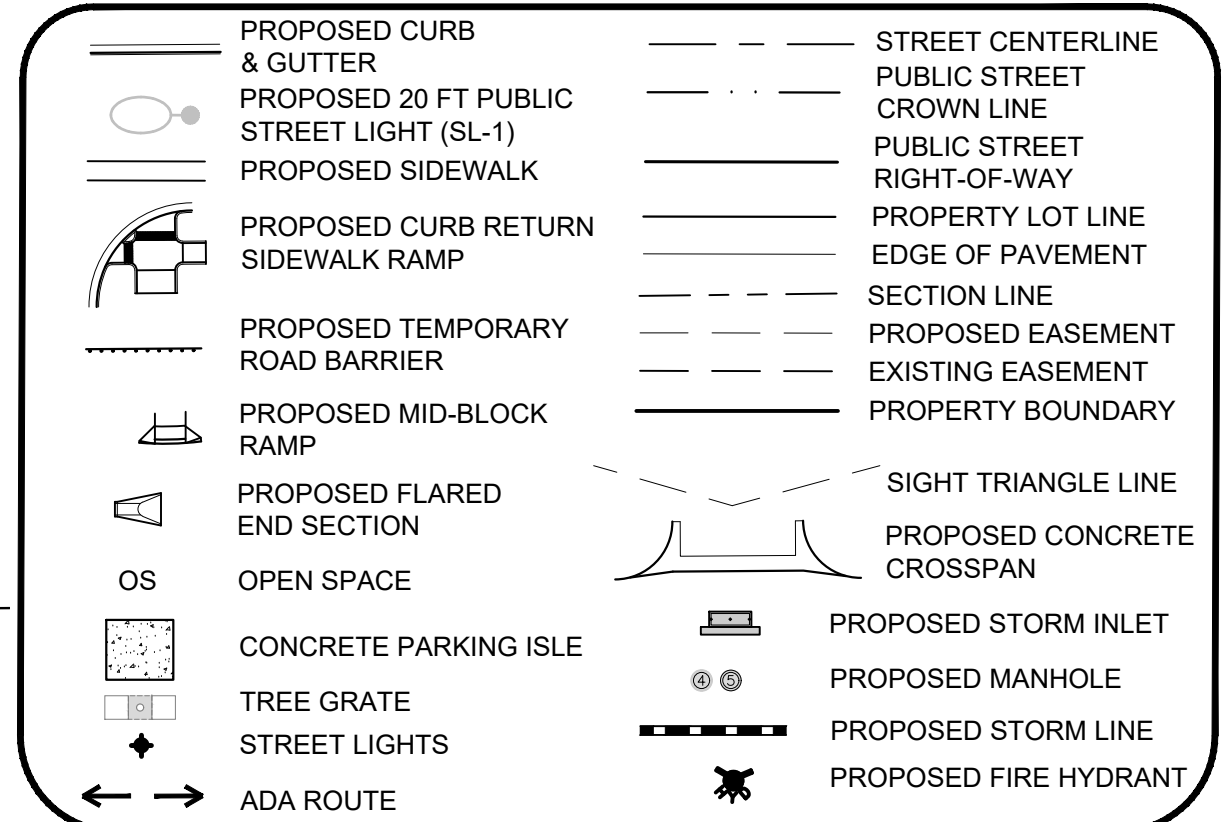




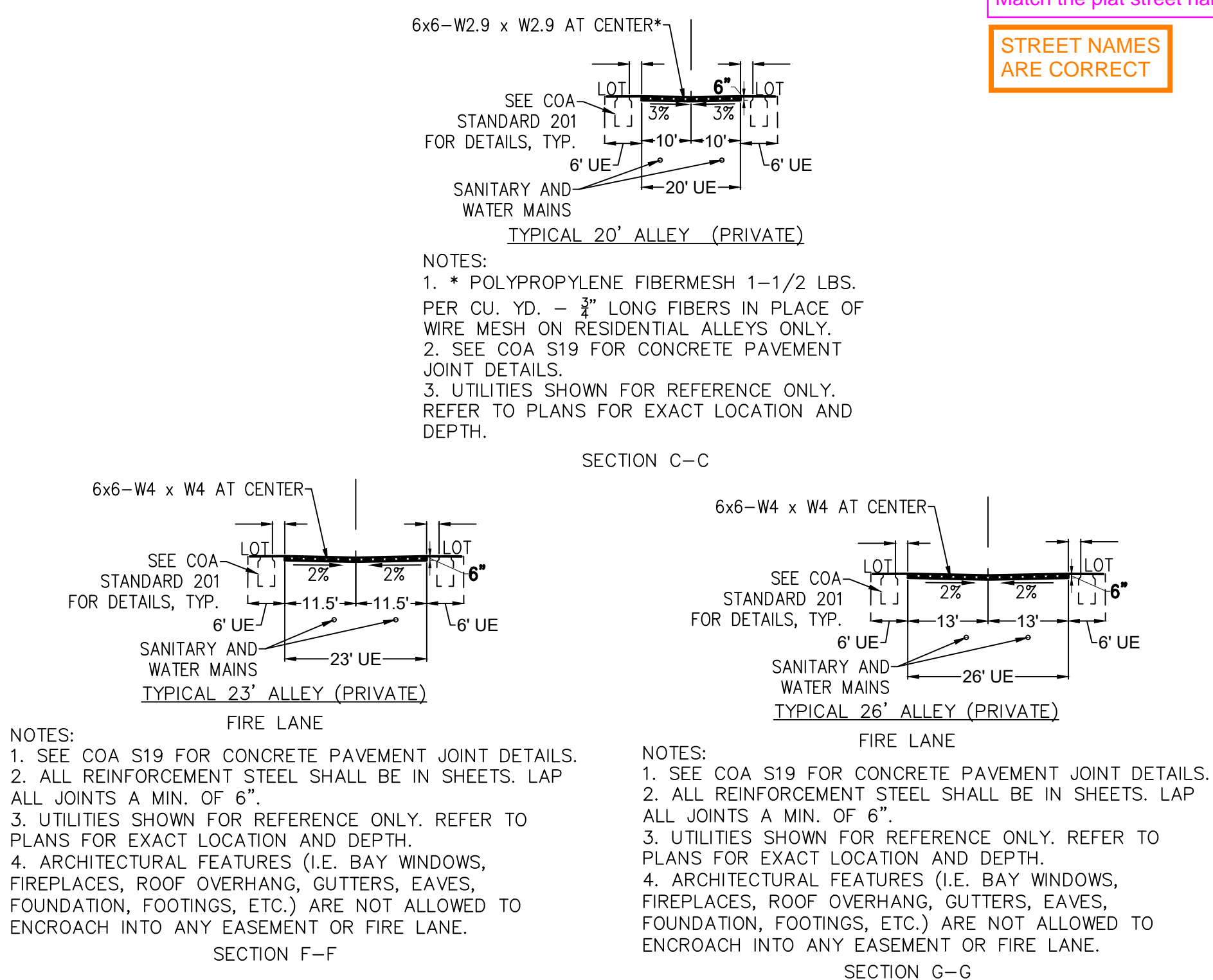
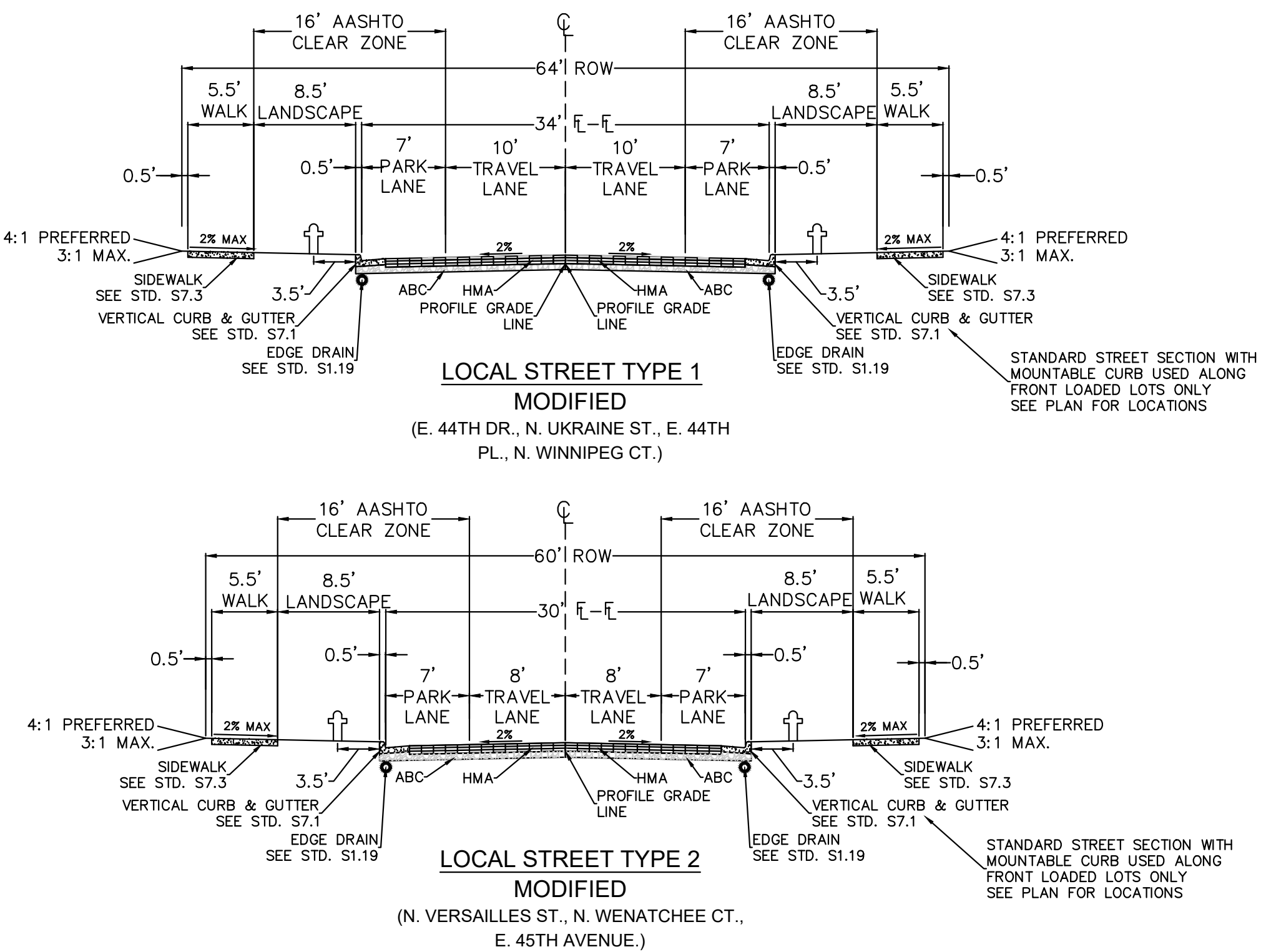
N:\PROJECTS\WINDLER\PA25\PA25\OVERALL SITE PLAN.DWG, MSDAVIS, 6/17/24



#### LEGEND



- NOTES:
1. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL, ANY INLETS WITHIN ALLEYS AND THE STORM MAINS CONNECTING THOSE INLETS TO THE MAIN, AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.
  2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS INCLUDED IN THE STREET LIGHTING PLANS WITH THE CONSTRUCTION DOCUMENTS.
  3. BUILDING LOCATIONS SHALL BE MOVED BACK FROM THE STREET ROW TO ALLOW ROOM FOR SETBACKS AND BUILDING STRUCTURE COMPONENTS. MIDBLOCK EMERGENCY SETUP ZONES ARE REQUIRED AT ALL BUILDINGS THAT ARE EQUAL OR GREATER TO 30FT IN HEIGHT. A 26FT X 50FT CLEAR ZONE IS REQUIRED FOR EACH BUILDING OF 30FT OF GREATER. THESE ZONES WILL BE STRIPED AND SIGNED WHEN THE BUILDING SITE PLAN HAS BEEN CONFIRMED. MIDBLOCK SETUP AREAS MUST BE A MINIMUM WIDTH OF 26 FT.
  5. REFER TO LANDSCAPE PLANS FOR PAVEMENT AND PAVER DETAILS.
  6. ALL TYPE 3 BARRICADES SHALL BE PRIVATE AND MAINTAINED BY THE METROPOLITAN DISTRICT
  7. ALL ALLEYS ARE PRIVATE



Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

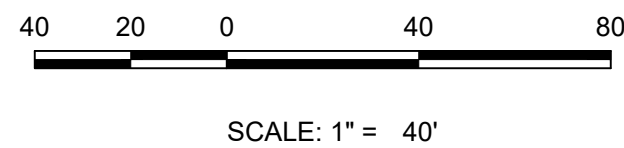
This information (if its not already shown) can be added to the street sections provided if desired.

-Roadway Class- SHOWN  
-Adjacent Land use- SHOWN  
-Number of Lanes- SHOWN  
-Back to Back Curb- FL-FL SHOWN, BACK TO BACK VARIES BASED ON TYPE OF CURB  
-Ped activity Level- SHOWN  
-Pavement Type- HMA ASHOWN

These informations can be added to the street sections




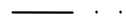






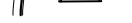
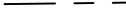
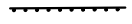



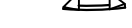


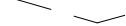




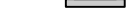



SHEET NUMBER	DRAWN BY: MSD	CHECKED BY: TJO	DATE: JUNE 2024	SCALE: AS SHOWN	FILE NO: R0043268.00	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 AURORA, CO 80012 EMAIL: CHRIS@FELLOWSCOS.COM	Westwood 10333 E DRY CREEK RD., SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9226 Westwoods.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

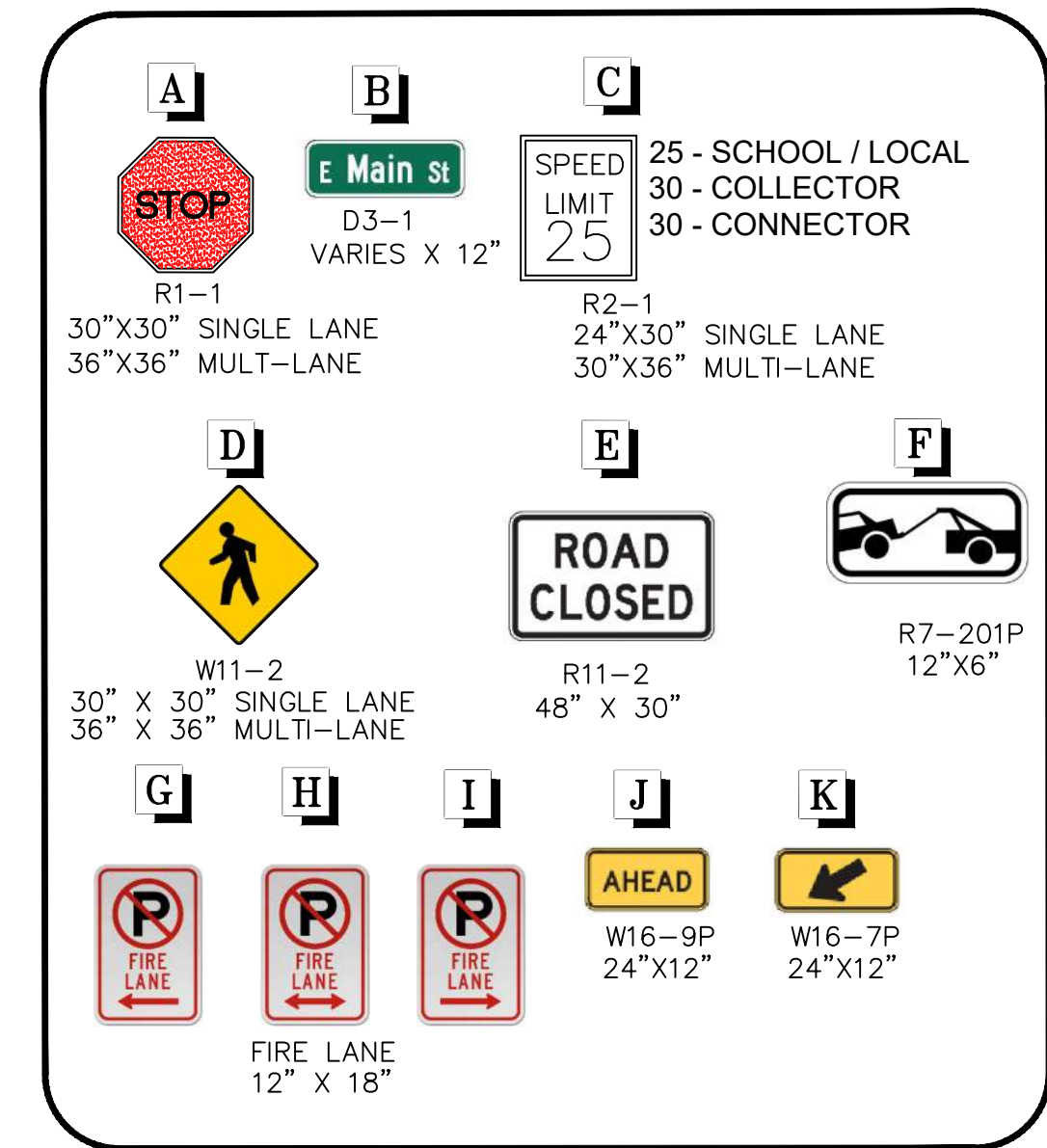




MATCHLINE - SEE SHEET 18



	PROPOSED CURB & GUTTER		STREET CENTERLINE
	PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)		CROWN LINE
	PROPOSED SIDEWALK		PUBLIC STREET
	PROPOSED CURB RETURN SIDEWALK RAMP		RIGHT-OF-WAY
	PROPOSED TEMPORARY ROAD BARRIER		PROPERTY LOT LINE
	PROPOSED MID-BLOCK RAMP		EDGE OF PAVEMENT
	PROPOSED FLARED END SECTION		SECTION LINE
	OPEN SPACE		PROPOSED EASEMENT
	CONCRETE PARKING ISLE		EXISTING EASEMENT
	TREE GRATE		PROPERTY BOUNDARY
	STREET LIGHTS		SIGHT TRIANGLE LINE
	ADA ROUTE		PROPOSED CONCRETE CROSSSPAN
			PROPOSED STORM INLET
			PROPOSED MANHOLE
			PROPOSED STORM LINE
			PROPOSED FIRE HYDRANT



- NOTES:
1. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL, ANY INLETS WITHIN ALLEYS AND THE STORM MAINS CONNECTING THOSE INLETS TO THE MAIN, AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT.
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  3. BUILDING LOCATIONS SHALL BE MOVED BACK FROM THE STREET ROW TO ALLOW ROOM FOR SETBACKS AND BUILDING STRUCTURE COMPONENTS.
  4. MIDBLOCK EMERGENCY SETUP ZONES ARE REQUIRED AT ALL BUILDINGS THAT ARE EQUAL OR GREATER TO 30FT IN HEIGHT. A 26FT X 50FT CLEAR ZONE IS REQUIRED FOR EACH BUILDING OF 30FT OR GREATER. THESE ZONES WILL BE STRIPED AND SIGNED WHEN THE BUILDING SITE PLAN HAS BEEN CONFIRMED. MIDBLOCK SETUP AREAS MUST BE A MINIMUM WIDTH OF 26 FT.
  5. REFER TO LANDSCAPE PLANS FOR PAVEMENT AND PAVER DETAILS.
  6. ALL TYPE 3 BARRICADES SHALL BE PRIVATE AND MAINTAINED BY THE METROPOLITAN DISTRICT.
  7. ALL ALLEYS ARE PRIVATE





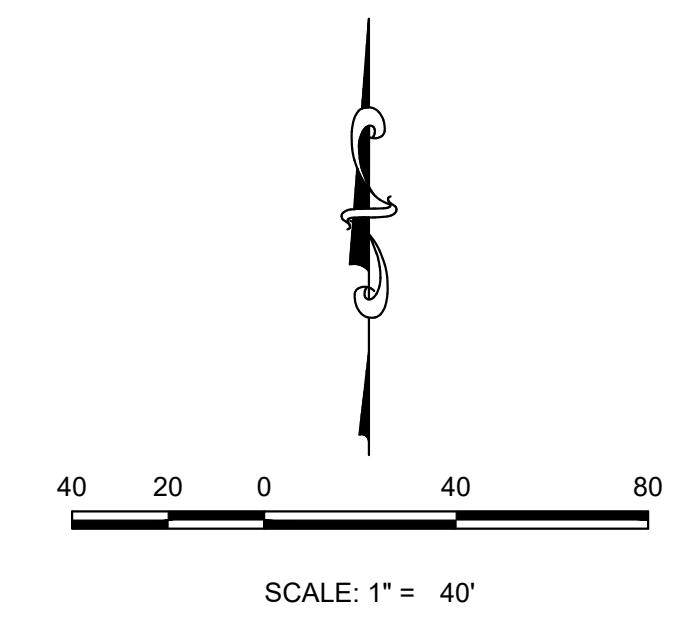
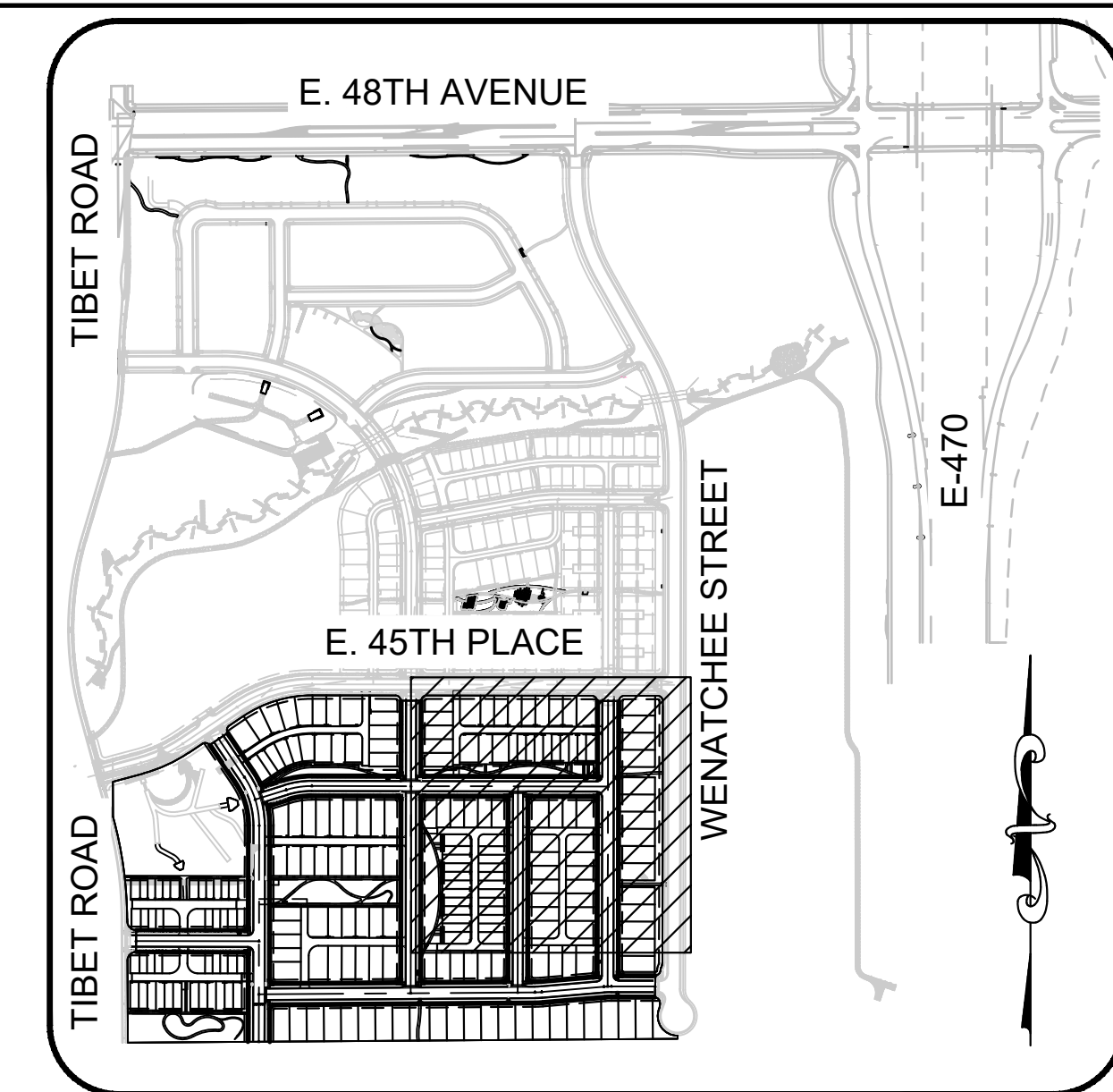












**Repeat Comment from 1st Referral:**  
Minimum longitudinal slope in the street should be 0.8% per section 4.05.1 (TYP.)  
A variance can be requested now (at the site plan process)  
**Note:** This is no a guaranty that the City Engineer will approve the variance.

GRADING LEGEND	
— 5640 —	EXISTING MAJOR CONTOUR
— — — — —	EXISTING MINOR CONTOUR
— 5640 —	PROPOSED MAJOR CONTOUR

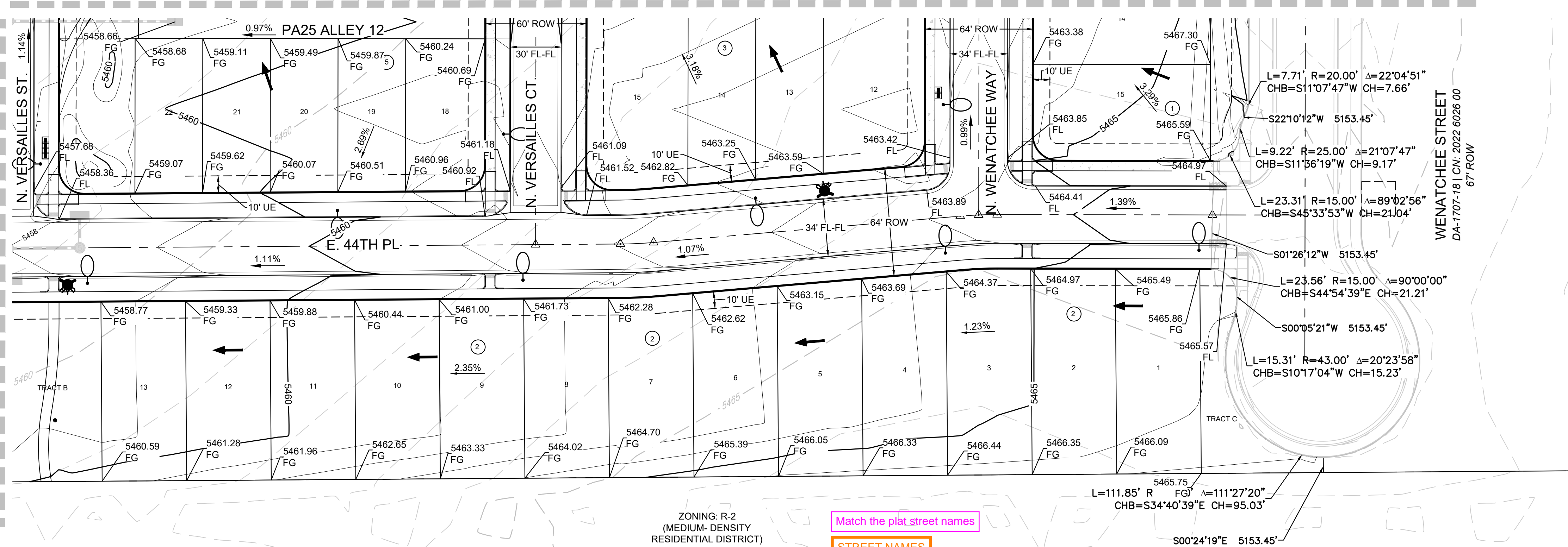
**4.05.1 Permissible Roadway Grades** Designers are encouraged to avoid grades less than 0.8% to minimize maintenance and icing problems. The minimum allowable grade for any roadway or alley is 0.5%. The maximum allowable grade for any roadway is shown in Table 4.05.1.1 and 4.05.1.2. The maximum grade for an alley is subject to the approval of the City Engineer, but shall not exceed eight percent.

1. ALL ALLEYS SHALL BE GRADED AS TYPE A OR B LOTS.
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
4. ALL DRIVEWAYS SHALL BE 20 FT UNLESS OTHERWISE NOTED.
5. MINIMUM SLOPE ON UNPAVED AREAS IS 2% MINIMUM SLOPE ON ASPHALT IS 1% MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
8. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR LONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
9. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
10. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
11. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.

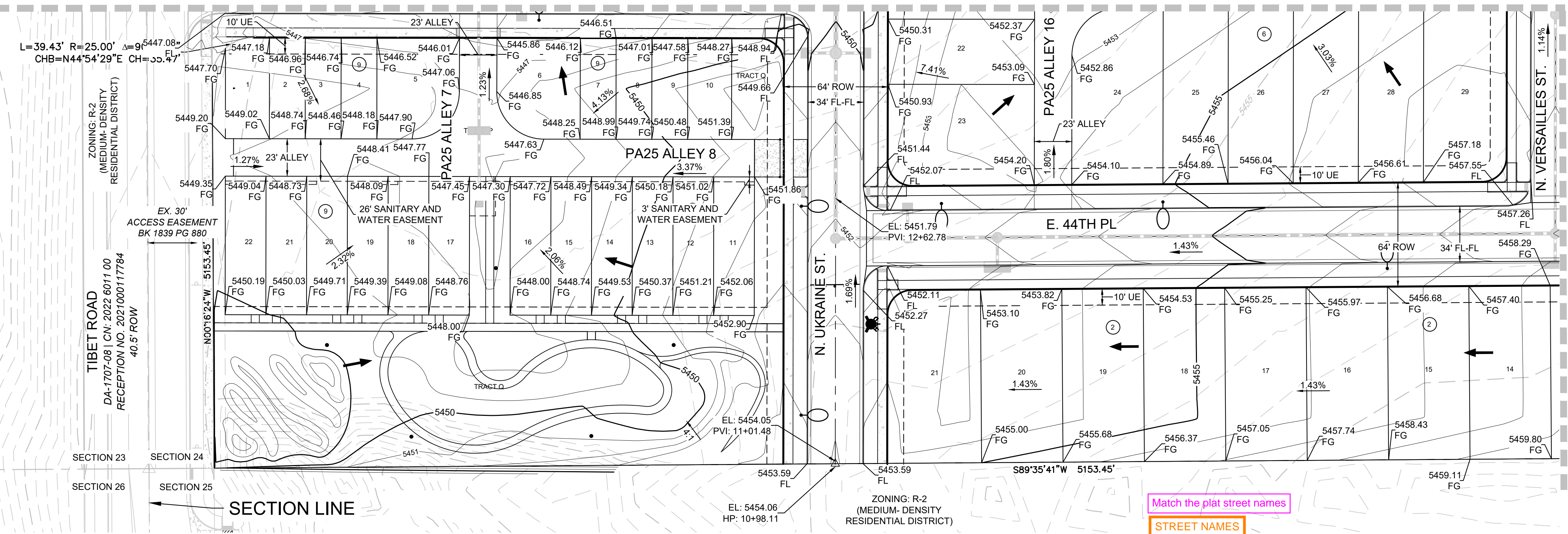


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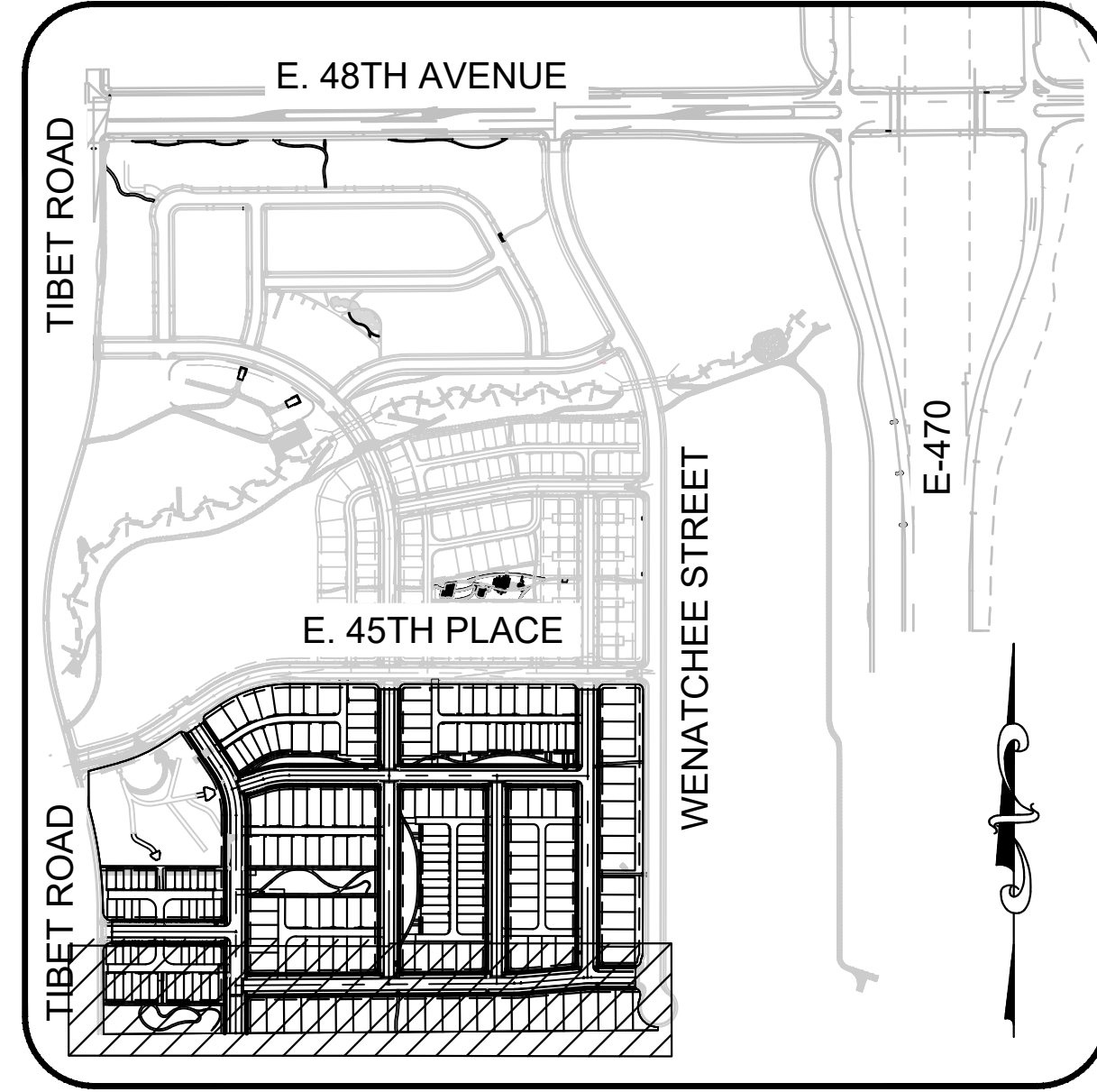
MATCHLINE - SEE ABOVE



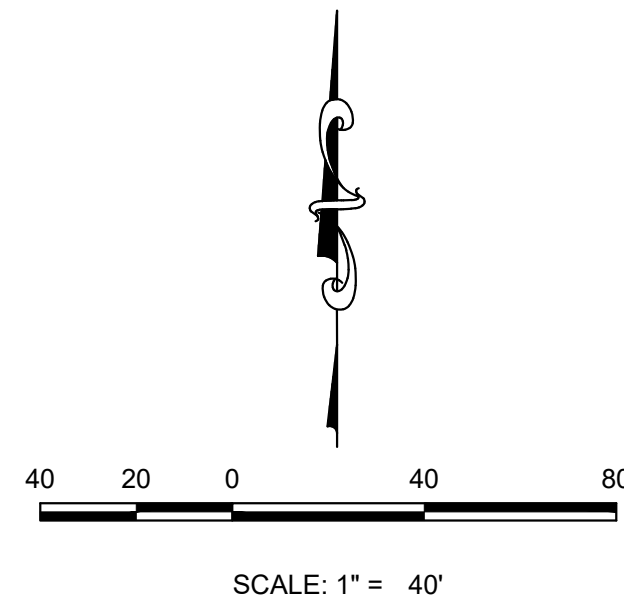
MATCHLINE - SEE SHEET 21



MATCHLINE - SEE BELOW



KEYMAP  
1" = 500'



GRADING LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	PROPOSED EASEMENT
	PROPERTY BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT

- NOTES:
- ALL ALLEYS SHALL BE GRADED AS TYPE A OR B LOTS.
  - ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA.
  - ALL ALLEY LOADED LOT DRIVEWAYS SHALL BE SLOPED AT 3.0% MINIMUM AND 10.0% MAXIMUM.
  - ALL DRIVEWAYS SHALL BE 20 FT UNLESS OTHERWISE NOTED.
  - MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
  - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
  - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
  - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
  - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
  - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.

SHEET NUMBER	DRAWN BY: MSD	CHECKED BY: TJO	DATE: JUNE 2024	SCALE: AS SHOWN	FILE NO: R0043268.00	Revisions	No.	Date	Init	Appr	Date

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

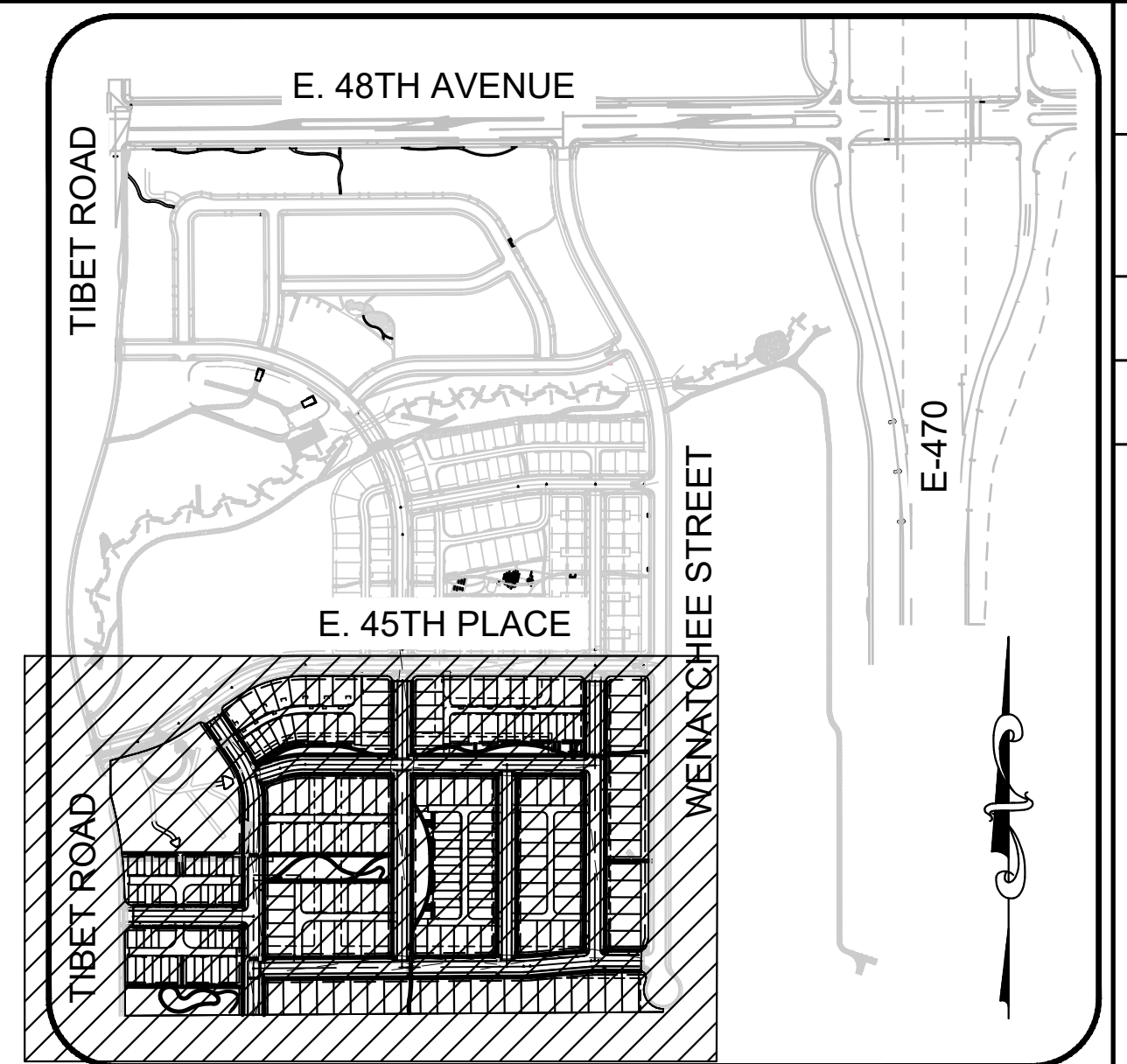
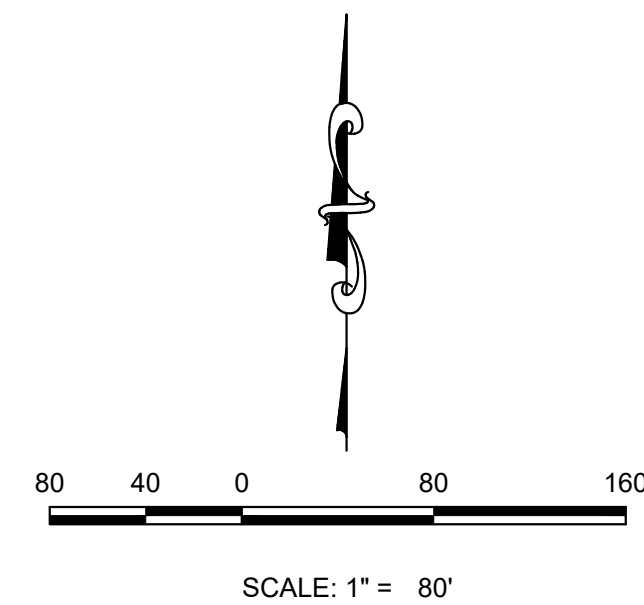
**WINDLER PUBLIC IMPROVEMENT AUTHORITY**  
9155 E NICHOLS AVENUE, SUITE 360  
AURORA, CO 80012  
EMAIL: CHRIS@FELLOWSCS.COM

**WINDLER PA 25 SITE PLAN AREA GRADING PLAN**

23

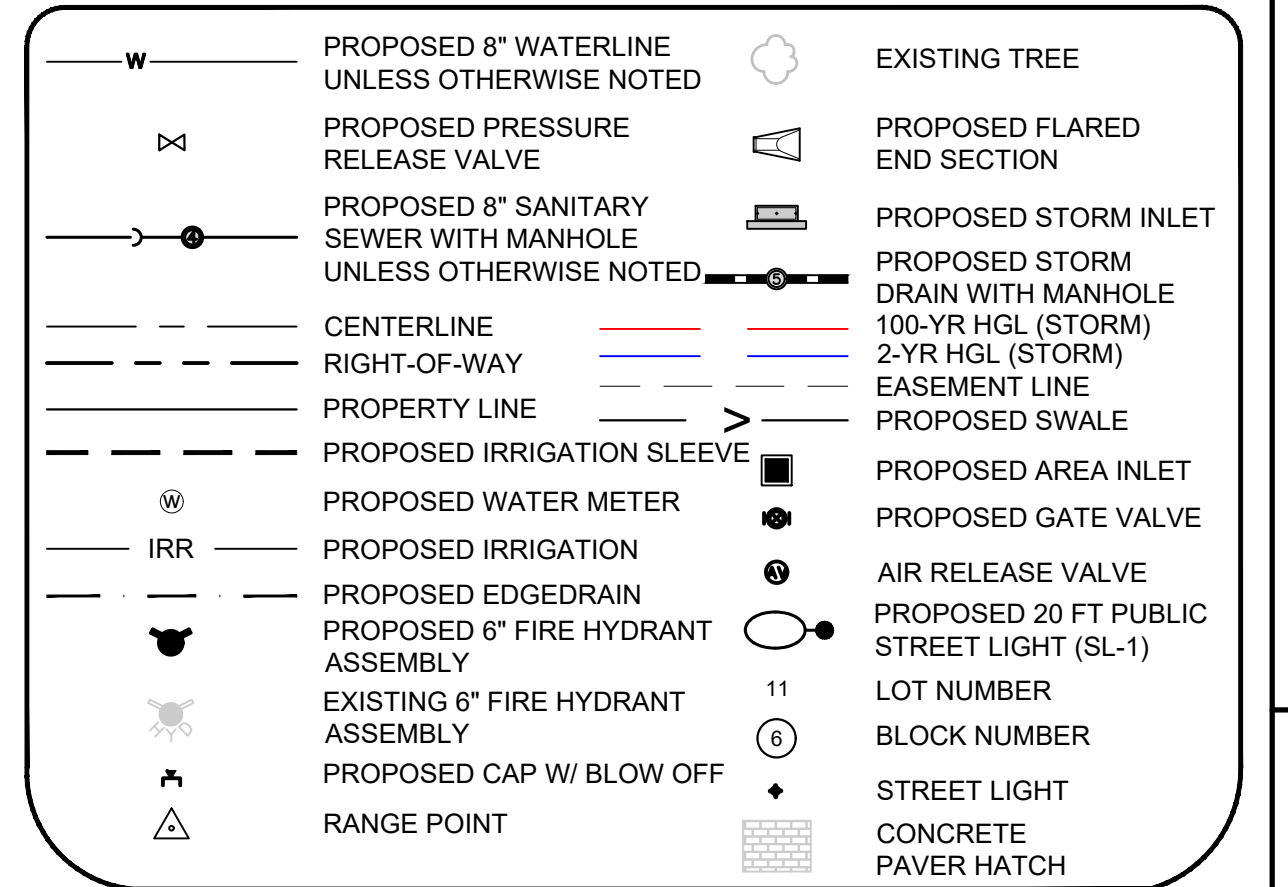


## AKNOWLEDGED



KEYMAP  
1" = 500'

## UTILITY LEGEND



## ABBREVIATIONS

B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	ROP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVP	END VERTICAL CURVE	RW	RAW WATER LINE
FG	FINISHED PROFILE	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
HP	HIGH POINT	SO	EDGE OF 6' SHOULDER OFFSET
GV	GATE VALVE	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	T.C.	TOP OF CURB
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VE	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

NOTES:

- FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE FOLLOWING: THE CITY OF AURORA SHALL MAINTAIN ALL STORM MAINS CONNECTING THOSE INTERSECTS TO THE MAIN, AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE DEVELOPMENT. ALL STREET LIGHTS ON PUBLIC ROADWAY WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.

Match the plat street names

STREET NAMES  
ARE CORRECT

ZONING: R-2  
(MEDIUM- DENSITY  
RESIDENTIAL DISTRICT)

# Westwood

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

**IMPROVEMENT AUTHORITY**  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112  
EMAIL: CHRIS@FELLOWSCOS.COM

PA 25 SITE PLAN  
OVERALL UTILITY PLAN

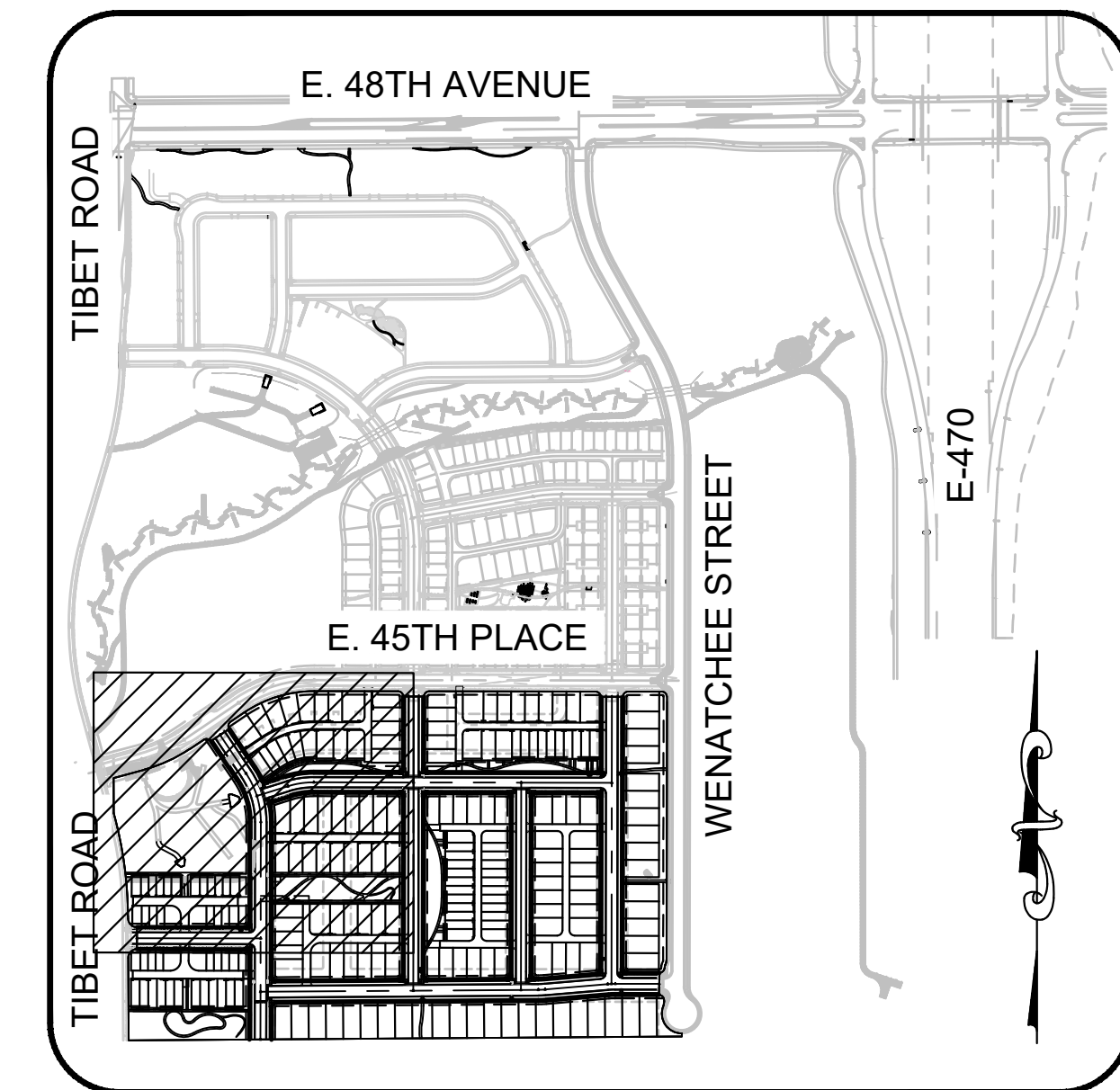
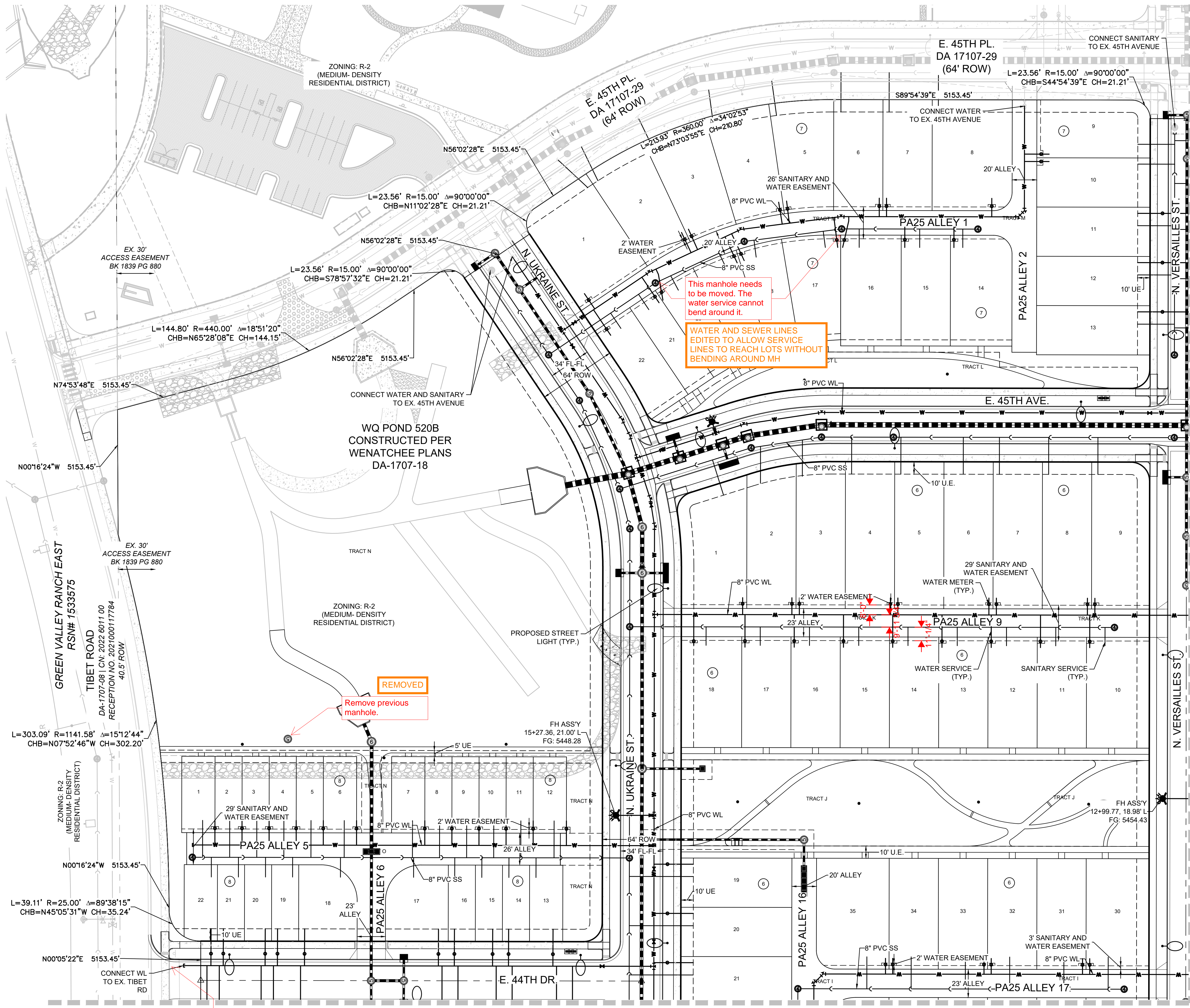
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MSD
CHECKED BY: TJO
DATE: JUNE 2024

24



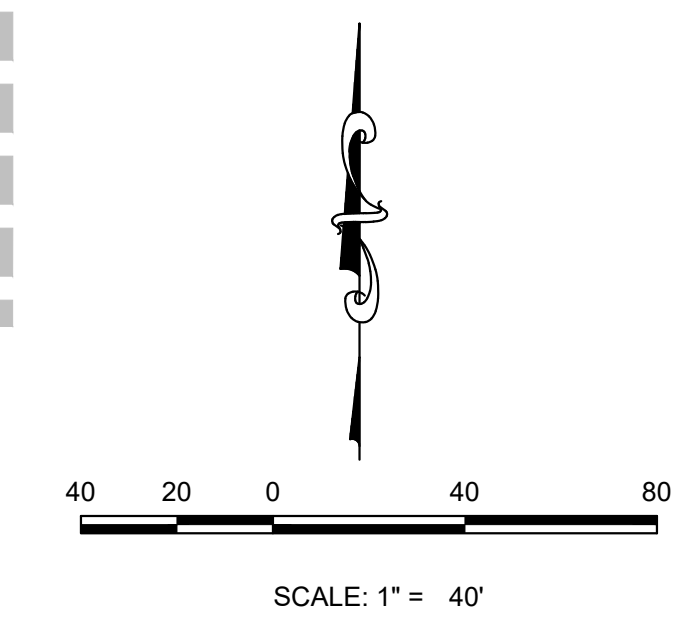
N:\PROJECTS\WINDLER\FLINGS\BHD - PA24 25\CADD\ENGINEERING\SHSHEET SETS\SP24\AREA UTILITY PLAN.DWG, MSDAVIS, 6/17/24



UTILITY LEGEND		
W	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	EXISTING TREE
Δ	PROPOSED PRESSURE RELEASE VALVE	PROPOSED FLARED END SECTION
—●—	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED	PROPOSED STORM INLET
—	CENTERLINE	PROPOSED STORM DRAIN WITH MANHOLE
—	RIGHT-OF-WAY	100-YR HGL (STORM)
---	PROPERTY LINE	2-YR HGL (STORM)
---	PROPOSED IRRIGATION SLEEVE	EASEMENT LINE
W	PROPOSED WATER METER	PROPOSED SWALE
IRR	PROPOSED IRRIGATION	PROPOSED AREA INLET
—	PROPOSED EDGEDRAIN	PROPOSED GATE VALVE
—	PROPOSED 6" FIRE HYDRANT ASSEMBLY	AIR RELEASE VALVE
—	EXISTING 6" FIRE HYDRANT ASSEMBLY	PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
—	PROPOSED CAP W/ BLOW OFF	LOT NUMBER
Δ	RANGE POINT	11 BLOCK NUMBER
		6 STREET LIGHT
		CONCRETE PAVER HATCH

ABBREVIATIONS	
B.O.P.	BOTTOM OF PIPE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HP	HIGH POINT
GV	GATE VALVE
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RW	RAW WATER LINE
SD	STORM DRAIN
SL	SECTION LINE
SO	EDGE OF 6" SHOULDER OFFSET
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
T.O.P.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION

- NOTES:
- FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION
  - ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL. ANY INLETS WITHIN ALLEYS AND THE STORM MAINS CONNECTING THOSE INLETS TO THE MAIN, AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.
  - SEGMENTS OF SANITARY MAIN THAT SERVE THE MOTOR COURTS ARE TO BE PRIVATELY MAINTAINED BY THE DISTRICT.
  - ALL DRIVEWAYS SHALL BE 20 FT UNLESS NOTED OTHERWISE.



MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 26

The waterline connection that was previously shown is missing.

This loop is needed to support the number of water connections being proposed.

WATERLINE EXTENDED TO TIE INTO THE WATERLINE RUNNING IN TIBET.

SHEET NUMBER	DRAWN BY: MSD	CHECKED BY: TJO	DATE: JUNE 2024	SCALE: AS SHOWN	FILE NO: R0043268.00	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 AURORA, CO 80012 EMAIL: CHRIS@FELLOWSCSG.COM	Westwood 10333 E DRY CREEK RD., SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date





40 20 0 40 80

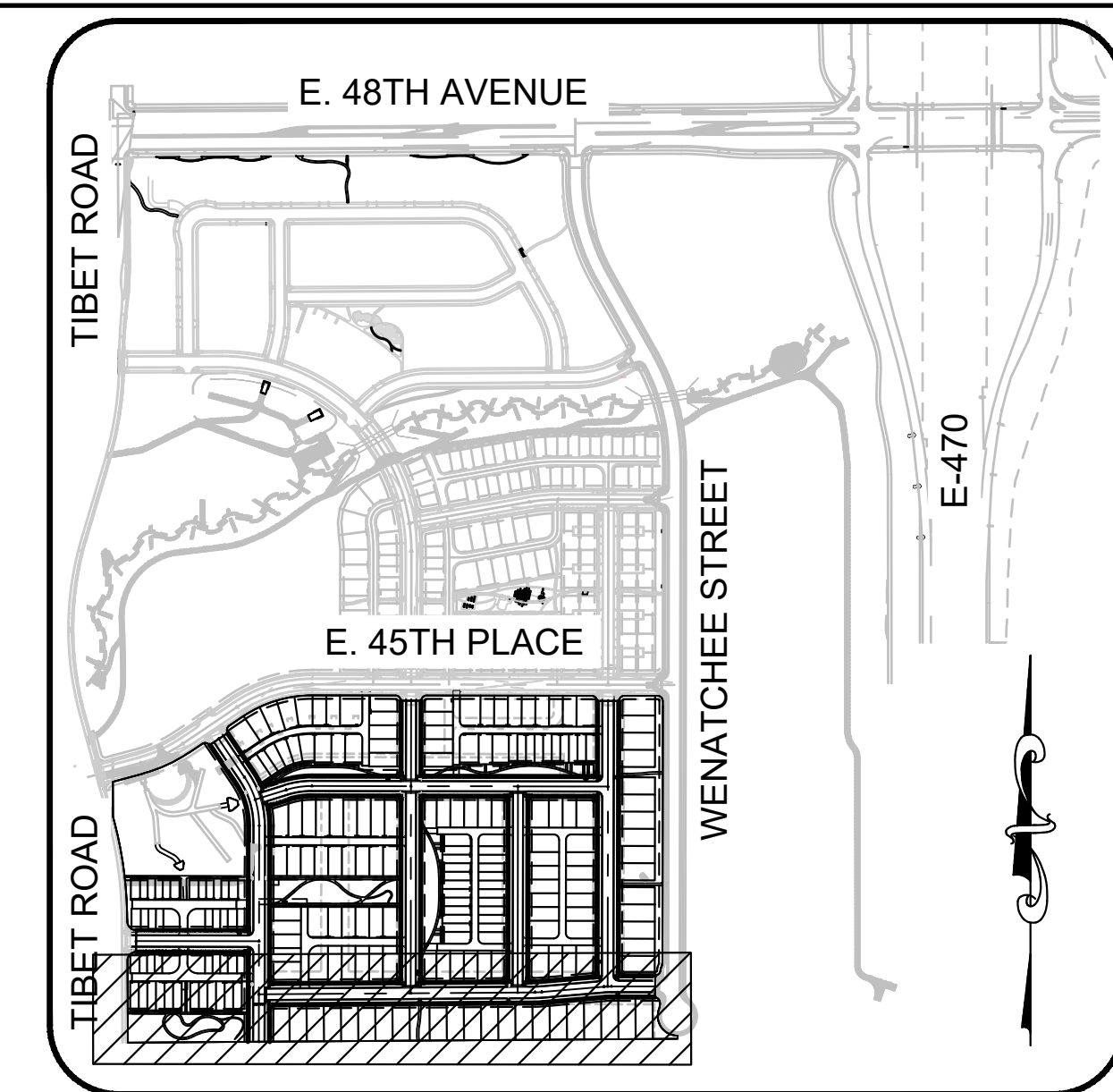
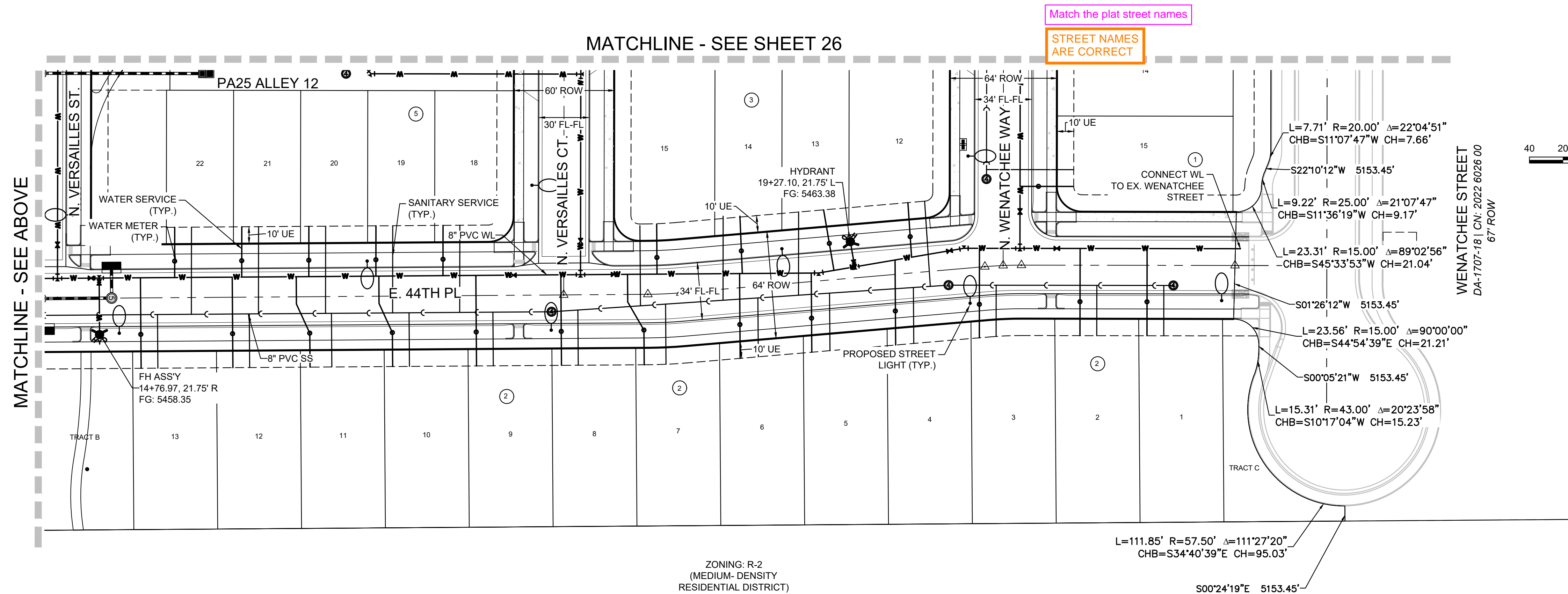
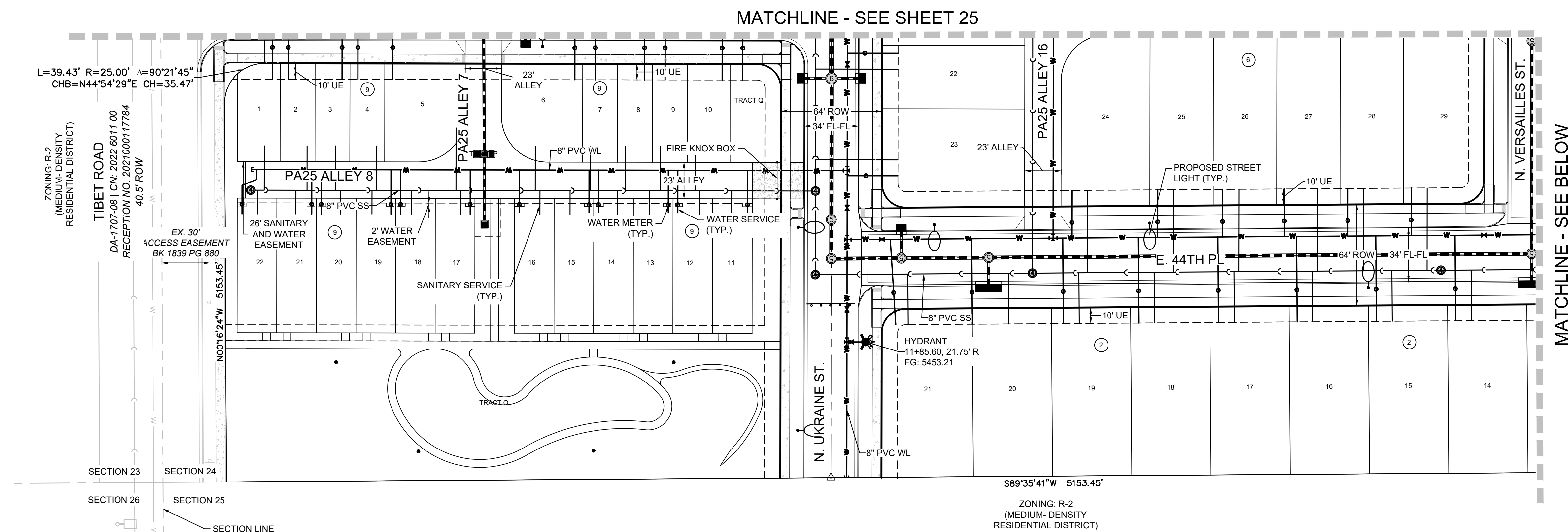
SCALE: 1" = 40'

- ## UTILITY LEGEND



B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX
EL	ELEVATION		CULVERT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	RW	RAW WATER LINE
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
HP	HIGH POINT	SO	EDGE OF 6' SHOULDER OFFSET
GV	GATE VALVE	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

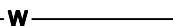





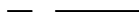













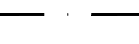













NOTES:

1. FOR ALL MANHOLES LOCATED IN CONCRETE, REFER TO CITY OF AURORA DETAIL S19 FOR BLOCKOUT DETAILS AND INFORMATION.
2. ALL STORM DRAIN FACILITIES ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF AURORA WITH THE EXCEPTION OF THE PROPOSED CHANNEL AND INLETS WITHIN ALI AND THE STORM MAINS CONNECTING THOSE INLETS TO THE MAIN, AND PONDS. THESE WILL BE MAINTAINED BY THE METRO DISTRICT. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LOCATIONS SHALL BE DETERMINED WITH THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. TYPICAL STREET LIGHTS ON PUBLIC ROADS WILL BE OWNED AND OPERATED BY THE CITY OF AURORA. ALL STORM MAINS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. SEGMENTS OF SANITARY MAIN THAT SERVE THE MOTOR COURTS ARE TO BE PRIVATELY MAINTAINED BY THE DISTRICT.
4. ALL DRIVEWAYS SHALL BE 20 FT UNLESS NOTED OTHERWISE.

## UTILITY LEGEND

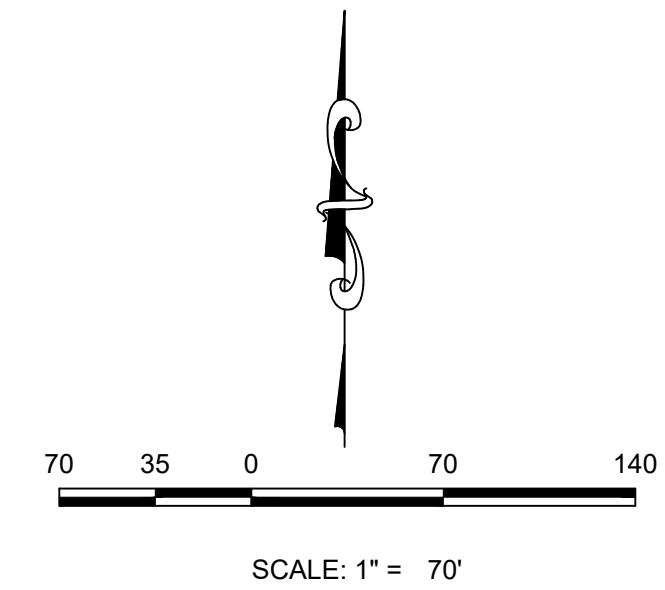
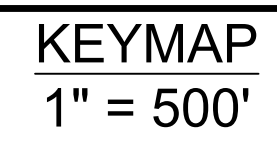
	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		EXISTING TREE
	PROPOSED PRESSURE RELEASE VALVE		PROPOSED FLARED END SECTION
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED STORM INLET
	CENTERLINE		PROPOSED STORM DRAIN WITH MANHOLE
	RIGHT-OF-WAY		100-YR HGL (STORM)
	PROPERTY LINE		2-YR HGL (STORM)
	PROPOSED IRRIGATION SLEEVE		EASEMENT LINE
	PROPOSED WATER METER		PROPOSED SWALE
	PROPOSED IRRIGATION		PROPOSED AREA INLET
	PROPOSED EDGE DRAIN		PROPOSED GATE VALVE
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		AIR RELEASE VALVE
	EXISTING 6" FIRE HYDRANT ASSEMBLY		PROPOSED 20 FT PUBLIC STREET LIGHT (SL-1)
	PROPOSED CAP W/ BLOW OFF		LOT NUMBER
	RANGE POINT		BLOCK NUMBER
			STREET LIGHT
			CONCRETE PAVER HATCH

ABBREVIATIONS			
B.O.P.	BOTTOM OF PIPE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	RW	RAW WATER LINE
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SO	EDGE OF $\frac{1}{2}$ SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.P.	TOP OF PIPE
LF	LINEAR FEET	UE	UTILITY EASEMENT
MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE		

[illegible]



STREET NAMES  
ARE CORRECT



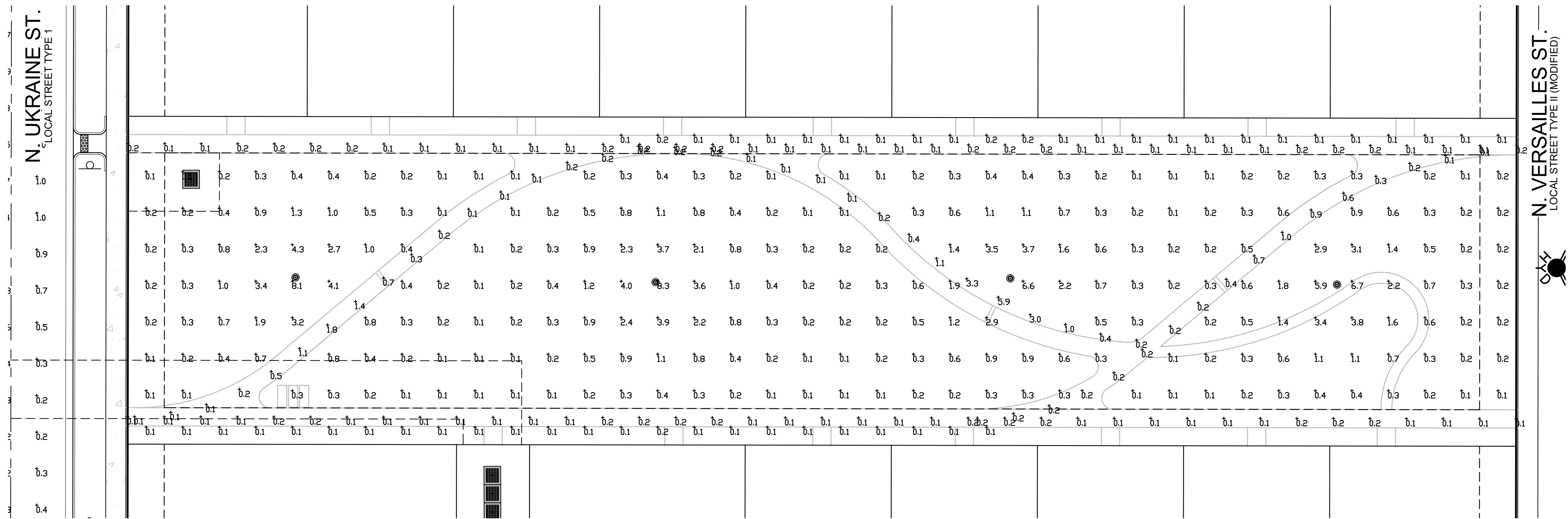
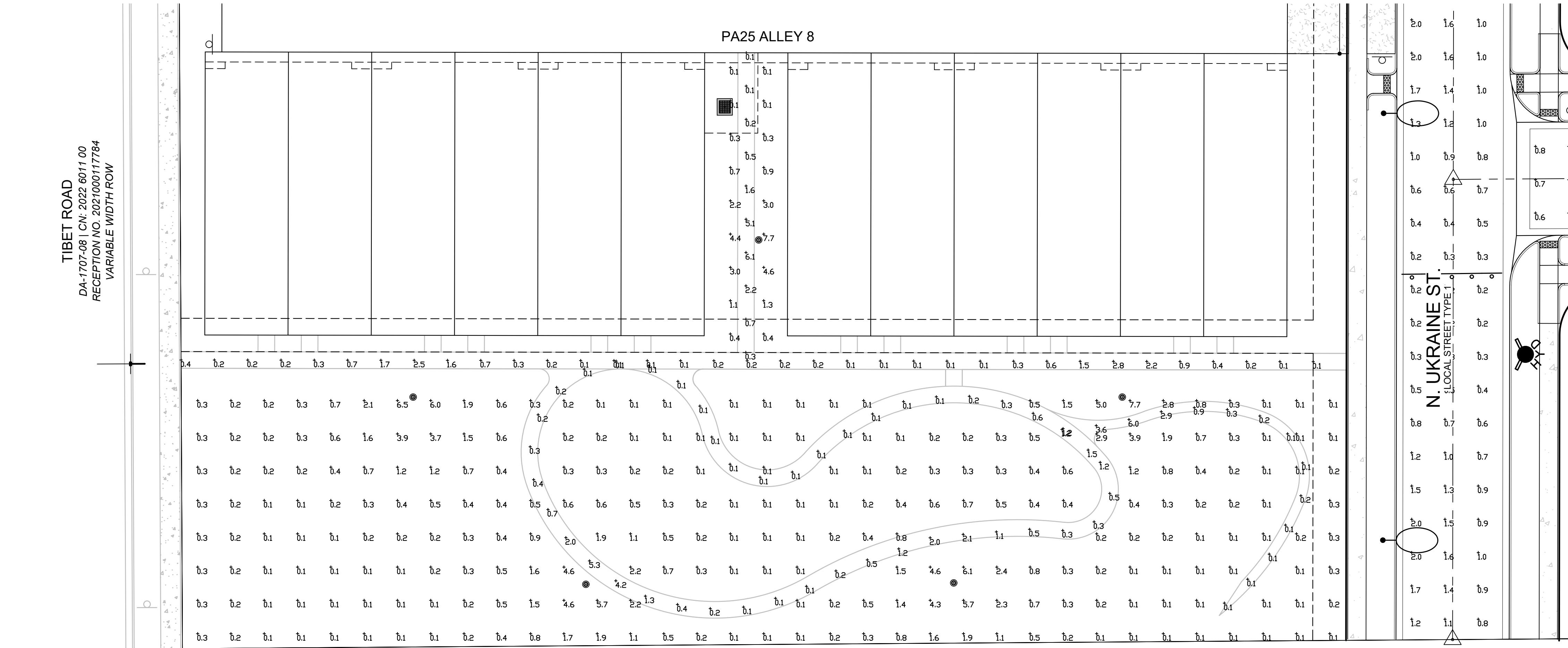
SHEET NUMBER  28	DRAWN BY:	MSD	SCALE:	WINDLER  PA 25 SITE PLAN  OVERALL OPEN SPACE LIGHTING PLAN	WINDLER PUBLIC  IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 380 CENTENNIAL, COLORADO 80112 EMAIL: CHRIS@FELLOWSCOS.COM	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD , CO 80112 TEL: 720.482.9526</div> <div>Westwoodsps.com Westwood Professional Services, Inc.</div>						
	CHECKED BY:	TJO	FILE NO:				No.	Revisions	Date	Init.	Appr.	
	DATE:	JUNE 2024	R0043268.00									



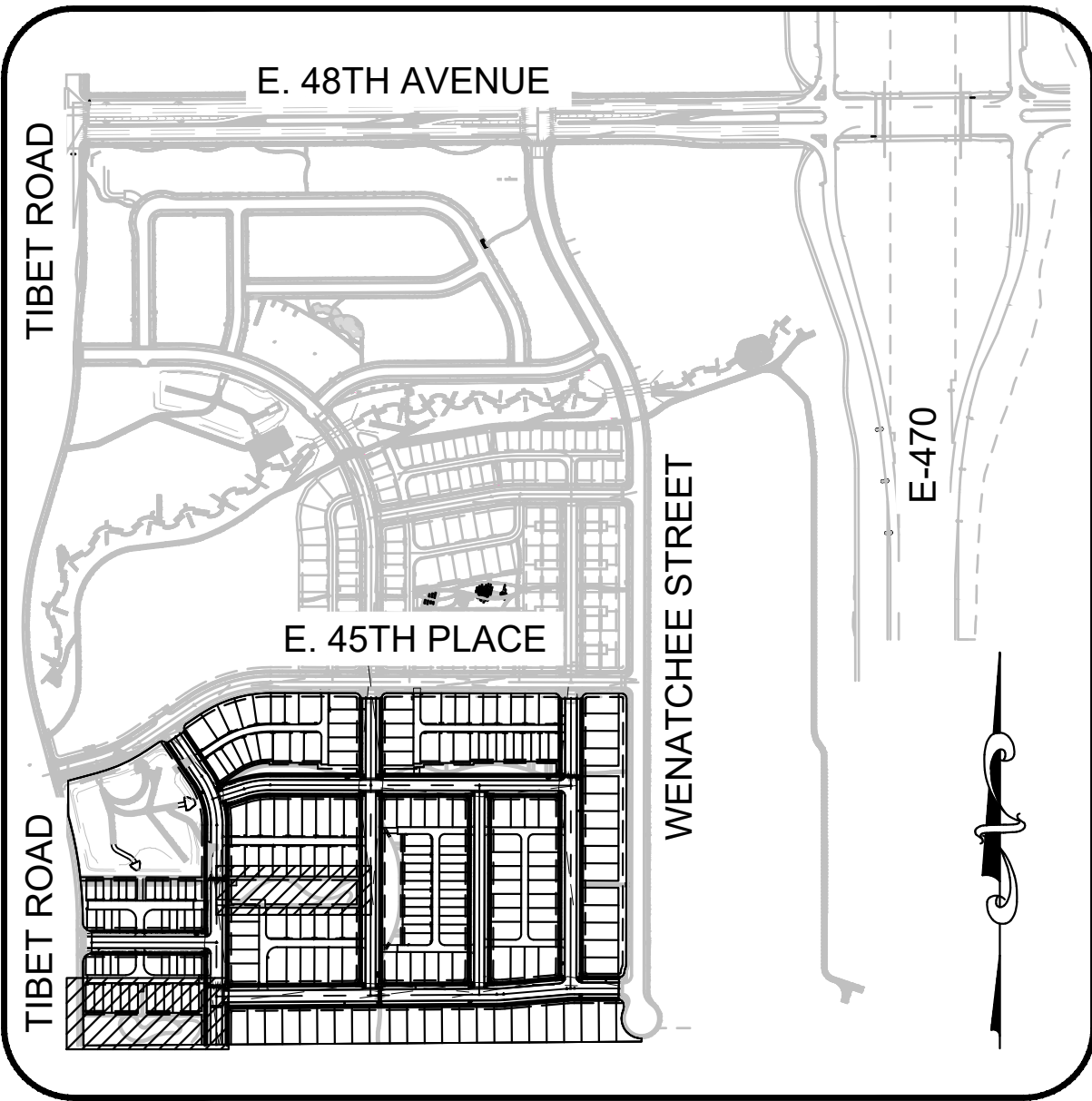
Legend added

LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.76	0.81
CITY STANDARD	N/A	0.20
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

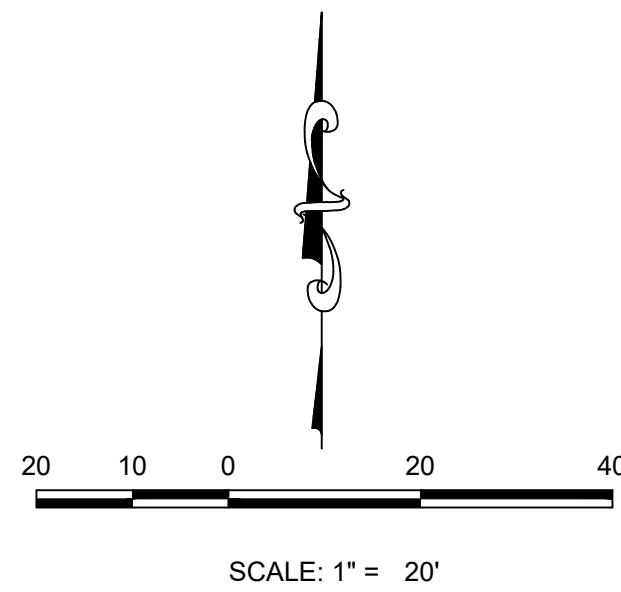
LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.68	0.32
CITY STANDARD	N/A	0.20
NOTE:		
CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.68	0.32
CITY STANDARD	N/A	0.20
NOTE:		
CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



KEYMAP  
1" = 500'



NOTES:

1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

# Westwood

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

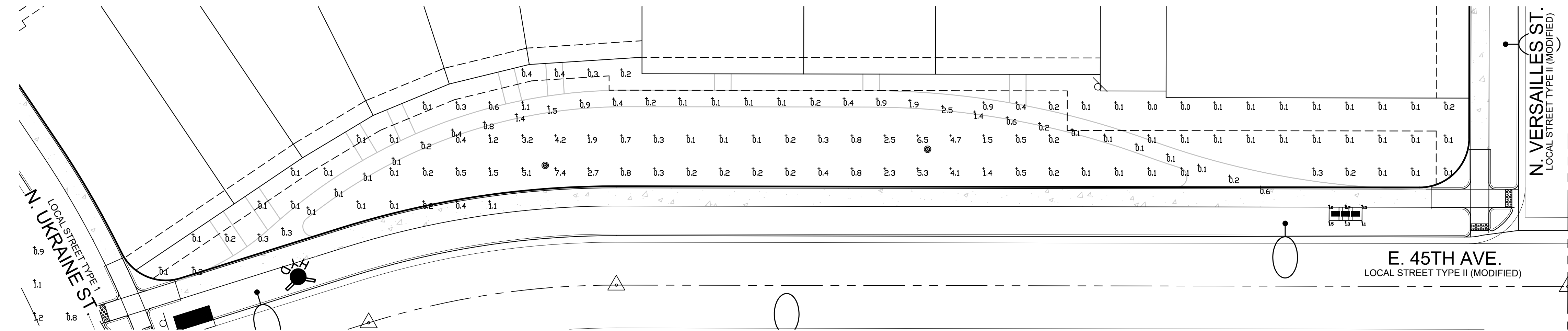
**WINDLER PUBLIC  
IMPROVEMENT AUTHORITY**  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112  
EMAIL: CHRIS@FELLOWSCOS.COM

**WINDLER  
PA 25 SITE PLAN  
AREA LIGHTING PLAN**

DRAWN BY:	MSD	SCALE:	AS SHOWN
	CHECKED BY:	FILE NO:	R0043268.00
DATE:		JUNE 2024	

29

N:\PROJECTS\WINDLER\FILES\NMBHD P - PA24-25\CAD\ENGINEERING\SHEET SETS\SP\PA20\AREA LIGHTING PLAN.DWG, MSDAVIS, 6/17/24



LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:	SIDEWALKS	
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.77	0.51
CITY STANDARD	N/A	0.20
NOTE:		
CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



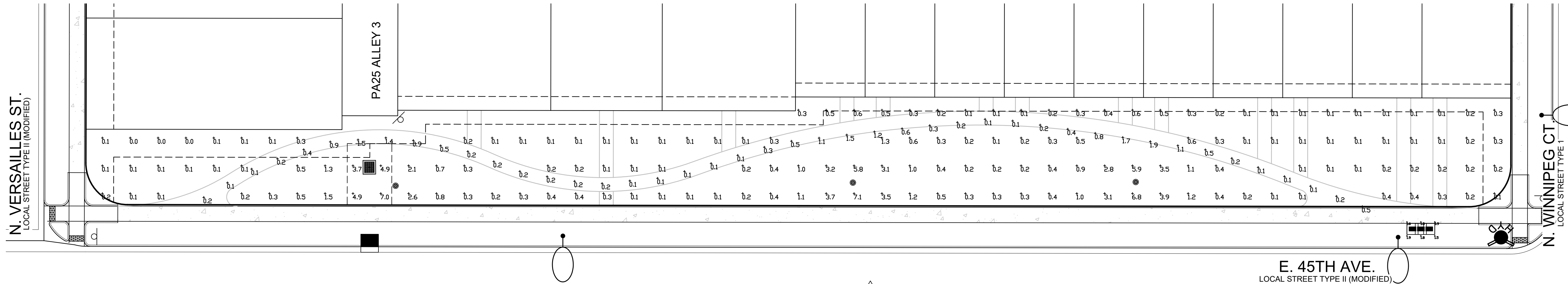
20 10 0 20 40

SCALE: 1" = 20'

Show electrical conduit locations and meters to ensure that the conduit does not intersect any meters or hydrants.

Per conversations with CaseyB, electrical conduit routing to be shown on construction plans.

NOTES:  
1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

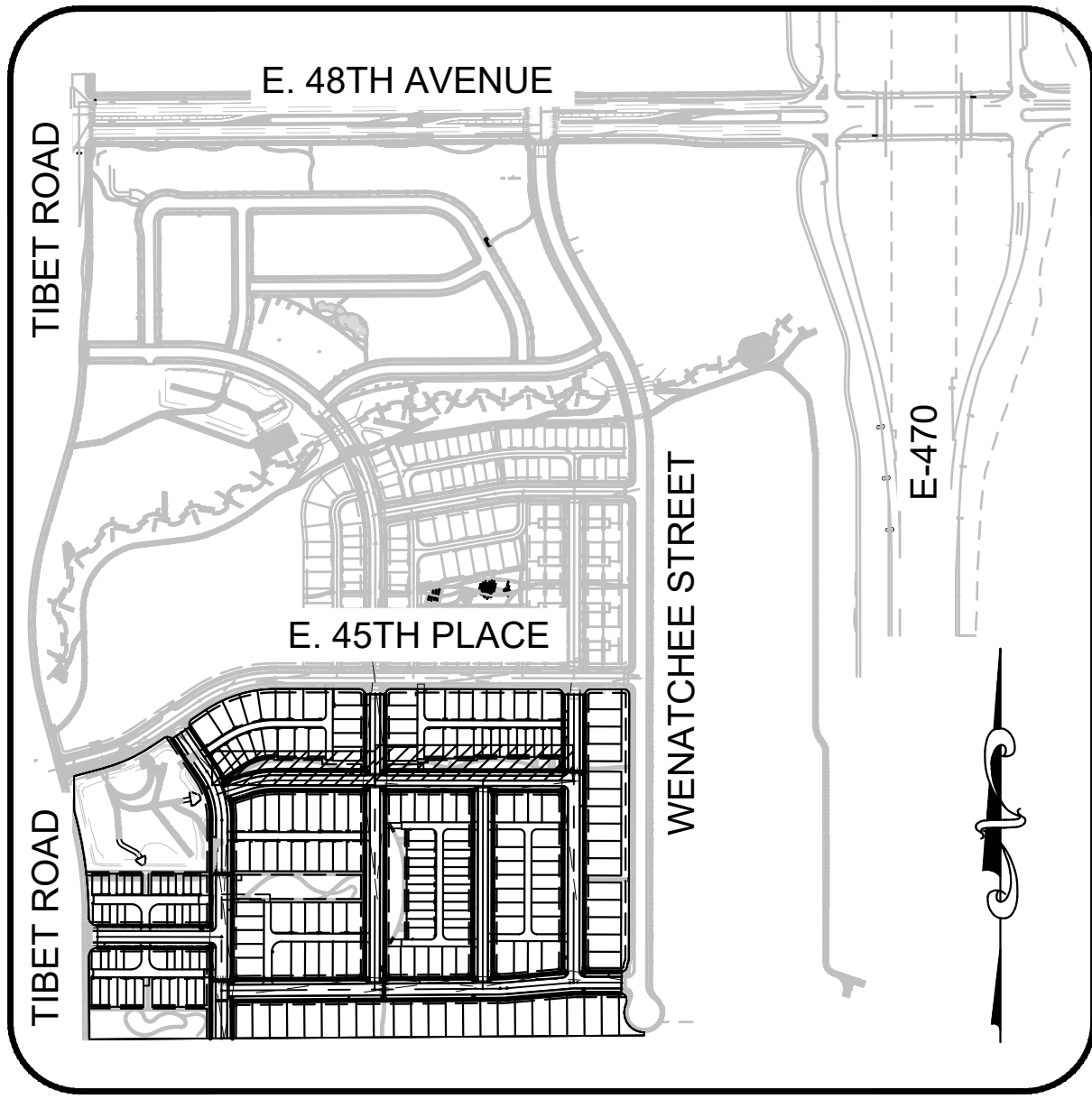


LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:	SIDEWALKS	
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.76	0.49
CITY STANDARD	N/A	0.20
NOTE:		
CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



20 10 0 20 40

SCALE: 1" = 20'



KEYMAP  
1" = 500'

No.	Revisions	Date	Init.	Appr.	Date

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10333 E DRY CREEK RD.  
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**WINDLER PUBLIC  
IMPROVEMENT AUTHORITY**  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112  
EMAIL: CHRIS@FELLOWSCOS.COM

**WINDLER  
PA 25 SITE PLAN  
AREA LIGHTING PLAN**

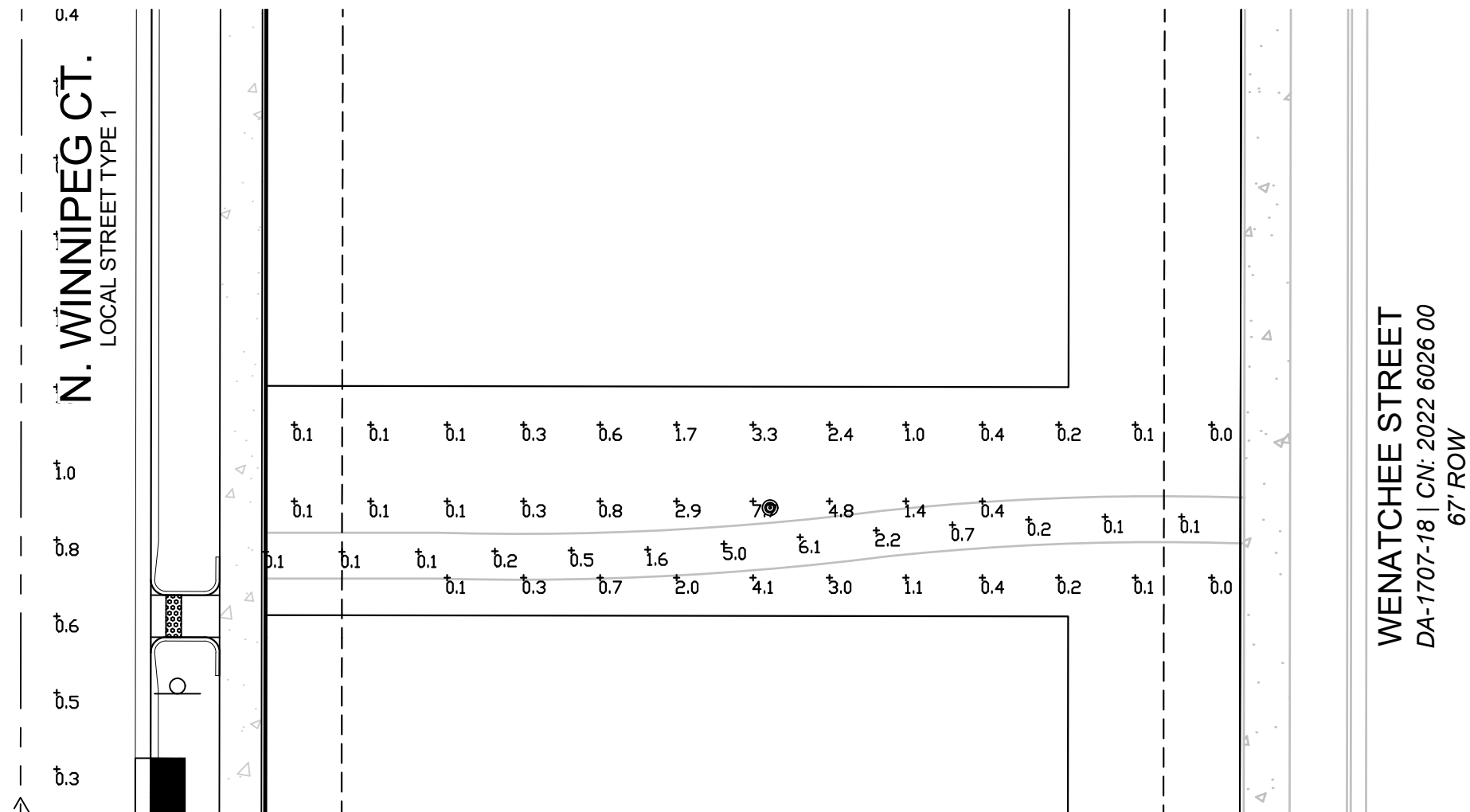
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CHECKED BY:	TJO	FILE NO:	R00413268.00
DATE:	JUNE 2024		

SHEET NUMBER  
**30**



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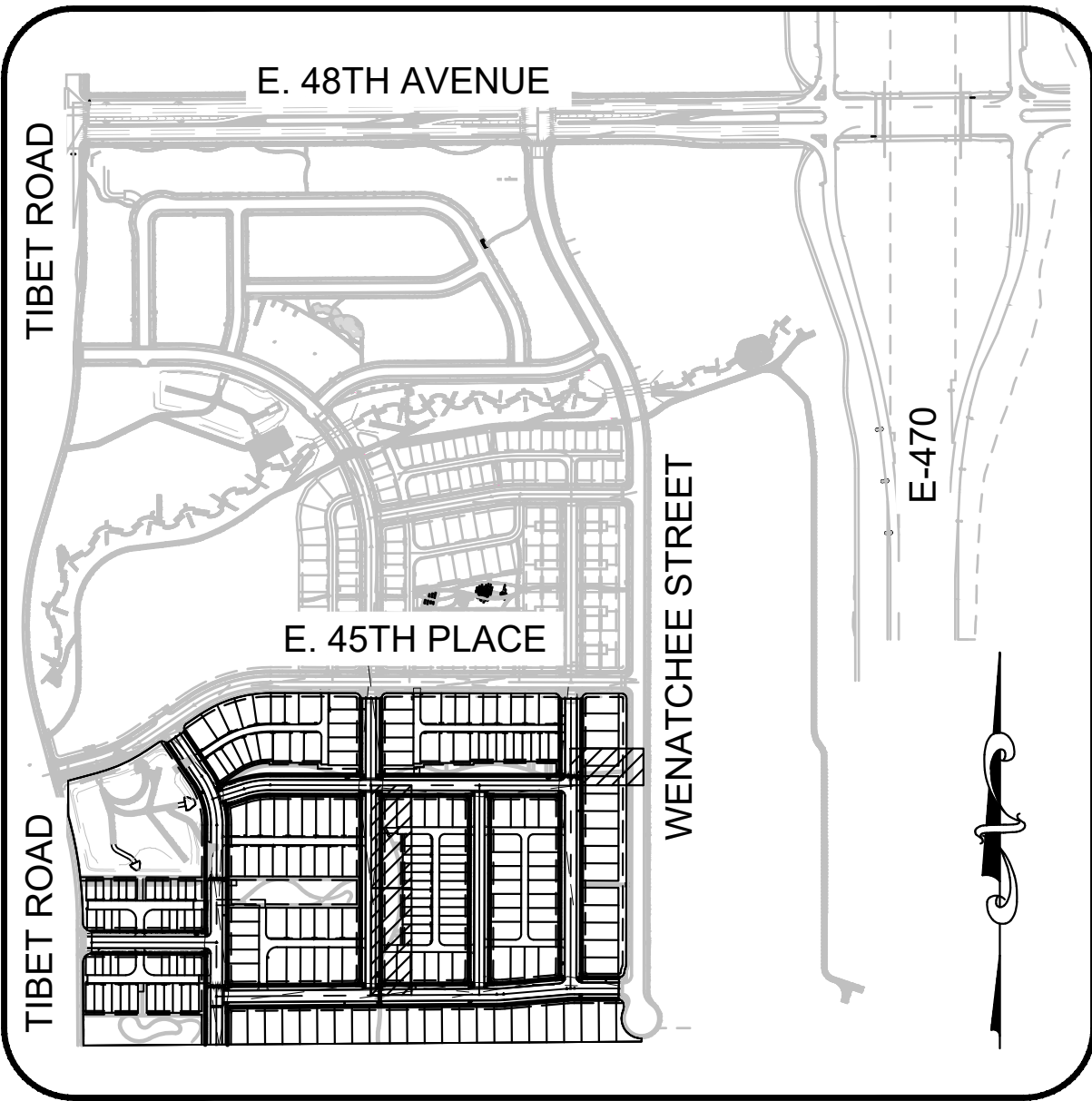
STREET NAMES  
ARE CORRECT



LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.20	1.31
CITY STANDARD	N/A	0.20
NOTE:		
CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

NOTES:

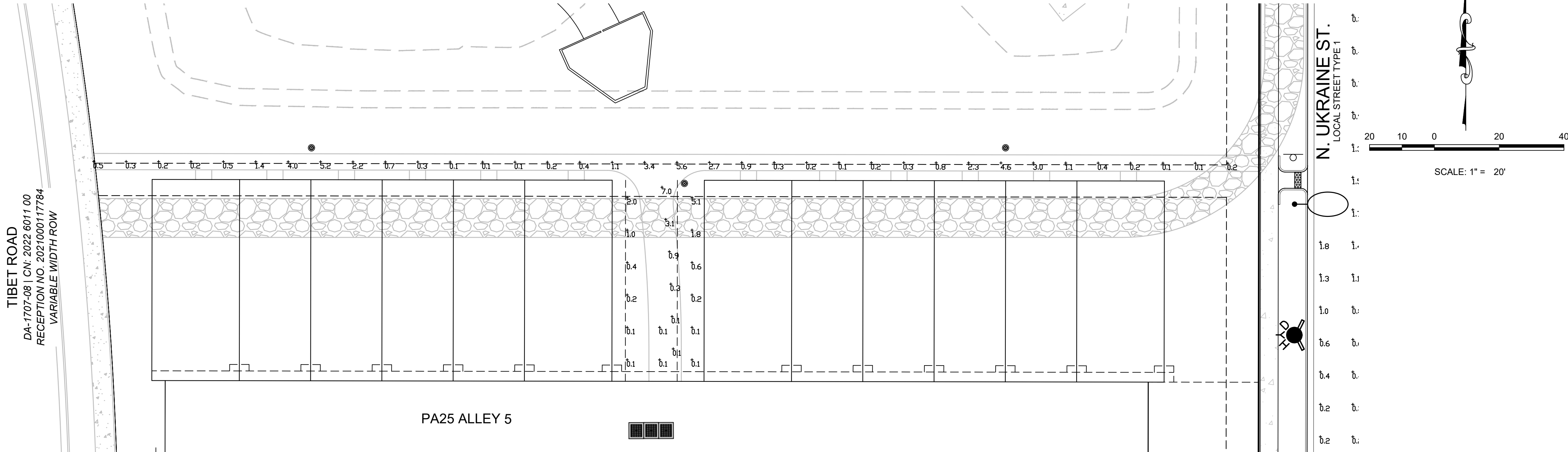
1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



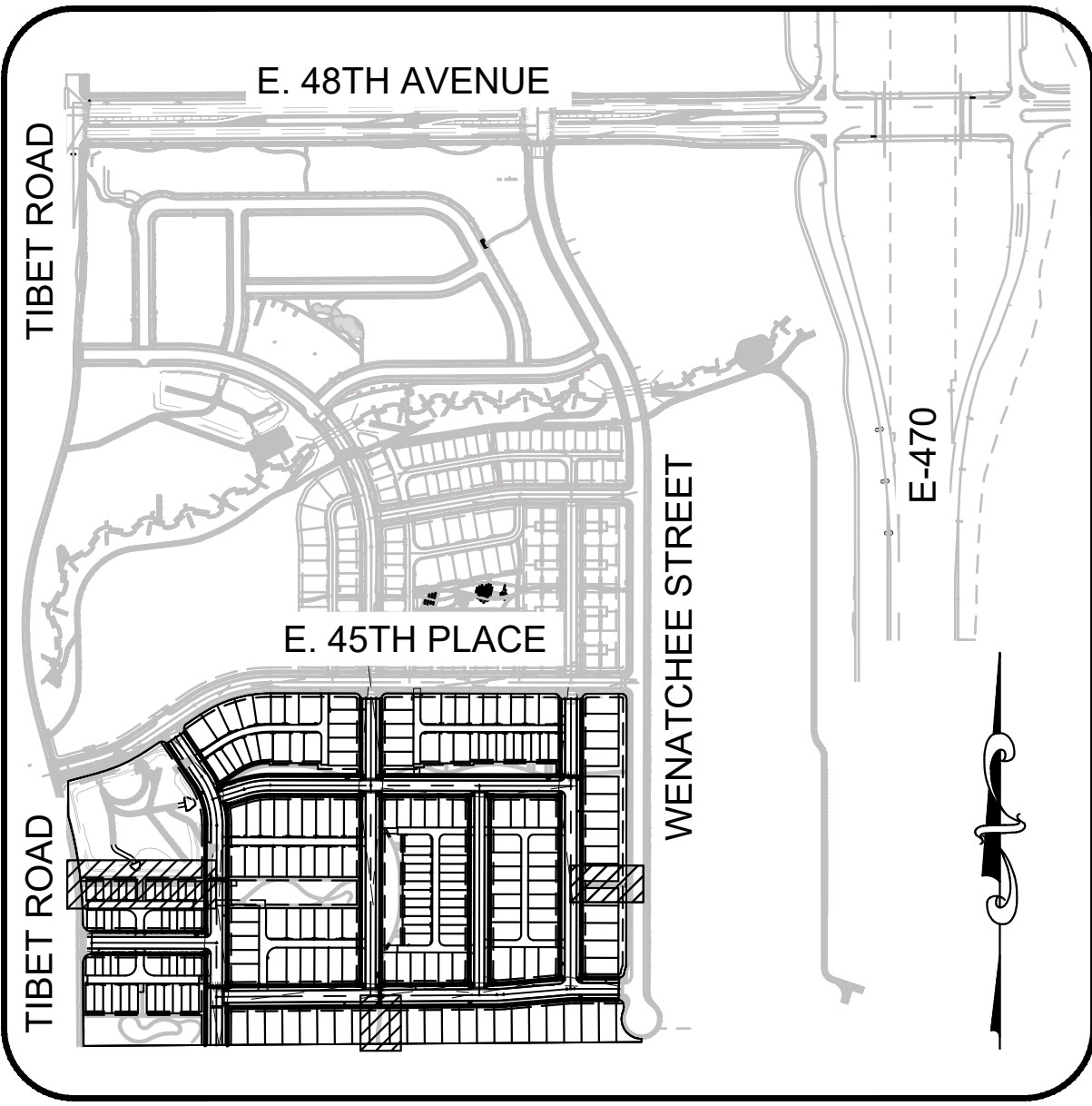
KEYMAP  
1" = 500'

SHEET NUMBER	31	DRAWN BY: MSD		SCALE:	WINDLER PA 25 SITE PLAN AREA LIGHTING PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112 EMAIL: CHRIS@FELLOWSCOS.COM	<div>Westwood</div> <div>10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodps.com Westwood Professional Services, Inc.</div>	No.	Revisions	Date	Init.	Appr.	Date
		CHECKED BY:		FILE NO:									
		DATE:											

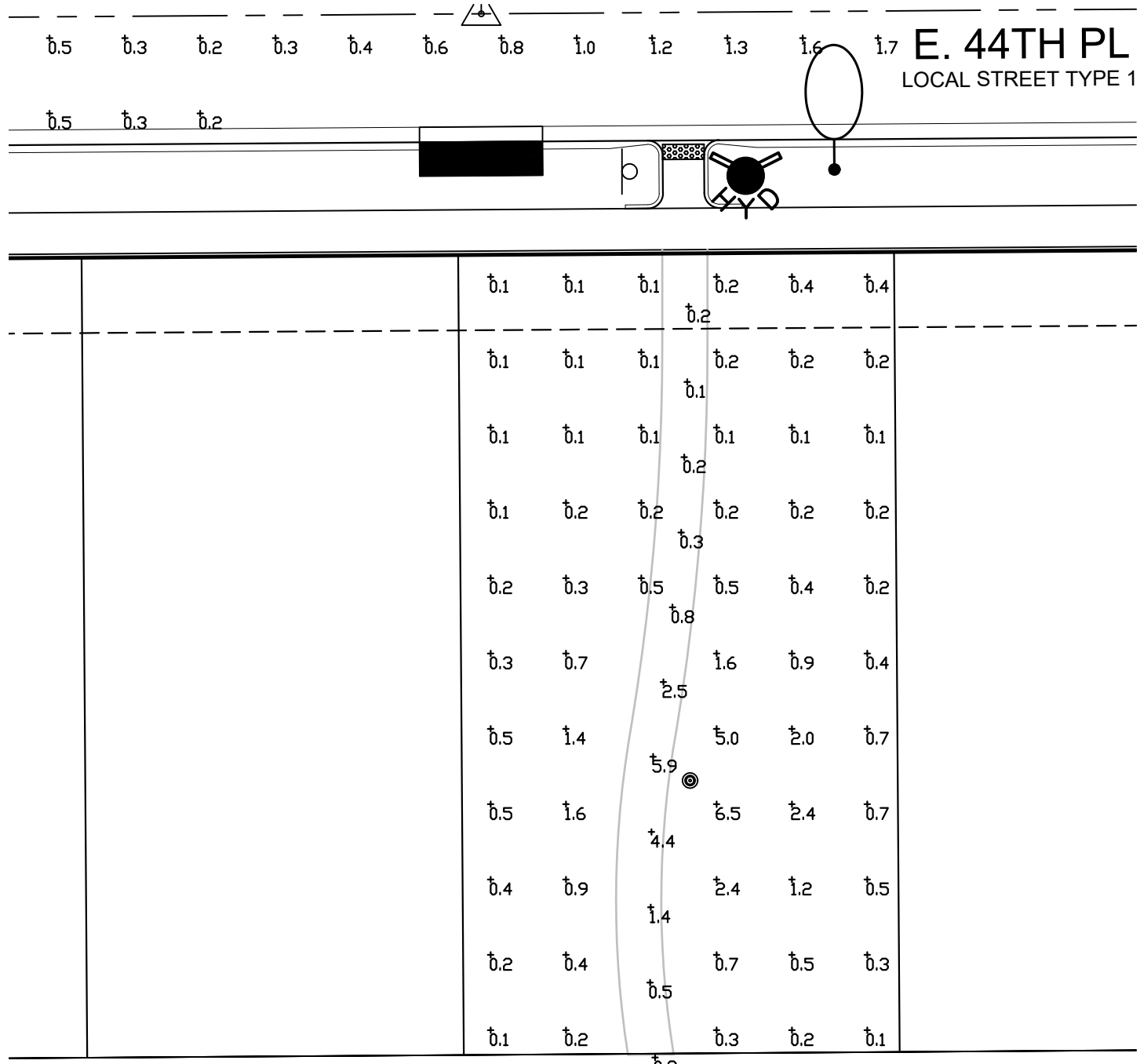
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LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.85	1.32
CITY STANDARD	N/A	0.20
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



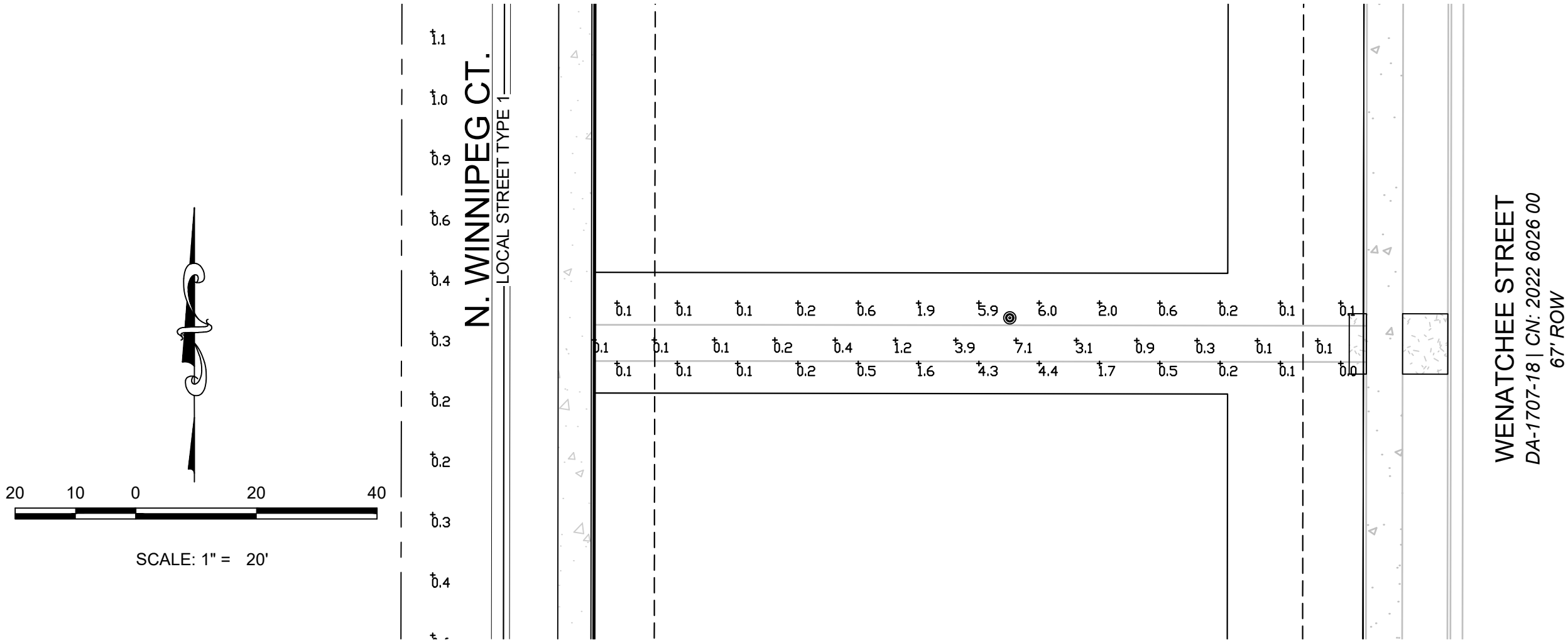
NOTES:  
1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	0.66	1.50
CITY STANDARD	N/A	0.20
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

Match the plat street names

STREET NAMES  
ARE CORRECT



LIGHTING CALCULATIONS SUMMARY		
OPEN SPACE PARK:		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.22	1.35
CITY STANDARD	N/A	0.20
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

32

SHEET NUMBER

DRAWN BY: MSD

CHECKED BY: TJO

DATE: JUNE 2024

SCALE: AS SHOWN

FILE NO: R0043268.00

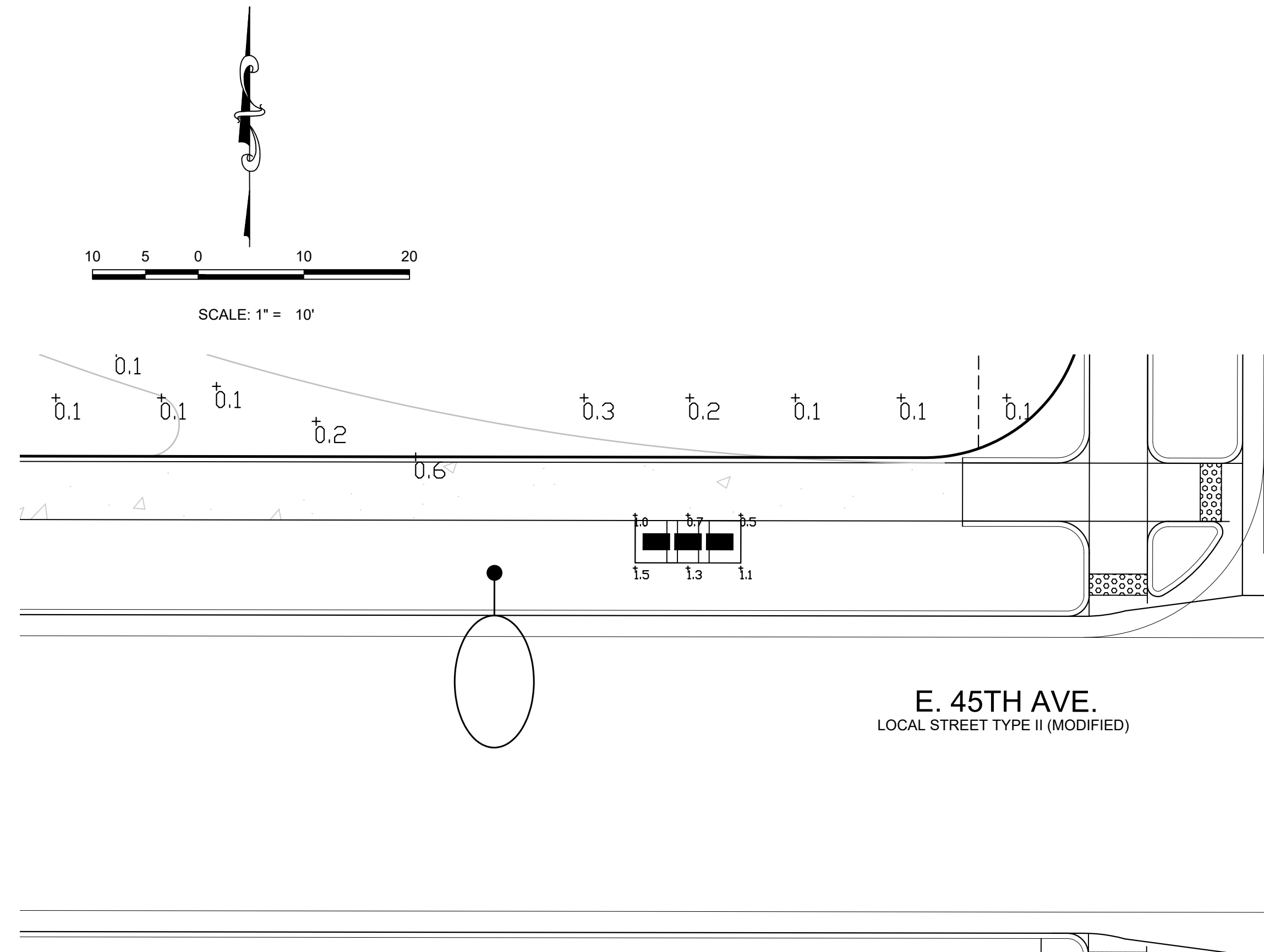
WINDLER PUBLIC IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112  
EMAIL: CHRIS@FELLOWSCOS.COM

WINDLER  
PA 25 SITE PLAN  
AREA LIGHTING PLAN

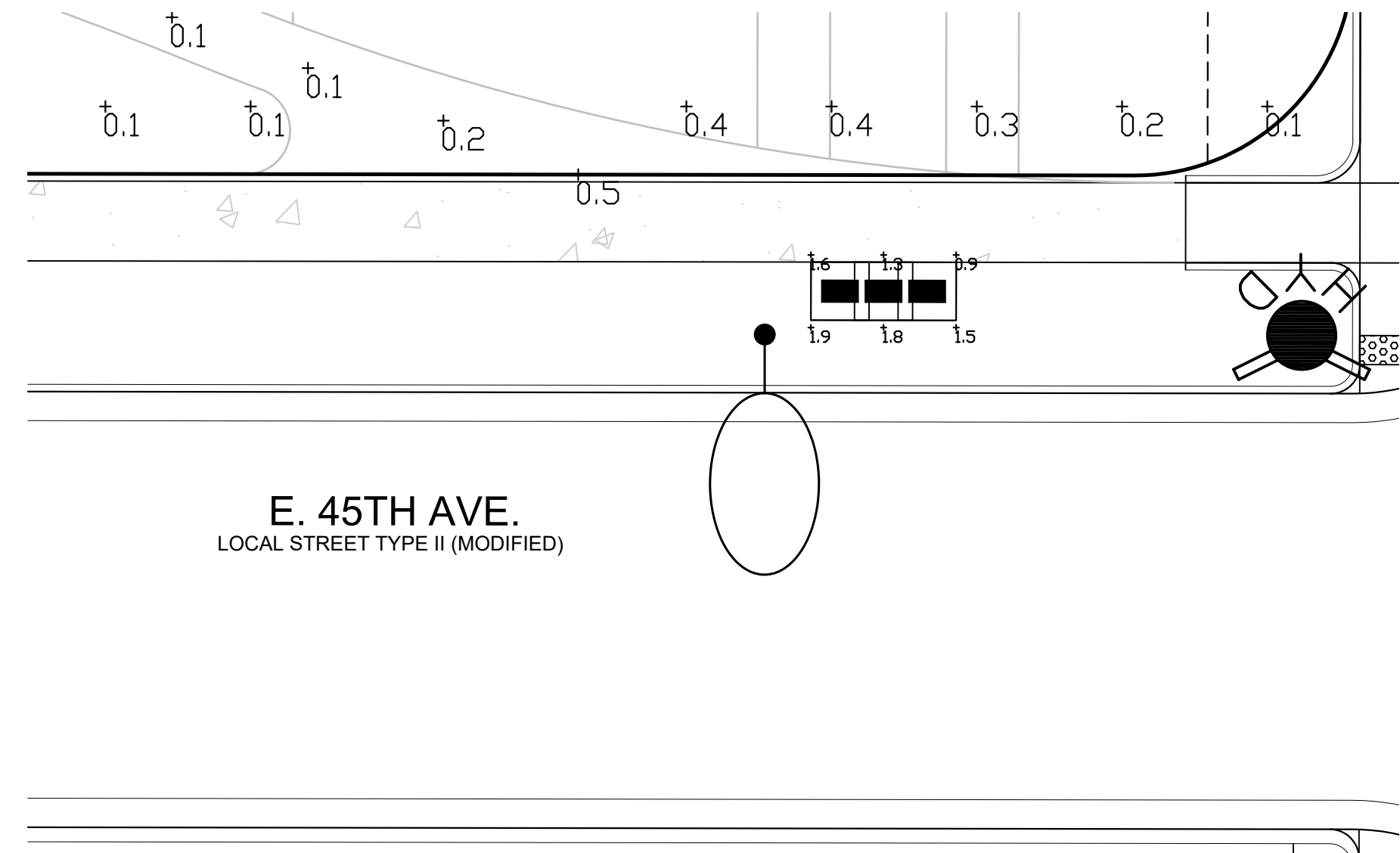
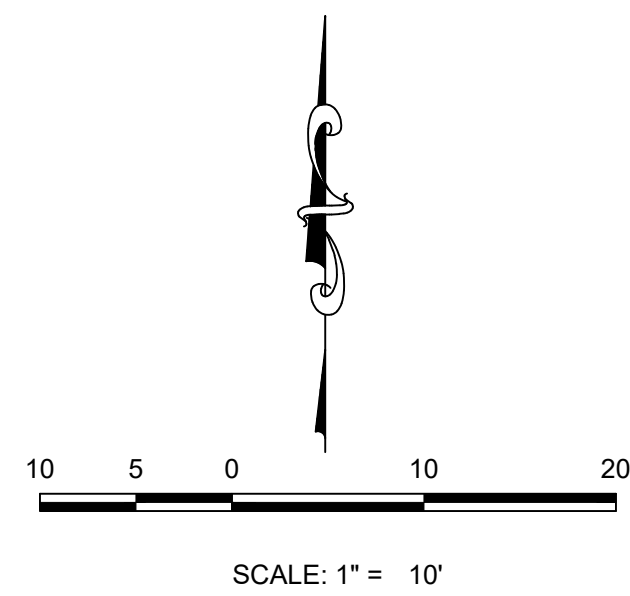
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Revisions  
No. Date Init. Appr. Date

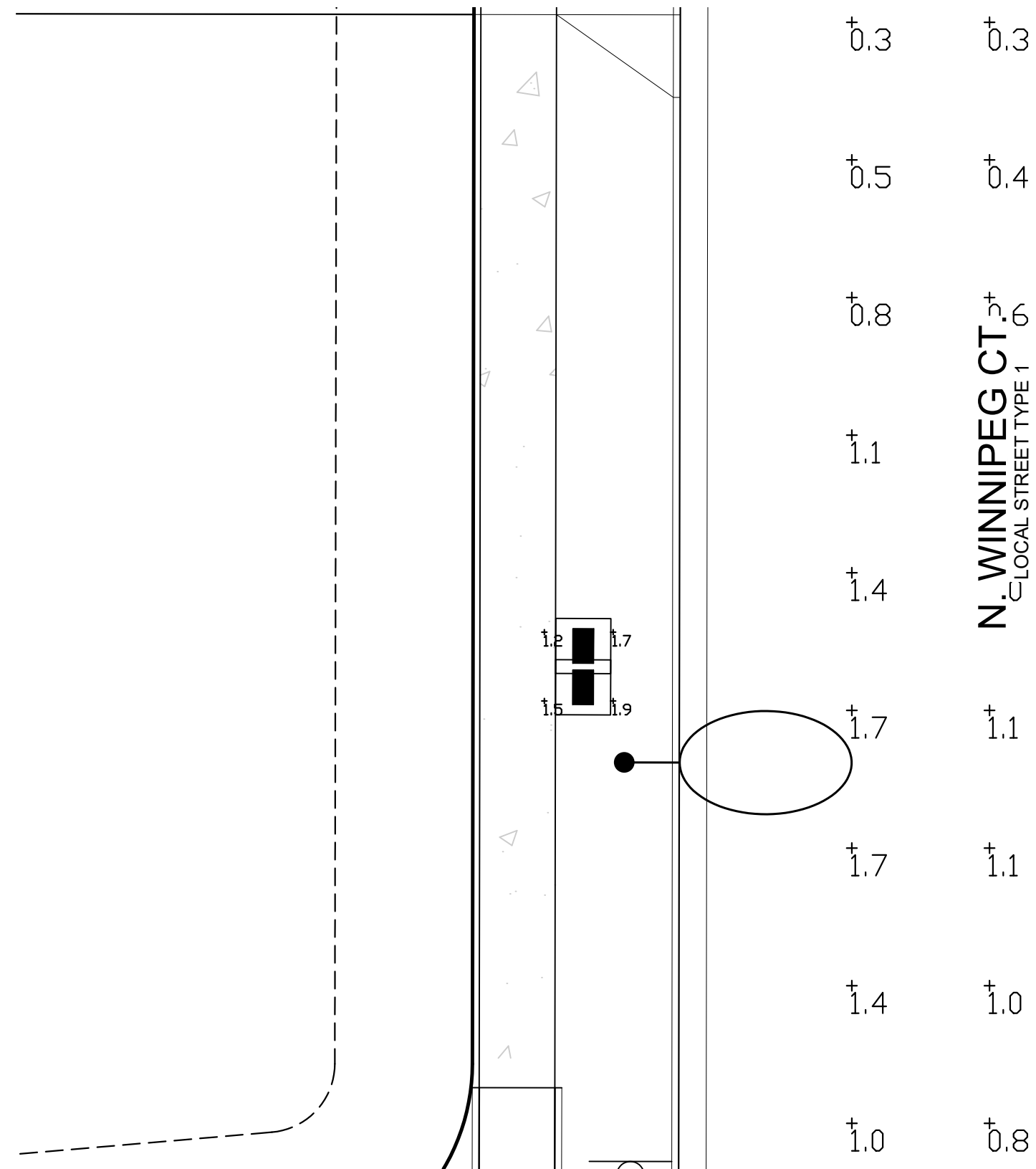




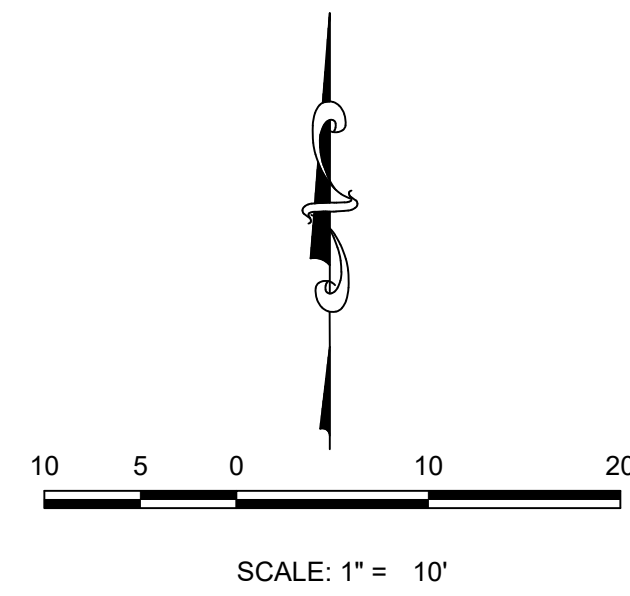
LIGHTING CALCULATIONS SUMMARY		
MAILBOX		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.02	N/A
CITY STANDARD	1.00	N/A
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



LIGHTING CALCULATIONS SUMMARY		
MAILBOX		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.50	N/A
CITY STANDARD	1.00	N/A
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

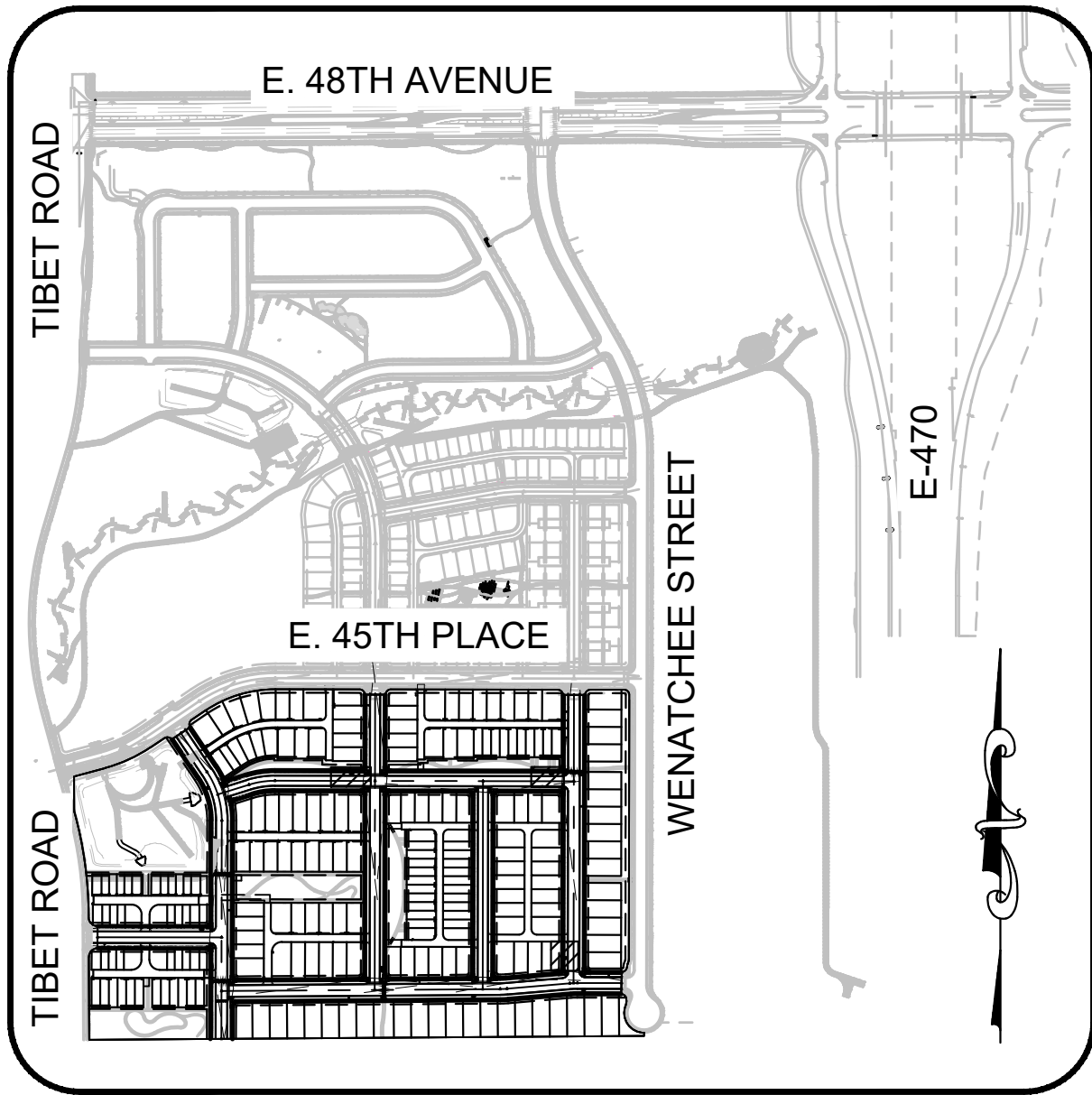


LIGHTING CALCULATIONS SUMMARY		
MAILBOX		SIDEWALKS
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.58	N/A
CITY STANDARD	1.00	N/A
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



Match the plat street names

STREET NAMES  
ARE CORRECT



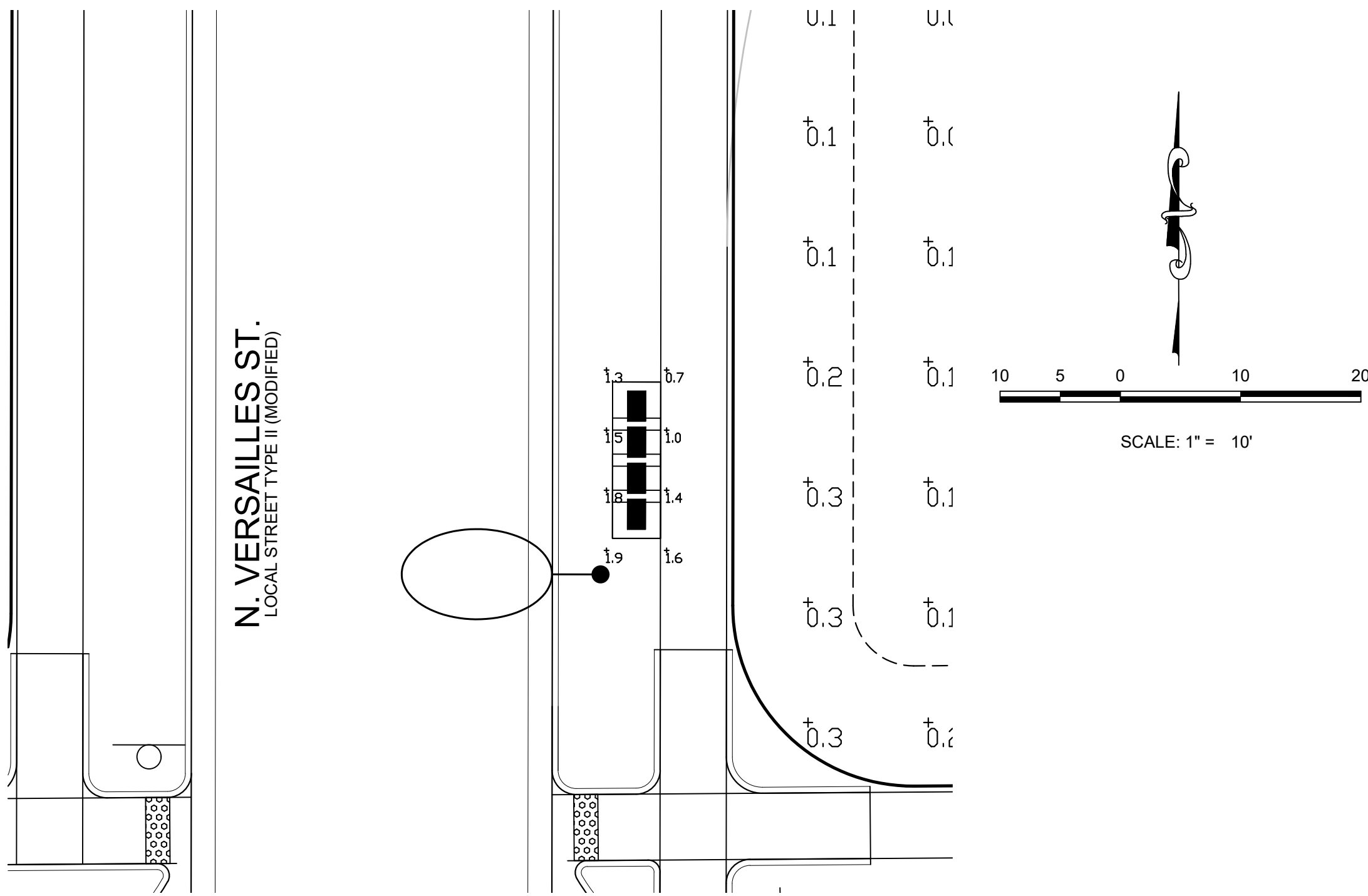
KEYMAP  
1" = 500'

NOTES:

1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

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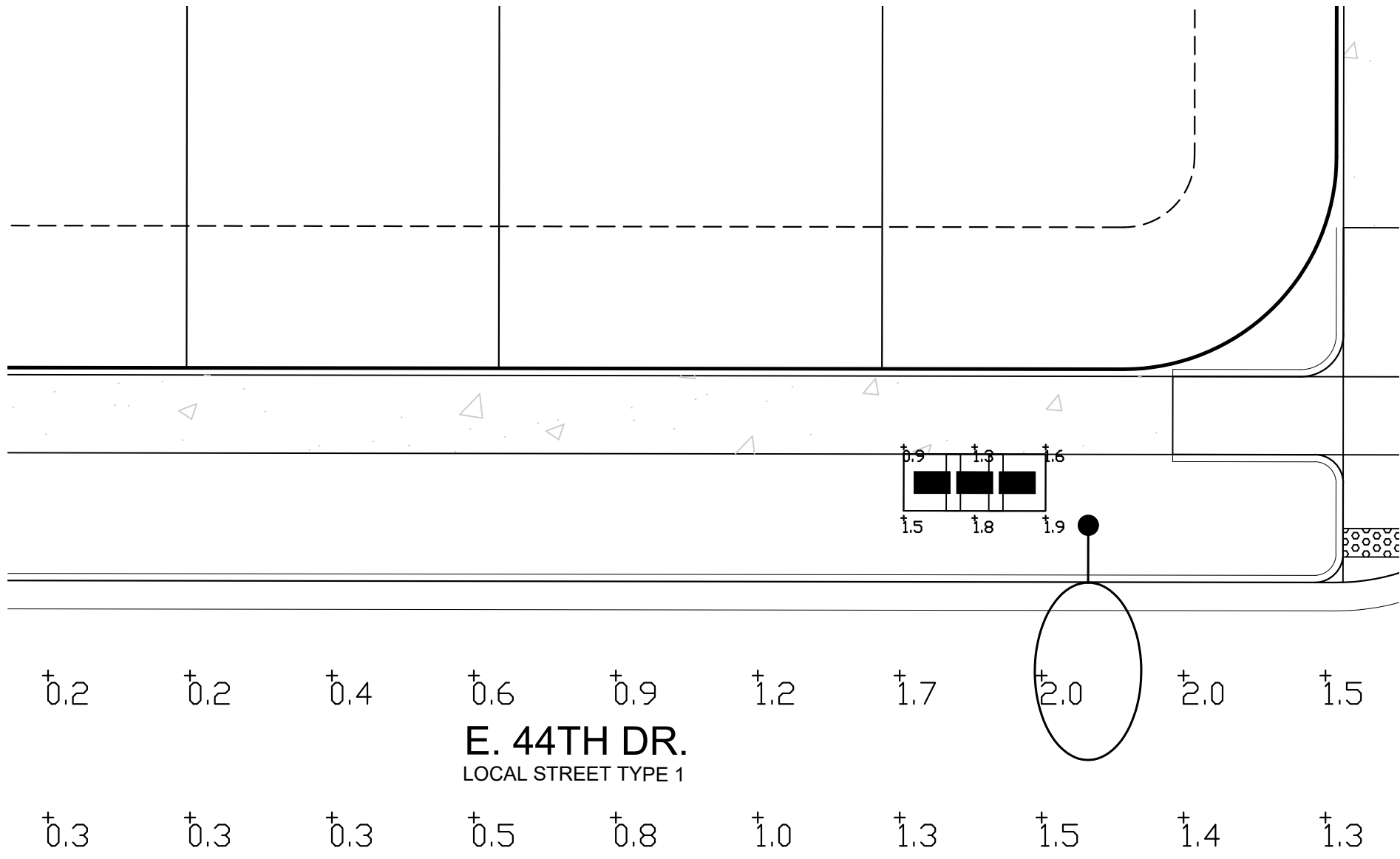
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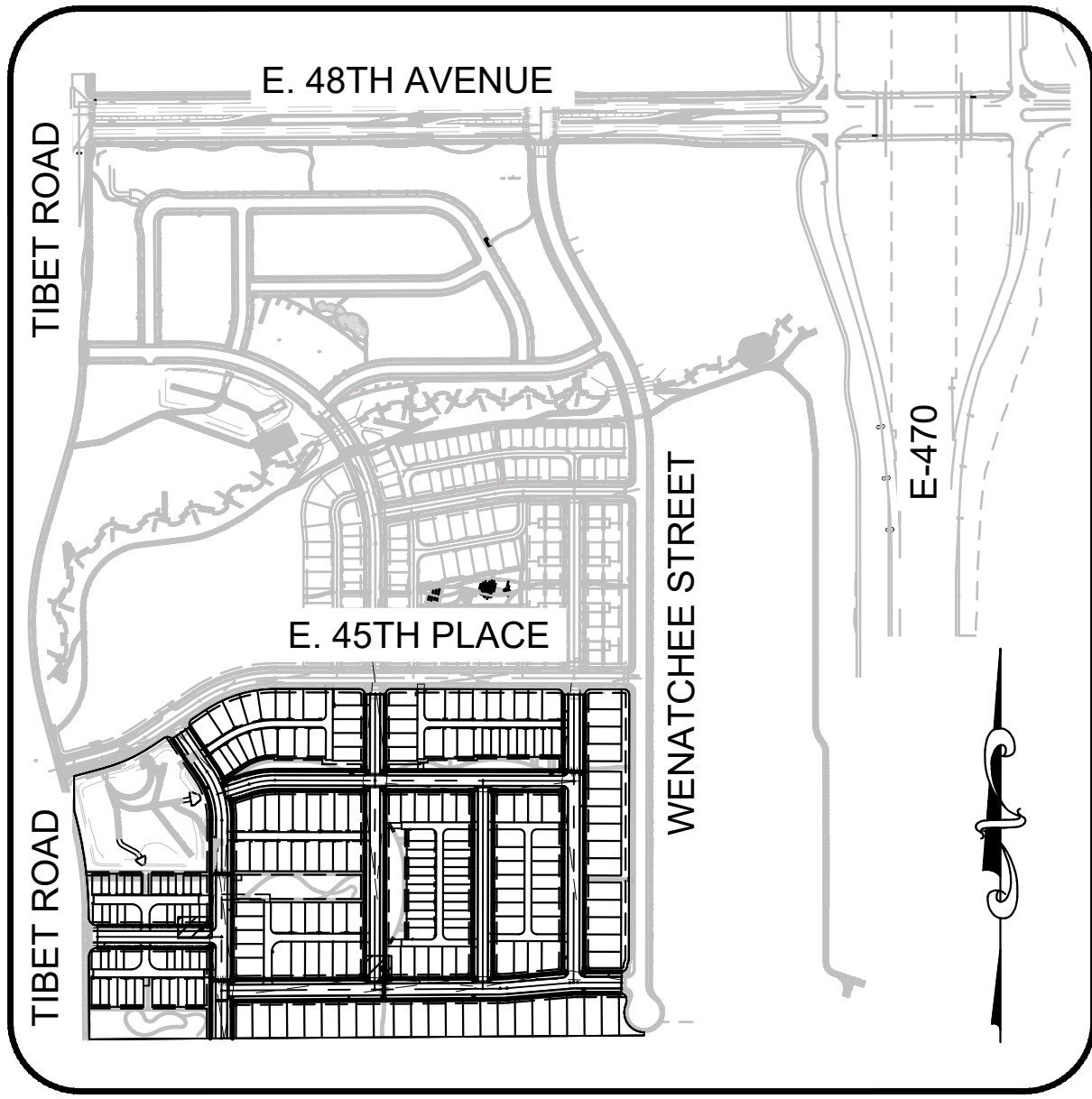
LIGHTING CALCULATIONS SUMMARY		
MAILBOX	SIDEWALKS	
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.40	N/A
CITY STANDARD	1.00	N/A
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		

Match the plat street names

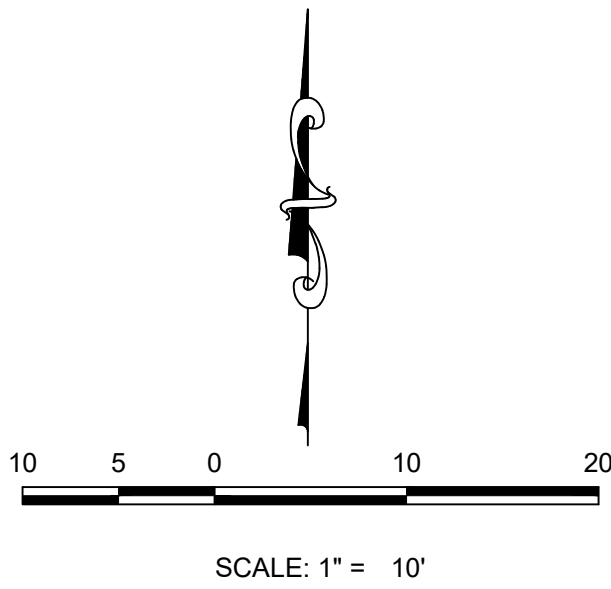
STREET NAMES  
ARE CORRECT



LIGHTING CALCULATIONS SUMMARY		
MAILBOX	SIDEWALKS	
PEDESTRAIN ACTIVITY LOW	AVG. ILLUMINANCE (fc)	AVG. ILLUMINANCE (fc)
CALCULATED	1.50	N/A
CITY STANDARD	1.00	N/A
NOTE: CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE SPACED AT 10'		



KEYMAP  
1" = 500'



NOTES:  
1. PROPOSED STREET LIGHT LOCATIONS (PUBLIC) ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

SHEET NUMBER

34

DRAWN BY: MSD

CHECKED BY: TJO

DATE: JUNE 2024

SCALE: AS SHOWN

FILE NO: R00043268.00

WINDLER  
PA 25 SITE PLAN  
AREA LIGHTING PLAN

WINDLER PUBLIC  
IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112  
EMAIL: CHRIS@FELLOWSCOS.COM

Westwood

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

No.

Revisions

Date

Init.

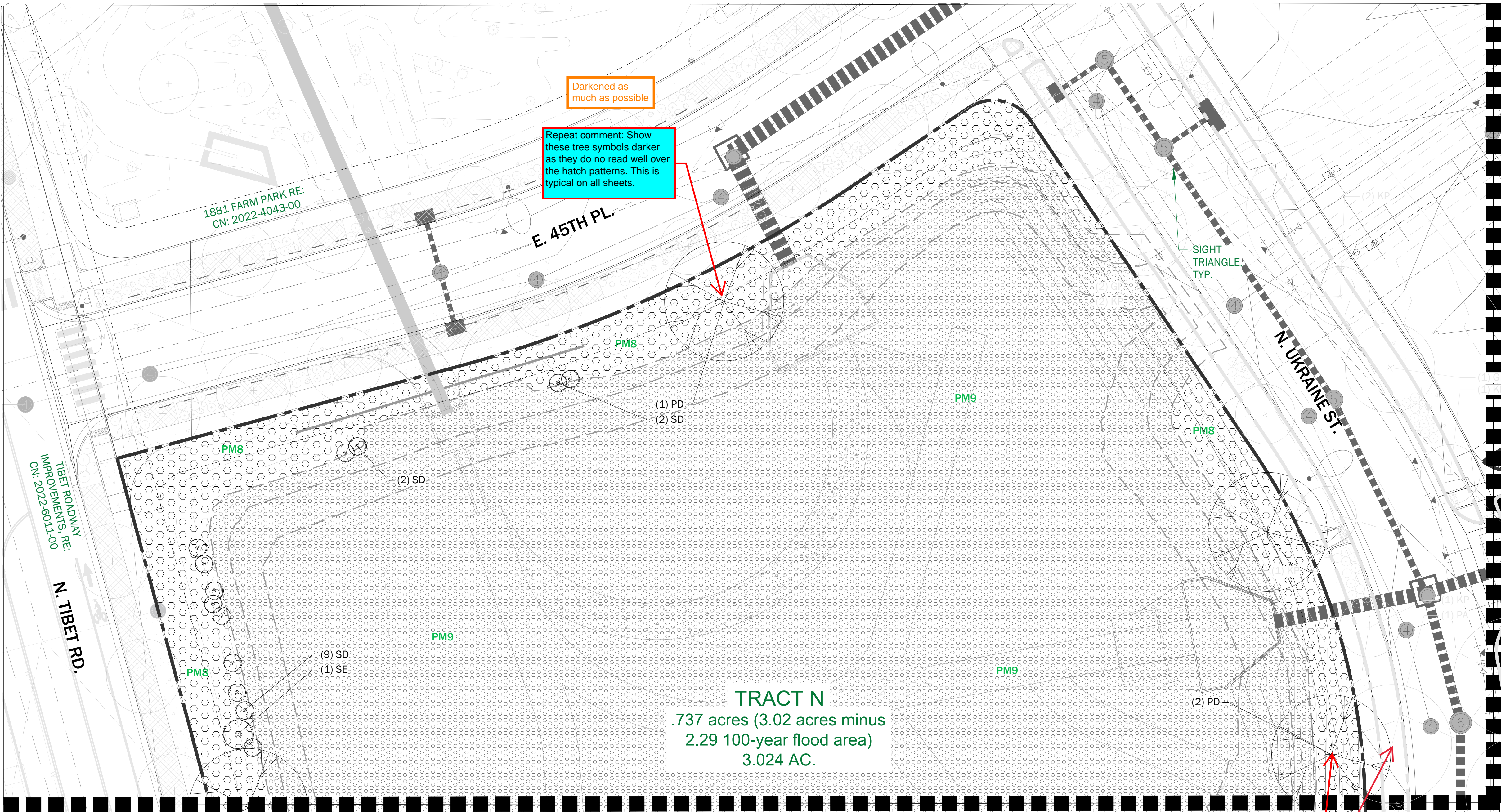
Appr.

Date









PLANTING LEGEND:

KEYNOTE	
SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

+	Deciduous Tree
⊕	Multi-Stem Deciduous Tree
⊕*	Deciduous Ornamental Tree
⊕*	Coniferous Evergreen Tree

LINETYPE LEGEND:

—	Right-of-way / Property Line
- - -	Sheet Matchline
- · -	Sight Triangles
- · - · -	Utility Easement
—	Limit-of-work
—	Metal Edger, see details
- - -	Natural Edge, see details

PLANTING NOTES:


















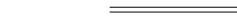


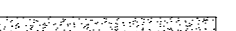


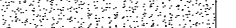





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- See Sheets 58, 59, 60 for Planting Schedules.
- Dimensions noted on landscape plans are from back of curb unless otherwise noted.
- All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'

A TRACT N  
Scale: 1"=20'-00"

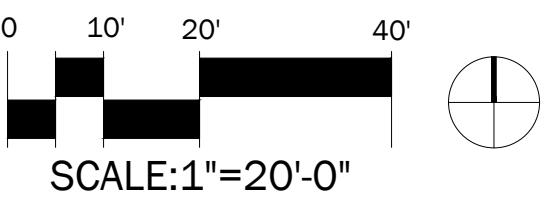
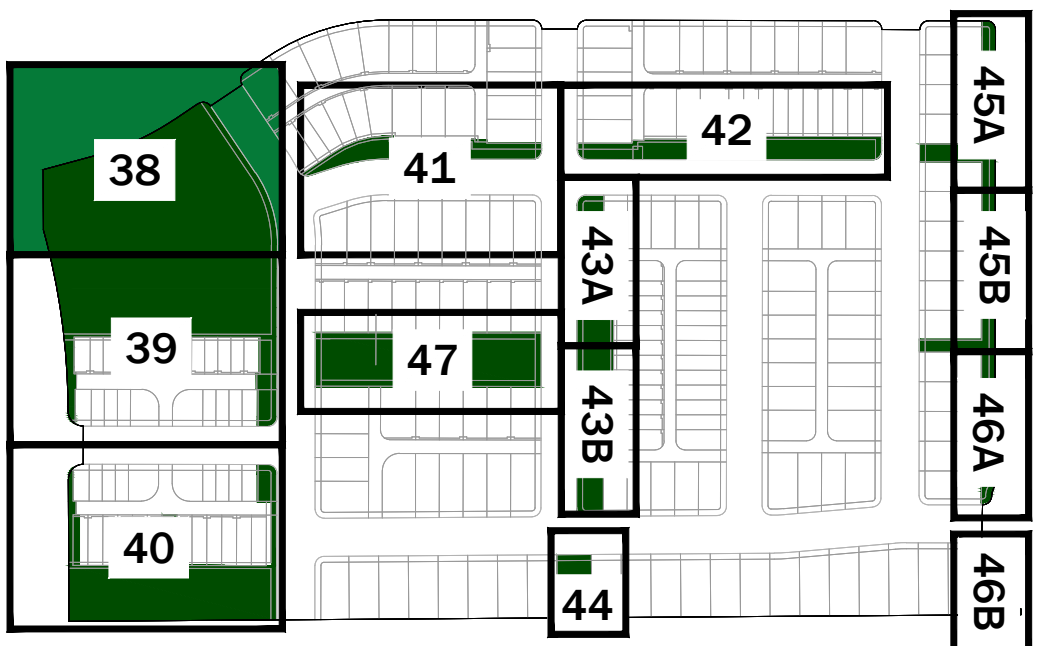
PLANTING SCHEDULE:

	CODE	QTY	COMMON NAME	BOTANICAL NAME
	DECIDUOUS TREES			
	PD	3	Jeronymus Plains Cottonwood	Populus deltoides monilifera 'Jeronymus'
	ORNAMENTAL TREES			
	SD	13	Drummond's Willow	Salix drummondiana
	SE	1	Coyote Willow	Salix exigua

KEYNOTES LEGEND: some legend symbols reduced for clarity DTL./SHT.#:

SURFACING, PAVING & JOINTING				CURBS, EDGING, AND RAMPS				WALLS, STAIRS, & RAILINGS				SITE FURNISHINGS & FEATURES			
	1.1	Concrete Paving	1 / 62		2.1	CIP Concrete Curb	1 / 63		3.1	Steel Wall	1 / 64		4.1	Boulders	1 / 65
	1.2	Concrete Jointing	2 / 62		2.2	Concrete Edging at Play Area - Curb	2 / 63		3.2	Freestanding Stone Wall	2 / 64		4.2	Stone Seating	2 / 65
	1.3	Crusher Fines	4 / 62		2.3	Concrete Edging at Play Area - Turndown	3 / 63		3.3	Stepping Stones	3 / 64		4.3	Bench	3 / 65
	1.4	Accessible Gravel Paving	3 / 62		2.4	Steel Edger	4 / 63		3.4	Snap Cut Stone Steps	4 / 64		4.4	Lounge Chair	4 / 65
	1.5	Play Surface - EWF	5 / 62		2.5	Natural Edge	5 / 63		3.5	Fence	5 / 64		4.5	Picnic Table	5 / 65
	1.6	Play Surface - PIP RUBBER	5 / 62		2.6	Playground Ramp	6 / 63						4.7	Litter Receptacle	6 / 65
	1.7	Play Surfacing - SAND	7 / 62										4.8	Dog Waste Station	7 / 65
													4.9	Bike Rack	1 / 66
													4.10	BBQ Grill	2 / 66
													4.11	Fire Ring	3 / 66
													4.12	Fallen Log	4 / 66

KEY MAP - NTS



**SUPERBLOOM**

750 PENNSYLVANIA ST  
DENVER, CO 80203  
720.440.2668

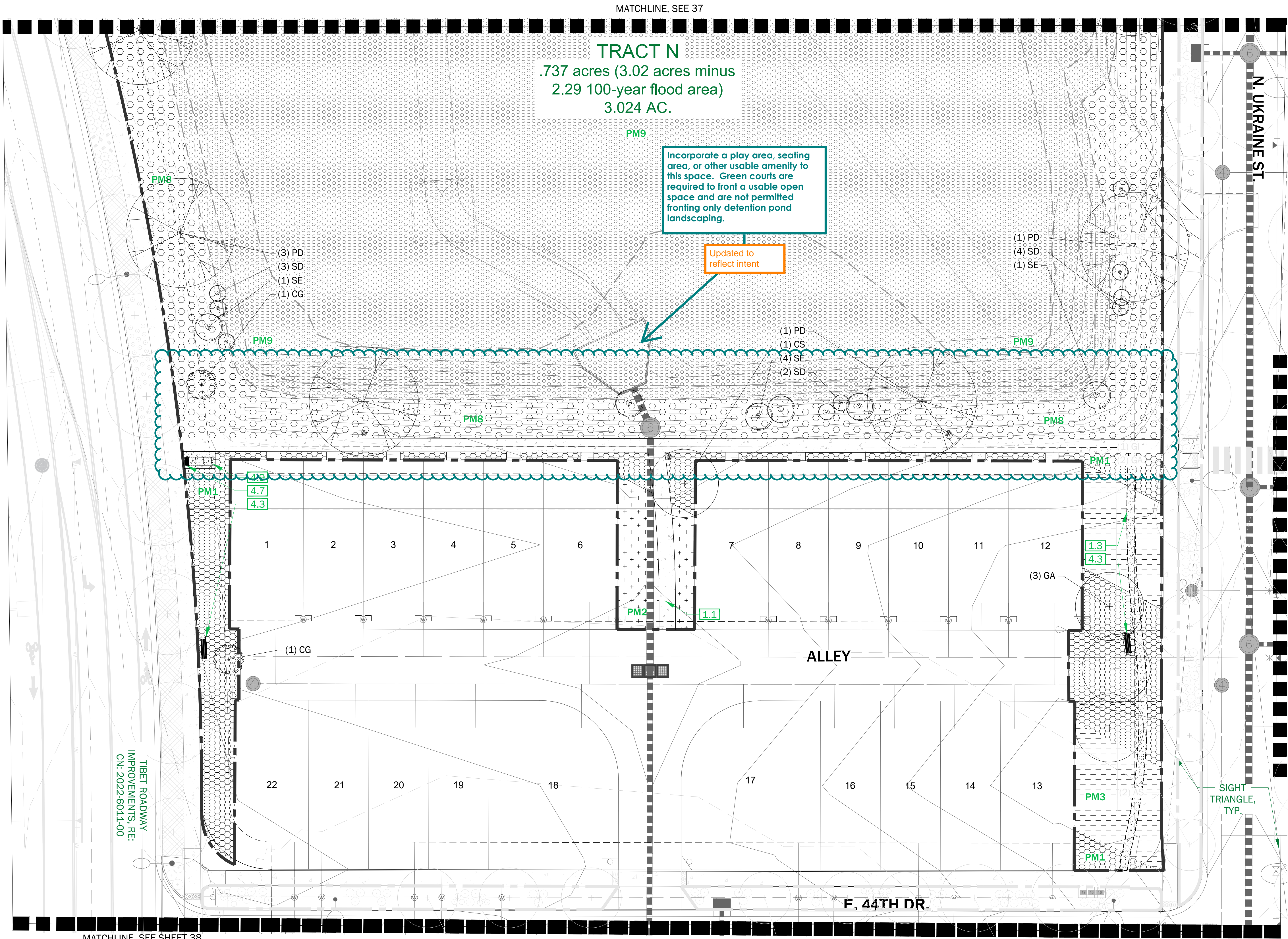
WINDLER PUBLIC  
IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7  
PA 28 SITE PLAN  
LANDSCAPE PLANS  
LANDSCAPE PLAN - OPEN SPACE

SCALE:  
DRAWN BY: KL, DR, HC  
CHECKED BY: AS, SHOWN  
DATE: 07/11/2024  
FILE NO: R0031139.00

38





PLANTING LEGEND:

KEYNOTE

SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

+	Deciduous Tree
+	Multi-Stem Deciduous Tree
+	Deciduous Ornamental Tree
+	Coniferous Evergreen Tree

LINETYPE LEGEND:

---	Right-of-way / Property Line
---	Sheet Matchline
---	Sight Triangles
---	Utility Easement
---	Limit-of-work
---	Metal Edger, see details
---	Natural Edge, see details

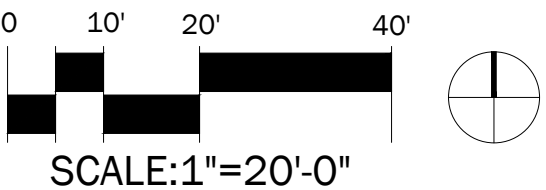
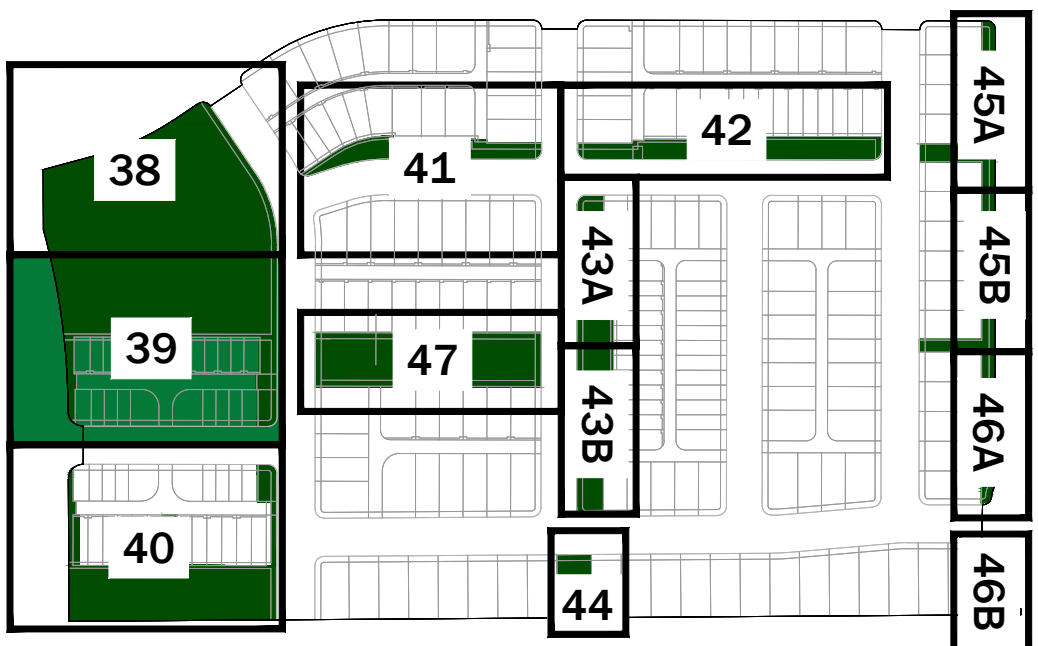
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PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
CS	1	Northern Catalpa	Catalpa speciosa
GA	3	Autumn Gold Maidenhair Tree	Ginkgo biloba 'Autumn Gold'
PD	5	Jeronimus Plains Cottonwood	Populus deltoides monilifera 'Jeronimus'
ORNAMENTAL TREES			
CG	2	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis
SD	9	Drummond's Willow	Salix drummondiana
SE	6	Coyote Willow	Salix exigua

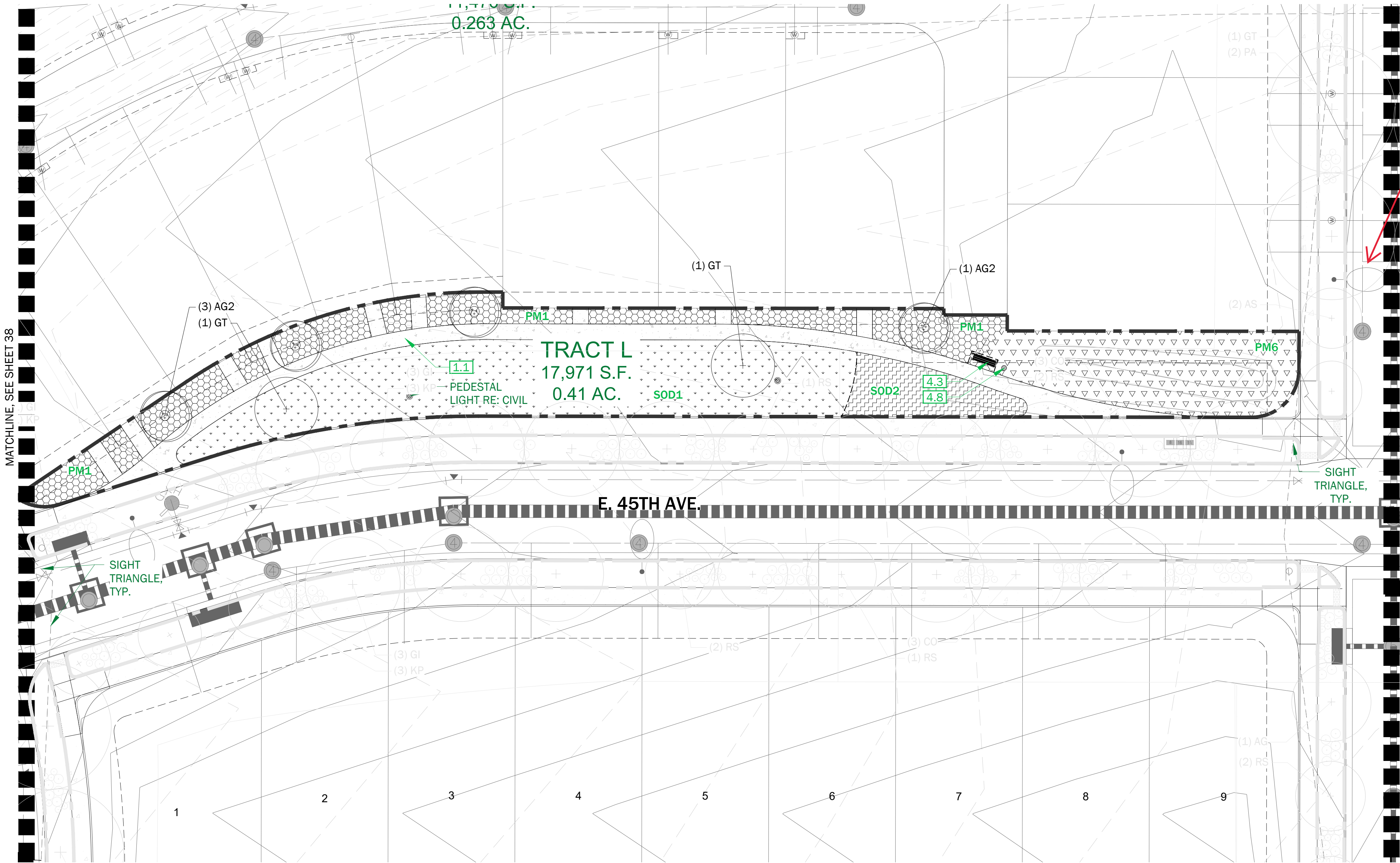
KEY MAP - NTS



KEYNOTES LEGEND: some legend symbols reduced for clarity DTL./SHT.#:

SURFACING, PAVING & JOINTING			CURBS, EDGING, AND RAMPS			WALLS, STAIRS, & RAILINGS			SITE FURNISHINGS & FEATURES		
1.1	Concrete Paving	1 / 62	2.1	CIP Concrete Curb	1 / 63	3.1	Steel Wall	1 / 64	4.1	Boulders	1 / 65
1.2	Concrete Jointing	2 / 62	2.2	Concrete Edging at Play Area - Curb	2 / 63	3.2	Freestanding Stone Wall	2 / 64	4.2	Stone Seating	2 / 65
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1.4	Accessible Gravel Paving	3 / 62	2.4	Steel Edger	4 / 63	3.4	Snap Cut Stone Steps	4 / 64	4.4	Lounge Chair	4 / 65
1.5	Play Surface - EWF	5 / 62	2.5	Natural Edge	5 / 63	3.5	Fence	5 / 64	4.5	Picnic Table	5 / 65
1.6	Play Surface - PIP RUBBER	5 / 62	2.6	Playground Ramp	6 / 63				4.7	Litter Receptacle	6 / 65
1.7	Play Surfacing - SAND	7 / 62							4.8	Dog Waste Station	7 / 65
									4.9	Bike Rack	1 / 66
									4.10	BBQ Grill	2 / 66
									4.11	Fire Ring	3 / 66
									4.12	Fallen Log	4 / 66





PLANTING LEGEND:

KEYNOTE

SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
PM5	Flower Bed Mix
PM6	Landform Garden Mix
PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

(+)	Deciduous Tree
(+)	Multi-Stem Deciduous Tree
(+)	Deciduous Ornamental Tree
(+)	Coniferous Evergreen Tree

LINETYPE LEGEND:

---	Right-of-way / Property Line
---	Sheet Matchline
---	Sight Triangles
---	Utility Easement
---	Limit-of-work
---	Metal Edger, see details
---	Natural Edge, see details

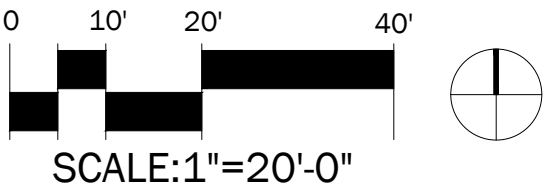
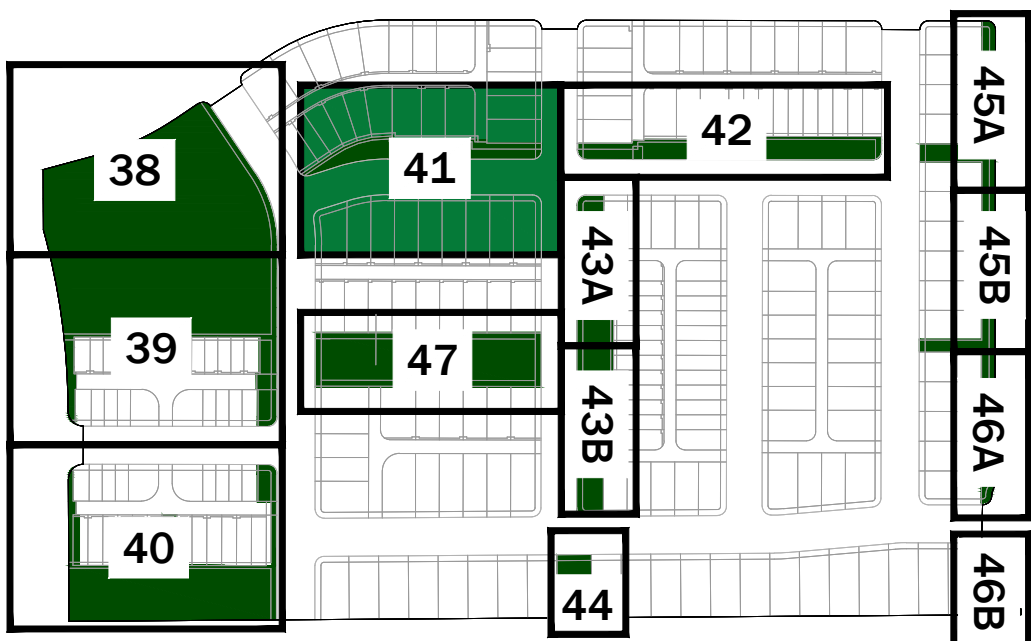
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PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
GT	2	Skyline Honey Locust	Gleditsia triacanthos inermis 'Skyline'
ORNAMENTAL TREES			
AG2	4	Hot Wings® Tatarian Maple	Acer tataricum `GarAnn`

KEY MAP - NTS



KEYNOTES LEGEND: some legend symbols reduced for clarity DTL./SHT. #:

SURFACING, PAVING & JOINTING			CURBS, EDGING, AND RAMPS			WALLS, STAIRS, & RAILINGS			SITE FURNISHINGS & FEATURES		
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SUPERBLOOM

750 PENNSYLVANIA ST  
DENVER, CO 80203  
720.440.2668





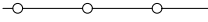











WINDLER PUBLIC  
IMPROVEMENT AUTHORITY  
9155 E. NICHOLS AVENUE, SUITE 360  
CENTENNIAL, COLORADO 80112

WINDLER FILING NO 7  
PA-25 SITE PLAN  
LANDSCAPE PLANS  
LANDSCAPE PLAN - OPEN SPACE





SCALE:  
AS SHOWN  
FILE NO:  
R0031139.00  
DATE: 07/11/2024











WALLS, STAIRS, & RAILINGS		
	3.1 Steel Wall	1 / 64
	3.2 Freestanding Stone Wall	2 / 64
	3.3 Stepping Stones	3 / 64
	3.4 Snap Cut Stone Steps	4 / 64
	3.5 Fence	5 / 64
SITE FURNISHINGS & FEATURES		
	4.1 Boulders	1 / 65
	4.2 Stone Seating	2 / 65
	4.3 Bench	3 / 65
	4.4 Lounge Chair	4 / 65
	4.5 Picnic Table	5 / 65
	4.7 Litter Receptacle	6 / 65
	4.8 Dog Waste Station	7 / 65
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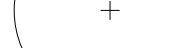
**PLANTING LEGEND:**

	Deciduous Tree
	Multi-Stem Deciduous Tree
	Deciduous Ornamental Tree
	Coniferous Evergreen Tree

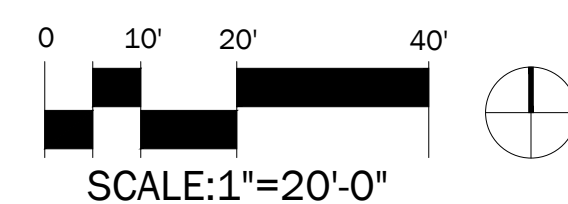
### LINETYPE LEGEND:

	Right-of-way / Property Line
	Sheet Matchline
	Sight Triangles
	Utility Easement
	Limit-of-work
	Metal Edger, see details
	Natural Edge, see details

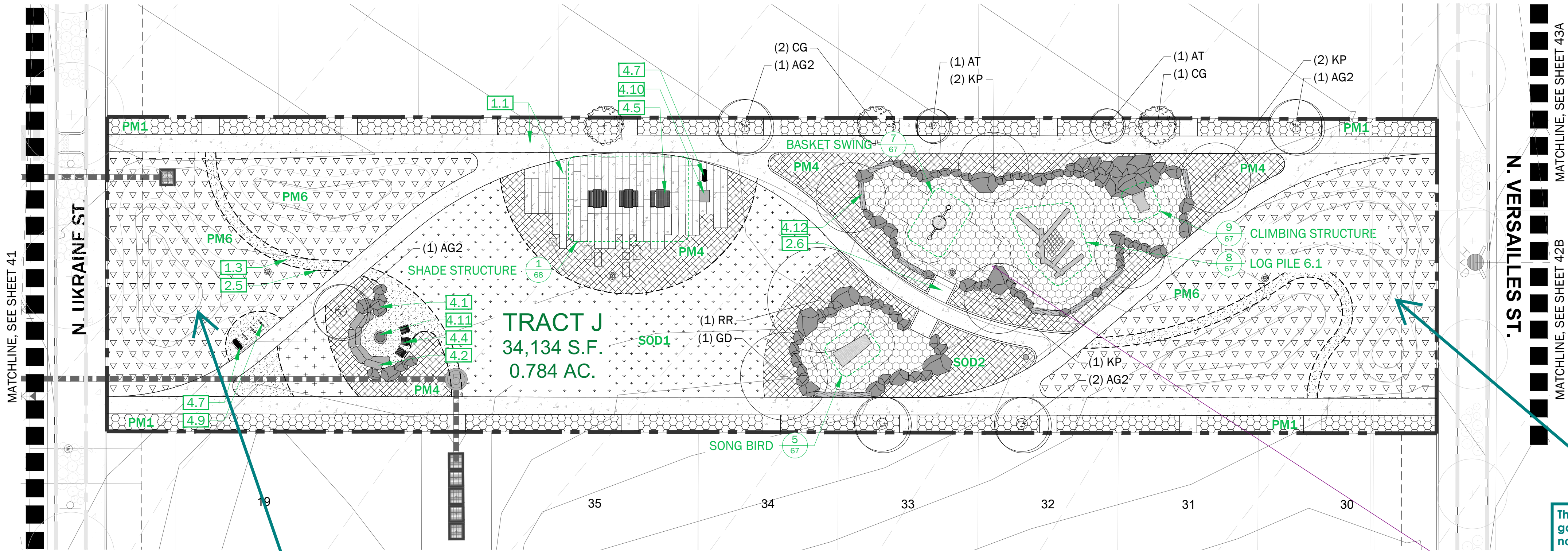
- ### **PLANTING NOTES:**
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PLANTING SCHEDULE:				
	CODE	QTY	COMMON NAME	BOTANICAL NAME
	DECIDUOUS TREES			
	GD	1	Kentucky Coffeetree	Gymnocladus dioicous
	KP	4	Golden Rain Tree	Koeleruteria paniculata
	RR	1	Purple Robe Black Locust	Robinia pseudocacacia Purple Rob
	ORNAMENTAL TREES			
	AG2	3	Hot Wings® Tatarian Maple	Acer tataricum "variegatn"
	AT	2	Thornless Alder	Alnus incana ternaifolia
	CG	3	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis







A TRACT J  
Scale: 1"=20'-00"

The landform garden mix does not appear to be useable open space.

The landform garden mix does not appear to be useable open space.

Call out ADA compliant play surface

Revised

Name updated.

PLANTING SCHEDULE:

CODE	QTY	COMMON NAME	BOTANICAL NAME
DECIDUOUS TREES			
KP	3	Golden Rain Tree	Koelreuteria paniculata
EVERGREEN TREES			
PF	2	Vanderwolf's Pyramid Limber Pine	Pinus flexilis `Vanderwolf's Pyramid`
ORNAMENTAL TREES			
PN2	1	Princess Kay Plum	Prunus nigra `Princess Kay`

KEYNOTES LEGEND: some legend symbols reduced for clarity DTL./SHT.#:

SURFACING, PAVING & JOINTING			CURBS, EDGING, AND RAMPS			WALLS, STAIRS, & RAILINGS			SITE FURNISHINGS & FEATURES		
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PLANTING LEGEND:

KEYNOTE

SOD1	High Use Turf
SOD2	High Use Xeric Grass
PM1	Neighborhood Edge Mix
PM2	Wildflower Mix
PM3	Xeric Meadow Mix
PM4	Playground Mix
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PM7	Streetscape Mix
PM8	Stormwater Bottom Mix
PM9	Stormwater Basin Slope Mix

PLANTING LEGEND:

+	Deciduous Tree
⊕	Multi-Stem Deciduous Tree
⊕	Deciduous Ornamental Tree
⊕	Coniferous Evergreen Tree

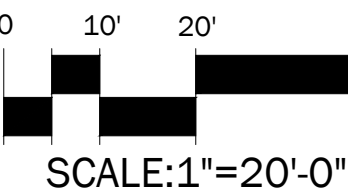
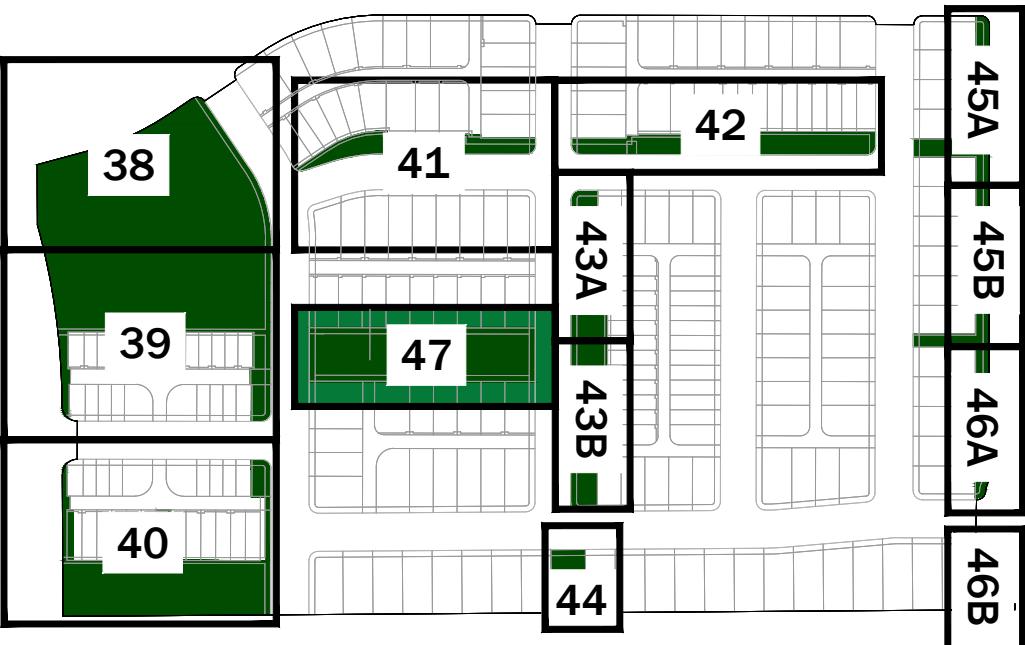
LINETYPE LEGEND:

---	Right-of-way / Property Line
---	Sheet Matchline
---	Sight Triangles
---	Utility Easement
---	Limit-of-work
---	Metal Edger, see details
---	Natural Edge, see details

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KEY MAP - NTS



SUPERBLOOM

750 PENNSYLVANIA ST  
DENVER, CO 80203  
720.440.2668

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

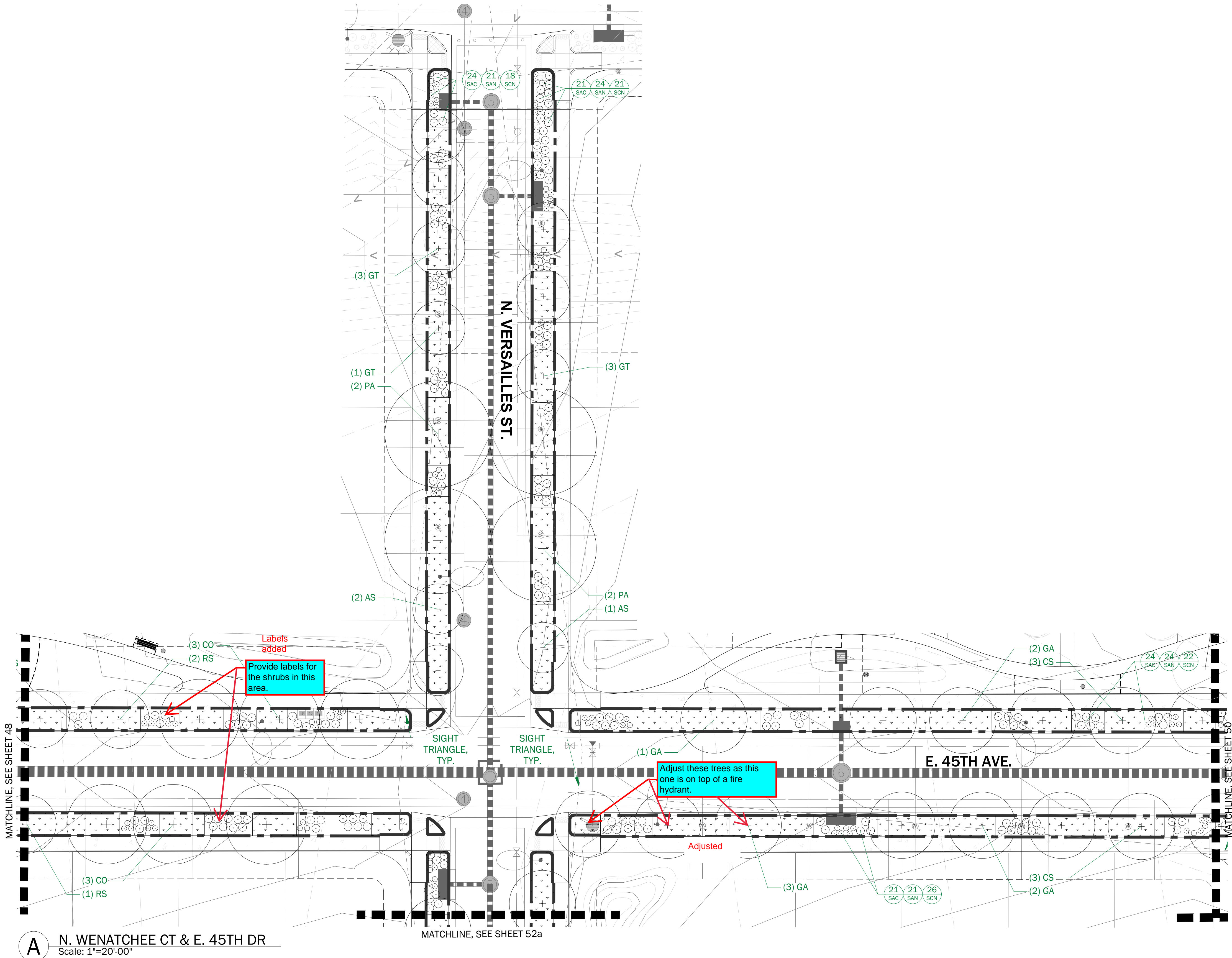
WINDLER FILING NO 7  
PA 25 SITE PLAN  
LANDSCAPE PLAN - OPEN SPACE

SCALE: AS SHOWN  
FILE NO: R0031139.00  
DATE: 07/11/2024









**A** N. WENATCHEE CT & E. 45TH DR  
Scale: 1"=20'-00"

**PLANTING LEGEND:**

- 
- STREETSCAPE MIX  
Refer to Planting Schedule for Full Description.
- 
- Hydrant, RE: Civil

**PLANTING NOTES:**

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- Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
- See Sheet 30 for Planting Schedules.

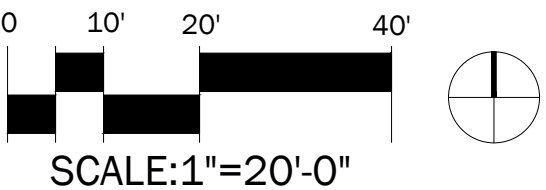
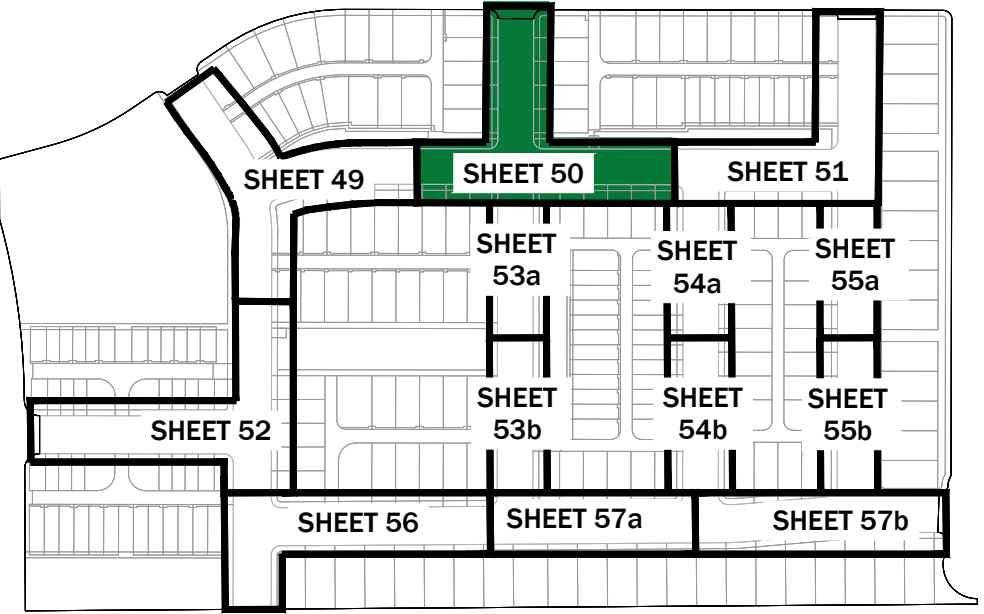
**LINETYPE LEGEND:**

- 
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- 
- Utility Easement
- 
- Limit-of-work
- 
- Metal Edger, see details

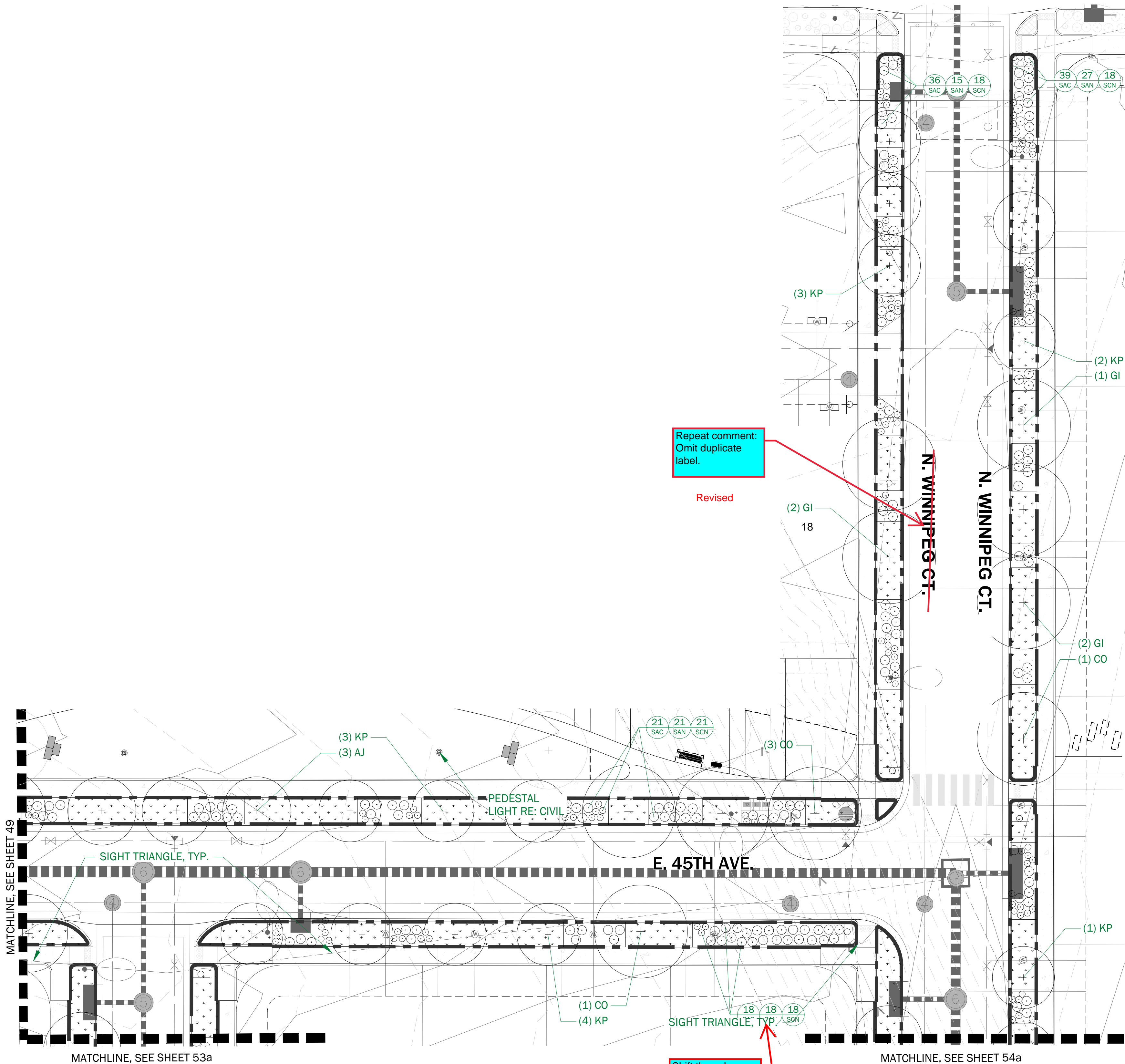
**SHEET 49 PLANTING SCHEDULE**

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	1	Acer grandidentatum
AS	3	Acer negundo 'Sensation'
CO	6	Celtis occidentalis
CS	5	Catalpa speciosa
GA	8	Ginkgo biloba 'Autumn Gold'
GT	7	Gleditsia triacanthos inermis 'Skyline'
PA	4	Populus x acuminata
RS	3	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	90	Amorpha canescens
SAN	87	Amorpha nana
SCN	87	Chrysothamnus nauseosus nauseosus

**KEY MAP - NTS**







**A** E. 45TH DR & N. WINNIPEG CT  
Scale: 1"=20'-00"

**PLANTING LEGEND:**

STREETSCAPE MIX  
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

**PLANTING NOTES:**

- The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
- Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
- Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
- See Sheet 30 for Planting Schedules.

**LINETYPE LEGEND:**

Right-of-way / Property Line

Sheet Matchline

Sight Triangles

Utility Easement

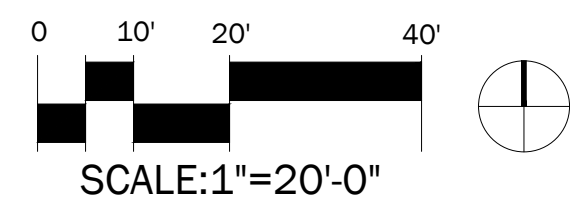
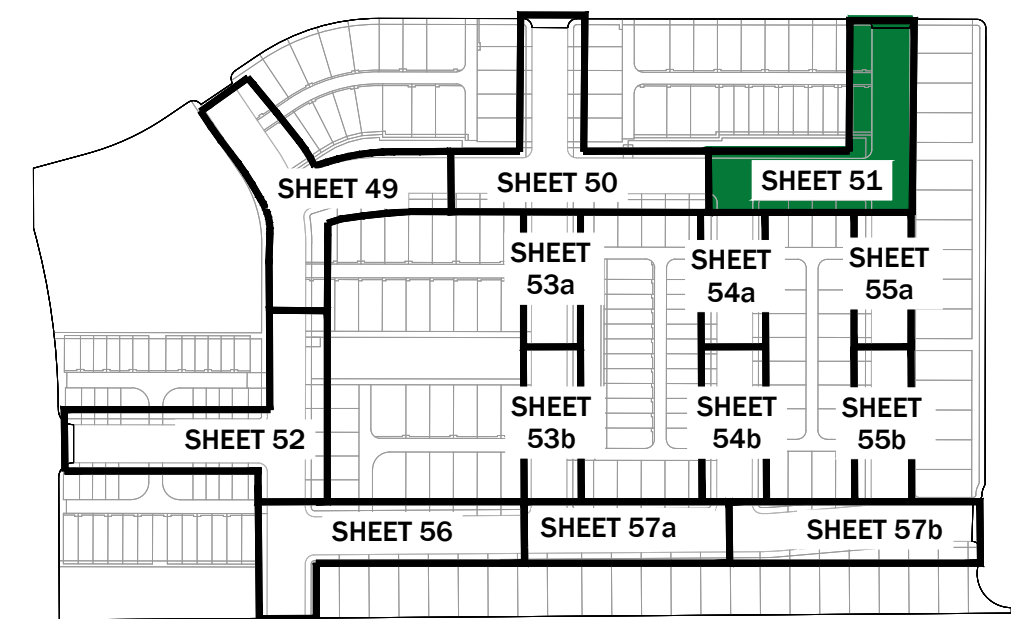
Limit-of-work

Metal Edger, see details

**SHEET 50 PLANTING SCHEDULE**

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AJ	3	Acer saccharum 'John Pair'
CO	5	Celtis occidentalis
CS	1	Catalpa speciosa
GI	5	Gleditsia triacanthos inermis 'Impcole'
KP	13	Koeleruteria paniculata
DECIDUOUS SHRUBS		
SAC	114	Amorpha canescens
SAN	81	Amorpha nana
SCN	75	Chrysothamnus nauseosus nauseosus

**KEY MAP - NTS**



SCALE:1"=20'-0"

51

SHEET NUMBER

AS SHOWN

CHECKED BY:

DRAWN BY:

FILE NO:

DATE:

SCALE:

LANDSCAPE PLAN - STREETScape

PA-28 SITE PLAN

WINDLER FILING NO 7

WINDLER PUBLIC

IMPROVEMENT AUTHORITY

9155 E. NICHOLS AVENUE, SUITE 360

CENTENNIAL, COLORADO 80112

750 PENNSYLVANIA

ST

DENVER, CO 80203

720.440.2668

Revisions

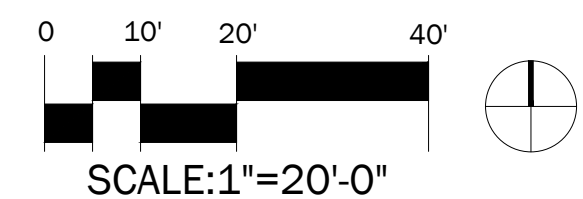
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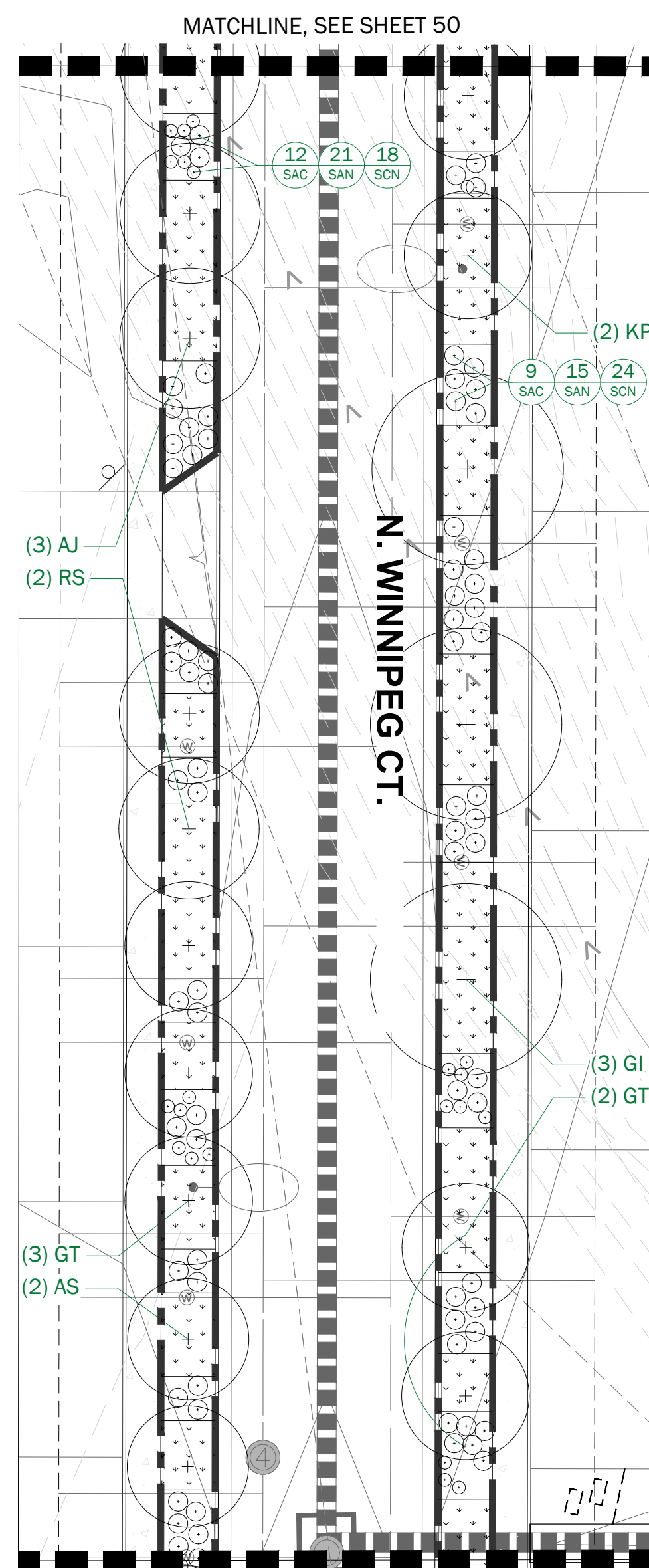
Date



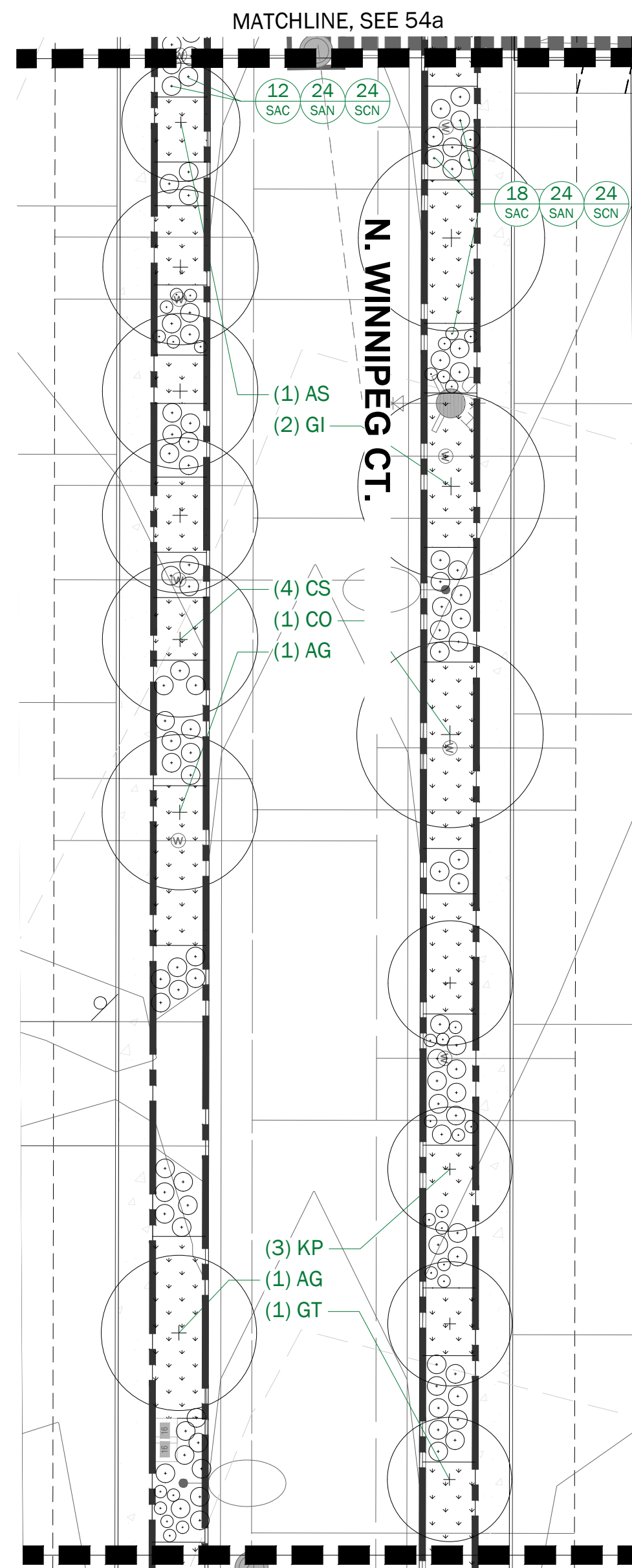


52	SHEET NUMBER	DRAWN BY: KL, DR, HC	CHECKED BY: DL, TK	DATE: 07/11/2024	SCALE: AS SHOWN FILE NO: R0031139.00	WINDLER FILING NO 7 PA-25 SITE PLAN LANDSCAPE PLANS LANDSCAPE PLAN - STREETScape	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E. NICHOLS AVENUE, SUITE 360 CENTENNIAL, COLORADO 80112	750 PENNSYLVANIA ST DENVER, CO 80203 720.440.2668	<div>SUPERBLOOM</div>				No.	Revisions	Date	Init.	Appr.	Date





**A** N. WINNIPEG CT  
Scale: 1"=20'-00"

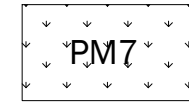


**B** N. WINNIPEG CT  
Scale: 1"=20'-00"

Match the plat street names

Revised

**PLANTING LEGEND:**



STREETSCAPE MIX  
Refer to Planting Schedule for Full Description.

Hydrant, RE: Civil

**PLANTING NOTES:**

1. The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
2. Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
3. Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
4. See Sheet 30 for Planting Schedules.

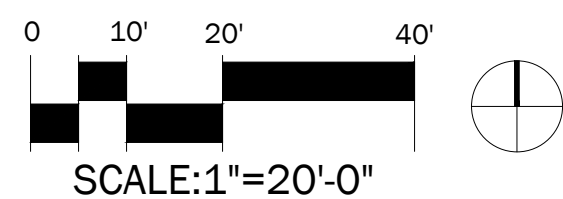
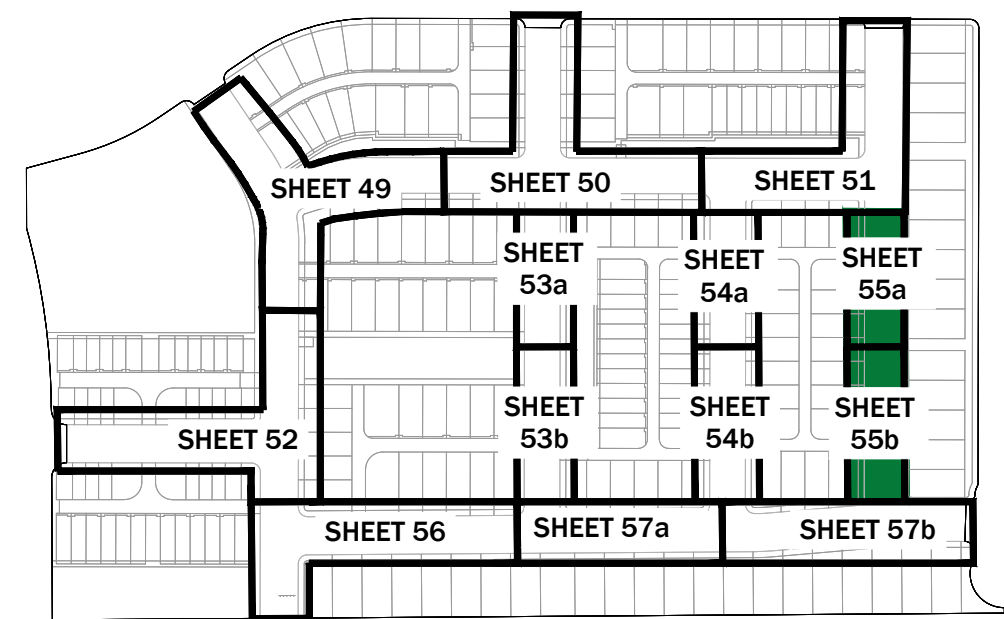
**LINE TYPE LEGEND:**

- |       |                              |
|-------|------------------------------|
| ————— | Right-of-way / Property Line |
| ■ ■ ■ | Sheet Matchline              |
| — — — | Sight Triangles              |
| - - - | Utility Easement             |
| — ■ — | Limit-of-work                |
| ————— | Metal Edger, see details     |

## **SHEET 54 PLANTING SCHEDULE**

CODE	QTY	BOTANICAL NAME
<b>DECIDUOUS TREES</b>		
AG	2	Acer grandidentatum
AJ	3	Acer saccharum 'John Pair'
AS	3	Acer negundo 'Sensation'
CO	1	Celtis occidentalis
CS	4	Catalpa speciosa
GI	5	Gleditsia triacanthos inermis `Impcole`
GT	6	Gleditsia triacanthos inermis 'Skyline'
KP	5	Koeleruteria paniculata
RS	2	Robinia pseudoacacia 'Purple Robe'
<b>DECIDUOUS SHRUBS</b>		
SAC	51	Amorpha canescens
SAN	84	Amorpha nana
SCN	87	Chrysothamnus nauseosus nauseosus

## KEY MAP - NTS



SHEET NUMBER	55	DRAWN BY:	SCALE:	WINDLER FILING NO 7 PA-23 SITE PLAN LANDSCAPE PLANS LANDSCAPE PLAN - STREETSCAPE	WINDLER PUBLIC IMPROVEMENT AUTHORITY 9155 E NICHOLS AVENUE, SUITE 300 CENTENNIAL, COLORADO 80112	750 PENNSYLVANIA ST DENVER, CO 80203 720.440.2668		No.	Revisions	Date	Init.	Appr.	Date



PLANTING LEGEND:

PM7

Hydrant, RE: Civil

STREETSCAPE MIX  
Refer to Planting Schedule for Full Description.

PLANTING NOTES:

- The location of plants on the drawings is diagrammatic and shall not be considered to be shown in their final location. Before planting, the contractor shall stake all woody plant locations for review and acceptance by the landscape architect. The contractor shall not plant without this acceptance. The landscape architect shall be able to rearrange plant stakes without incurring additional cost to the project.
- Perennial plant locations shall be reviewed in the field by the landscape architect with the installing contractor prior to the time of installation. Contractor shall give notice and arrange the on-site meeting with landscape architect.
- Contractor to ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions.
- See Sheet 30 for Planting Schedules.

LINETYPE LEGEND:

Right-of-way / Property Line

Sheet Matchline

Sight Triangles

Utility Easement

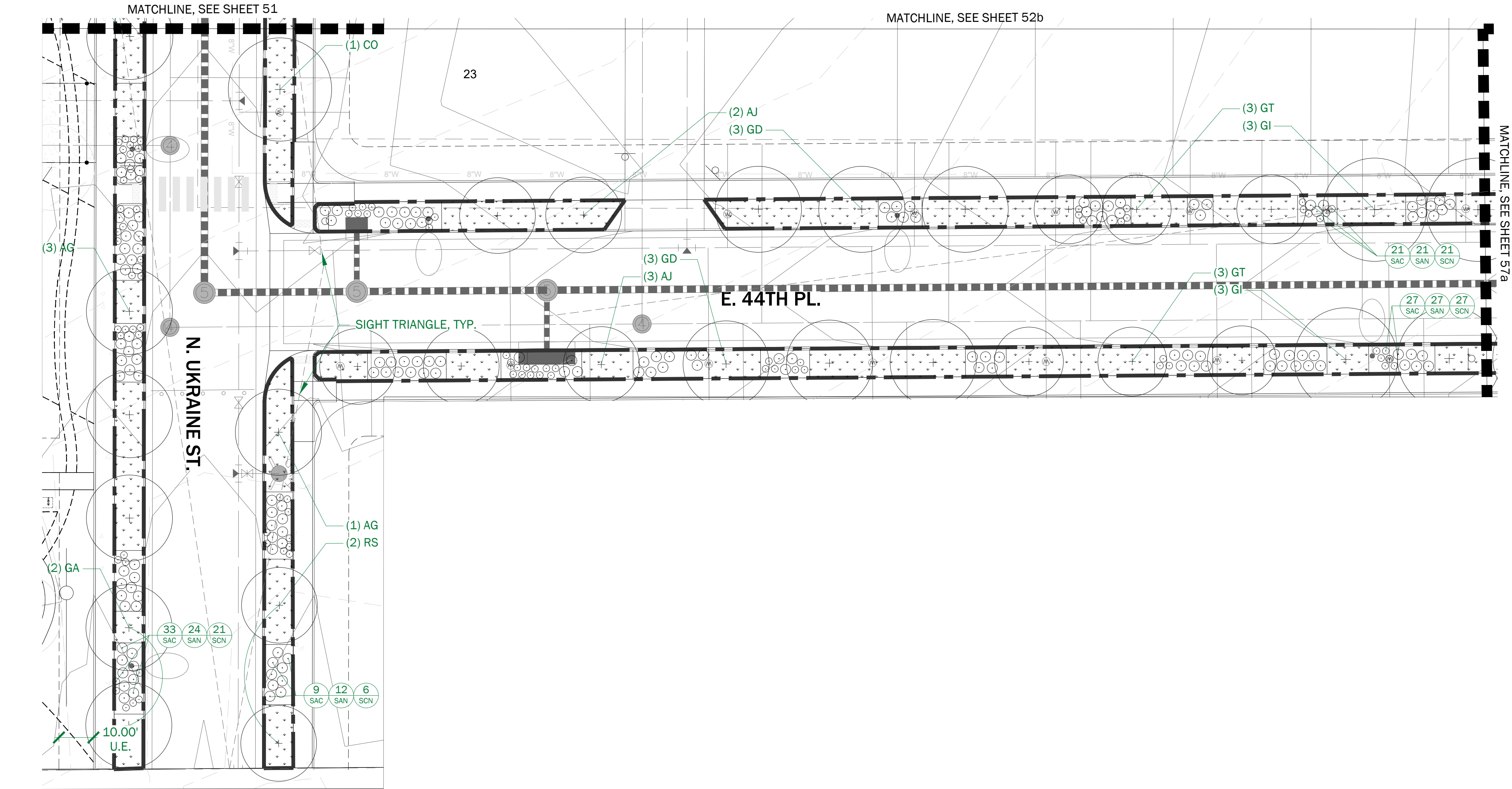
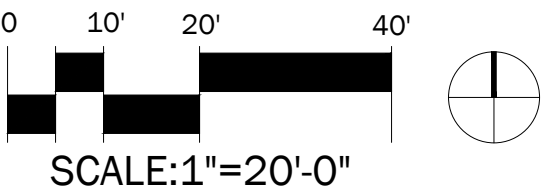
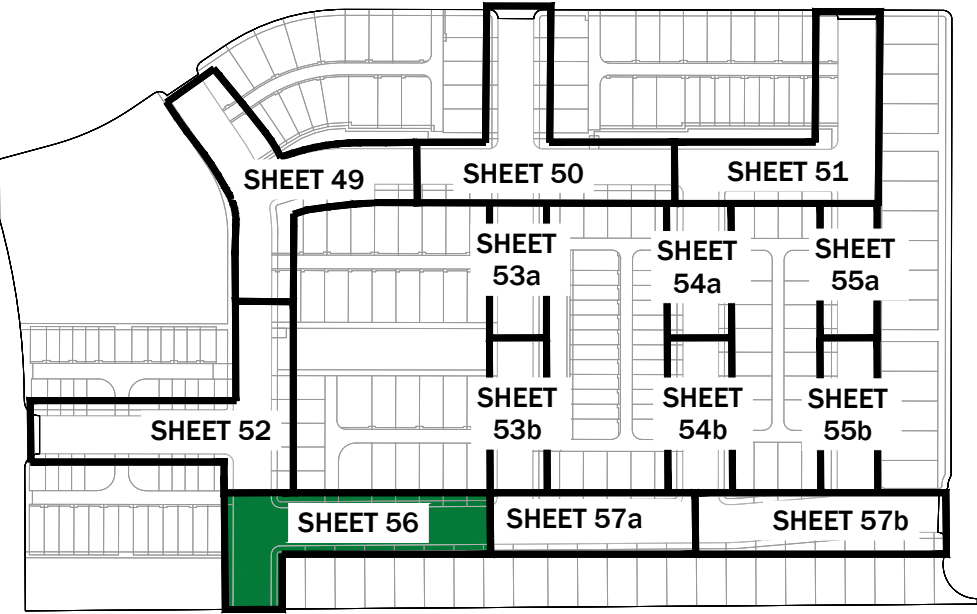
Limit-of-work

Metal Edger, see details

SHEET 55 PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME
DECIDUOUS TREES		
AG	5	Acer grandidentatum
AJ	5	Acer saccharum 'John Pair'
CO	1	Celtis occidentalis
GA	2	Ginkgo biloba 'Autumn Gold'
GD	6	Gymnocladus dioicus
GI	4	Gleditsia triacanthos inermis 'Impcole'
GT	6	Gleditsia triacanthos inermis 'Skyline'
RS	2	Robinia pseudoacacia 'Purple Robe'
DECIDUOUS SHRUBS		
SAC	90	Amorpha canescens
SAN	84	Amorpha nana
SCN	75	Chrysothamnus nauseosus nauseosus

KEY MAP - NTS



**A** N. UKRAINE ST & E. 44TH PLACE  
Scale: 1"=20'-00"

Match the plat street names

Revised

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

WINDLER FILING NO 7  
PA 28 SITE PLAN  
LANDSCAPE PLANS  
LANDSCAPE PLAN - STREETSCAPE

SCALE:  
AS SHOWN  
FILE NO:  
R0031139.00

DRAWN BY:  
KL, DR, HC  
CHECKED BY:  
DL, TK  
DATE:  
07/11/2024

SHEET NUMBER  
56

750 PENNSYLVANIA  
ST  
DENVER, CO 80203  
720.440.2668

Revisions  
No.

Appr.  
Date

Init.  
Date







PM7 - STREETSCAPE PERENNIAL MIX							
GRASSES							
KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	AVG. SPACING	NOTES
GBC	-	<i>Bouteloua curtipendula</i>	Sideoats Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBD	-	<i>Bouteloua dactyloides</i>	Buffalograss	3" Deep x 2.5" sq.	Plug	15" O.C.	
GBG	-	<i>Bouteloua gracilis</i>	Blue Grama	3" Deep x 2.5" sq.	Plug	15" O.C.	
GHJ	-	<i>Hilaria (Pleuraphis) jamesii</i>	James' galleta	3" Deep x 2.5" sq.	Plug	15" O.C.	
FORBS							
PAM	-	<i>Achillea millefolium</i>	Common Yarrow	3" Deep x 2.5" sq.	Plug	18" O.C.	
PDT	-	<i>Digitalis thapsi</i> 'Spanish Peaks'	Spanish Peaks Foxglove	3" Deep x 2.5" sq.	Plug	18" O.C.	
PEF	-	<i>Epilobium fleischeri</i>	Alpine Willowherb	3" Deep x 2.5" sq.	Plug	18" O.C.	
PLN	-	<i>Linum narbonense</i>	Spanish Blue Flax	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPM	-	<i>Penstemon mensarum</i>	Grand Mesa Beardtongue	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPP	-	<i>Penstemon pseudospectabilis</i>	Desert Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PPR	-	<i>Penstemon rostriflorus</i>	Bridges' Penstemon	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSD	-	<i>Salvia daghestanica</i>	Caucasus Sage	3" Deep x 2.5" sq.	Plug	18" O.C.	
PSM	-	<i>Satureja montana</i> var. <i>illyrica</i>	Purple Winter Savory	3" Deep x 2.5" sq.	Plug	18" O.C.	
52703 sf TOTAL PM7							

\*ADD ALT: Forbs and grasses shown herein are an additional alternate. The quantities are above and beyond the minimum requirement for curbside landscaping.

~~BASE BID: Base bid will be short grass native grass seed mix (Bouteloua gracilis, Schizachyrium scoparium and Buchloe dactyloides) with steel edging proposed between shrub beds and native grass areas.~~

Repeat comment:  
Not a construction drawing. This should not be included in the City documents.

Revised

CITY OF AURORA STANDARD LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
- LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLAN AND CUTSHEETS.
- PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT; WALKS AND TRAILS TO BE CONCRETE OR AN ACCESSIBLE MATERIAL AS NOTED ON PLANS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.

CITY OF AURORA GENERAL LANDSCAPE NOTES

- 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.
- TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FT OF PUBLIC WALKS; SHRUBS NOT WITHIN 4 FT.
- A MIN 4 FT DIA MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
- CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
- AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS.
- 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.
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF AURORA, COLORADO IN CURRENT USAGE. ALL STANDARDS NOT COVERED BY THE CITY SHALL BE APWA STANDARDS IN CURRENT USAGE UNLESS OTHERWISE NOTED.
- ENSURE ALL HYDRANTS ARE WITHIN LANDSCAPED AREAS AND 5 FT CLEAR ON ALL SIDES FROM ANY OBSTRUCTIONS. WITH THE RELOCATION OF ANY FIRE HYDRANT, PLEASE ENSURE HYDRANT IS WITHIN THE 3'-6" TO 8' DISTANCE FROM BACK OF CURB AND FACING ADJACENT ROADWAY.

CITY OF AURORA IRRIGATION NOTES

- A PERMIT IS REQUIRED FOR IRRIGATION CONSTRUCTION. CONTACT 720.859.4364 TO OBTAIN PERMITS AND SCHEDULE INSPECTIONS.

PA-25 Street Frontage - Curbside Landscape Requirements								
Street	Area (SF)	Length (LF)	Trees Required (1 per 35 LF)	Trees Provided	Tree Equivalent Shrubs Required***	Shrubs Required (1 per 40 SF)	Total Shrubs Required (TE Shrubs + Required Shrubs)	Total Shrubs Provided
E .44TH DR (NORTH)	2,730	305	9	9	0	68	68	68
E .44TH DR (SOUTH)	2,583	305	9	9	0	67	67	68
N .UKRAINE ST (WEST)	7,356	839	24	22	24	184	208	211
N .UKRAINE ST (EAST)	7,013	738	21	18	36	175	211	211
E 45TH DR (NORTH)	7,831	907	26	27	0	196	196	196
E 45TH DR (SOUTH)	7,039	834	24	25	0	176	176	176
N VERSAILLES ST (WEST)	6,347	465	13	20	0	159	159	171
N VERSAILLES ST (EAST)	6,555	539	15	21	0	164	164	164
N WENATCHEE CT (WEST)	4,122	467	13	15	0	103	103	103
N WENATCHEE CT (EAST)	4,119	469	13	13	0	103	103	103
N WINNIPEG CT (WEST)	6,251	840	24	22	24	156	180	180
N WINNIPEG CT (EAST)	6,845	814	23	21	24	171	195	195
E 44TH PL (NORTH)	8,146	891	25	29	0	204	204	204
E 44TH PL (SOUTH)	9,595	1,129	32	31	12	240	252	252
TOTALS	86,632	9,542	271	282	120	2,166	2,286	2,302
*** If tree requirements are unable to be met due to stop sign setbacks, street light or utility conflict, etc. shrubs are substituted at a rate of 12:1.								
Note: All proposed landscaping within sight triangles shall be in compliance with COA roadway specifications SEC. 4.04.2.10.								

PA-25 Street Frontage - Water Use Table			
Water Usage Description	Water Usage Name	Total Area (SF)	Total Area (%)
TURF OR PLANT USING HIGH AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	Non-Water Conserving	0 SF	0%
TURF OR PLANT USING LOW OR MODERATE AMOUNTS OF WATER THROUGH IRRIGATION CONNECTED TO PERMANENT TAP	Water Conserving	86,633 SF	100%
TURF OR PLANT NEEDING NO WATER THROUGH IRRIGATION CONNECTED TO A PERMANENT TAP OR NEEDING ONLY WATER BY A TEMPORARY TAP.	Non-Water (z) Using	0 SF	0%
TOTAL		86,633 SF	100.00%

- NOTES:
- THE INFORMATION IN THESE TABLES COVERS ALL NEIGHBORHOOD P - PA-25 STREETSCAPE; INCLUDING STREETSCAPE PLANTINGS SHOWN IN THE OPEN SPACE PLANS.
  - ALL LANDSCAPE BETWEEN SIDEWALK AND CURB TO UTILIZE DRIP IRRIGATION.