

HARMONY SITE PLAN NO. 5

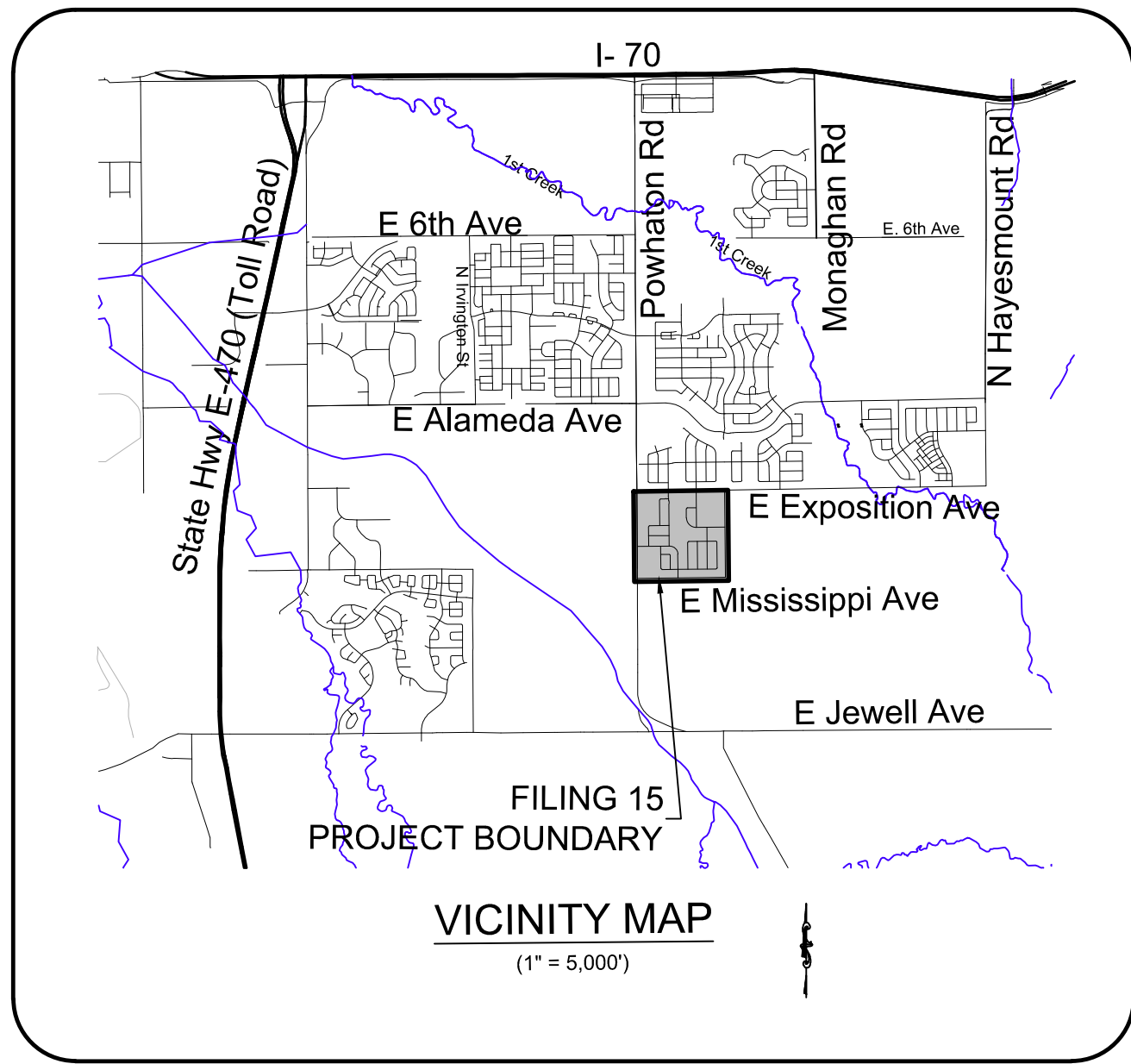
A PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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Minor Adjustment Requests (Administrative):

- Minor Adjustment Request (Administrative) to Section to Section 146-4.3.10.C for 5 lots double fronting on to E. Walsh Place and Exposition Ave per enhanced & extended landscape buffer along E. Exposition Avenue.
- Minor Adjustment Request (Administrative) to Section Section146-4.5.3.B.1 for 5 lots on E. Tennessee Place that do not comply with the 2-turn rule per enhanced & extended landscape buffer Along E. Ford Drive & S. Robertsdale Street.
- Minor Adjustment Request (Administrative) to Section to Section 146-4.3.10.C for 5 lots double fronting on S. Trussville Street and S. Titus Court per enhanced & extended landscape buffer along S. Trussville St.

DATA TABLE

LAND AREA WITHIN PROPERTY LINES	126.675 AC
NUMBER OF UNITS PROPOSED	358
NUMBER OF STORIES	1-3
MAXIMUM HEIGHT OF BUILDINGS	38'-0"
HARD SURFACE AREA	2.39 AC.
OPEN SPACE	23.64 AC.
LANDSCAPE AREA	9.78 AC.
LOT AREA	49.69 AC
TRACT AREA	48.02 AC
PUBLIC R.O.W. AREA	27.97 AC
PHASED NATIVE GRASS (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	R-2 MEDIUM DENSITY DISTRICT
PERMITTED MAXIMUM SIGN AREA	96 SQ. FT. & 6' MAX HEIGHT / 2 PER ENTRANCE ON ARTERIAL/COLLECTOR STREETS ONLY
PROPOSED SIGN TYPE AND SQ. FT.	NEIGHBORHOOD DISTRICT IDENTIFICATION
PARKING SPACES REQUIRED	2 PER UNIT + 2 GUEST SPACES (1022 PARKING SPACES / 1022 GUEST PARKING SPACES)
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT + 2 GUEST SPACES MINIMUM
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
2015 IBC CONSTRUCTION TYPE	V-B
2015 IBC OCCUPANCY CLASS	R-3
SPRINKLERED	NO

SITE PLAN 5 LOT TYPE COMPLIANCE

LOT TYPE	LOT SIZE (W' X D')	GARAGE ORIENTATION	C.O.A. LOT SIZE DESIGNATION	PP5	TOTAL LOT COUNTS
SINGLE FAMILY (TYPE 2)	60' X 110'	FRONT(SIDE) LOAD	STANDARD	70	70
SINGLE FAMILY (TYPE 3)	50' X 110'	FRONT LOAD	STANDARD	198	198
SINGLE FAMILY (TYP3 4)	45' X 110'	FRONT LOAD	SMALL	90	90
			TOTAL	358	358
				PERCENTAGE	LOT COUNT
TOTAL LOTS COUNTING TOWARDS SMALL LOT REQUIREMENTS (EXCLUDES NON-GREENCOURT TOWNHOMES)				100%	358
TOTAL SMALL RESIDENTIAL LOTS (MAX 50%)				25%	90
FRONT-LOADED SMALL RESIDENTIAL LOTS (MAX 35%)				25%	90
STANDARD RESIDENTIAL LOTS (MIN 40%)				75%	268
TOTAL LOTS WITH 60' WIDTH OR GREATER (MIN. 10%)				20%	70
REQUIRED PRODUCT MIX (MAX 60% OF SINGLE TYPE)	SINGLE FAMILY (TYPE 2)			20%	70
	SINGLE FAMILY (TYPE 3)			55%	198
	SINGLE FAMILY (TYPE 4)			25%	90

**FUTURE PHASES OF HARMONY SUBDIVISION WILL BE DEVELOPED TO COMPLY WITH BOTH THE COA LOT TYPE REQUIREMENTS AND APPROVED HARMONY FDP MAXIMUM UNIT COUNT.

OWNER'S SIGNATURES HARMONY SITE PLAN NO. 5

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

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

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado)ss

County of _____)

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

(Principals or Owners)

Witness my hand and official seal _____ Notary Seal

(Notary Public)

Notary Business Address: _____

My commission expires _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

AMENDMENTS

APPLICANT:
MELCOR/
TC AURORA, LLC
C/O MARATHON LAND COMPANY
9750 W. CAMBRIDGE PLACE
LITTLETON CO 80127
TEL: (303) 920-9400
FAX: (303) 920-9440
CONTACT: JAMES SPEHALSKI

PLANNER/
LANDSCAPE
ARCHITECT:

PCS GROUP, INC.
200 KALAMATH STREET
DENVER CO 80223
TEL: (303) 531-4905
CONTACT: JOHN PRESTWICH

SURVEYOR/
ENGINEER:

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

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Westwoodps.com
Westwood Professional Services, Inc.

Melcor/TC Aurora, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 5
COVER SHEET

SCALE:
AS SHOWN

DRAWN BY: DJG
CHECKED BY: BPW
DATE: MARCH, 2023

SHEET NUMBER
1.0
1 OF 70

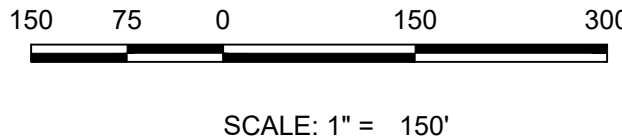
NOTES:

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 HARMONY FDP 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 DESCRIBED PROPERTY, AND THE SAME ARE 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 SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
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 SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 BUILDINGS 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
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 CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING 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 ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
16. ALL STREET TRAFFIC SIGNS PROVIDED BY THE HARMONY DEVELOPMENT SHALL BE FURNISHED AND INSTALLED PER MUTCD STANDARDS.
17. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
18. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. (2015 IFC, 505.1)
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
21. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA-VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282
22. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA)
23. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
24. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
25. THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPER'S EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
26. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SEVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED POPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMNTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
27. 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.
28. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
29. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY CITY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
30. XXXXXXXXXXXX SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 6TH AVENUE AND POWHATON ROAD, AND 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 6TH AVENUE AND TRUSSVILLE ROAD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147.37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
31. APPLICANT SHALL INSTALL TWO 2" CONDUITS AND PULL BOXES TO BE OWNED/MAINTAINED BY THE CITY OF AURORA, FOR FUTURE FIBER OPTIC INTERCONNECT OF TRAFFIC SIGNALS ALONG ARTERIAL ROADWAYS.
- CONDUIT
- CONDUIT MATERIAL SHALL BE SCHEDULE 80 HDPE (OR SIMILAR).
 - A # 14 AWG STRANDED COPPER CONDUCTOR SHALL BE INSTALLED FOR CITY UNDERGROUND LOCATING PURPOSES.
 - A NYLON PULL TAPE WITH A MINIMUM 1,250 LB TENSILE STRENGTH SHALL BE INSTALLED IN ALL NEW CONDUIT.
- PULL BOX
- PULL BOXES SHALL BE 30"X48"X24", WITH TWO-PIECE INTERLOCKING LIDS.
 - CITY CONDUIT SHALL BE INSTALLED INTO CITY PULL BOXES.

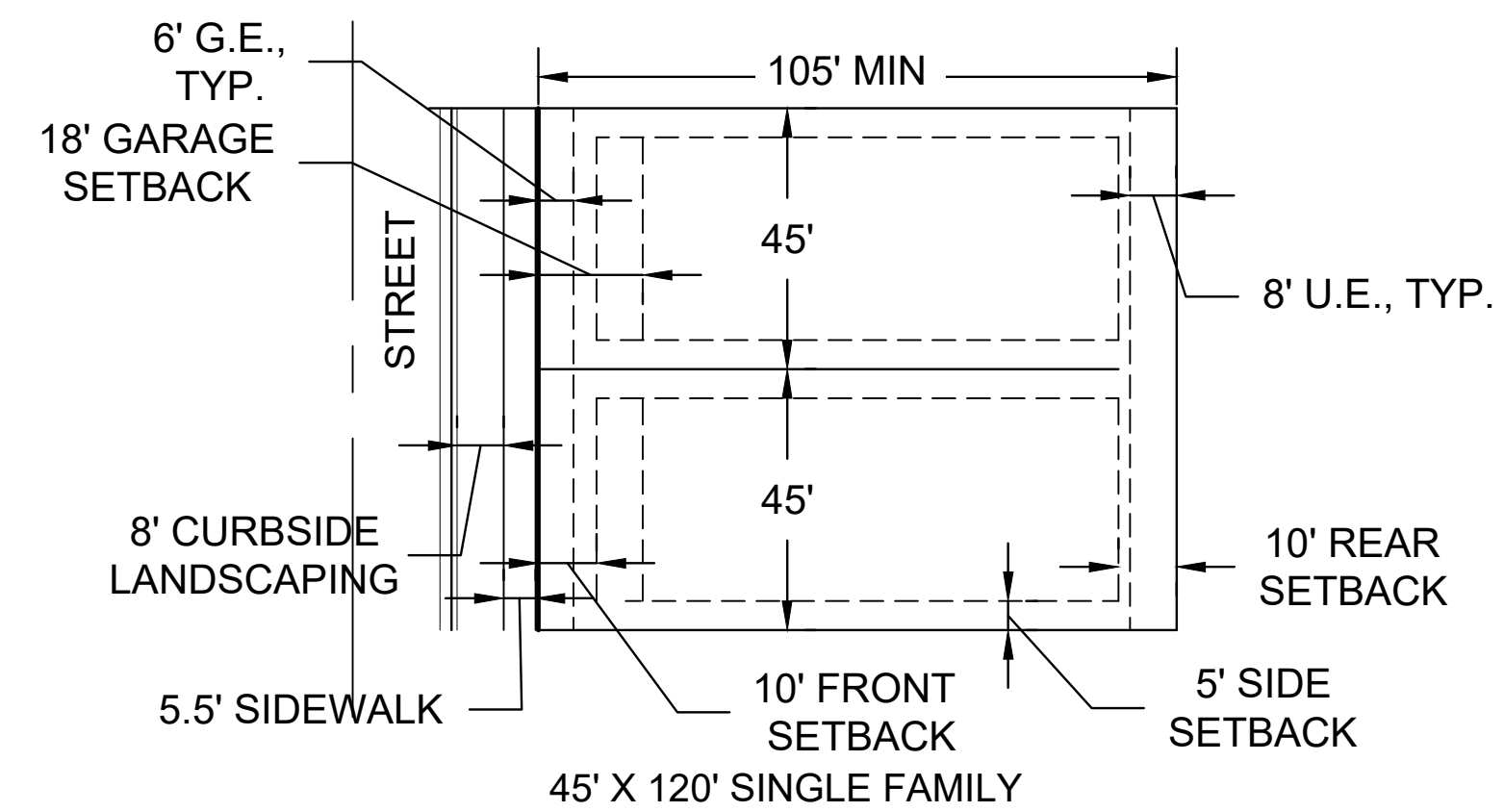
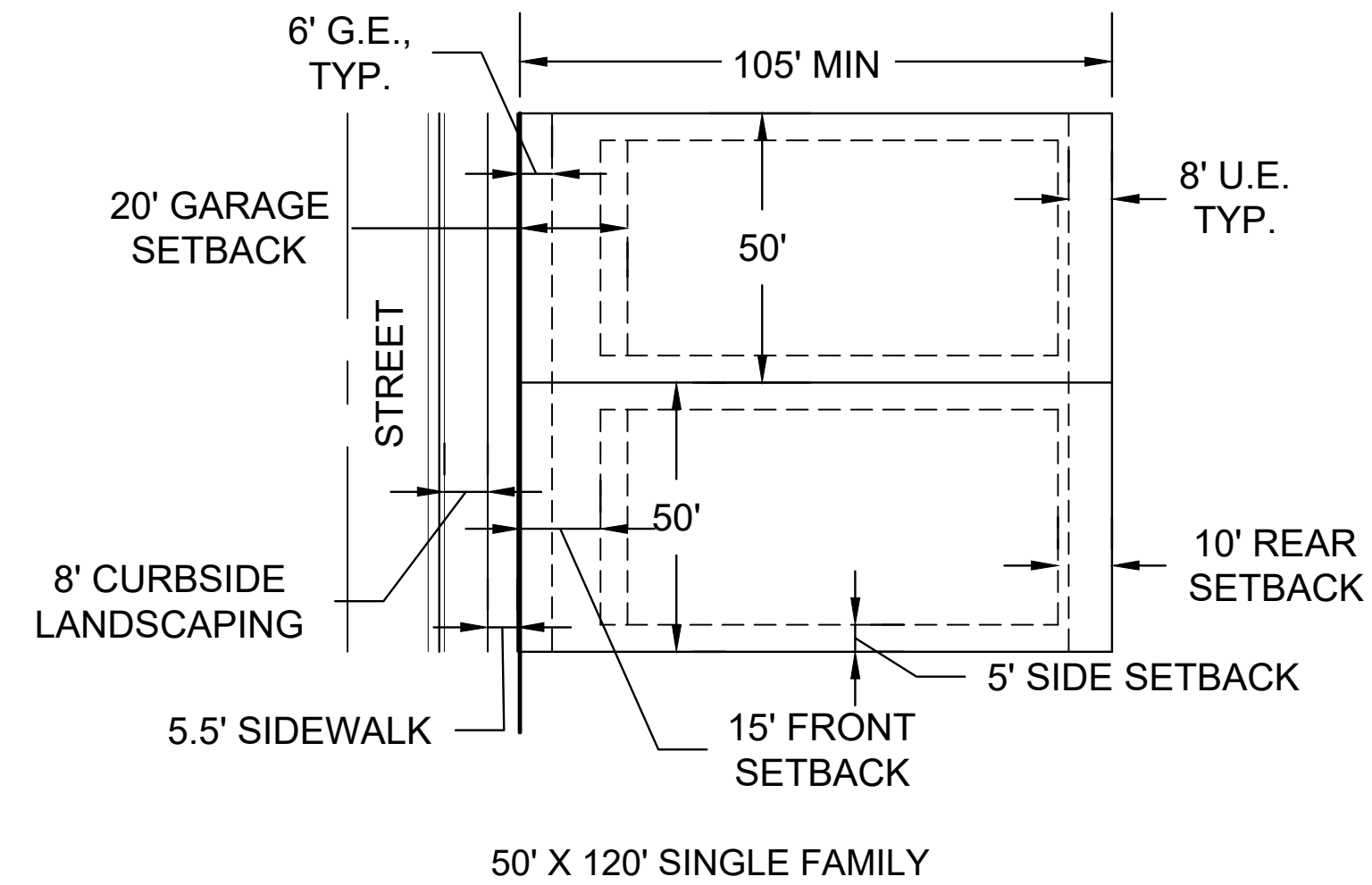
SHEET NUMBER	DRAWN BY: DUG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 GENERAL NOTES	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD , CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.	Date	

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE FT	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
					FT	FT	FT	
15	1	1	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	1	9	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	1	6130	37.50	10	5	10	SMALL SINGLE FAMILY
15	2	2	5621	45.01	10	5		SMALL SINGLE FAMILY
15	2	3	5625	45.00	10	5		SMALL SINGLE FAMILY
15	2	4	5552	45.79	10	5		STANDARD SINGLE FAMILY
15	2	5	5333	45.98	10	5		SMALL SINGLE FAMILY
15	2	6	7329	50.00	10	5	10	STANDARD SINGLE FAMILY
15	2	7	5675	50.00	10	5		STANDARD SINGLE FAMILY
15	2	8	5675	50.00	10	5		STANDARD SINGLE FAMILY
15	2	9	5675	50.00	10	5		STANDARD SINGLE FAMILY
15	2	10	5578	50.00	10	5		STANDARD SINGLE FAMILY
15	2	11	5410	50.00	10	5		STANDARD SINGLE FAMILY
15	2	12	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	16	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	2	19	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	3	1	5327	35.00	10	5	10	STANDARD SINGLE FAMILY
15	3	2	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	3	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	4	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	5	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	6	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	7	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	8	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	9	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	10	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	11	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	12	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	13	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	14	6449	41.50	10	5	10	SMALL SINGLE FAMILY
15	3	15	5865	51.00	10	5		STANDARD SINGLE FAMILY
15	3	16	5635	49.00	10	5		STANDARD SINGLE FAMILY
15	3	17	6679	43.50	10	5	10	SMALL SINGLE FAMILY
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15	3	22	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	23	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	24	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	25	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	26	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	27	4838	45.00	10	5		SMALL SINGLE FAMILY
15	3	28	4836	45.00	10	5		SMALL SINGLE FAMILY
15	3	29	4795	45.00	10	5		SMALL SINGLE FAMILY
15	3	30	5275	40.13	10	5	10	STANDARD SINGLE FAMILY
15	4	1	8352	55.00	10	5	10	LARGE SINGLE FAMILY
15	4	2	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	3	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	4	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	5	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	6	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	7	6255	52.12	10	5		STANDARD SINGLE FAMILY
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15	4	9	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	10	8352	55.00	10	5	10	LARGE SINGLE FAMILY
15	4	11	8352	55.00	10	5	10	LARGE SINGLE FAMILY
15	4	12	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	13	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	14	6255	52.12	10	5		STANDARD SINGLE FAMILY
15	4	15	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	16	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	17	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	18	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	19	6255	52.13	10	5		STANDARD SINGLE FAMILY
15	4	20	8352	55.00	10	5	10	LARGE SINGLE FAMILY
15	5	1	8562	55.00	10	5	10	LARGE SINGLE FAMILY
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15	5	5	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	6	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	7	6411	52.12	10	5		STANDARD SINGLE FAMILY
15	5	8	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	9	8256	53.00	10	5	10	STANDARD SINGLE FAMILY
15	5	10	6717	55.00	10	5		STANDARD SINGLE FAMILY
15	5	11	6717	55.00	10	5		STANDARD SINGLE FAMILY
15	5	12	8256	53.00	10	5	10	LARGE SINGLE FAMILY

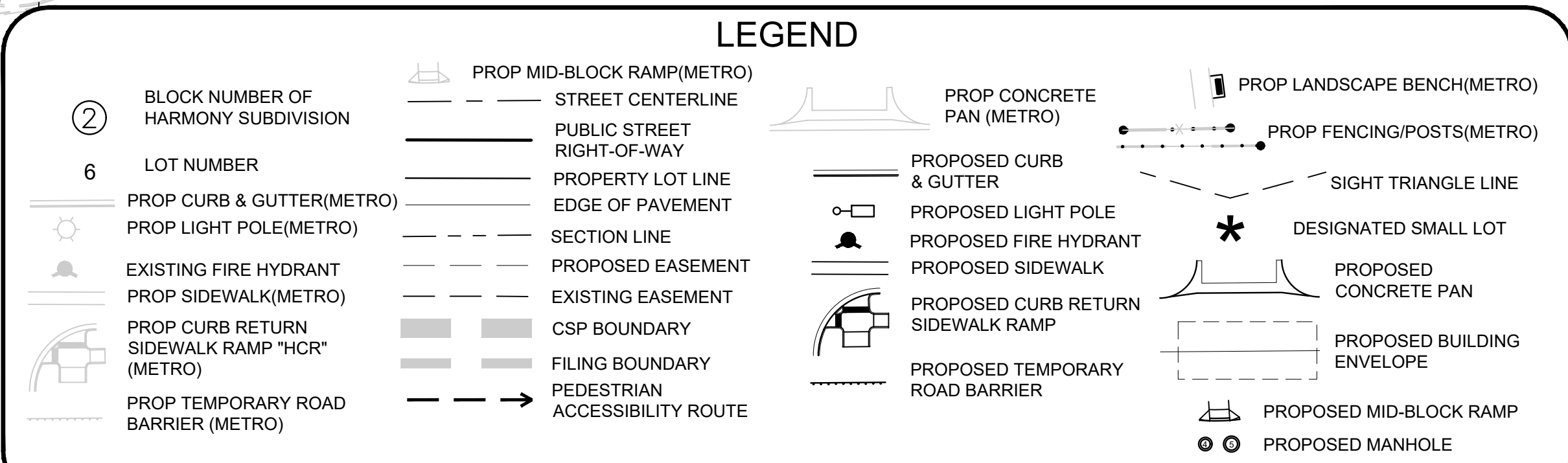
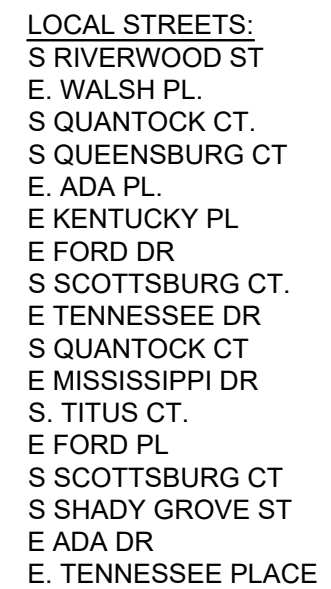
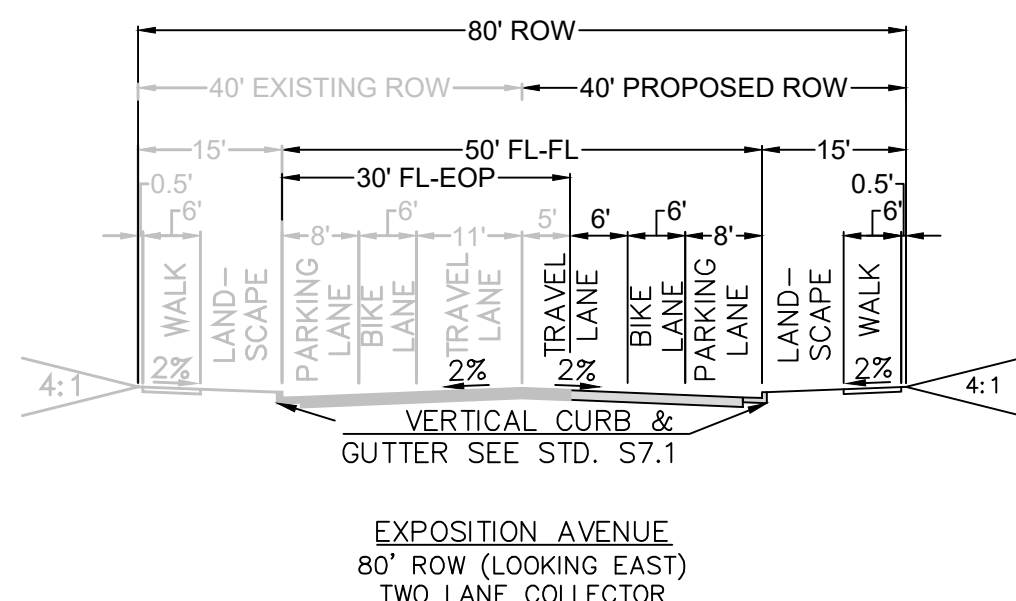
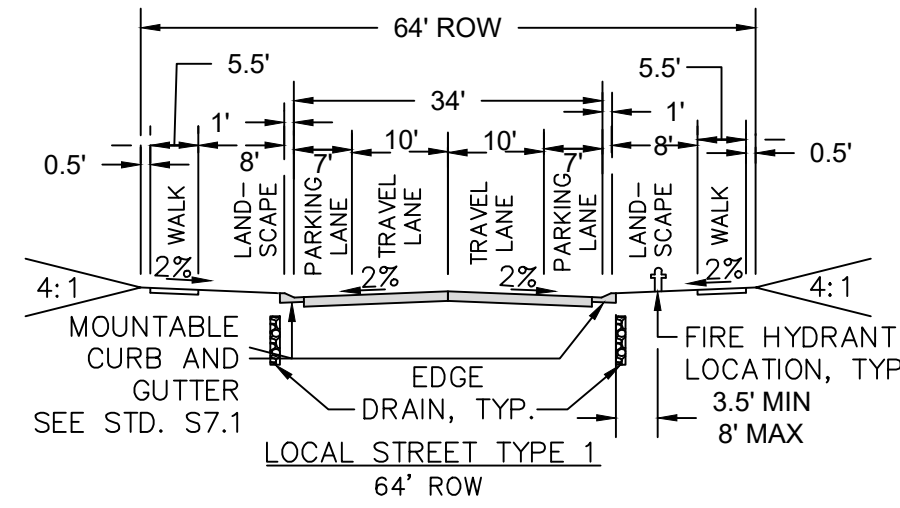
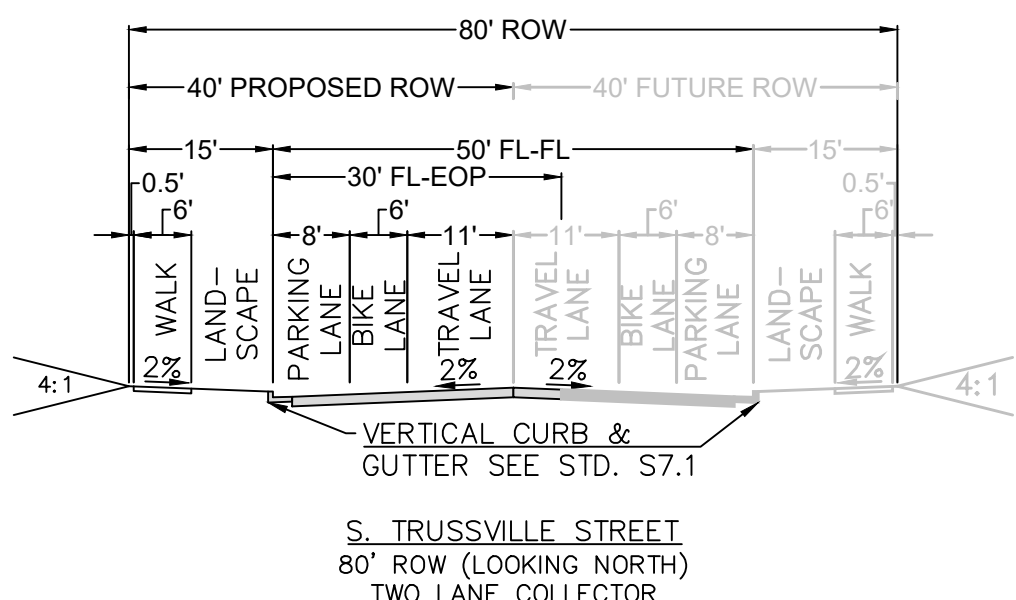
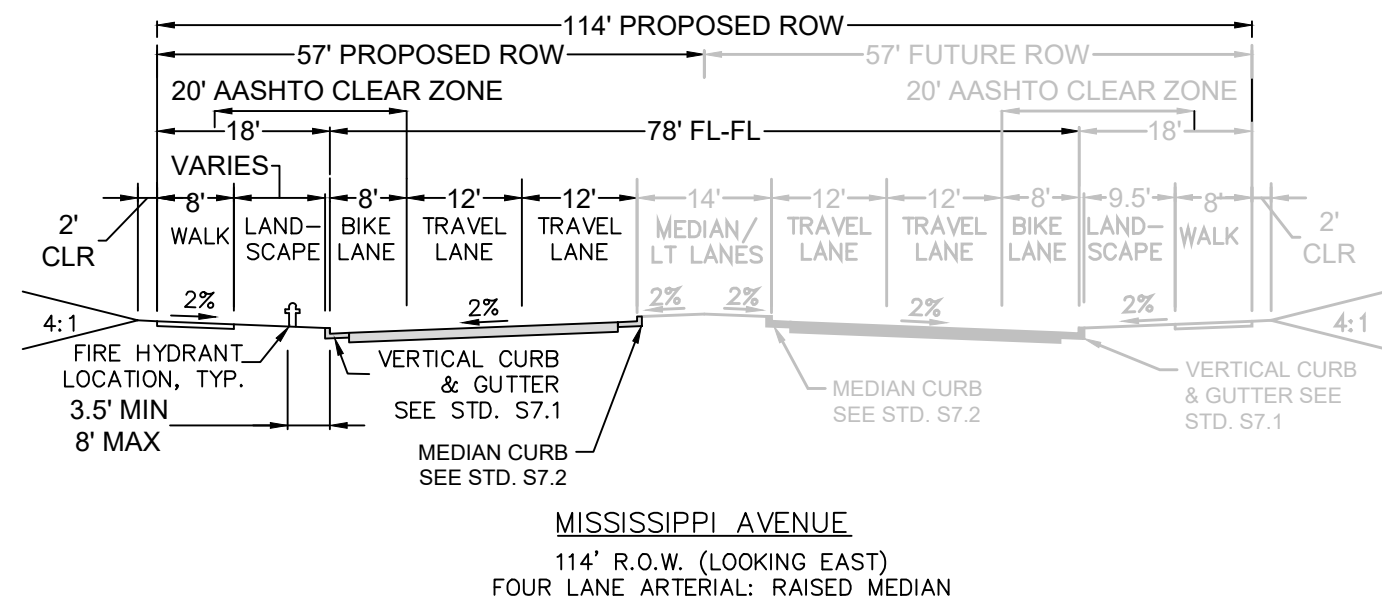
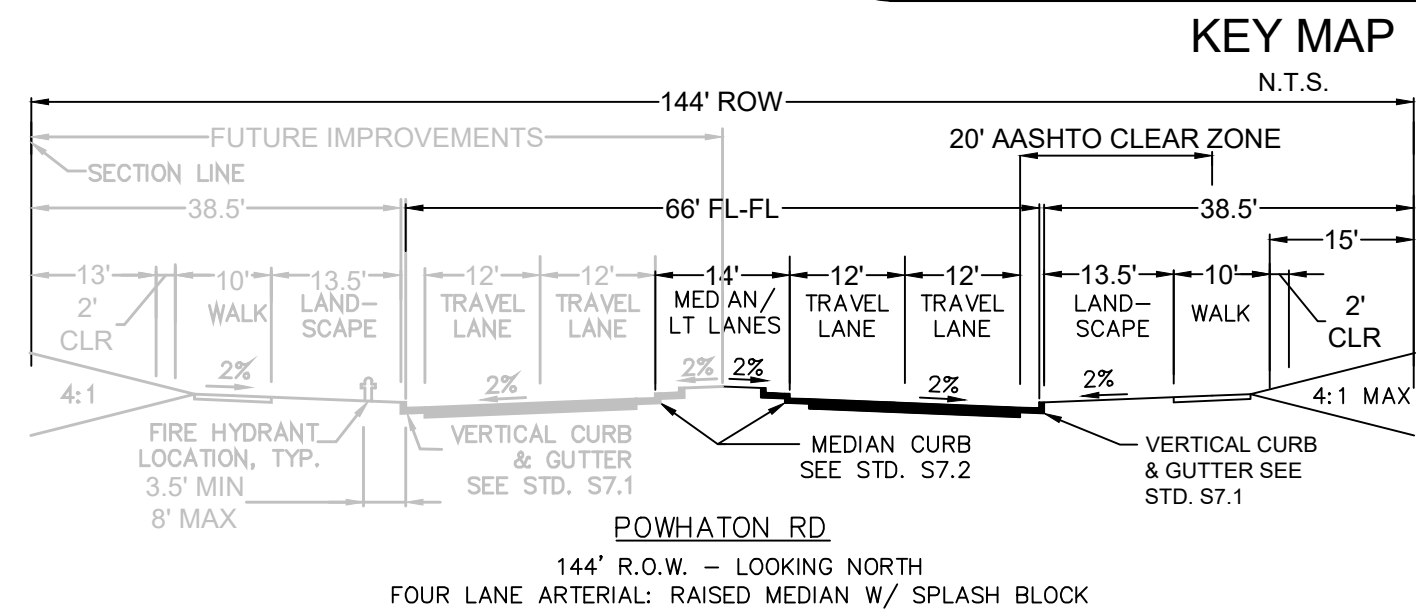
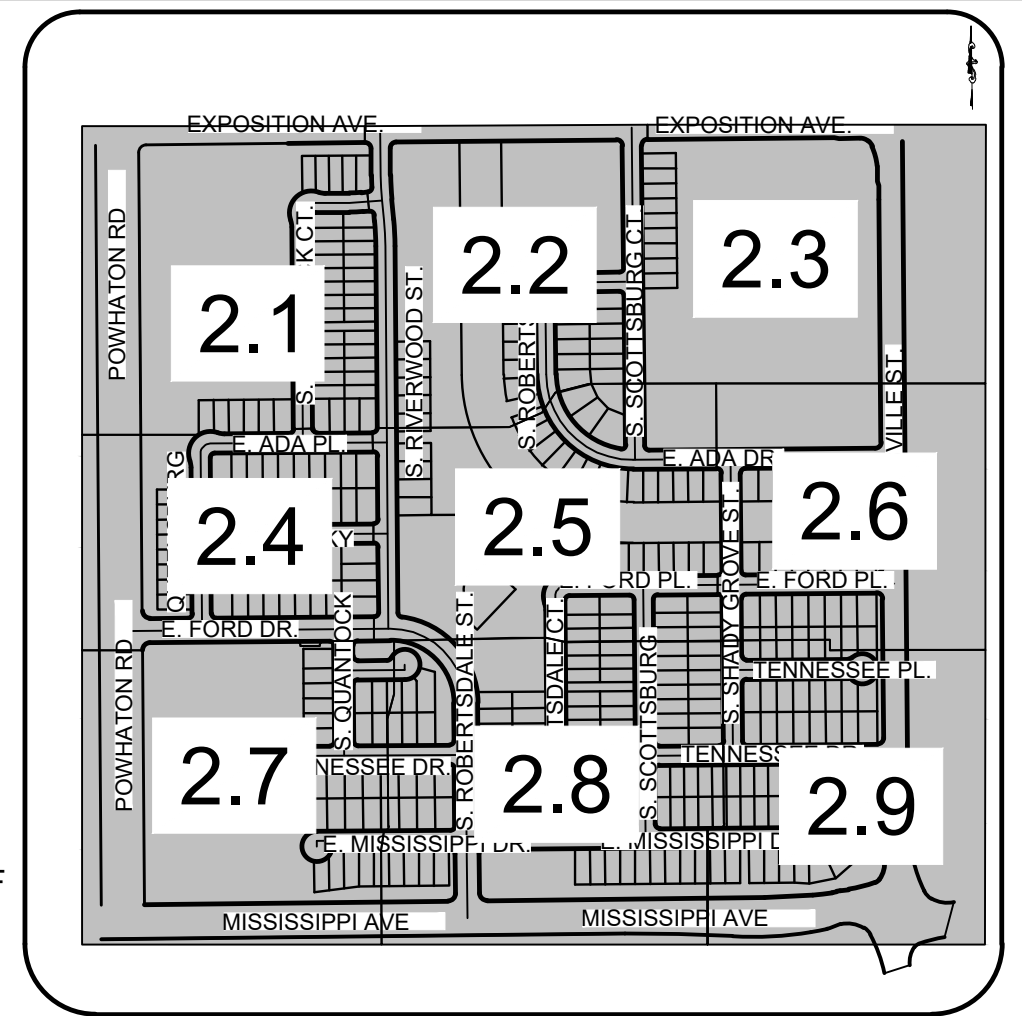
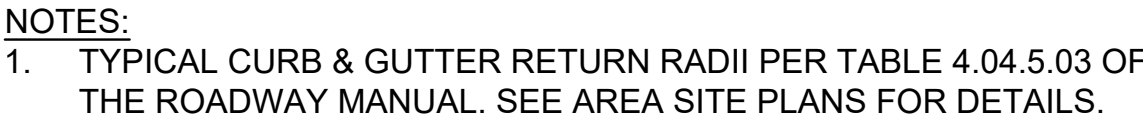
FILING #	BLOCK #	LOT #	SQUARE	FRONTAGE	SETBACKS			CLASSIFICATION
			FOOTAGE	FT	FRONT	SIDE	SIDE*	
15	5	13	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	14	6411	52.12	10	5		STANDARD SINGLE FAMILY
15	5	15	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	16	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	17	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	18	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	19	6411	52.13	10	5		STANDARD SINGLE FAMILY
15	5	20	8562	55.00	10	5	10	LARGE SINGLE FAMILY
15	6	1	6579	64.50	10	5		LARGE SINGLE FAMILY
15	6	2	5100	50.00	10	5		STANDARD SINGLE FAMILY
15	6	3	5100	50.00	10	5		STANDARD SINGLE FAMILY
15	6	4	5100	50.00	10	5		STANDARD SINGLE FAMILY
15	6	5	5100	50.00	10	5		STANDARD SINGLE FAMILY
15	6	6	6072	45.00	10	5	10	STANDARD SINGLE FAMILY
15	7	1	6772	47.00	10	5	10	LARGE SINGLE FAMILY
15	7	2	5500	50.00	10	5		STANDARD SINGLE FAMILY
15	7	3	5500	50.00	10	5		STANDARD SINGLE FAMILY
15	7	4	5617	40.88	10	5		STANDARD SINGLE FAMILY
15	7	5	8643	36.73	10	5		LARGE SINGLE FAMILY
15	7	6	6600	60.00	10	5		LARGE SINGLE FAMILY
15	7	7	5500	50.00	10	5		STANDARD SINGLE FAMILY
15	7	8	5500	50.00	10	5		STANDARD SINGLE FAMILY
15	7	9	5500	50.00	10	5		STANDARD SINGLE FAMILY
15	7	10	6772	47.00	10	5	10	LARGE SINGLE FAMILY
15	8	1	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	2	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	3	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	4	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	5	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	6	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	7	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	8	7102	50.01	10	5	10	STANDARD SINGLE FAMILY
15	8	9	7102	49.99	10	5	10	STANDARD SINGLE FAMILY
15	8	10	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	11	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	12	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	13	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	14	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	15	6600	60.00	10	5		LARGE SINGLE FAMILY
15	8	16	6650	61.08	10	5		LARGE SINGLE FAMILY
15	8	17	5215	56.95	10	5		STANDARD SINGLE FAMILY
15	8	18	6375	49.99	10	5		STANDARD SINGLE FAMILY
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15	8	20	6000	50.00	10	5		STANDARD SINGLE FAMILY
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15	9	5	6900	60.00	10	5		LARGE SINGLE FAMILY
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15	9	10	22607	23.01				PARK
15	9	11	6352	55.09	10	5		STANDARD SINGLE FAMILY
15	9	12	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	9	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	9	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
15	9	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
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15	9	33	5500	50.00	10			STANDARD SINGLE FAMILY
15	9	34	5500	50.00	10	5		STANDARD SINGLE FAMILY
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15	9	37	5500	50.00	10	5		STANDARD SINGLE FAMILY
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15	9	39	6552	45.00	10	5	10	STANDARD SINGLE FAMILY
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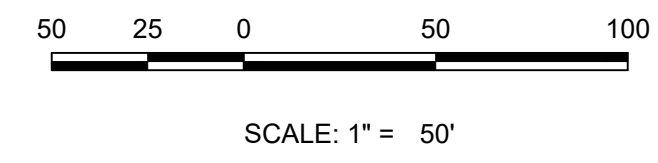
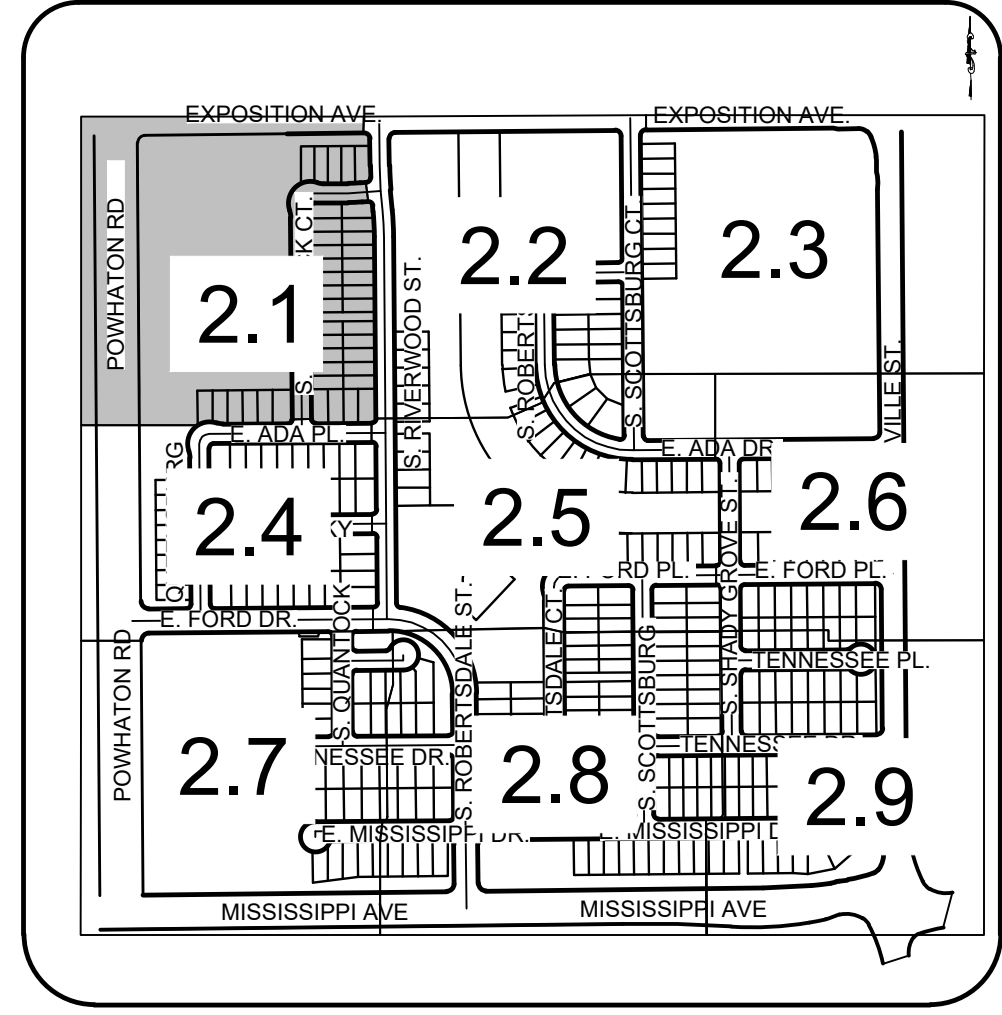
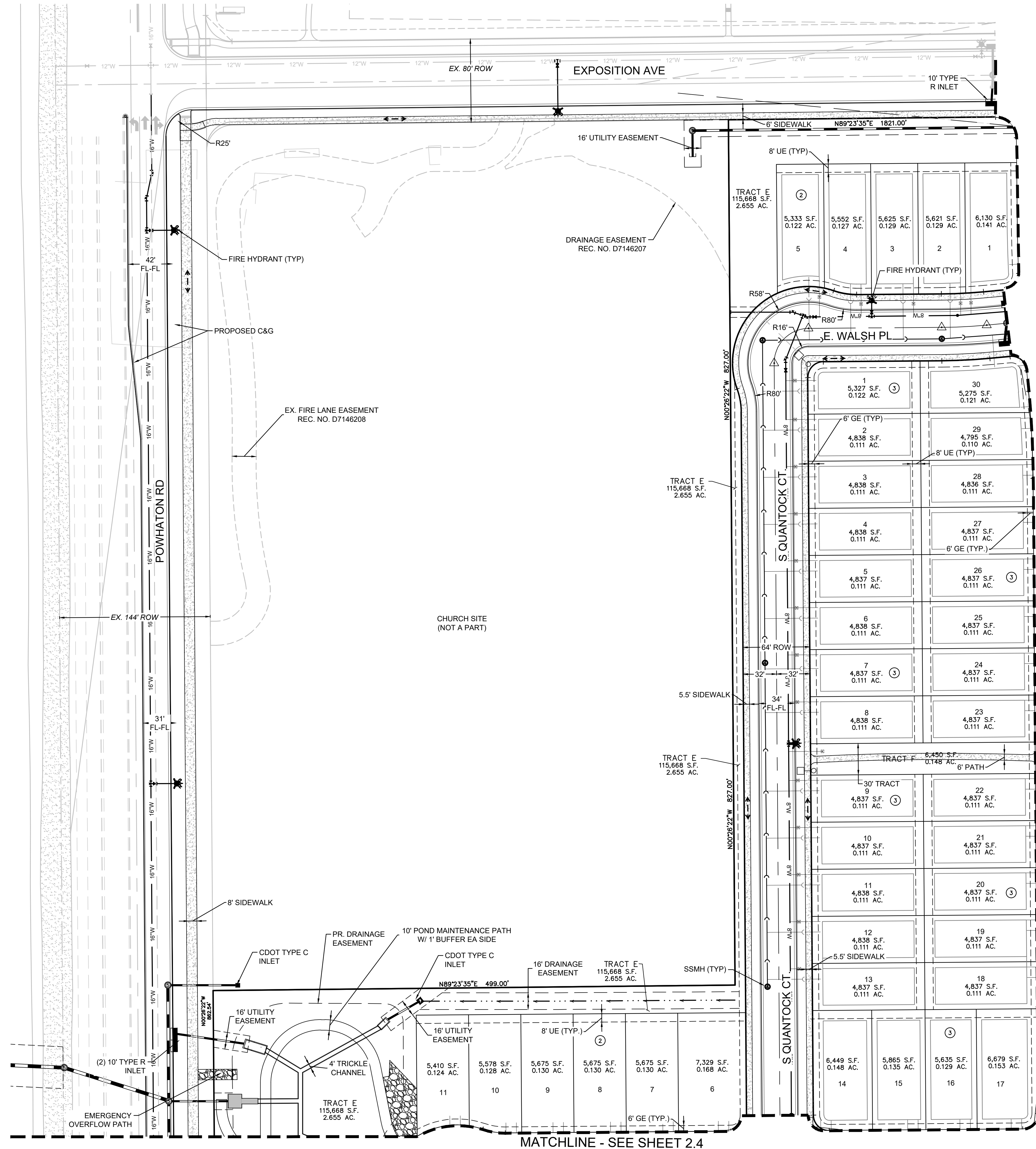
KEY MAP
N.T.S.



SHEET NUMBER 1.3 4 OF 70	DRAWN BY: DJG	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 OVERALL LOT TYPE	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.
	CHECKED BY:	AS SHOWN			
	FILE NO:				
	BWP				
	DATE:	81302214922			
	MARCH, 2023				
No.	Revisions	Date	Int.	Appr.	Date



<div>SHEET NUMBER</div> <div>2.0</div> <div>5 OF 70</div>	DRAWN BY: <div>DJG</div>	SCALE: <div>AS SHOWN</div>	<div>HARMONY SUBDIVISION</div> <div>CIVIL SITE PLAN NO. 5</div> <div>OVERALL SITE PLAN</div>	<div>Melcor/TC Aurora, LLC</div> <div>C/O Marathon Land Company</div> <div>9750 W. Cambridge Place</div> <div>Littleton, CO 80127</div> <div>Tel: (303) 920-9400 Fax: (303) 920-9440</div>	<div></div> <div>10333 E DRY CREEK RD.</div> <div>SUITE 240</div> <div>ENGLEWOOD, CO 80112</div> <div>TEL: 720.482.9526</div> <div>Westwoodps.com</div> <div>Westwood Professional Services, Inc.</div>				
	CHECKED BY: <div>BWP</div>	FILE NO: <div>8130214922</div>							
	DATE: <div>MARCH, 2023</div>								
			No.	Revisions	Date	Init.	Appr.	Date	



- NOTES:
- 1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 - 2. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 - 3. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 - 4. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 - 5. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.

LEGEND

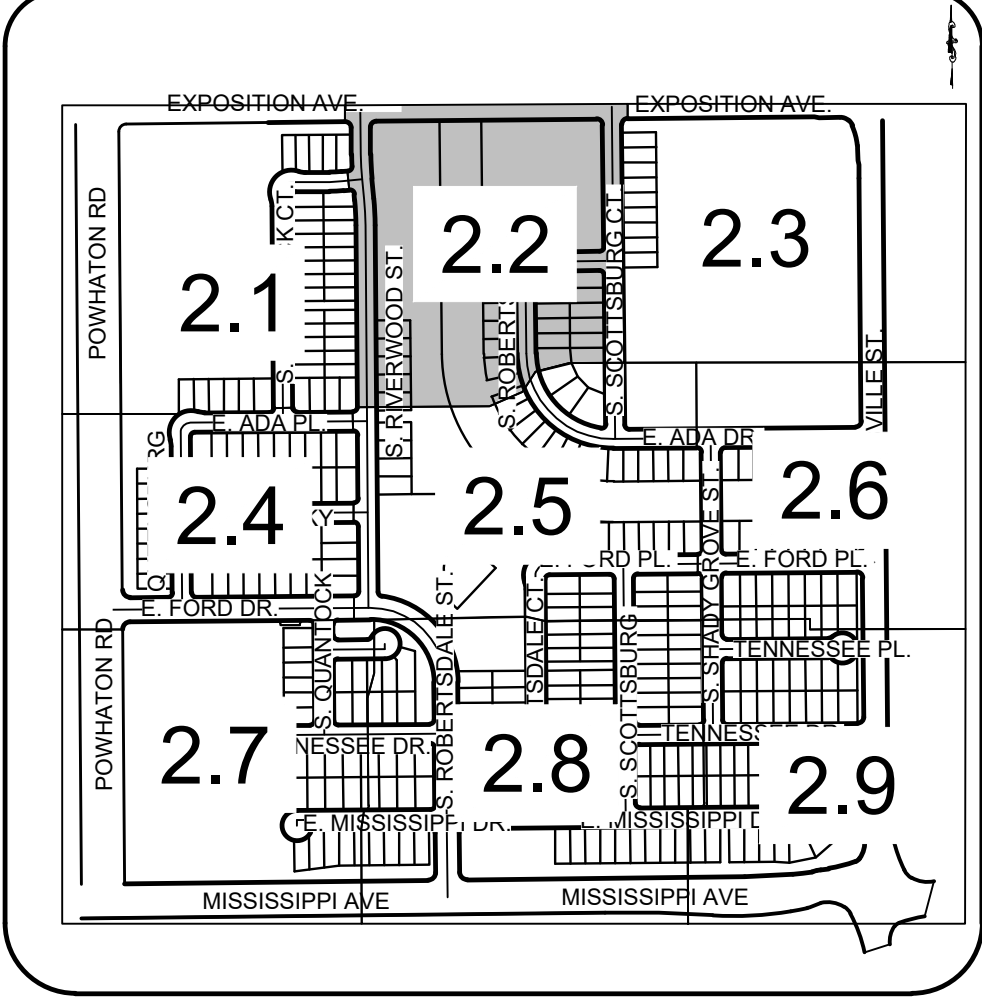
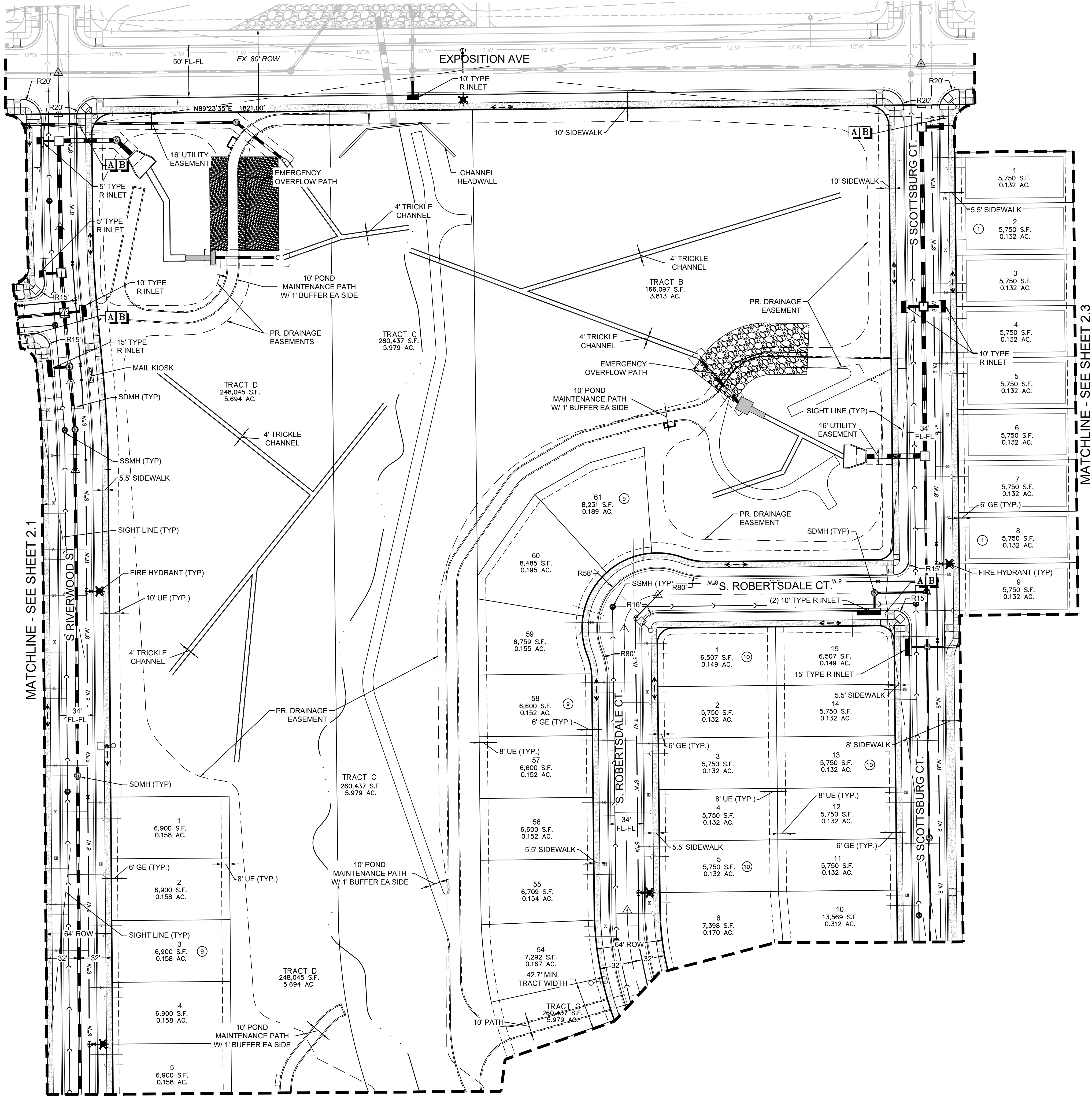
②	BLOCK NUMBER OF HARMONY SUBDIVISION		PROP MID-BLOCK RAMP(METRO)
6	LOT NUMBER		STREET CENTERLINE
	PROP CURB & GUTTER(METRO)		PUBLIC STREET RIGHT-OF-WAY
	PROP LIGHT POLE(METRO)		PROPERTY LOT LINE
	EXISTING FIRE HYDRANT		EDGE OF PAVEMENT
	PROP SIDEWALK(METRO)		SECTION LINE
	PROP CURB RETURN		PROPOSED EASEMENT
	SIDEWALK RAMP "HCR" (METRO)		EXISTING EASEMENT
	PROP TEMPORARY ROAD BARRIER (METRO)		CSP BOUNDARY
	PROP CONCRETE PAN (METRO)		FILING BOUNDARY
	PROPOSED CURB & GUTTER		PEDESTRIAN ACCESSIBILITY ROUTE
	PROPOSED LIGHT POLE		PROP LANDSCAPE BENCH(METRO)
	PROPOSED FIRE HYDRANT		SIGHT TRIANGLE LINE
	PROPOSED SIDEWALK		DESIGNATED SMALL LOT
	PROPOSED CURB RETURN		PROPOSED CONCRETE PAN
	SIDEWALK RAMP		PROPOSED BUILDING ENVELOPE
	PROPOSED TEMPORARY ROAD BARRIER		PROPOSED MID-BLOCK RAMP
			PROPOSED MANHOLE

TRAFFIC CONTROL

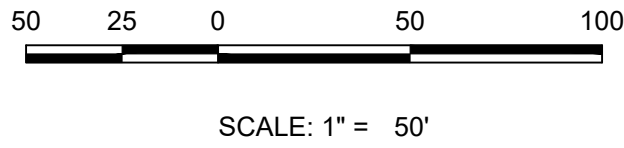
 R1-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	 D3-1 VARIES X 12"	 R1-2 36"x36" SINGLE LANE 48"x48" MULTI-LANE	 R5-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	 R6-1 36"x12" SINGLE LANE 54"x18" MULTI-LANE	 R2-1 24"x30" SINGLE LANE 30"x36" MULTI-LANE
 R1-5 36"x36"	 W11-2 30"x30" SINGLE LANE 36"x36" MULTI-LANE	 R3-2 24"x24" SINGLE LANE 36"x36" MULTI-LANE	 R4-7 24"x30"	 W16-9P 24"x12"	 W14-2 24"x24"

FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS

SHEET NUMBER		2.1		6 OF 70	
DRAWN BY:		DJB			
CHECKED BY:		BPW			
DATE:		MARCH, 2023			
SCALE:		AS SHOWN			
HARMONY SUBDIVISION		CIVIL SITE PLAN NO. 5		AREA SITE PLAN	
Melcor/TC Aurora, LLC		C/O Marathon Land Company		10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: (303) 920-9400 Fax: (303) 920-9440	
Westwood		Westwoodpa.com		Westwood Professional Services, Inc.	
No.		Revisions		Date	
Init.		Appr.		Date	



KEY MAP
N.T.S.



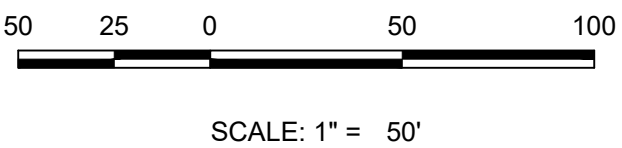
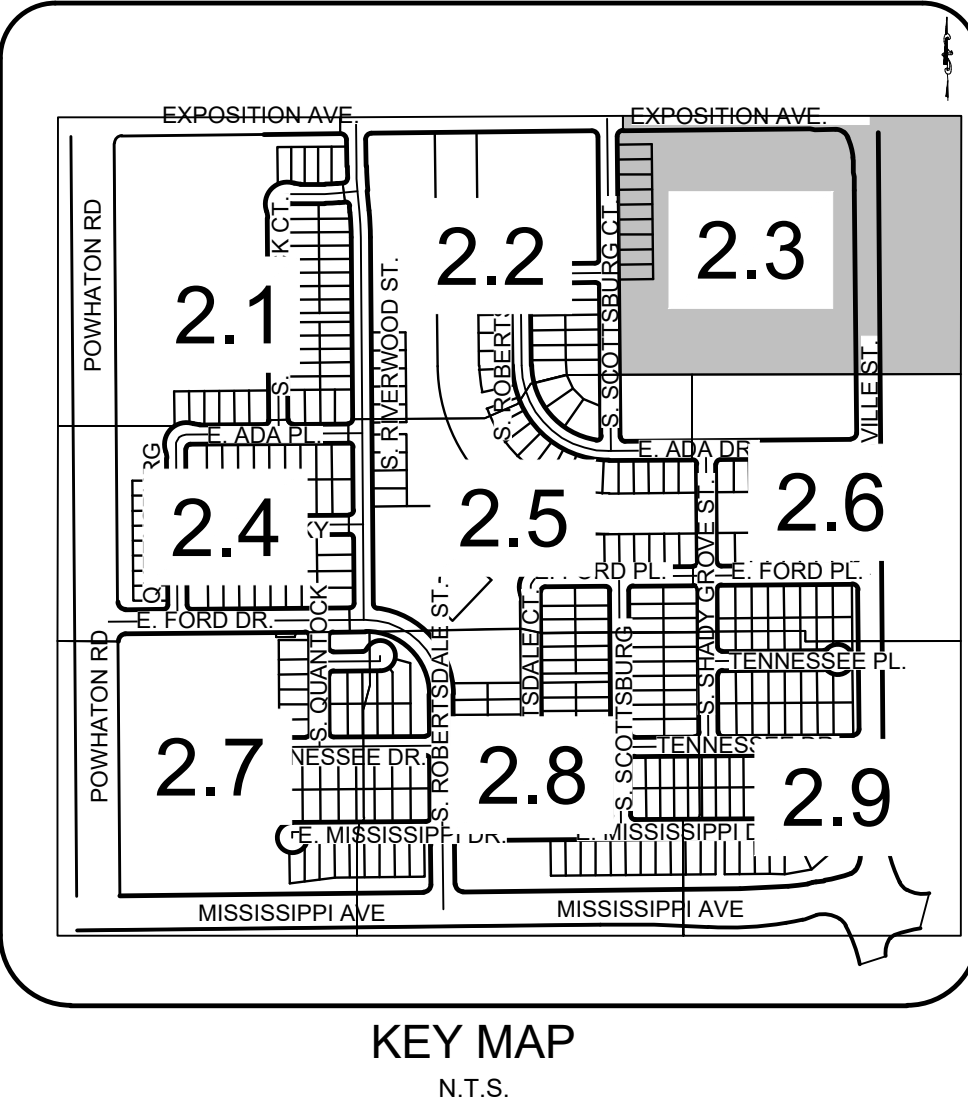
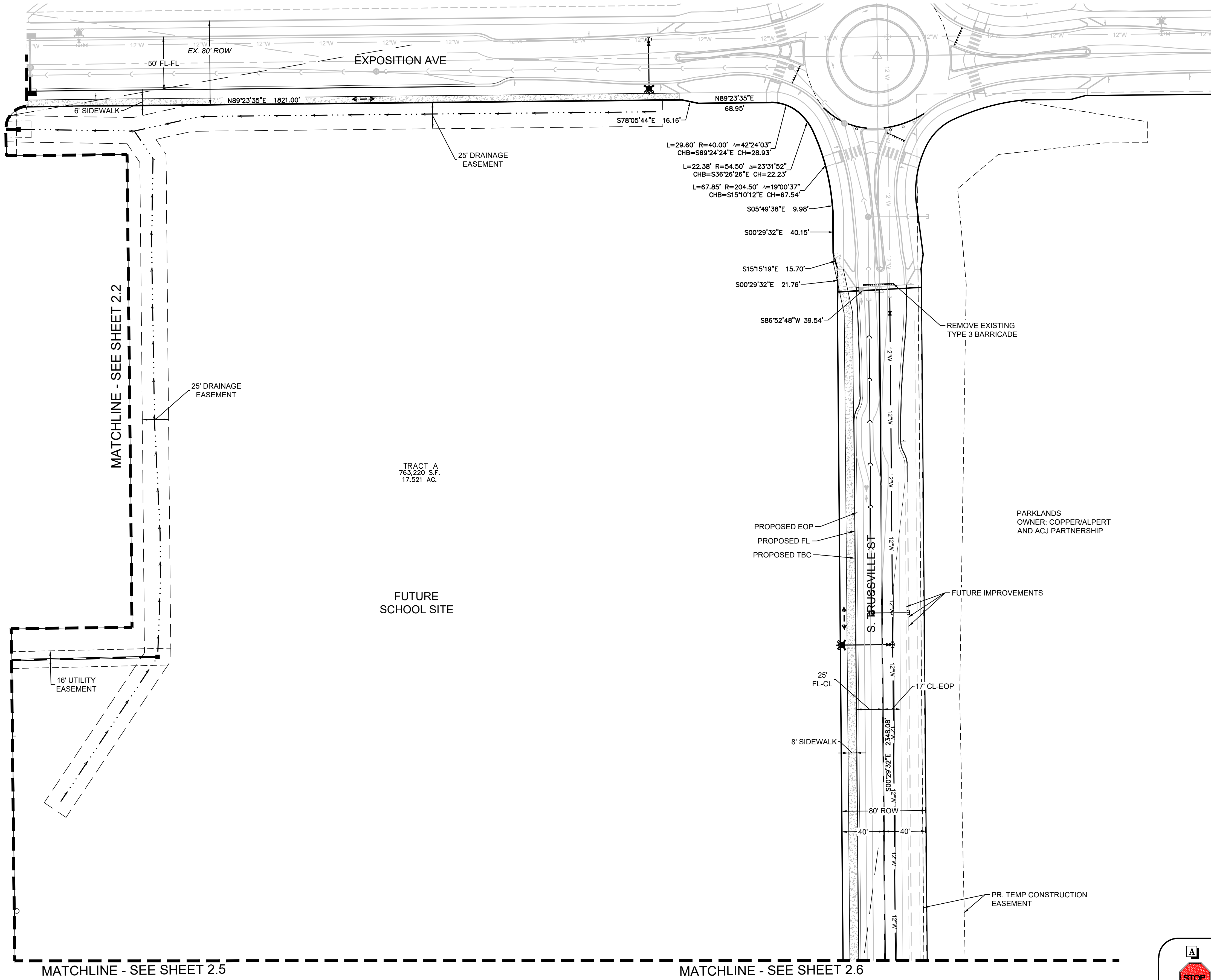
- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 5. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 6. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.

LEGEND

②	BLOCK NUMBER OF HARMONY SUBDIVISION	PROP MID-BLOCK RAMP(METRO)	STREET CENTERLINE
6	LOT NUMBER	—	PUBLIC STREET RIGHT-OF-WAY
—	PROP CURB & GUTTER(METRO)	—	PROPERTY LOT LINE
—	PROP LIGHT POLE(METRO)	—	EDGE OF PAVEMENT
—	EXISTING FIRE HYDRANT	—	SECTION LINE
—	PROP SIDEWALK(METRO)	—	PROPOSED EASEMENT
—	PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)	—	EXISTING EASEMENT
—	PROP TEMPORARY ROAD BARRIER (METRO)	—	CSP BOUNDARY
—	PROP CONCRETE PAN (METRO)	—	FILING BOUNDARY
—	—	—	PEDESTRIAN ACCESSIBILITY ROUTE
—	—	—	PROP LANDSCAPE BENCH(METRO)
—	—	—	PROP FENCING/POSTS(METRO)
—	—	—	SIGHT TRIANGLE LINE
—	—	—	DESIGNATED SMALL LOT
—	—	—	PROPOSED CONCRETE PAN
—	—	—	PROPOSED BUILDING ENVELOPE
—	—	—	PROPOSED MID-BLOCK RAMP
—	—	—	PROPOSED MANHOLE

A STOP R1-1 36"x30" SINGLE LANE 36"x36" MULT-LANE	B Main St D3-1 VARIES X 12"	C YIELD R1-2 36"x30" SINGLE LANE 48"x48" MULT-LANE	D DO NOT ENTER R5-1 30"x30" SINGLE LANE 36"x36" MULT-LANE	E ONE WAY R6-1 36"x12" SINGLE LANE 54"x18" MULT-LANE	F SPEED LIMIT 25 R2-1 24"x30" SINGLE LANE 30"x36" MULT-LANE
G HERE TO R1-5 36"x36"	H WALKING R1-6 36"x36"	I W11-2 30"x30" SINGLE LANE 36"x36" MULT-LANE	J W16-7P 24"x12"	K W2-6 24"x24" SINGLE LANE 36"x36" MULT-LANE	L W16-9P 24"x12"
M FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS	N AHEAD	O W11-2 30"x30" SINGLE LANE 36"x36" MULT-LANE	P NO OUTLET W14-2 24"x24"		

Westwood		Melcor/TC Aurora, LLC		HARMONY SUBDIVISION	
10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526		C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440		CIVIL SITE PLAN NO. 5 AREA SITE PLAN	
No.	Revisions	SCALE:	DRAWN BY:	CHECKED BY:	DATE:
		AS SHOWN	DJG	BPW	MARCH, 2023
		FILE NO:			
		8130214922			
		7 OF 70			



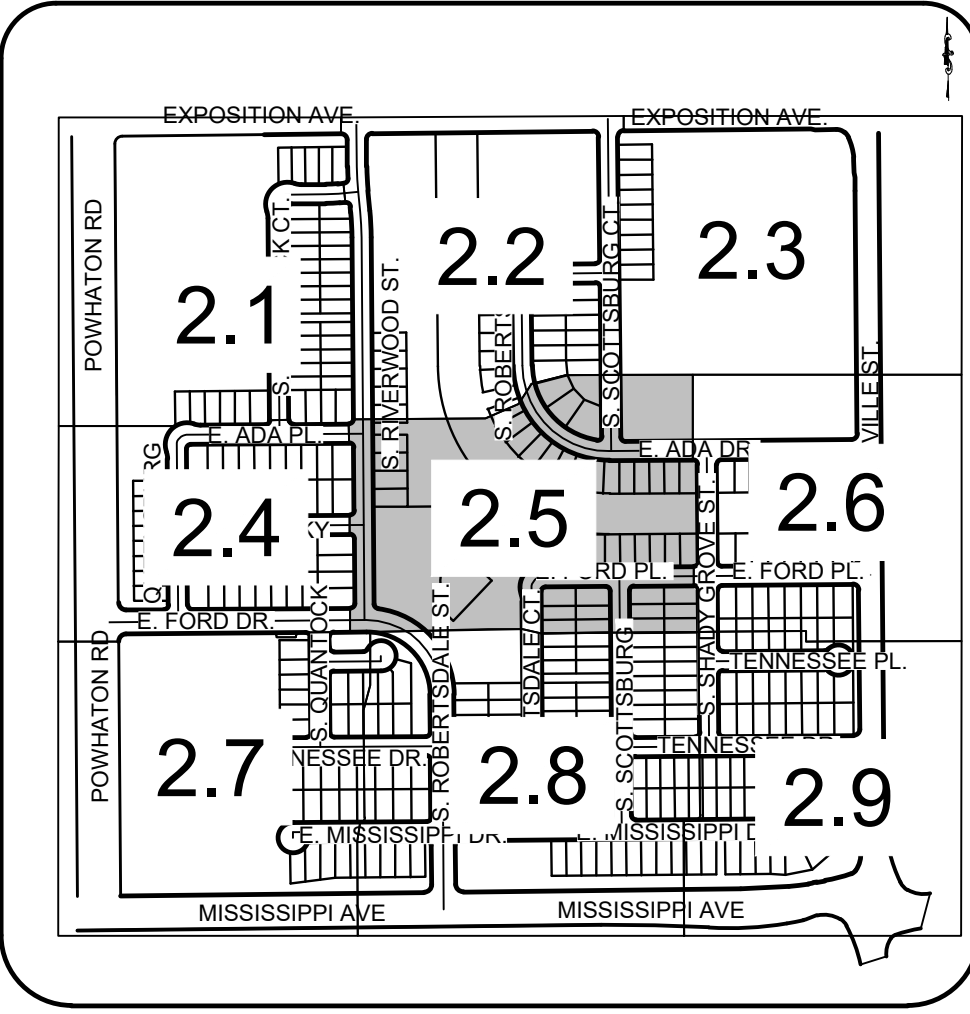
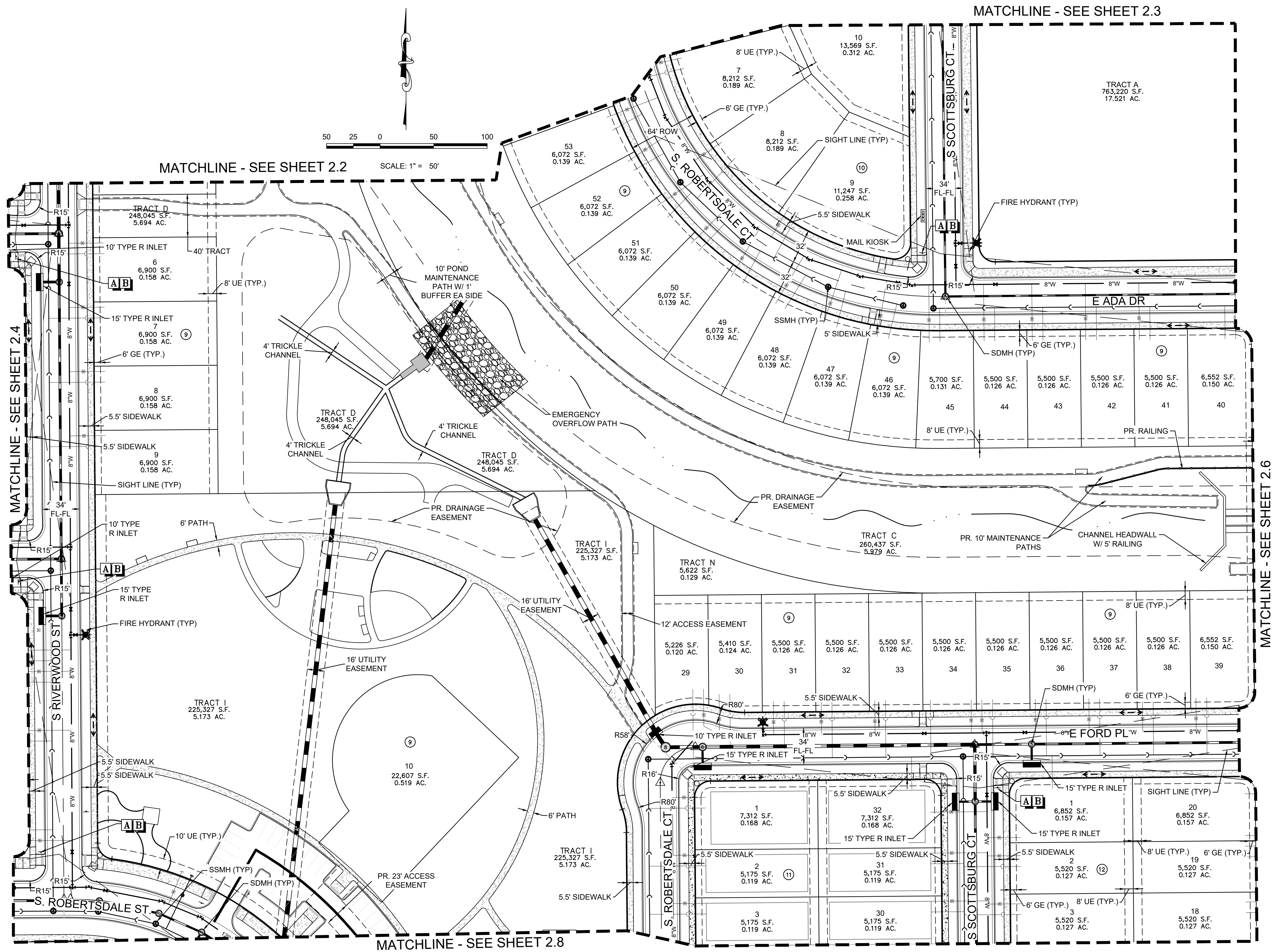
- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 5. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 6. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.

LEGEND

② BLOCK NUMBER OF HARMONY SUBDIVISION	PROP MID-BLOCK RAMP(METRO)
6 LOT NUMBER	STREET CENTERLINE
PROP CURB & GUTTER(METRO)	PUBLIC STREET RIGHT-OF-WAY
PROP LIGHT POLE(METRO)	PROPERTY LOT LINE
EXISTING FIRE HYDRANT	EDGE OF PAVEMENT
PROP SIDEWALK(METRO)	SECTION LINE
PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)	PROPOSED EASEMENT
PROP TEMPORARY ROAD BARRIER (METRO)	EXISTING EASEMENT
PROP CONCRETE PAN (METRO)	CSP BOUNDARY
PROPOSED CURB & GUTTER	FILING BOUNDARY
PROPOSED LIGHT POLE	PEDESTRIAN ACCESSIBILITY ROUTE
PROPOSED FIRE HYDRANT	PROP LANDSCAPE BENCH(METRO)
PROPOSED SIDEWALK	PROP FENCING/POSTS(METRO)
PROPOSED CURB RETURN SIDEWALK RAMP	SIGHT TRIANGLE LINE
PROPOSED TEMPORARY ROAD BARRIER	DESIGNATED SMALL LOT
	PROPOSED CONCRETE PAN
	PROPOSED BUILDING ENVELOPE
	PROPOSED MID-BLOCK RAMP
	PROPOSED MANHOLE

A R1-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	B D3-1 VARIES X 12"	C R1-2 36"x36" SINGLE LANE 48"x48" MULTI-LANE	D R5-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	E R6-1 24"x30" SINGLE LANE 30"x36" MULTI-LANE	F R2-1 24"x30" SINGLE LANE 30"x36" MULTI-LANE
G R1-5 36"x36"	H W11-2 30"x30" SINGLE LANE 36"x36" MULTI-LANE	I M16-7P 24"x12"	J R3-2 24"x24" SINGLE LANE 36"x36" MULTI-LANE	K R4-7 24"x30"	L W2-6 24"x24" SINGLE LANE 36"x36" MULTI-LANE
M W16-9P 24"x12"	N W17-2 30"x30" SINGLE LANE 36"x36" MULTI-LANE	O W14-2 24"x24"	P NO OUTLET		

SHEET NUMBER	2.3	8 OF 70	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA SITE PLAN	Metcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions			No.		
											Date	Appr.	Date	Init.	No.	



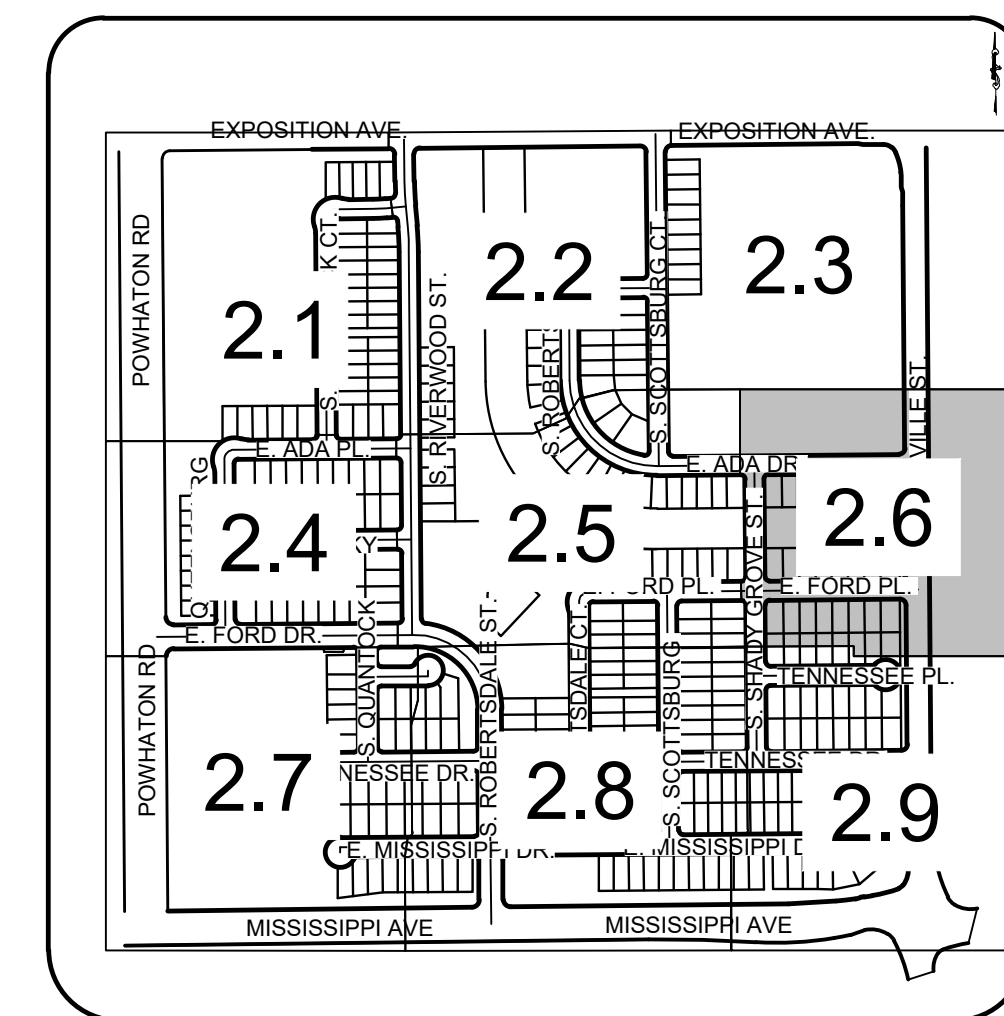
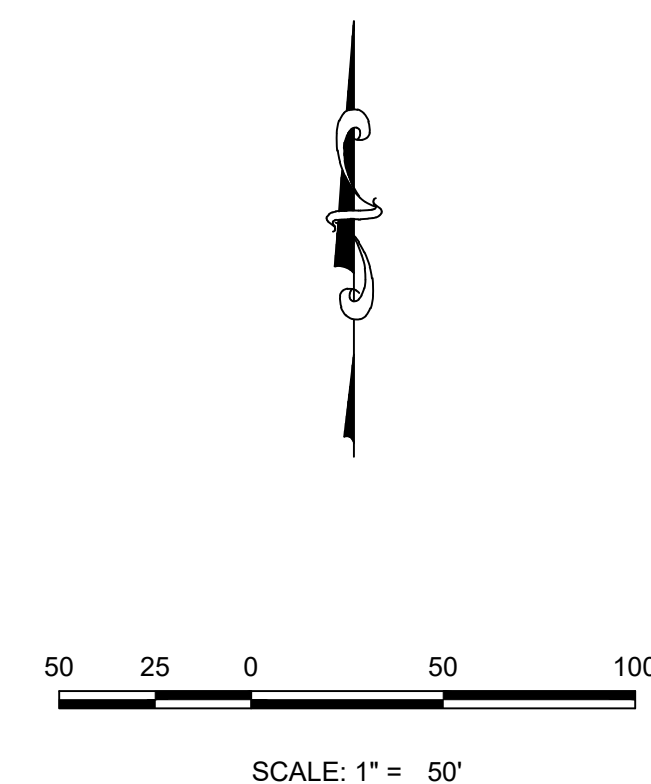
- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 5. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 6. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.

LEGEND

②	BLOCK NUMBER OF HARMONY SUBDIVISION	—	PROP MID-BLOCK RAMP(METRO)
6	LOT NUMBER	—	STREET CENTERLINE
—	PROP CURB & GUTTER(METRO)	—	PUBLIC STREET RIGHT-OF-WAY
—	PROP LIGHT POLE(METRO)	—	PROPERTY LOT LINE
—	EXISTING FIRE HYDRANT	—	EDGE OF PAVEMENT
—	PROP SIDEWALK(METRO)	—	SECTION LINE
—	PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)	—	PROPOSED EASEMENT
—	PROP TEMPORARY ROAD BARRIER (METRO)	—	EXISTING EASEMENT
—	PROP CONCRETE PAN (METRO)	—	CSP BOUNDARY
—	PROPOSED CURB & GUTTER	—	FILING BOUNDARY
—	PROPOSED LIGHT POLE	—	PEDESTRIAN ACCESSIBILITY ROUTE
—	PROPOSED FIRE HYDRANT	—	PROP LANDSCAPE BENCH(METRO)
—	PROPOSED SIDEWALK	—	PROP FENCING/POSTS(METRO)
—	PROPOSED CURB RETURN SIDEWALK RAMP	—	SIGHT TRIANGLE LINE
—	PROPOSED TEMPORARY ROAD BARRIER	—	DESIGNATED SMALL LOT
		—	PROPOSED CONCRETE PAN
		—	PROPOSED BUILDING ENVELOPE
		—	PROPOSED MID-BLOCK RAMP
		—	PROPOSED MANHOLE

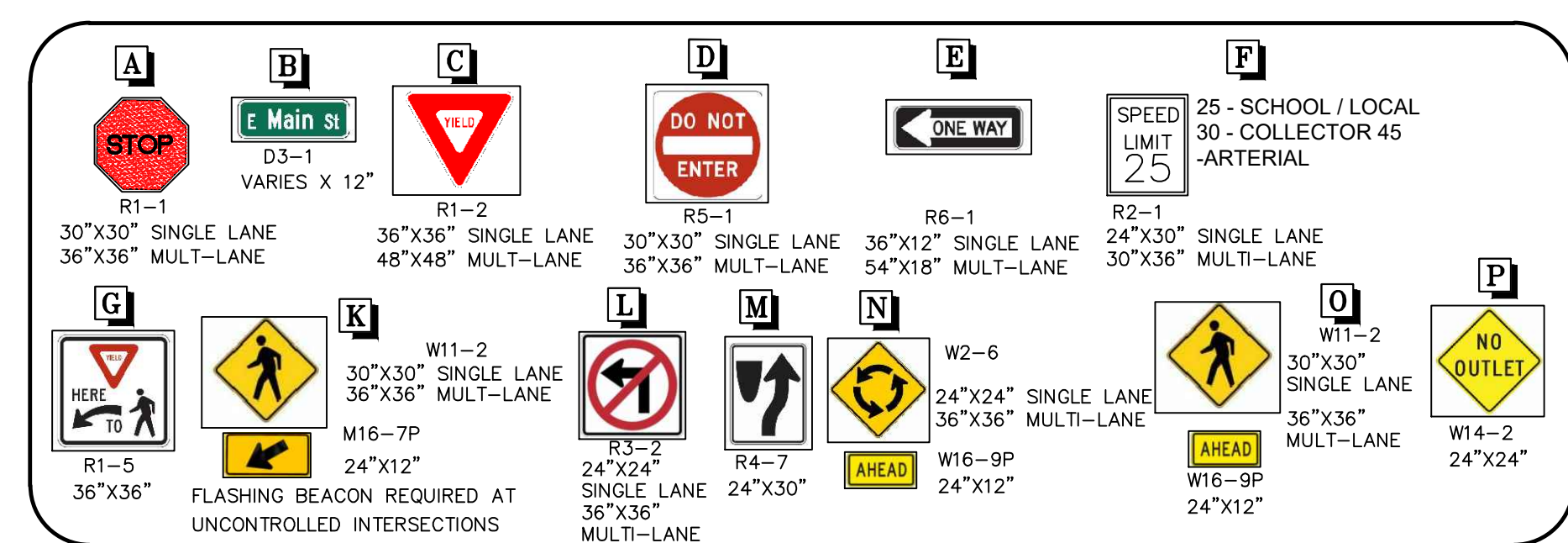
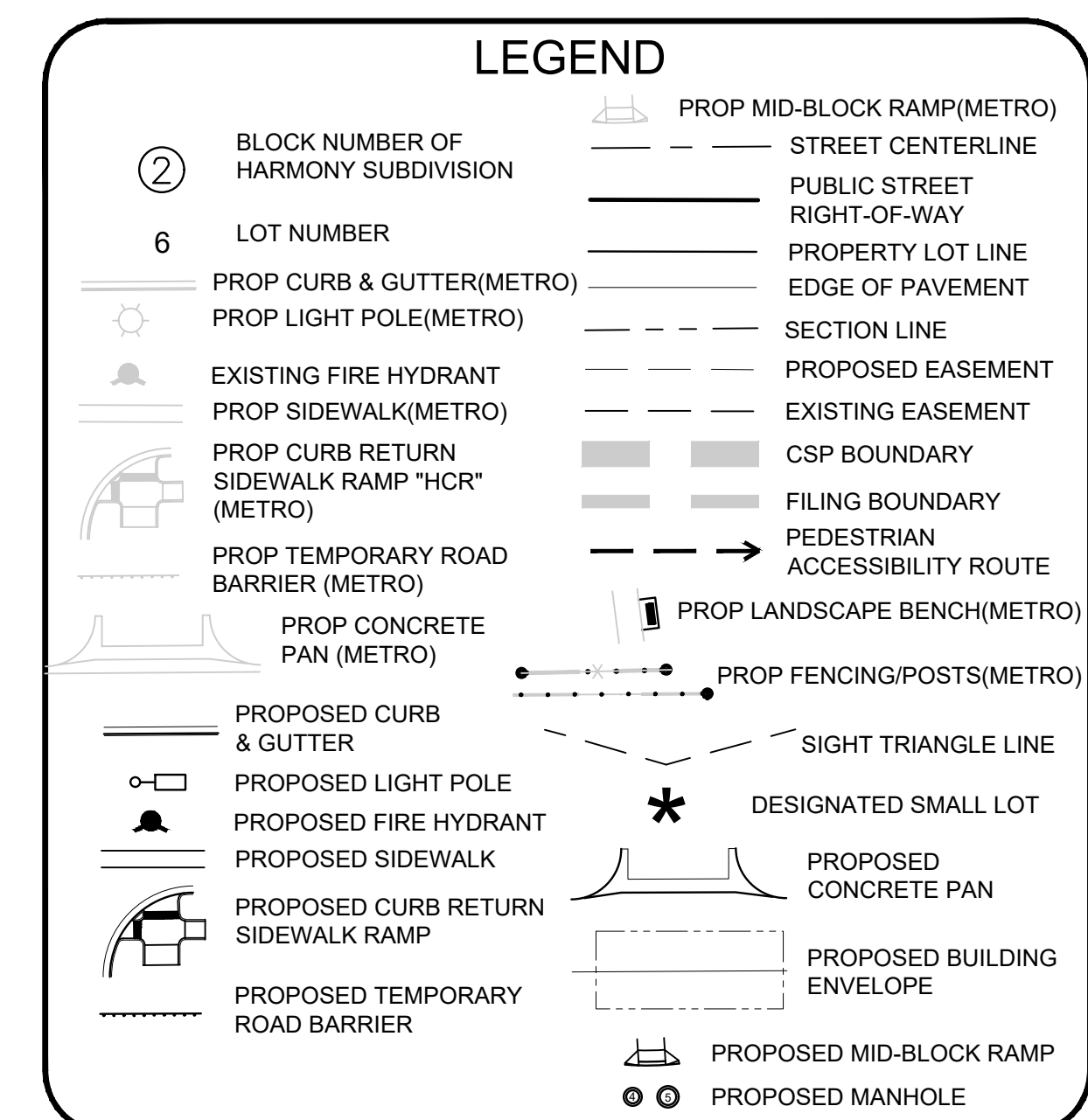
A R1-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	B VARIES X 12"	C R1-2 36"x36" SINGLE LANE 48"x48" MULTI-LANE	D R5-1 30"x30" SINGLE LANE 36"x36" MULTI-LANE	E R6-1 36"x12" SINGLE LANE 54"x18" MULTI-LANE	F R2-1 24"x30" SINGLE LANE 30"x36" MULTI-LANE
G R1-5 36"x36"	H FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS	I R3-2 24"x24" SINGLE LANE 36"x36" MULTI-LANE	J R4-7 24"x30"	K W11-2 30"x30" SINGLE LANE 36"x36" MULTI-LANE	L W2-6 24"x24" SINGLE LANE 36"x36" MULTI-LANE
M R5-2 24"x24" SINGLE LANE 36"x36" MULTI-LANE	N R4-7 24"x30"	O W11-2 30"x30" SINGLE LANE 36"x36" MULTI-LANE	P W14-2 24"x24"	Q W16-9P 24"x12"	R W16-9P 24"x12"

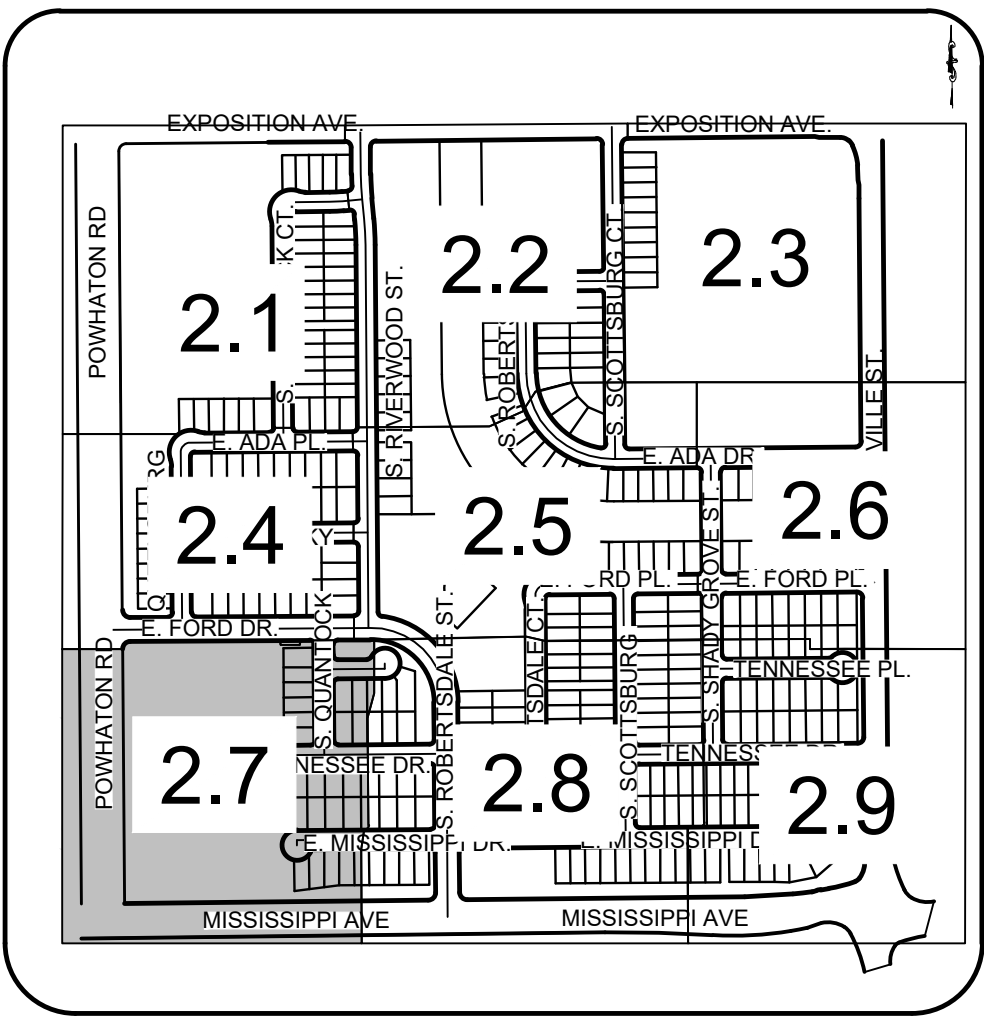
Westwood		Melcor/TC Aurora, LLC		HARMONY SUBDIVISION	
10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526		C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440		CIVIL SITE PLAN NO. 5 AREA SITE PLAN	
No.	Revisions	SCALE:	DRAWN BY:	SHEET NUMBER	
		AS SHOWN	DJG	2.5	
		FILE NO:	CHECKED BY:	10 OF 70	
		8130214922	BPW		
		DATE:	MARCH, 2023		



KEY MAP
N.T.S.

- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 4. ALL STORM DRAIN IS PUBLIC UTILITY AND OTHERWISE NOTED.
 5. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS
 6. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.








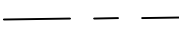





























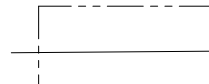


KEY MAP
N.T.S.

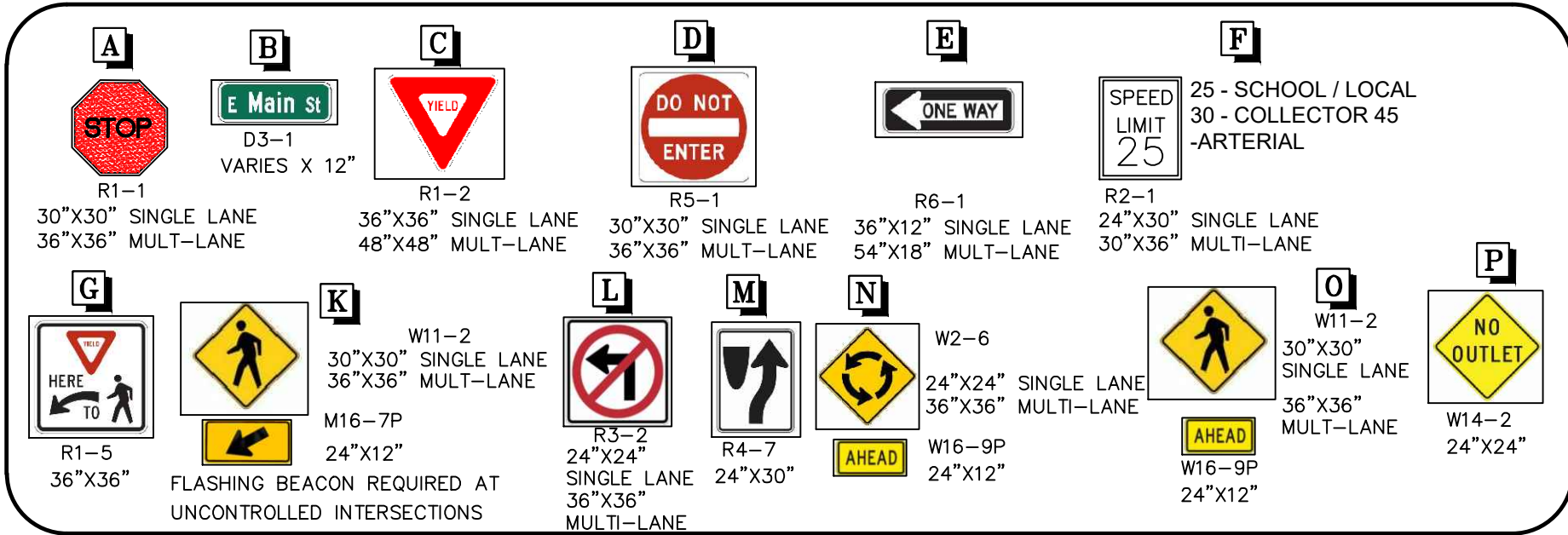


SCALE: 1" = 50'

- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTO METRIC ANALYSIS. IN-TREE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
 4. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 5. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 6. SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE CIVIL PLANS.

LEGEND

- | | | | |
|---|-------------------------------------|---|--------------------------------|
|  | BLOCK NUMBER OF HARMONY SUBDIVISION |  | PROP MID-BLOCK RAMP(METRO) |
|  | LOT NUMBER |  | STREET CENTERLINE |
|  | PROP CURB & GUTTER(METRO) |  | PUBLIC STREET |
|  | PROP LIGHT POLE(METRO) |  | RIGHT-OF-WAY |
|  | EXISTING FIRE HYDRANT |  | PROPERTY LOT LINE |
|  | PROP SIDEWALK(METRO) |  | EDGE OF PAVEMENT |
|  | PROP CURB RETURN |  | SECTION LINE |
|  | SIDEWALK RAMP "HCR" (METRO) |  | PROPOSED EASEMENT |
|  | PROP TEMPORARY ROAD BARRIER (METRO) |  | EXISTING EASEMENT |
|  | PROP CONCRETE PAN (METRO) |  | CSP BOUNDARY |
|  | PROPOSED CURB & GUTTER |  | FILING BOUNDARY |
|  | PROPOSED LIGHT POLE |  | PEDESTRIAN ACCESSIBILITY ROUTE |
|  | PROPOSED FIRE HYDRANT |  | PROP LANDSCAPE BENCH(METRO) |
|  | PROPOSED SIDEWALK |  | PROP FENCING/POSTS(METRO) |
|  | PROPOSED CURB RETURN SIDEWALK RAMP |  | SIGHT TRIANGLE LINE |
|  | PROPOSED TEMPORARY ROAD BARRIER |  | DESIGNATED SMALL LOT |
| | |  | PROPOSED CONCRETE PAN |
| | |  | PROPOSED BUILDING ENVELOPE |
| | |  | PROPOSED MID-BLOCK RAMP |
| | |  | PROPOSED MANHOLE |



MATCHLINE - SEE SHEET 2.7

SCALE: 1" = 50'

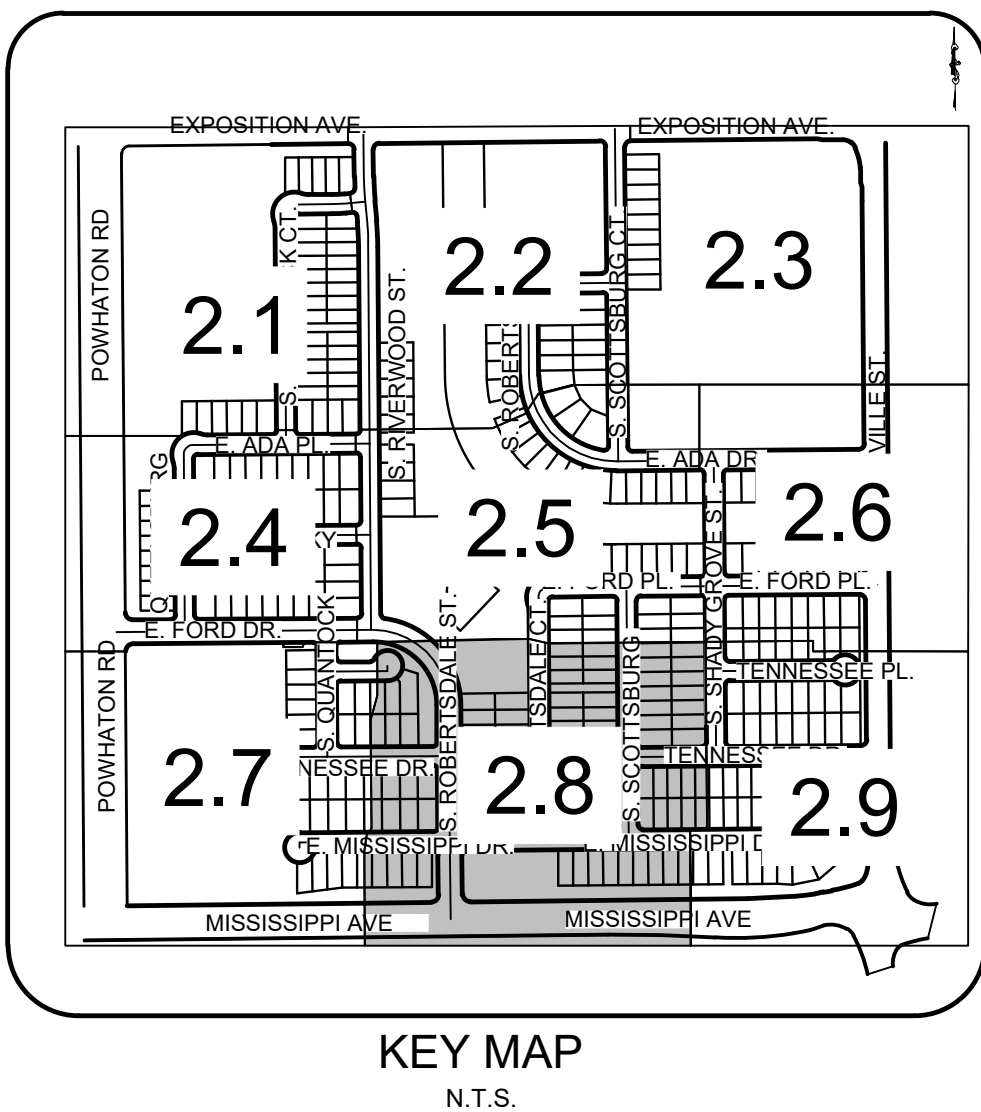
MATCHLINE - SEE SHEET 2.9

- NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 2. ALL ALLEYS ARE PRIVATELY OWNED & MAINTAINED BY THE METROPOLITAN DISTRICT.
 3. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
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LEGEND

- | | | | |
|-------|--|-------|----------------------------------|
| ② | BLOCK NUMBER OF HARMONY SUBDIVISION | — — — | PROPOSED MID-BLOCK RAMP (METRO) |
| 6 | LOT NUMBER | — — — | STREET CENTERLINE |
| — — — | PROPOSED CURB & GUTTER (METRO) | — — — | PUBLIC STREET RIGHT-OF-WAY |
| — — — | PROPOSED LIGHT POLE (METRO) | — — — | PROPERTY LOT LINE |
| — — — | EXISTING FIRE HYDRANT | — — — | EDGE OF PAVEMENT |
| — — — | PROPOSED SIDEWALK (METRO) | — — — | SECTION LINE |
| — — — | PROPOSED CURB RETURN SIDEWALK RAMP "HCR" (METRO) | — — — | PROPOSED EASEMENT |
| — — — | PROPOSED TEMPORARY ROAD BARRIER (METRO) | — — — | EXISTING EASEMENT |
| — — — | PROPOSED CONCRETE PAN (METRO) | — — — | CSP BOUNDARY |
| — — — | PROPOSED CURB & GUTTER | — — — | FILING BOUNDARY |
| — — — | PROPOSED LIGHT POLE | — — — | PEDESTRIAN ACCESSIBILITY ROUTE |
| — — — | PROPOSED FIRE HYDRANT | — — — | PROPOSED LANDSCAPE BENCH (METRO) |
| — — — | PROPOSED SIDEWALK | — — — | PROPOSED FENCING/POSTS (METRO) |
| — — — | PROPOSED CURB RETURN SIDEWALK RAMP | — — — | SIGHT TRIANGLE LINE |
| — — — | PROPOSED TEMPORARY ROAD BARRIER | — — — | DESIGNATED SMALL LOT |
| | | — — — | PROPOSED CONCRETE PAN |
| | | — — — | PROPOSED BUILDING ENVELOPE |
| | | — — — | PROPOSED MID-BLOCK RAMP |
| | | — — — | PROPOSED MANHOLE |

- | | | | | | |
|---|--|---|---|---|--|
| A
R1-1
30"x30" SINGLE LANE
36"x36" MULTI-LANE | B
E Main St
D3-1
VARIES X 12" | C
R1-2
36"x36" SINGLE LANE
48"x48" MULTI-LANE | D
R5-1
30"x30" SINGLE LANE
36"x36" MULTI-LANE | E
R6-1
36"x12" SINGLE LANE
54"x18" MULTI-LANE | F
R2-1
24"x30" SINGLE LANE
30"x36" MULTI-LANE |
| G
R1-5
36"x36" | H
W11-2
30"x30" SINGLE LANE
36"x36" MULTI-LANE | I
R3-2
24"x24" SINGLE LANE
36"x36" MULTI-LANE | J
R4-7
24"x30" | K
W2-6
24"x24" SINGLE LANE
36"x36" MULTI-LANE | L
W11-2
30"x30" SINGLE LANE
36"x36" MULTI-LANE |
| M
R1-5
36"x36" | N
W16-9P
24"x12" | O
W16-9P
24"x12" | P
W14-2
24"x24" | | |
- FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS



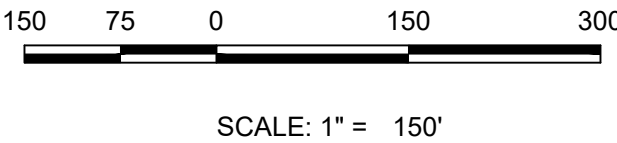
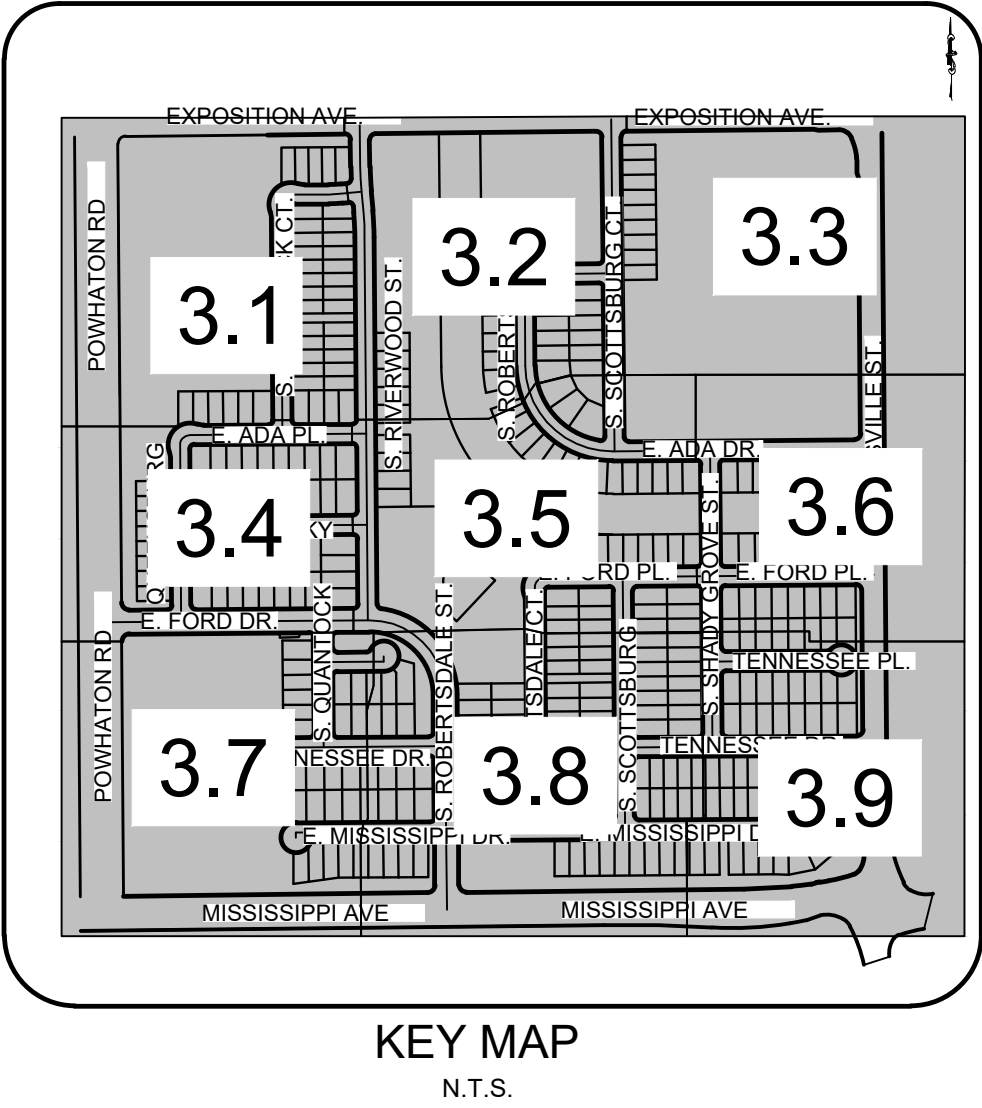
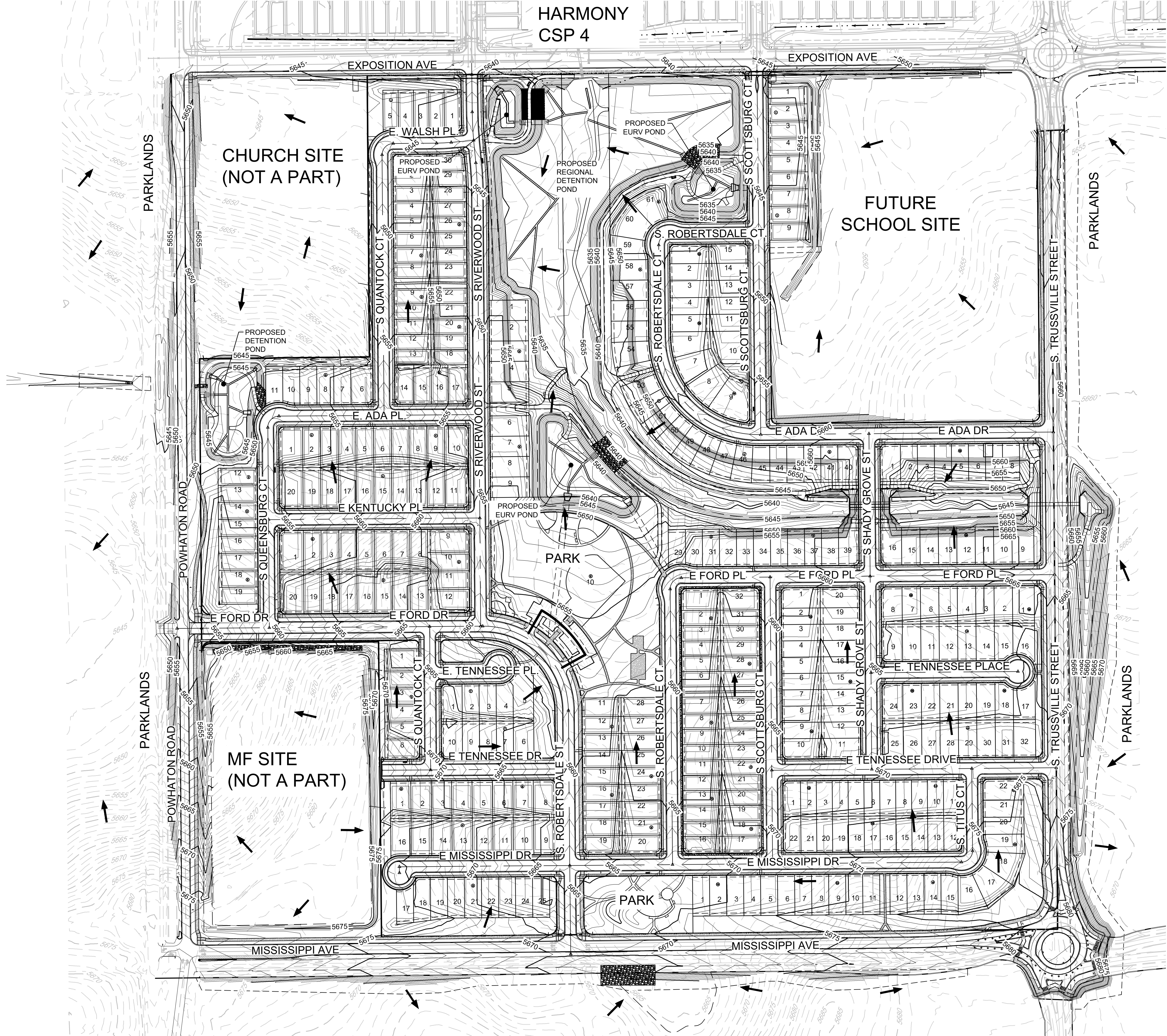
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Westwood
10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
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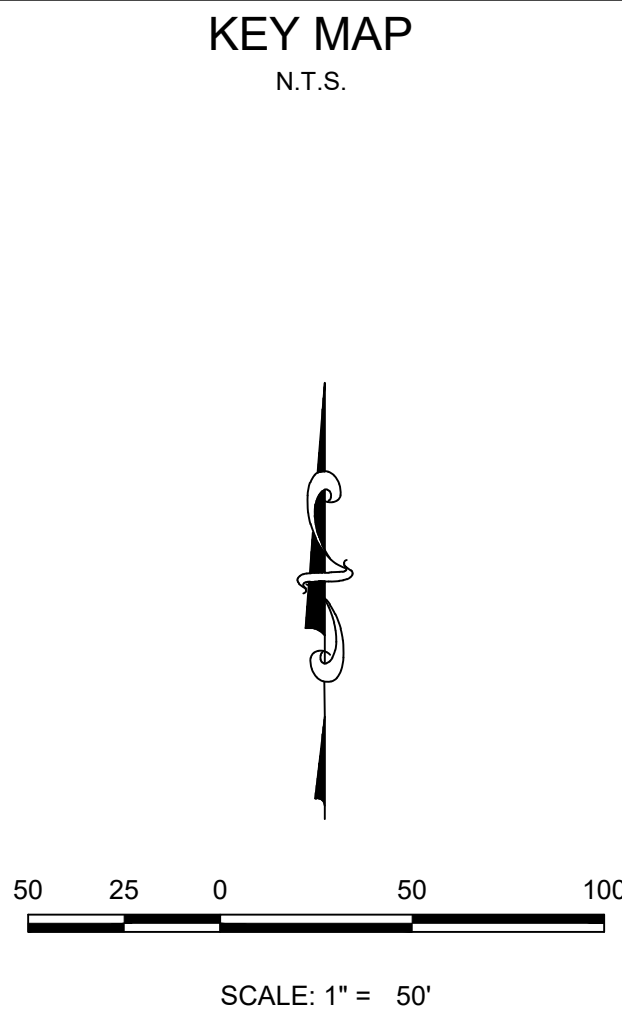
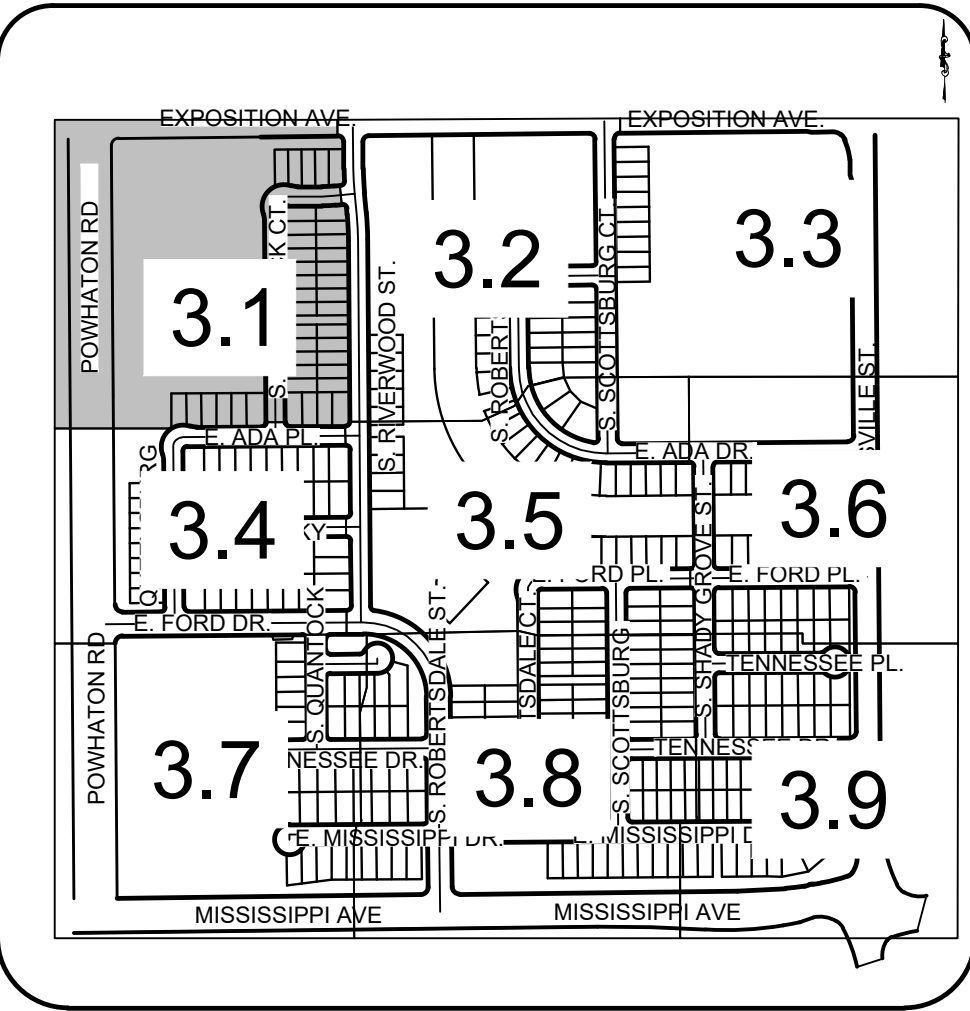
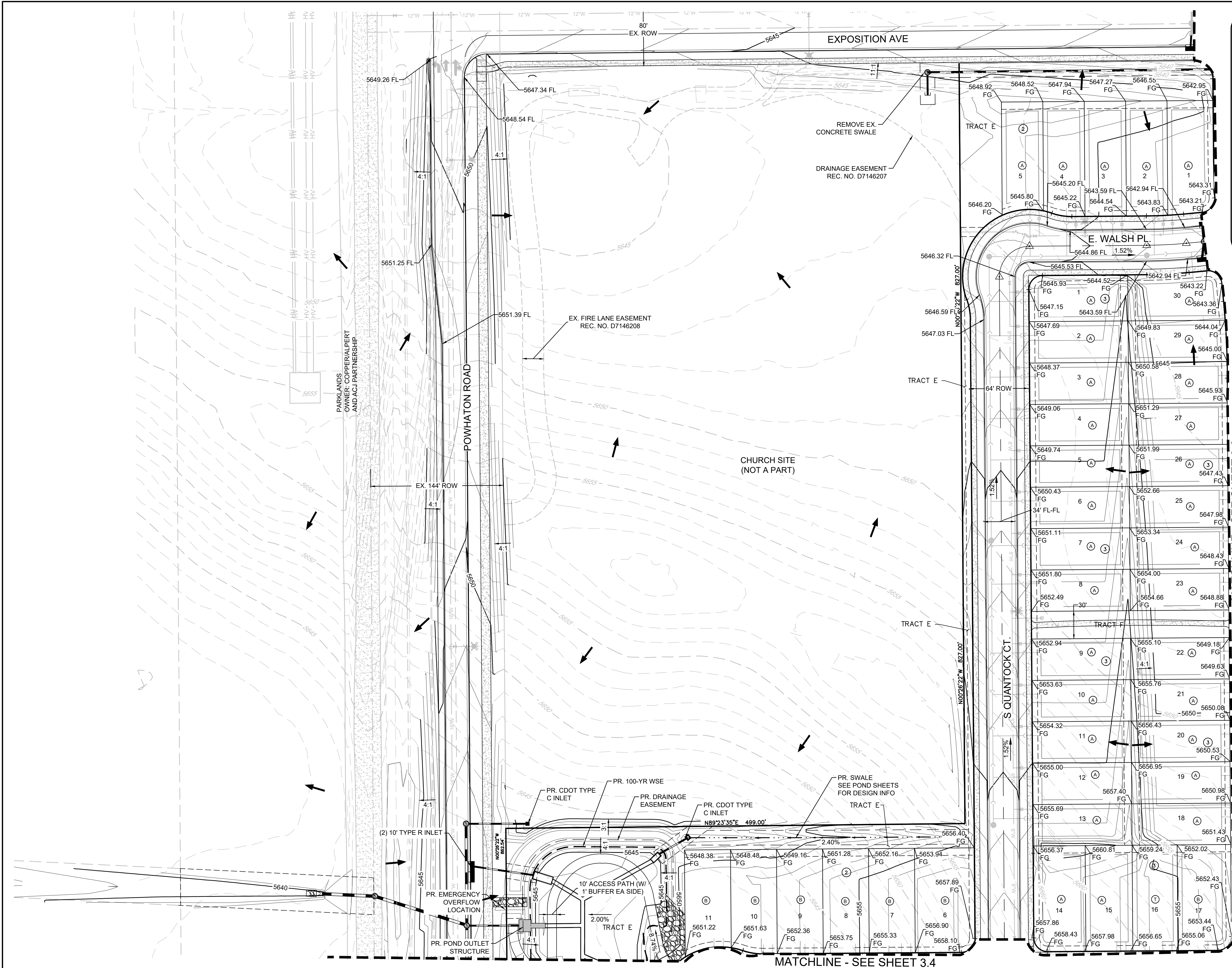
HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 5
AREA SITE PLAN

13 OF 70



LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 OVERALL GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood Westwoodpa.com Westwood Professional Services, Inc.	No.	Revisions	Init.	Appr.	Date



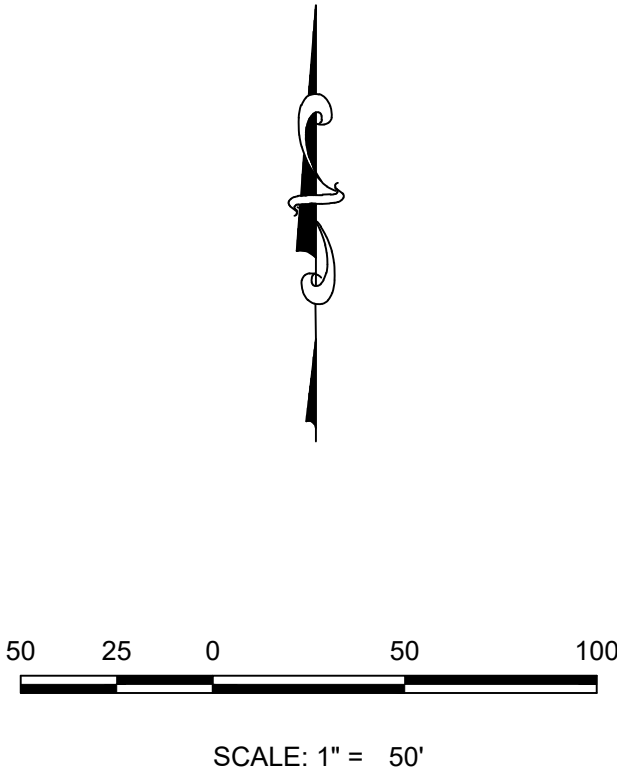
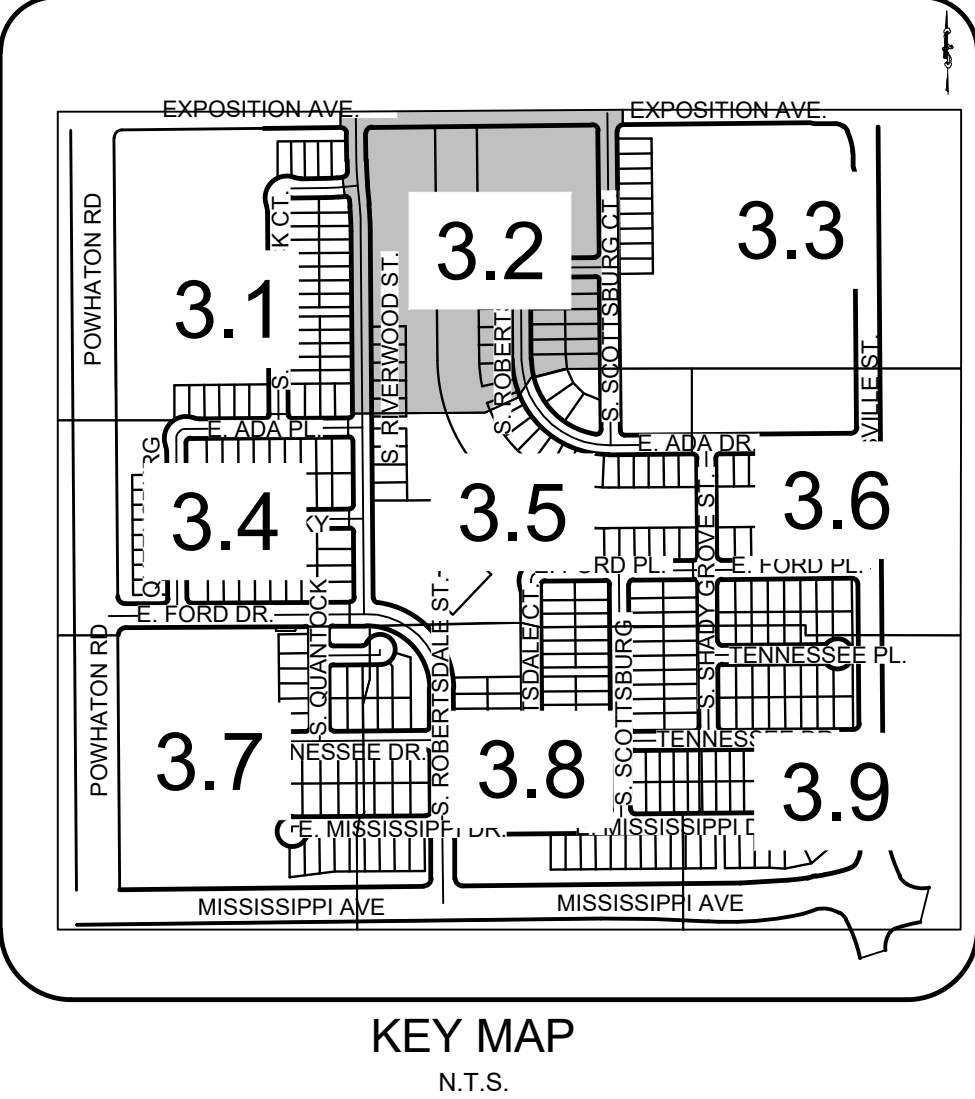
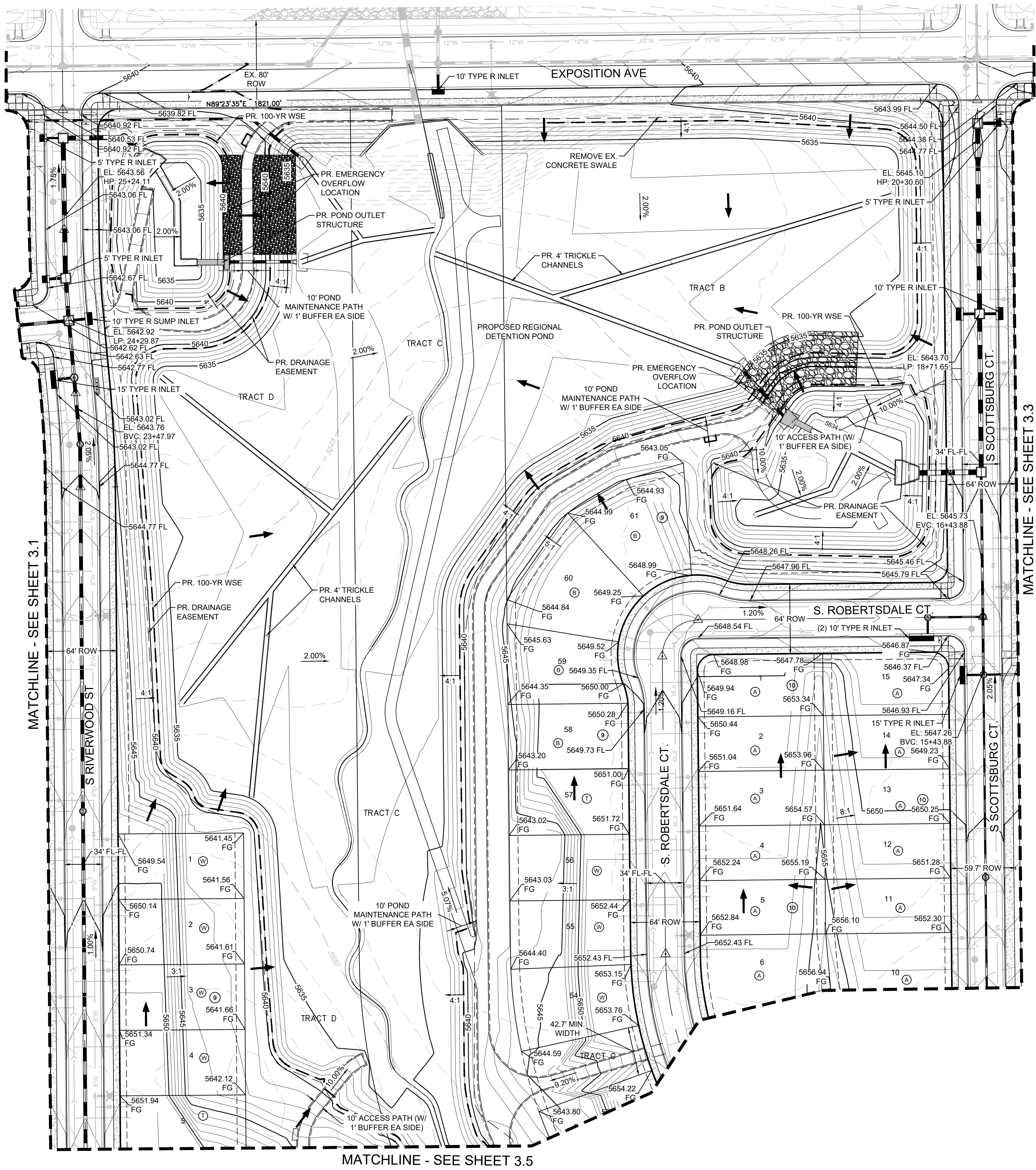
MATCHLINE - SEE SHEET 3.2

NOTES:

1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
2. PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

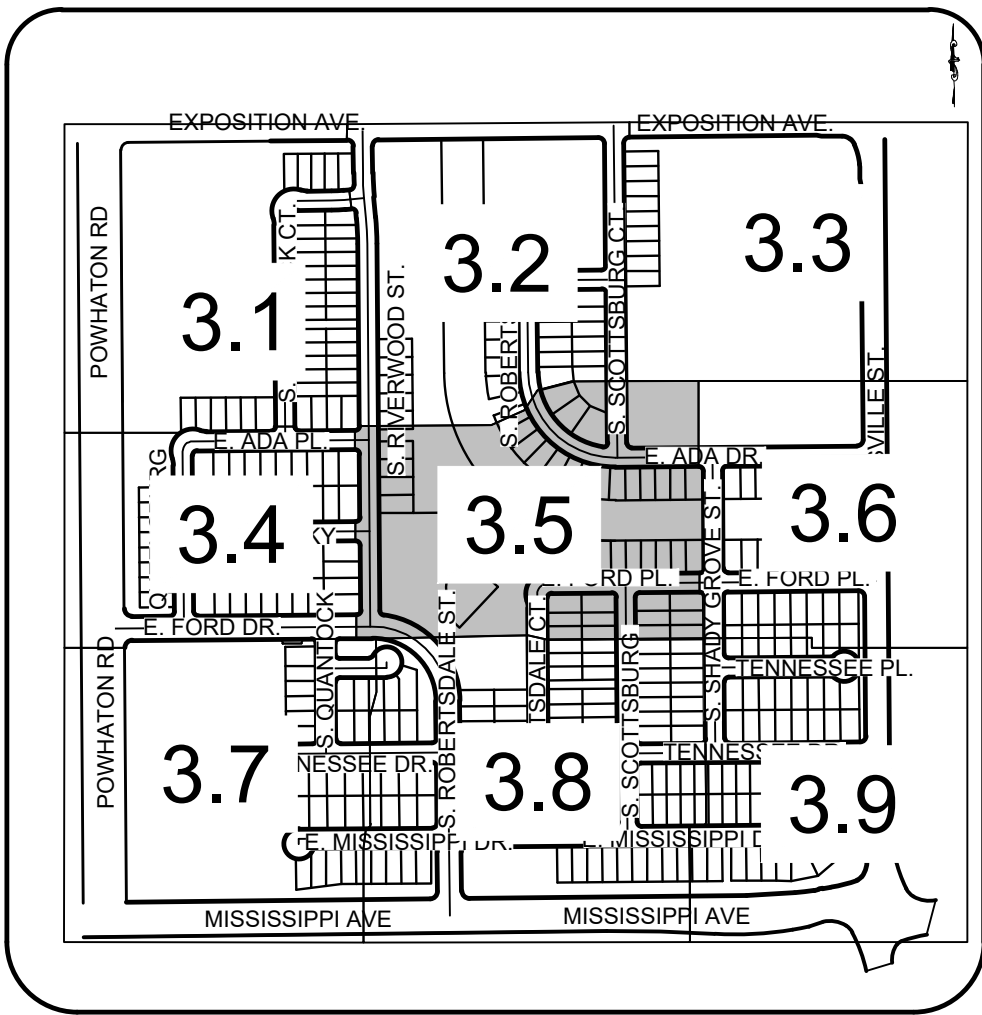
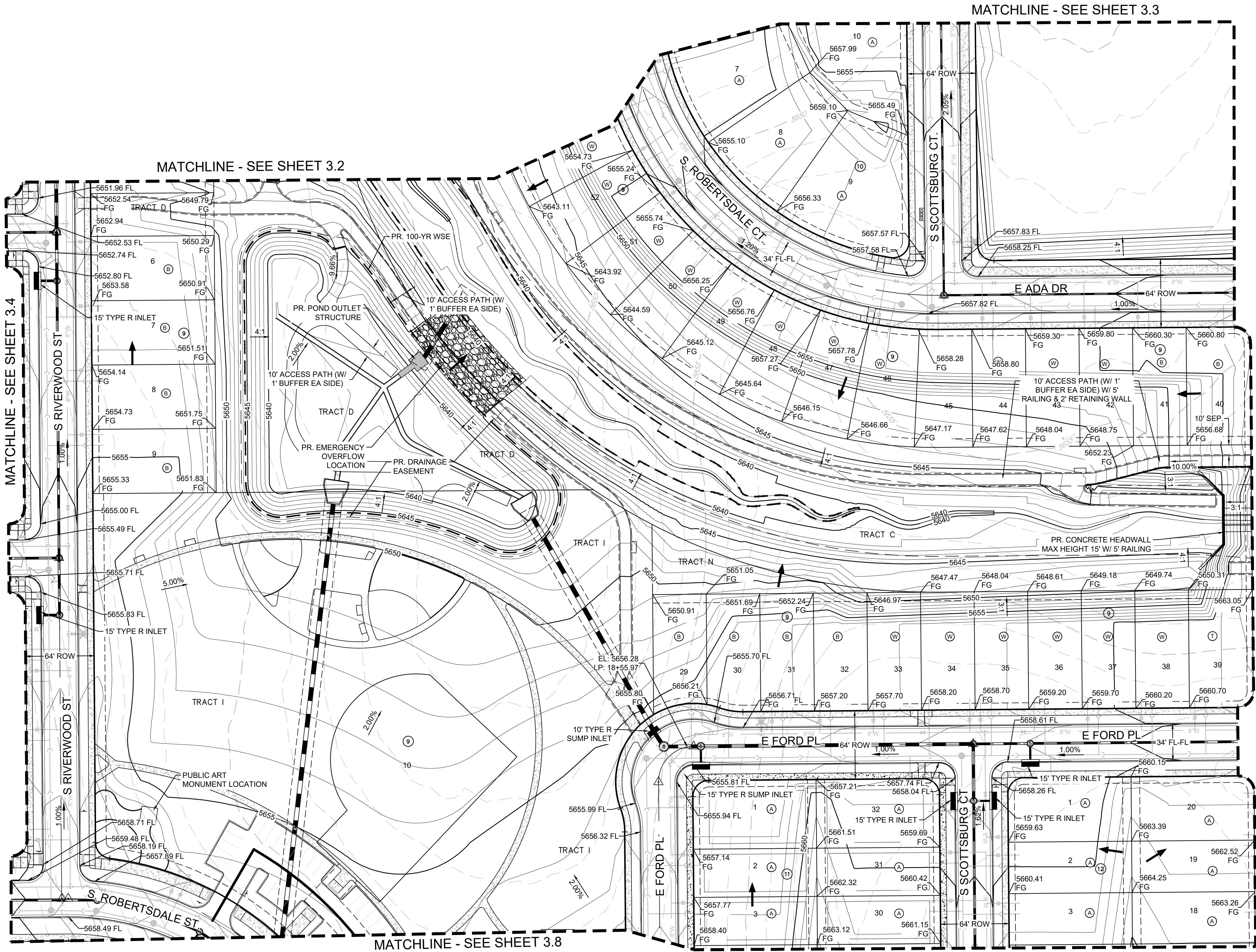
SHEET NUMBER	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodpa.com Westwood Professional Services, Inc.	No.	Revisions		Date	Appr.	Date
										Date	Init.			



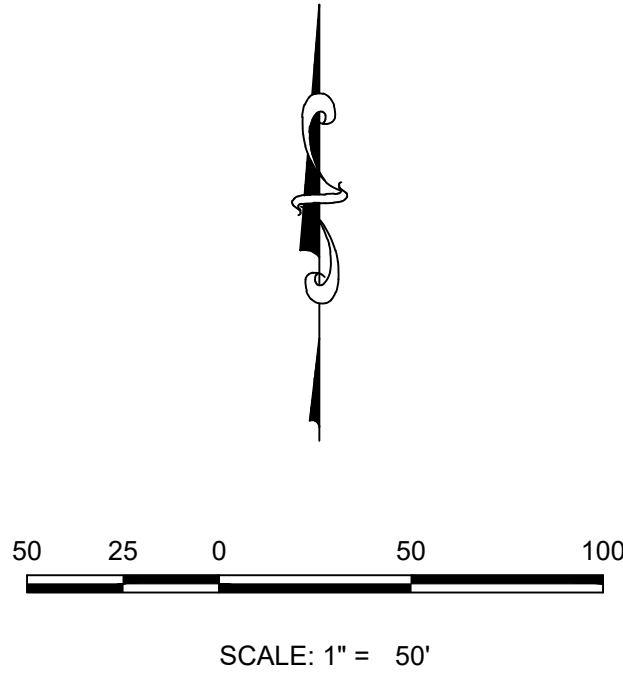
NOTES:

- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
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LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN



KEY MAP
N.T.S.



NOTES:

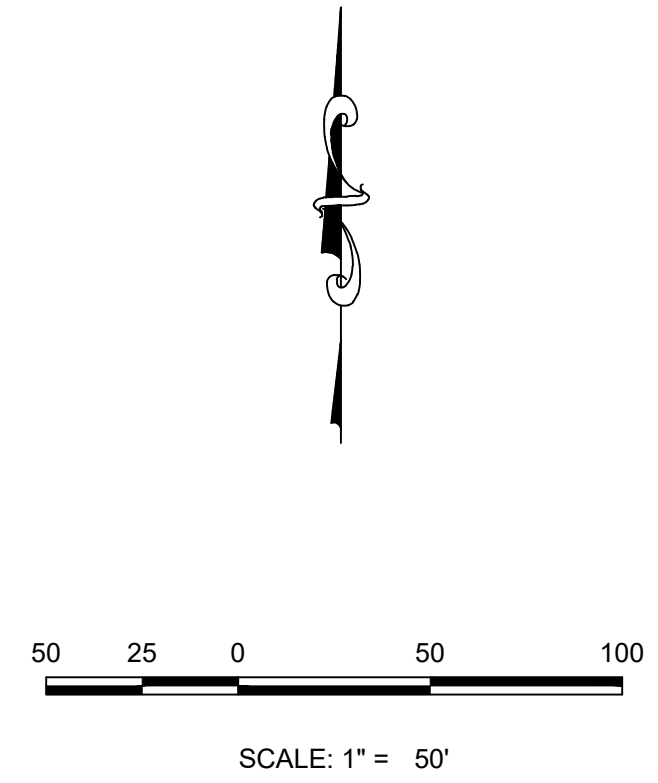
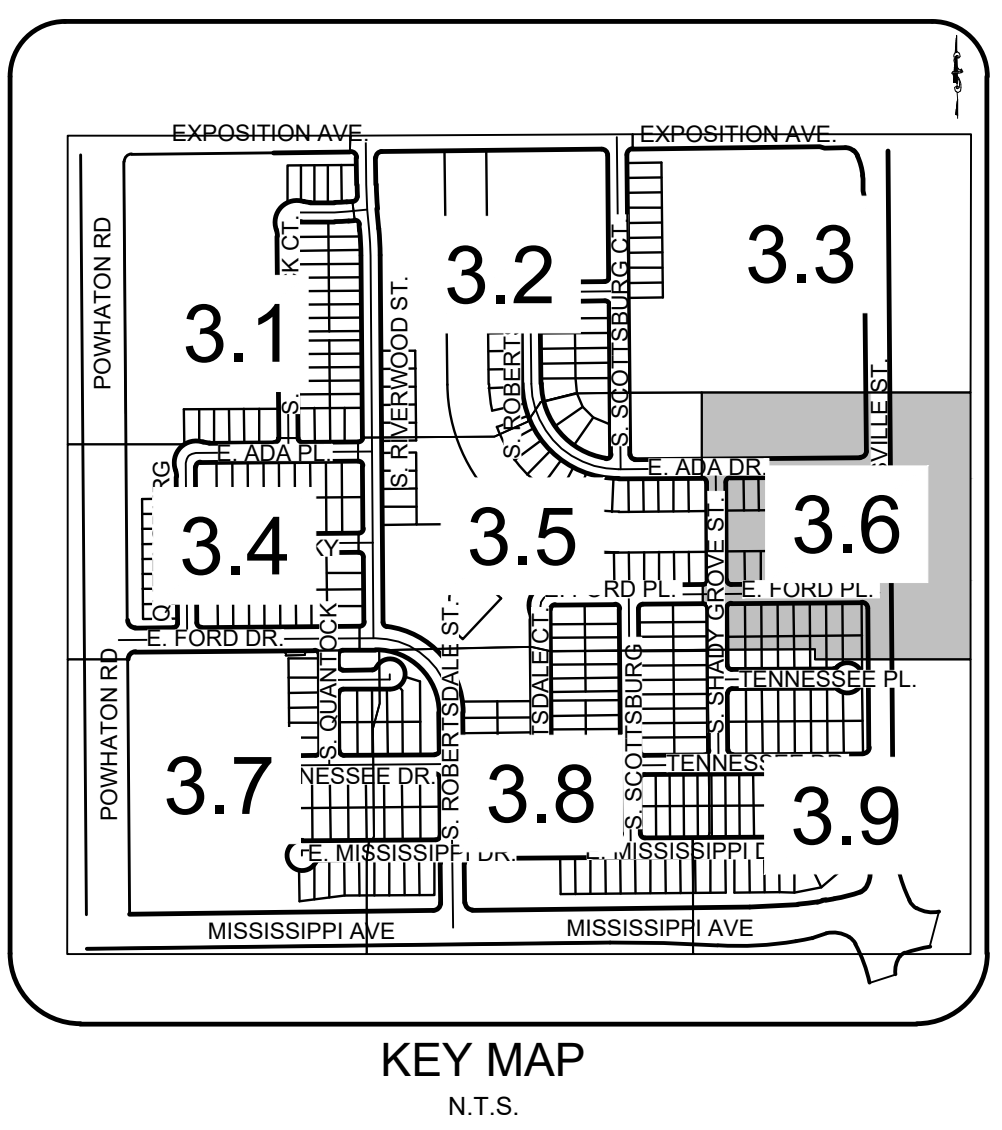
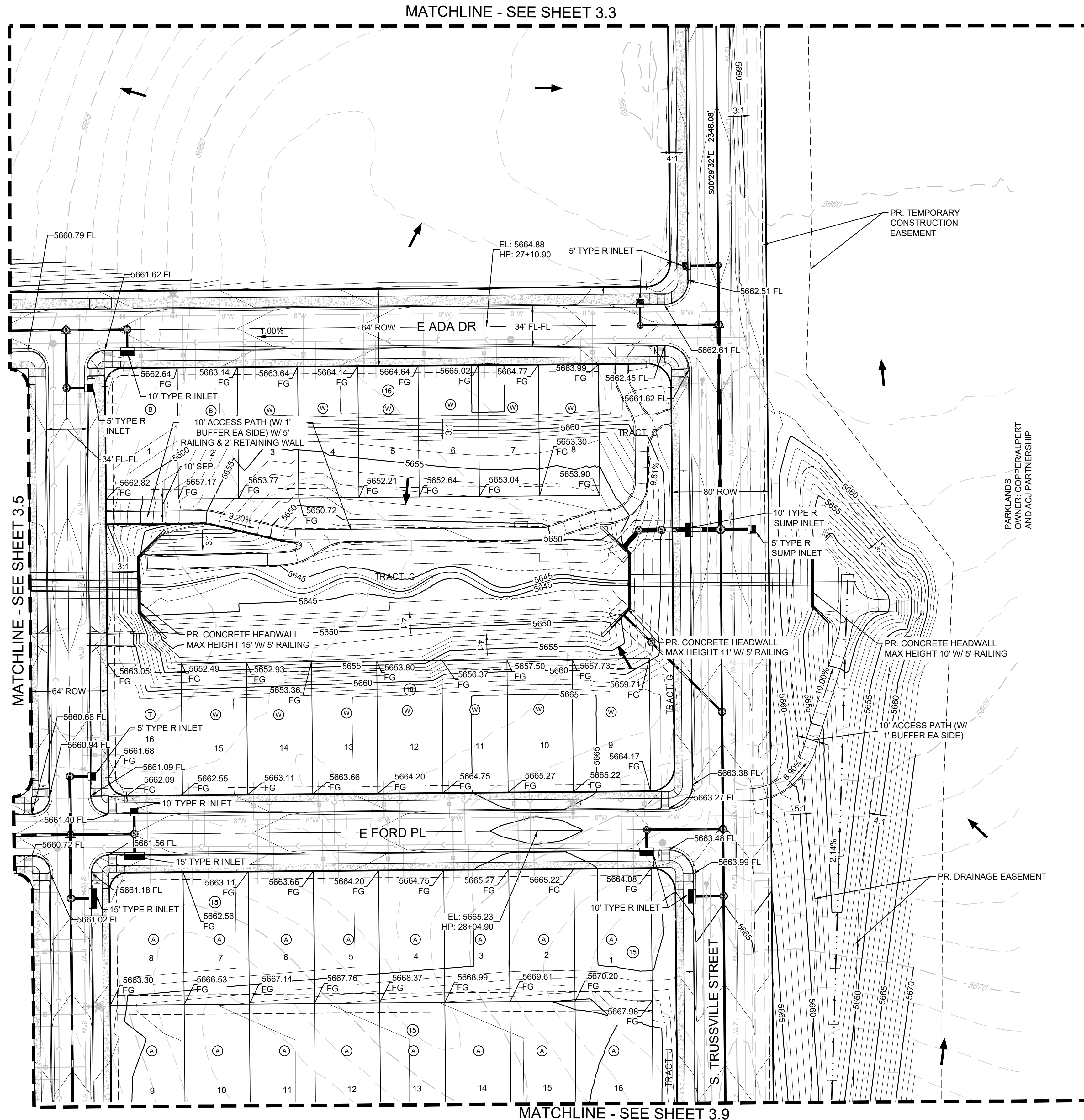
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
2. PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions			Date		
									Init.	Appr.	Date	Init.	Appr.	Date

3.5

20 OF 70

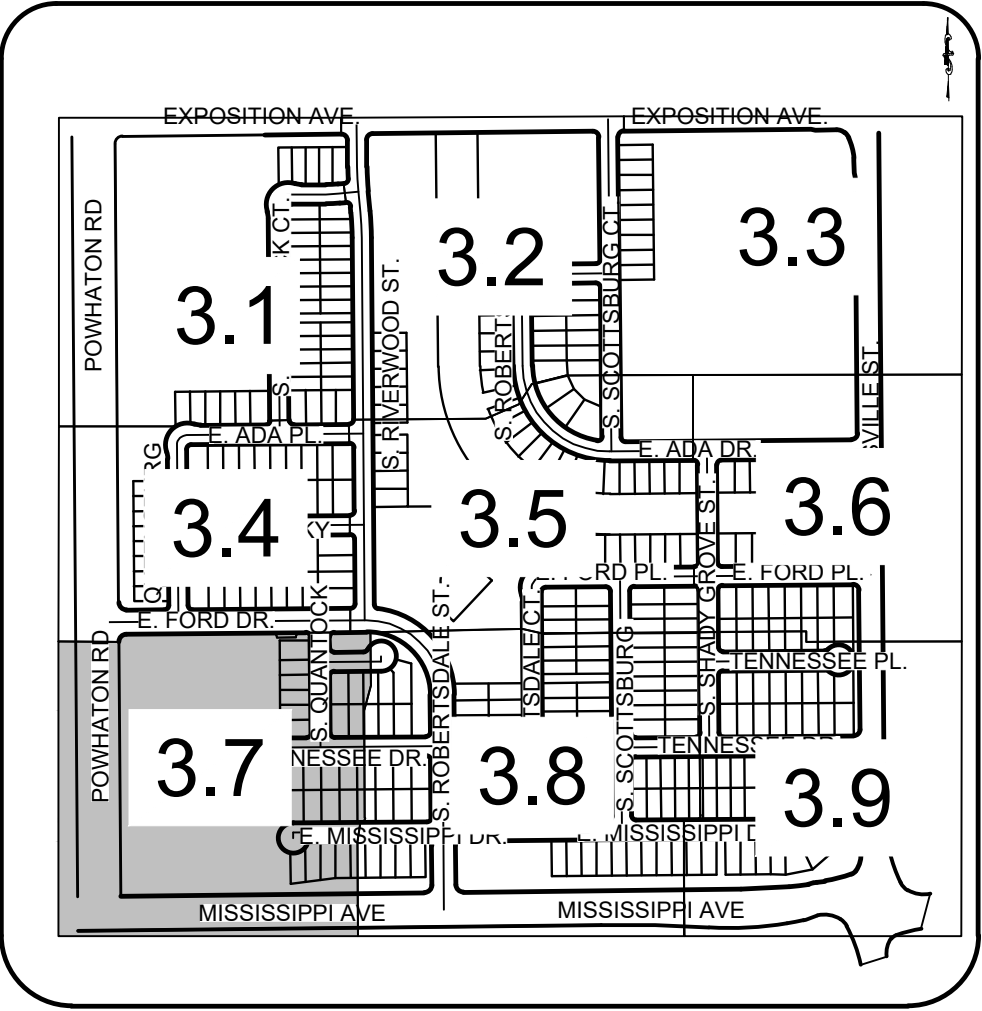
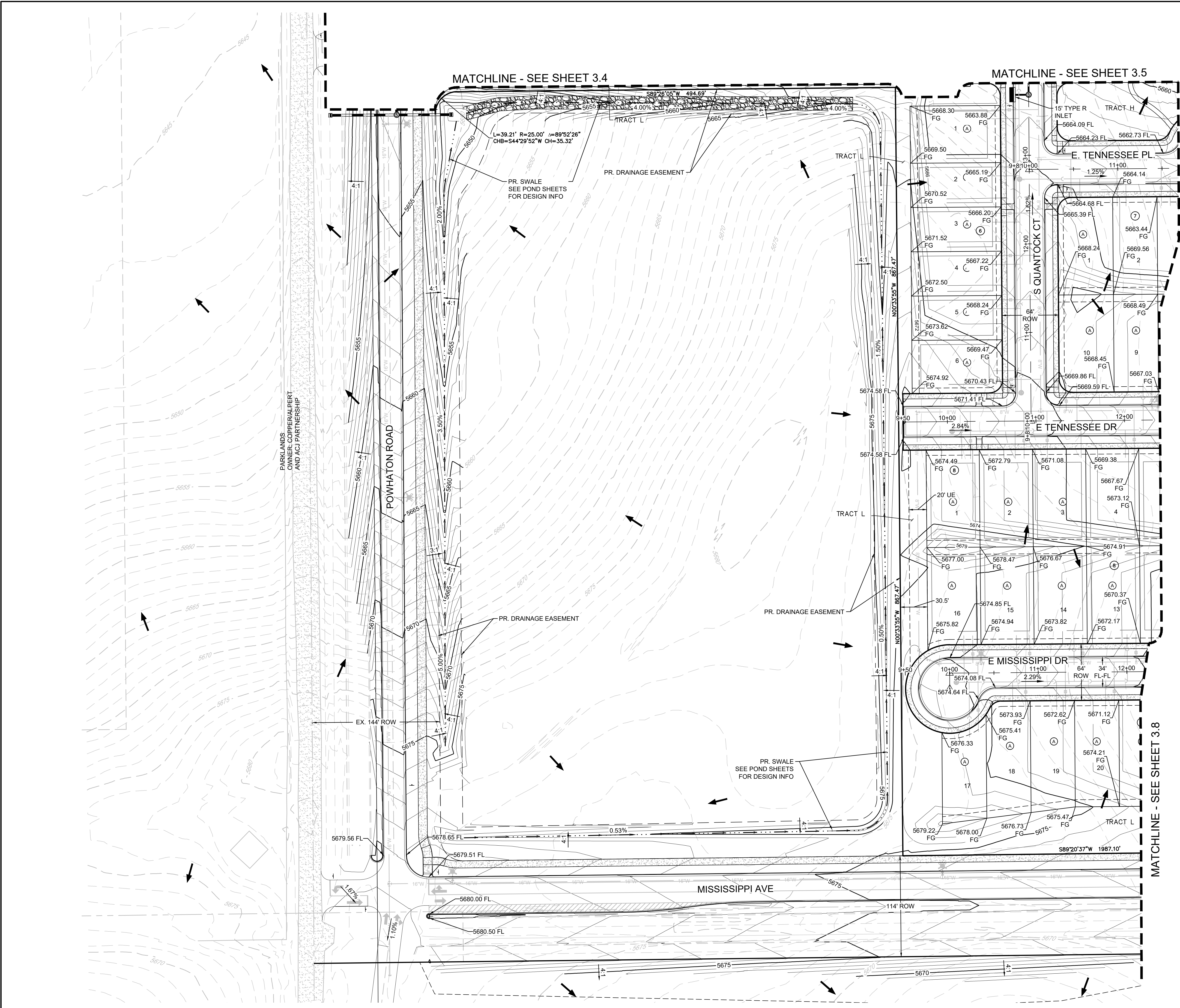


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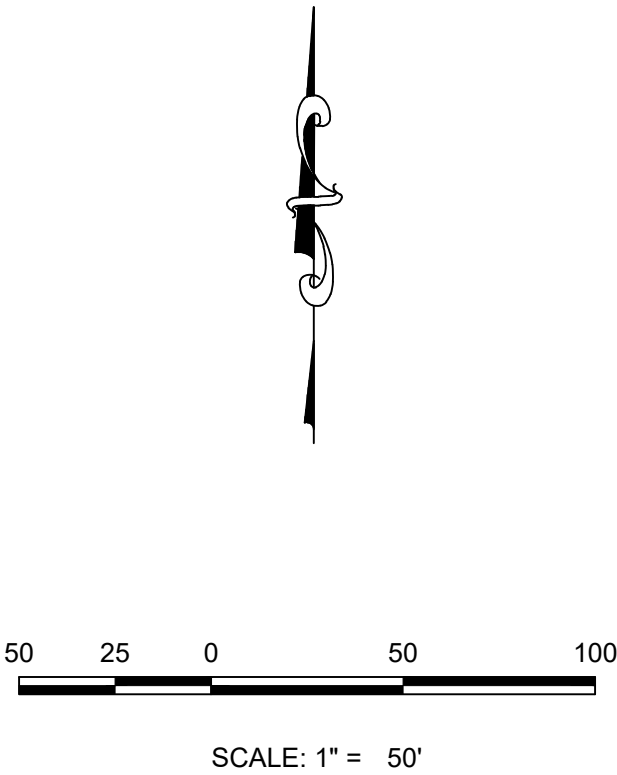
- ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER	3.6	21 OF 70	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood Westwoodps.com Westwood Professional Services, Inc.	10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526	Revisions		No.	
												Date	Appr.	Date	Init.



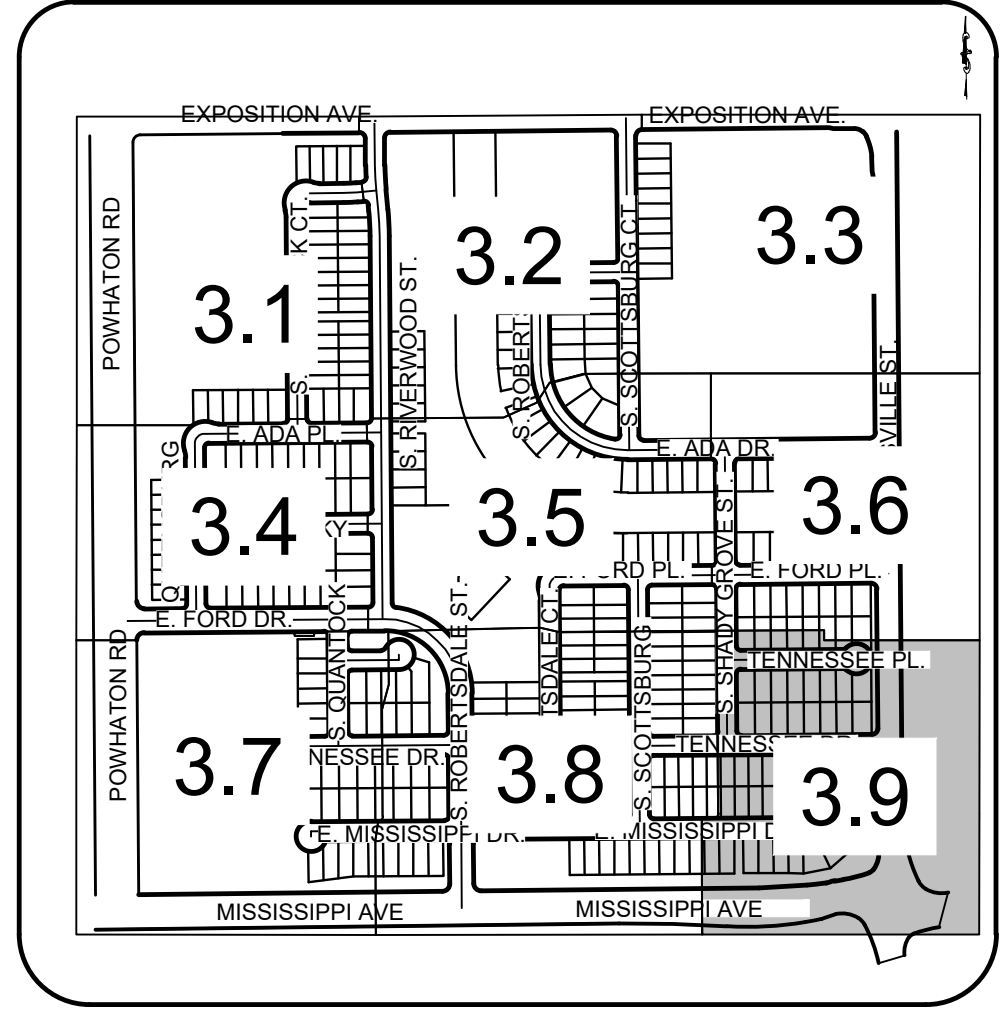
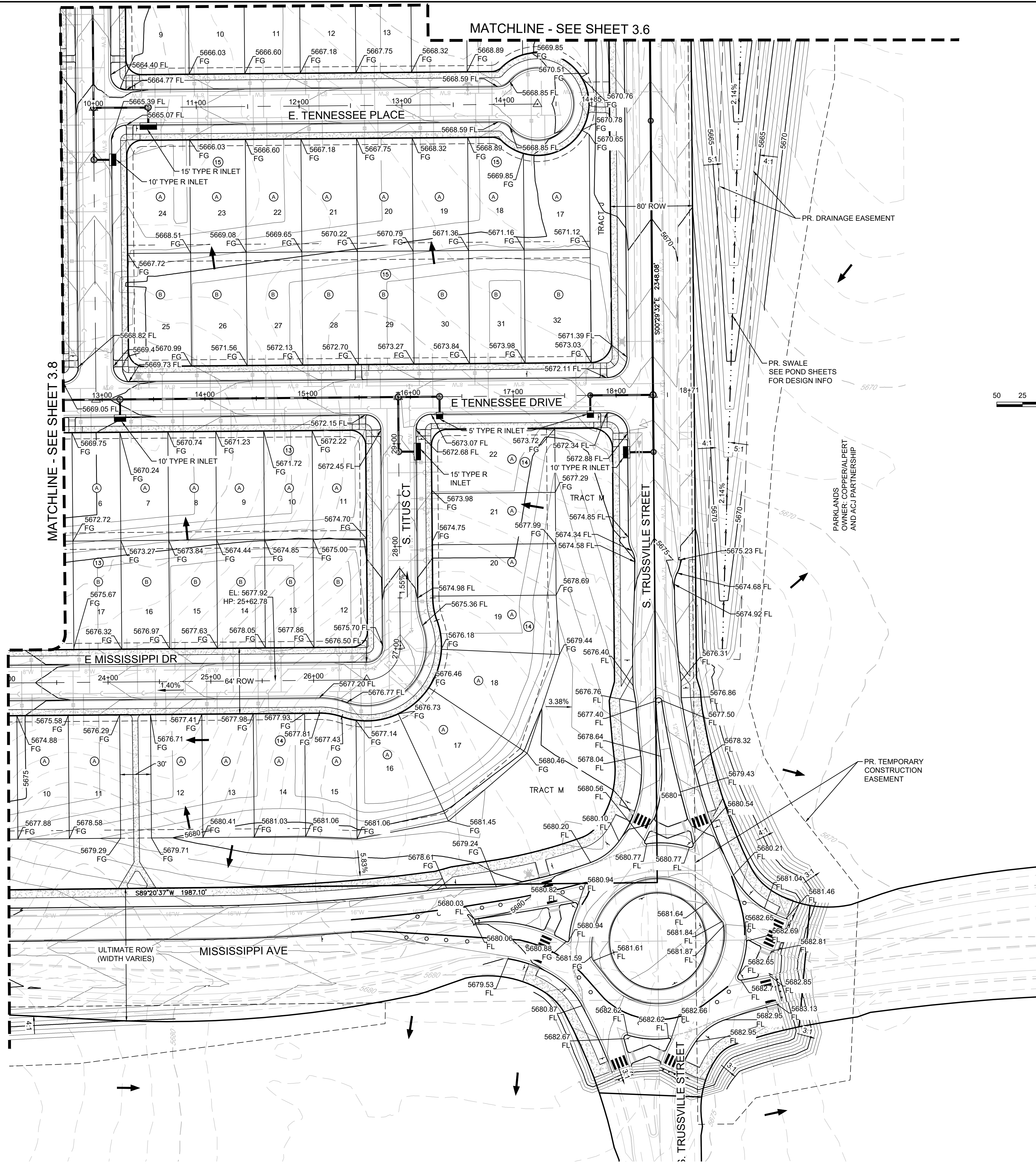
KEY MAP
N.T.S.



- NOTES:
1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
 2. PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date



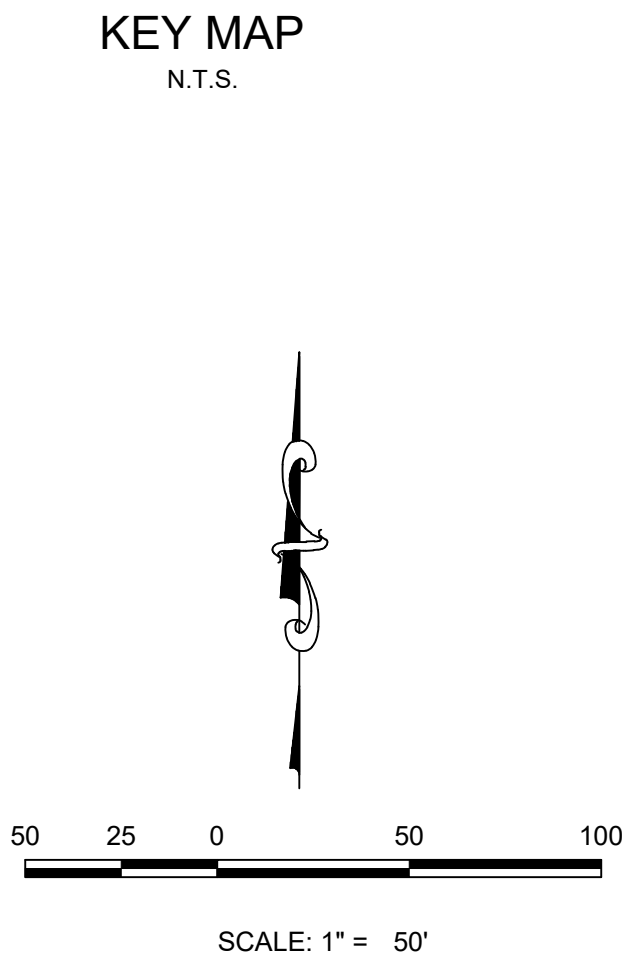
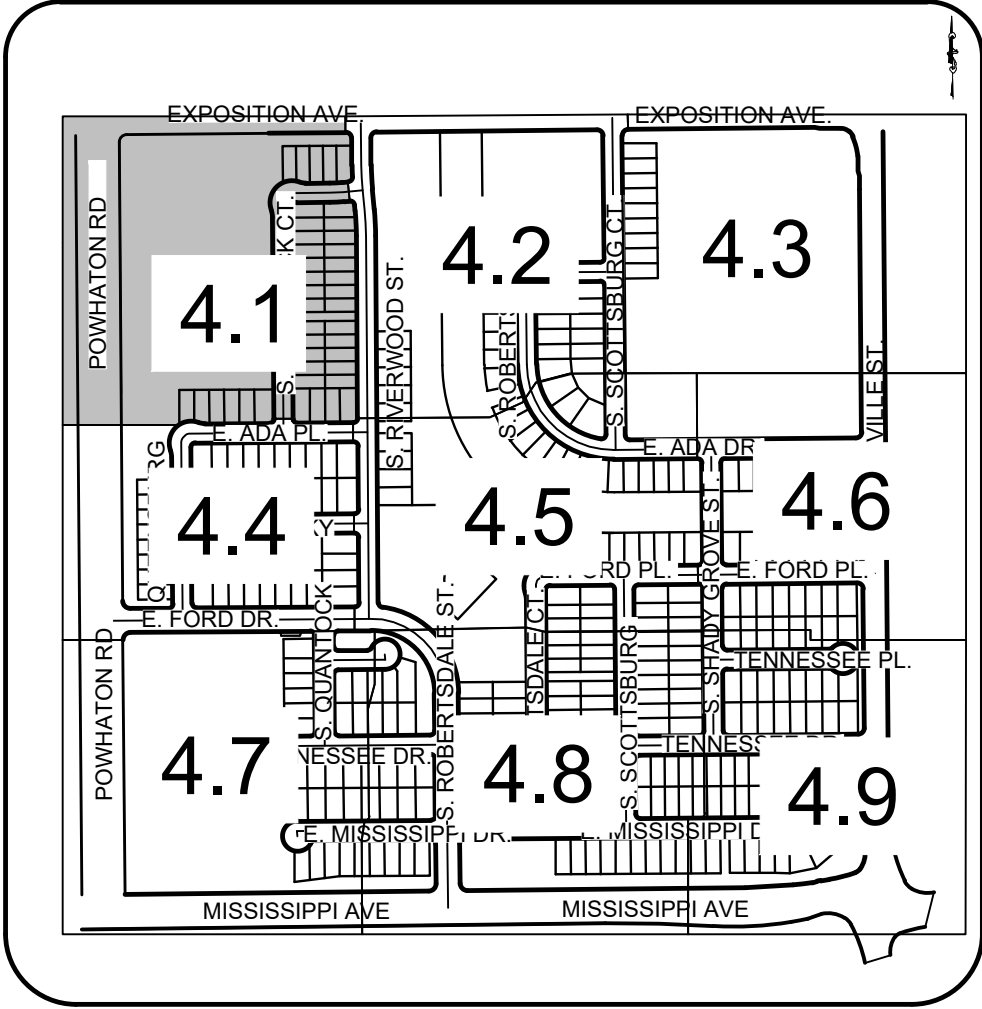
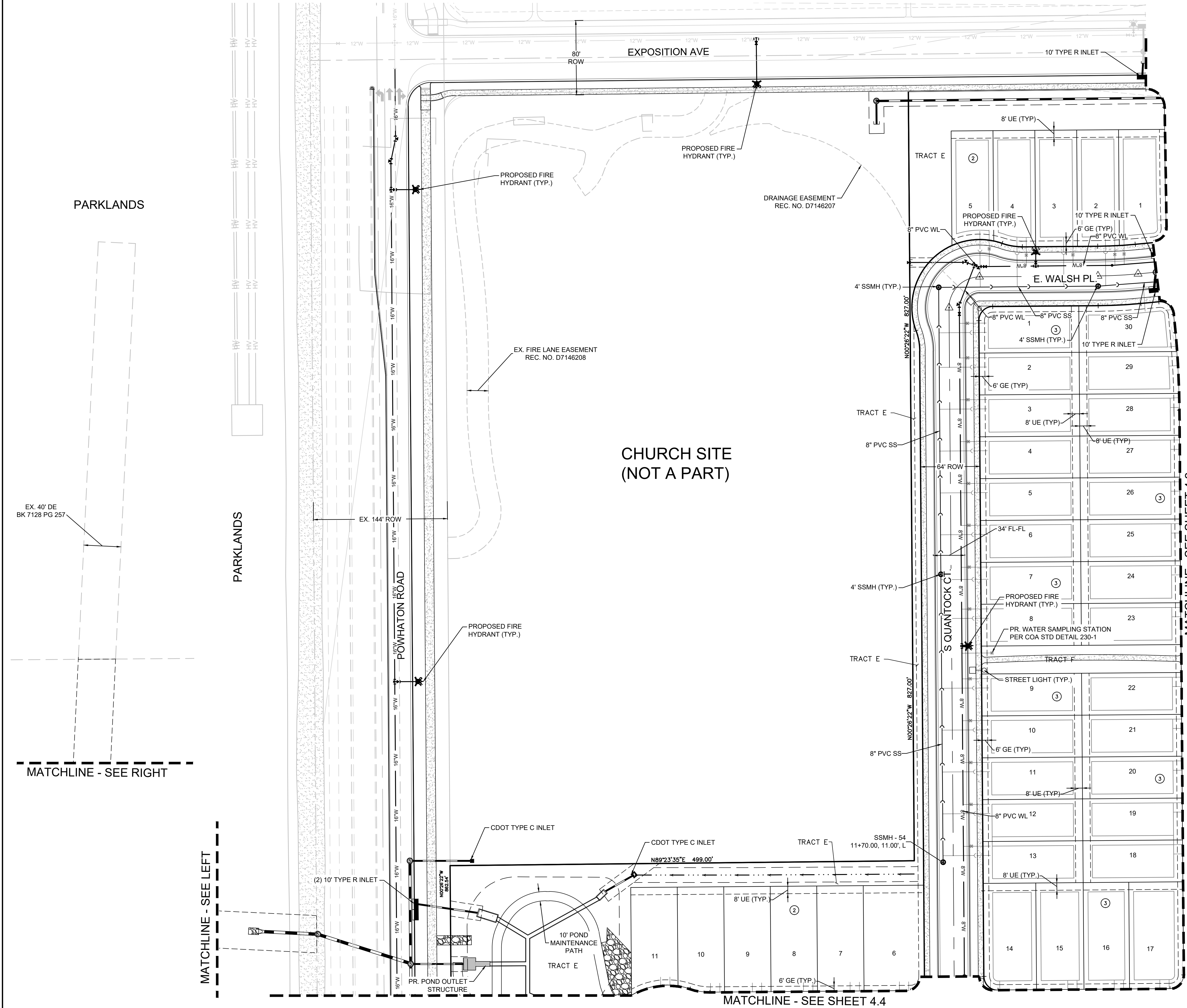
KEY MAP
N.T.S.

NOTES:

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- PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

























LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

SHEET NUMBER	DRAWN BY: DJG	CHECKED BY: BPW	DATE: MARCH, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions		No.	
									Date	Appr.	Date	Init.



- NOTES:**
- 1) ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
 - 2) UNDER DRAINS ARE PRIVATE UNLESS OTHERWISE NOTED

UTILITY LEGEND

	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	FILING NO 12 BOUNDARY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPOSED IRRIGATION SLEEVE		EASEMENT LINE
	CENTERLINE		PROPOSED SWALE
	RIGHT-OF-WAY		PROPOSED AREA INLET
	PROPERTY LINE		AIR RELEASE VALVE
	PROPOSED WATER METER		STREET LIGHT
	PROPOSED IRRIGATION		LOT NUMBER
	PROPOSED UNDER DRAIN		BLOCK NUMBER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		
	EXISTING FIRE HYDRANT		

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6" SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		

Westwood

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Westwood Professional Services, Inc.

Melcor/TC Aurora, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 5
AREA UTILITY PLAN

SCALE: AS SHOWN
DRAWN BY: DJG
CHECKED BY: BPW
DATE: MARCH, 2023

FILE NO: 8130214922

SHEET NUMBER
26 OF 70

4.1

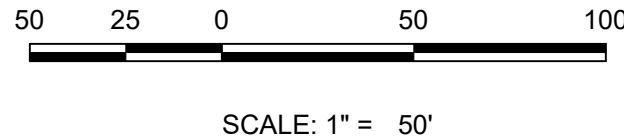
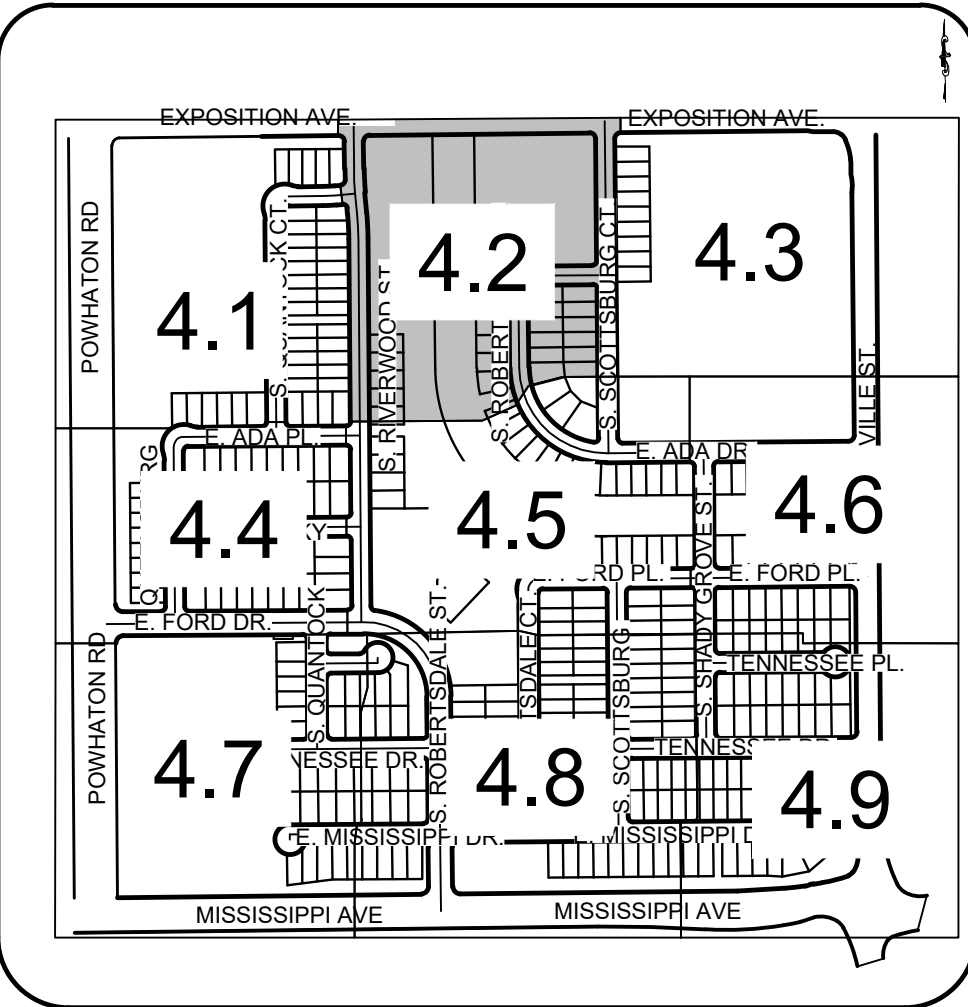
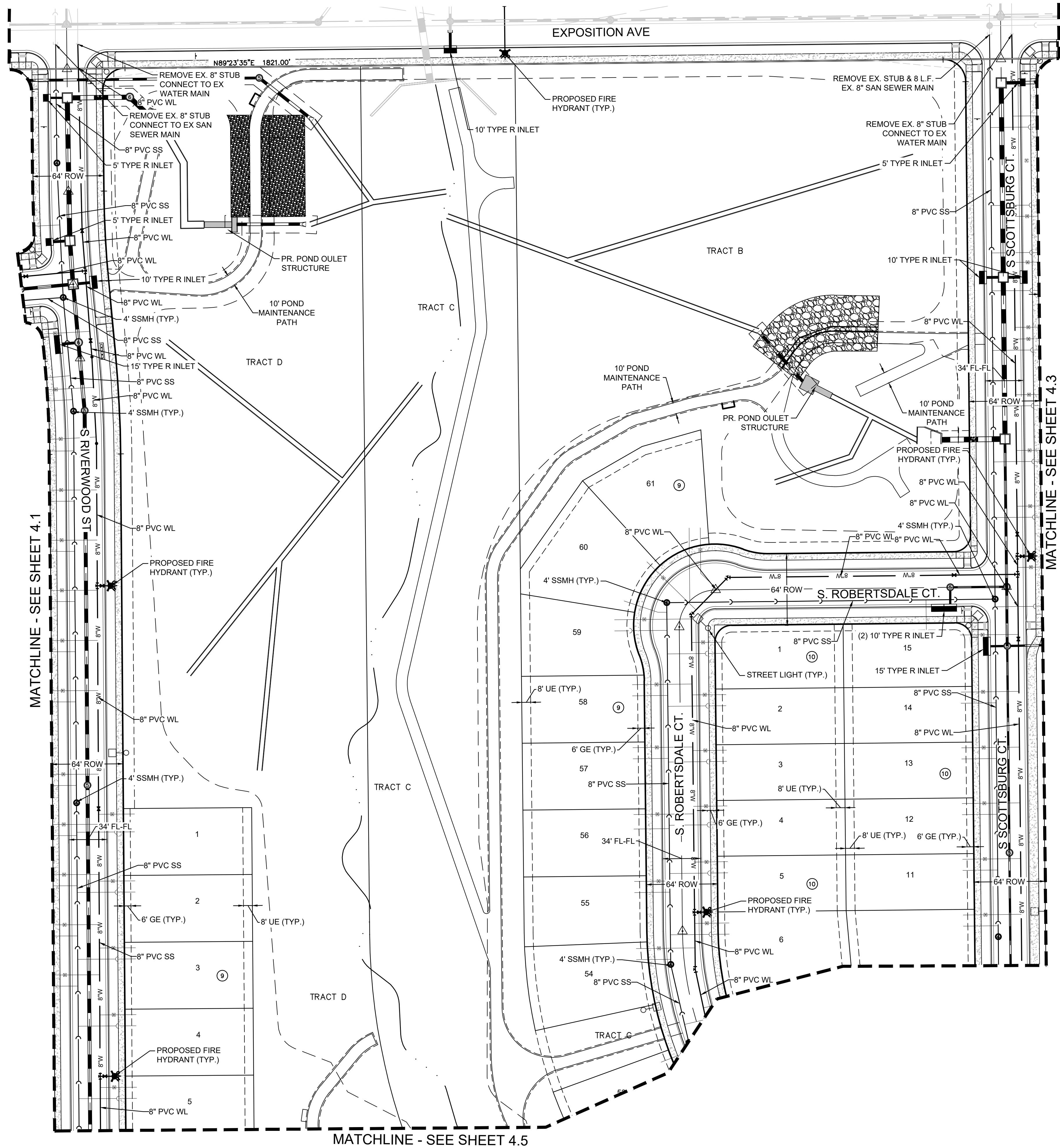
No.

Revisions

Init.

Appr.

Date



NOTES:

- 1) ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
- 2) UNDER DRAINS ARE PRIVATE UNLESS OTHERWISE NOTED

UTILITY LEGEND

	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	FILING NO 12 BOUNDARY		PROPOSED STORM INLET
	PROPOSED IRRIGATION SLEEVE		PROPOSED STORM DRAIN WITH MANHOLE
	CENTERLINE		EASEMENT LINE
	RIGHT-OF-WAY		PROPOSED SWALE
	PROPERTY LINE		PROPOSED AREA INLET
	PROPOSED WATER METER		AIR RELEASE VALVE
	PROPOSED IRRIGATION		STREET LIGHT
	PROPOSED UNDER DRAIN		LOT NUMBER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		BLOCK NUMBER
	EXISTING FIRE HYDRANT		

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6" SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		

Westwood

10333 E DRY CREEK RD. SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526

Melcor/TC Aurora, LLC

C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

HARMONY SUBDIVISION

CIVIL SITE PLAN NO. 5

AREA UTILITY PLAN

DRAWN BY: DJG

CHECKED BY: BPW

DATE: MARCH, 2023

SCALE: AS SHOWN

FILE NO: 8130214922

SHEET NUMBER

4.2

27 OF 70

Date

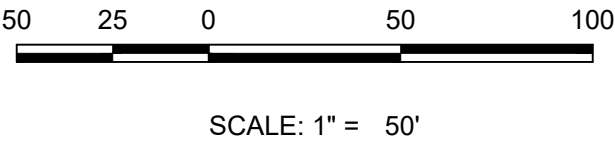
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Date

Revisions

No.

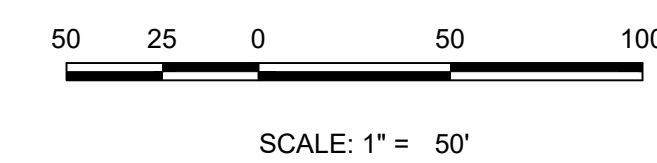
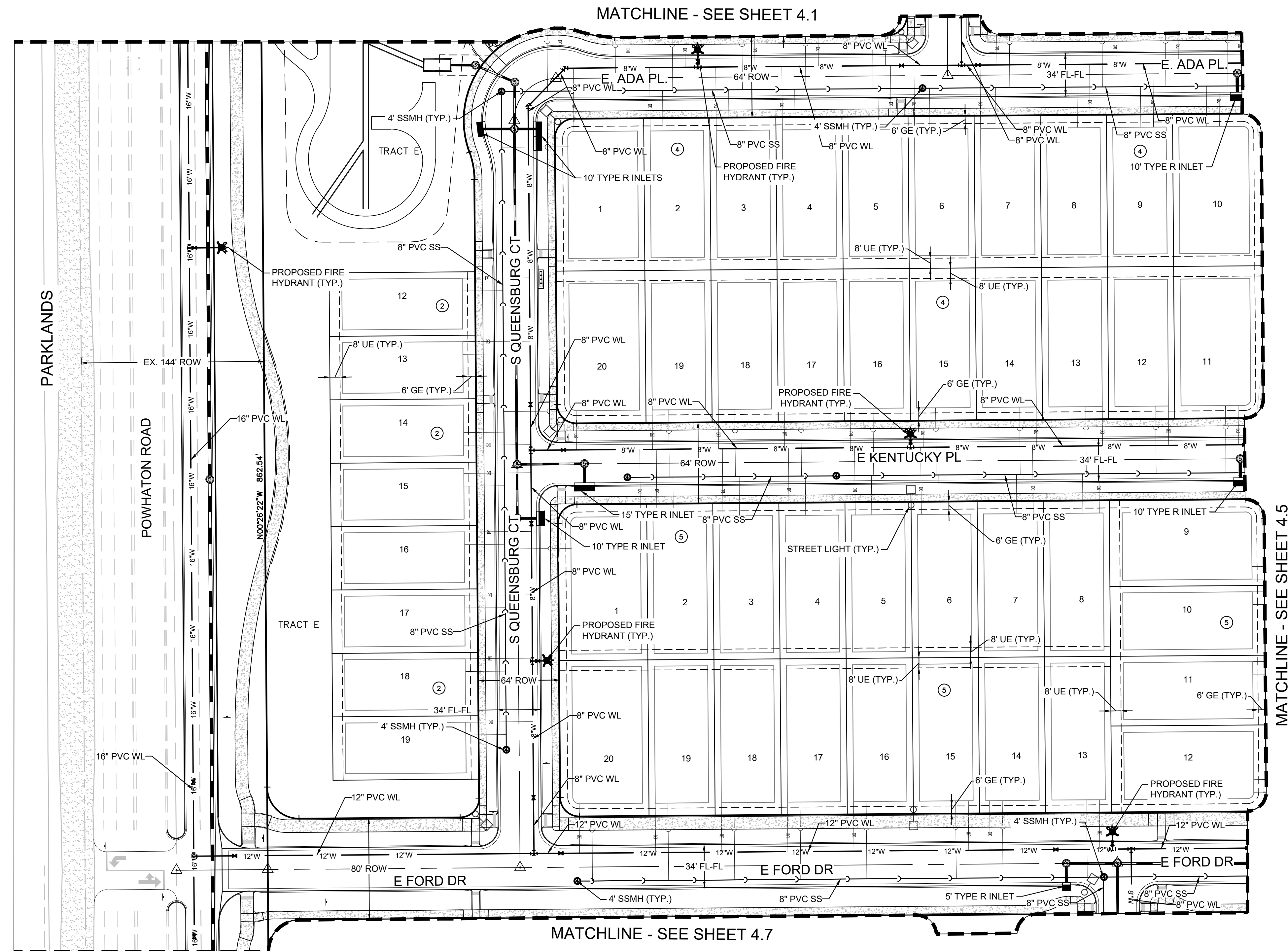
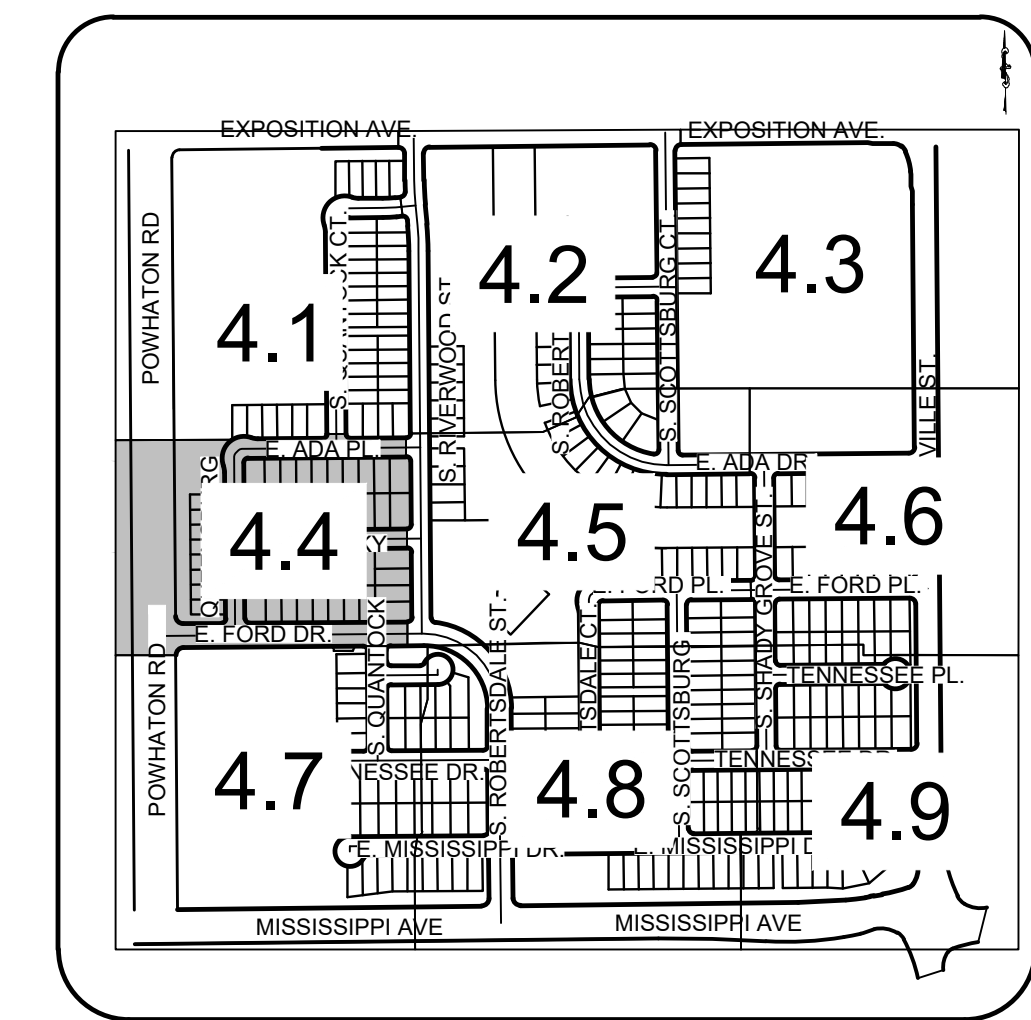


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ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SO	SECTION LINE
FL	FINISHED GROUND	SS	EDGE OF SHOULDER OFFSET
FWL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		

SHEET NUMBER	4.3	28 OF 70	DRAWN BY:	DJG	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA UTILITY PLAN					
			CHECKED BY:	BPW	FILE NO.:	8130214922					
			DATE:	MARCH, 2023							
			MelcorTC Aurora, LLC C/O Marathon Land Company 9/50 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440			Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.					
No.	Revisions	Date	Init.	Appr.	Date						



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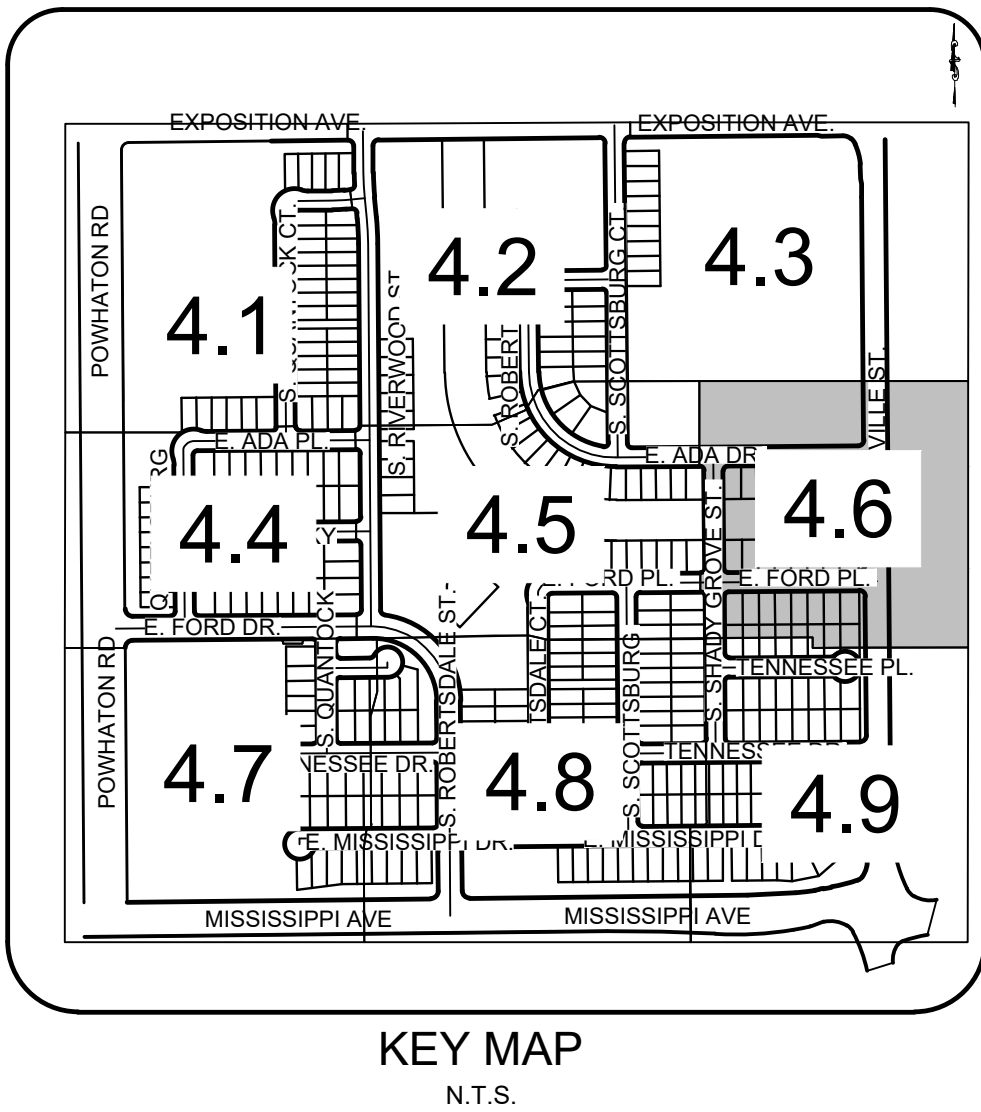
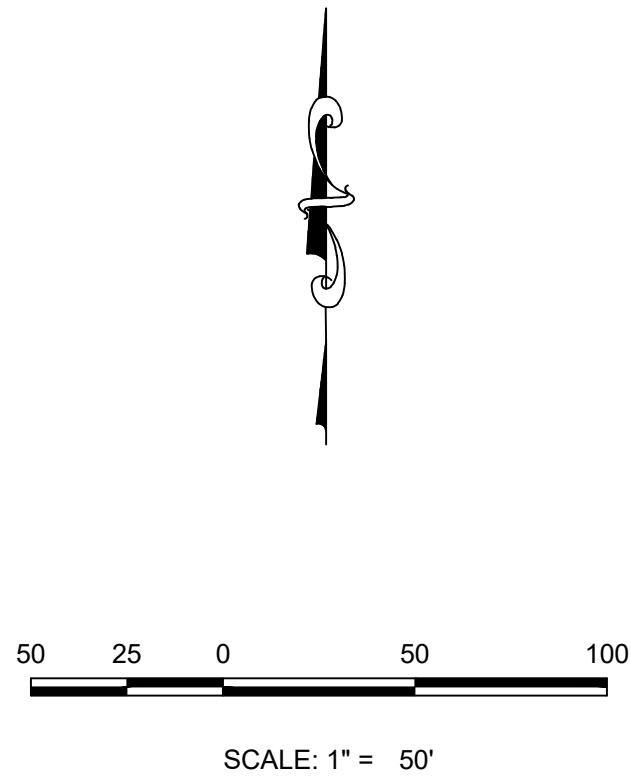
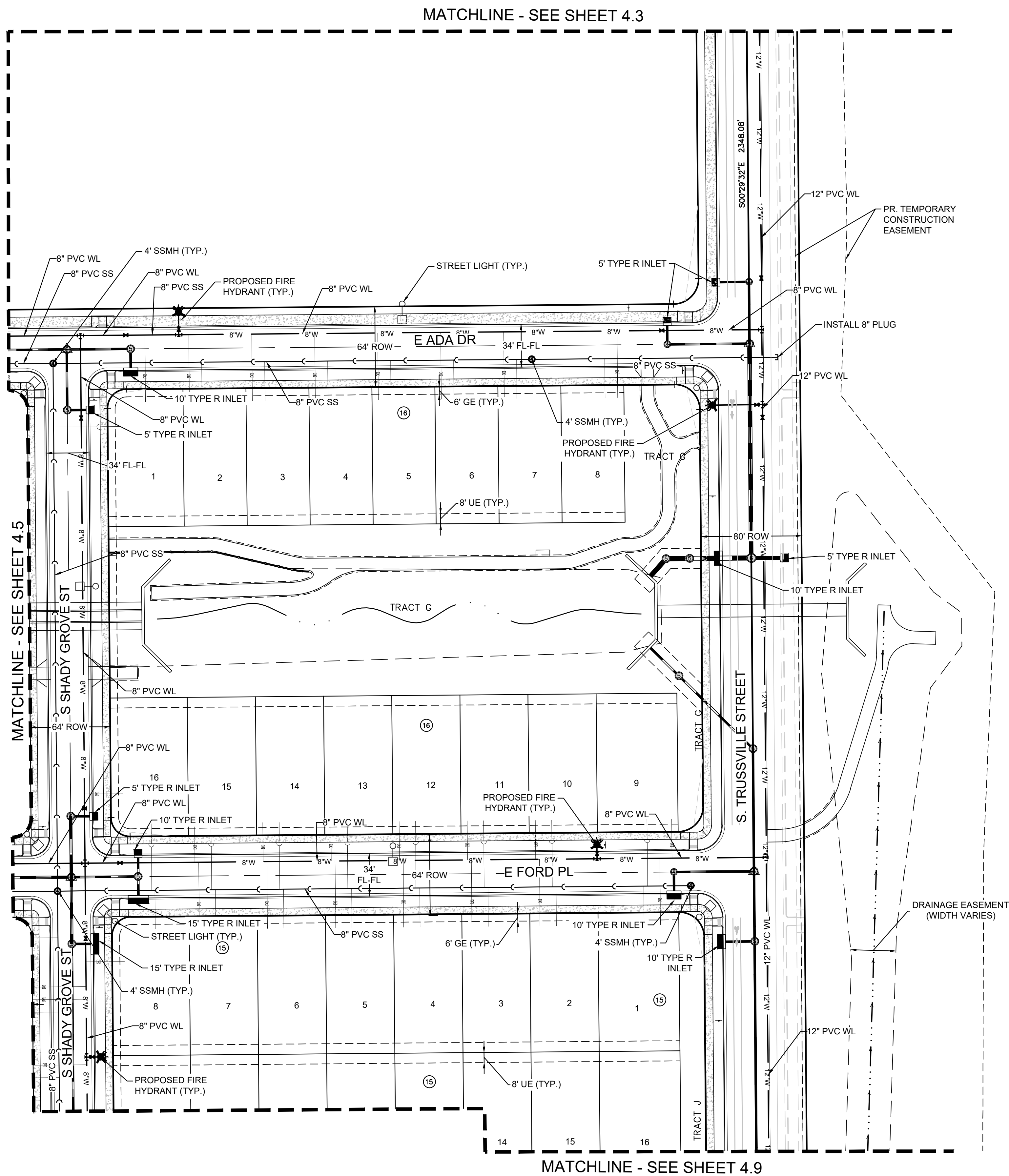
- 1) ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
2) UNDER DRAINS ARE PRIVATE UNLESS OTHERWISE NOTED

UTILITY LEGEND

	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
			PROPOSED STORM DRAIN WITH MANHOLE
	FILING NO 12 BOUNDARY		EASEMENT LINE
	PROPOSED IRRIGATION SLEEVE		PROPOSED SWALE
	CENTERLINE		PROPOSED AREA INLET
	RIGHT-OF-WAY		AIR RELEASE VALVE
	PROPERTY LINE		STREET LIGHT
	PROPOSED WATER METER		LOT NUMBER 11
	PROPOSED IRRIGATION		BLOCK NUMBER 6
	PROPOSED UNDER DRAIN		
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		
	EXISTING FIRE HYDRANT		

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCSB	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
ED	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6' SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		



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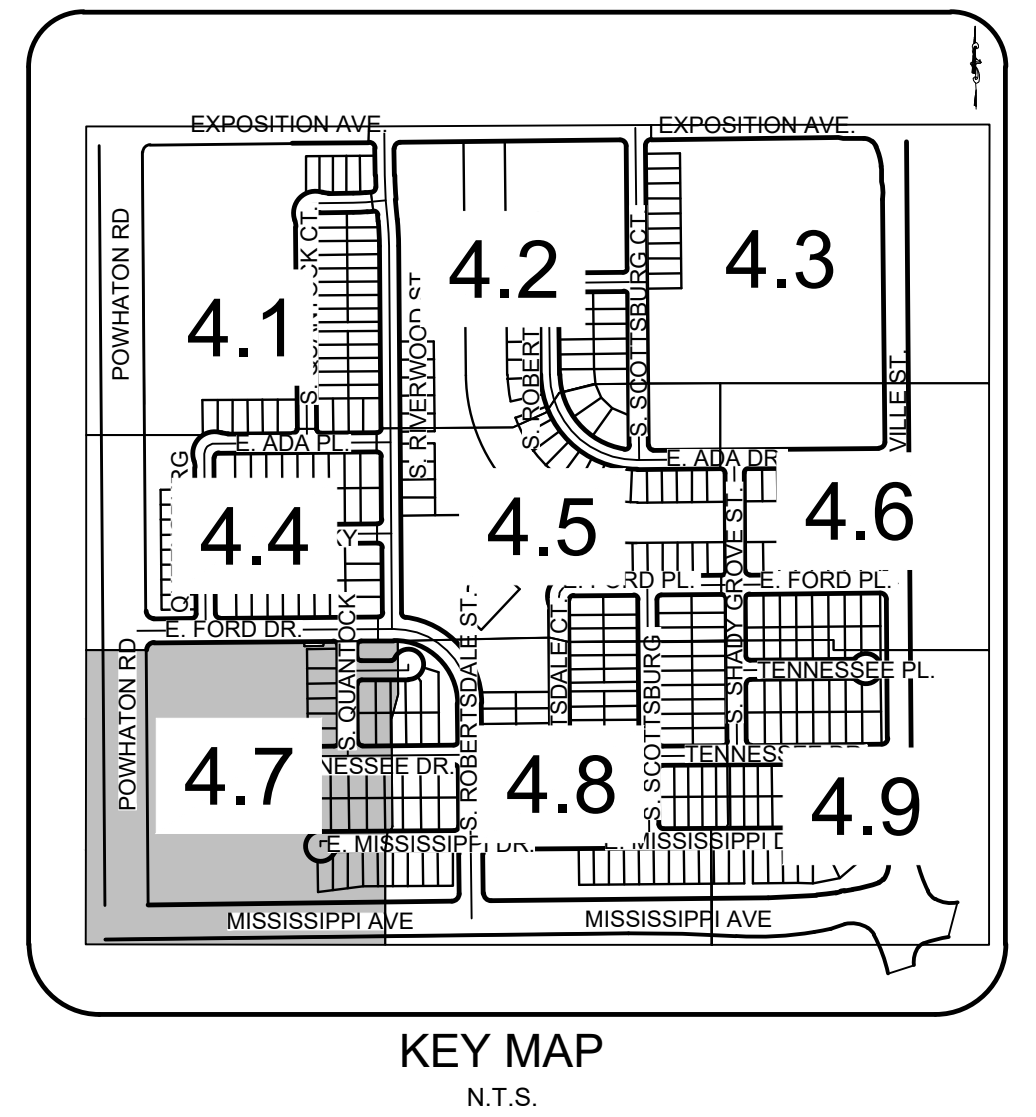
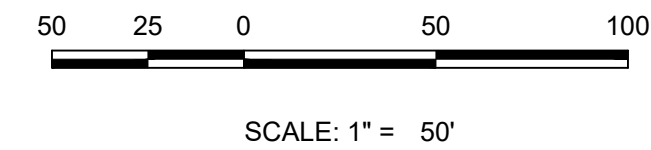
UTILITY LEGEND

W	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED	PROPOSED CAP W/ BLOW OFF
VALVE	PROPOSED GATE VALVE	EXISTING TREE
PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
PROPOSED STORM INLET		
PROPOSED STORM DRAIN WITH MANHOLE		
EASEMENT LINE		
PROPOSED SWALE		
PROPOSED AREA INLET		
AIR RELEASE VALVE		
STREET LIGHT		
LOT NUMBER		
BLOCK NUMBER		

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BL	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6' SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		

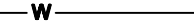



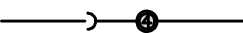


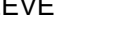




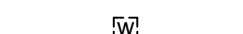





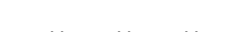





SHEET NUMBER		SCALE:		DRAWN BY:		CHECKED BY:		DATE:		DATE:		DATE:		DATE:	
4.6		AS SHOWN		DUG		BPW		8/30/21		MAR 04, 2023		APR.		DATE	
HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA UTILITY PLAN															
Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440															
Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.															



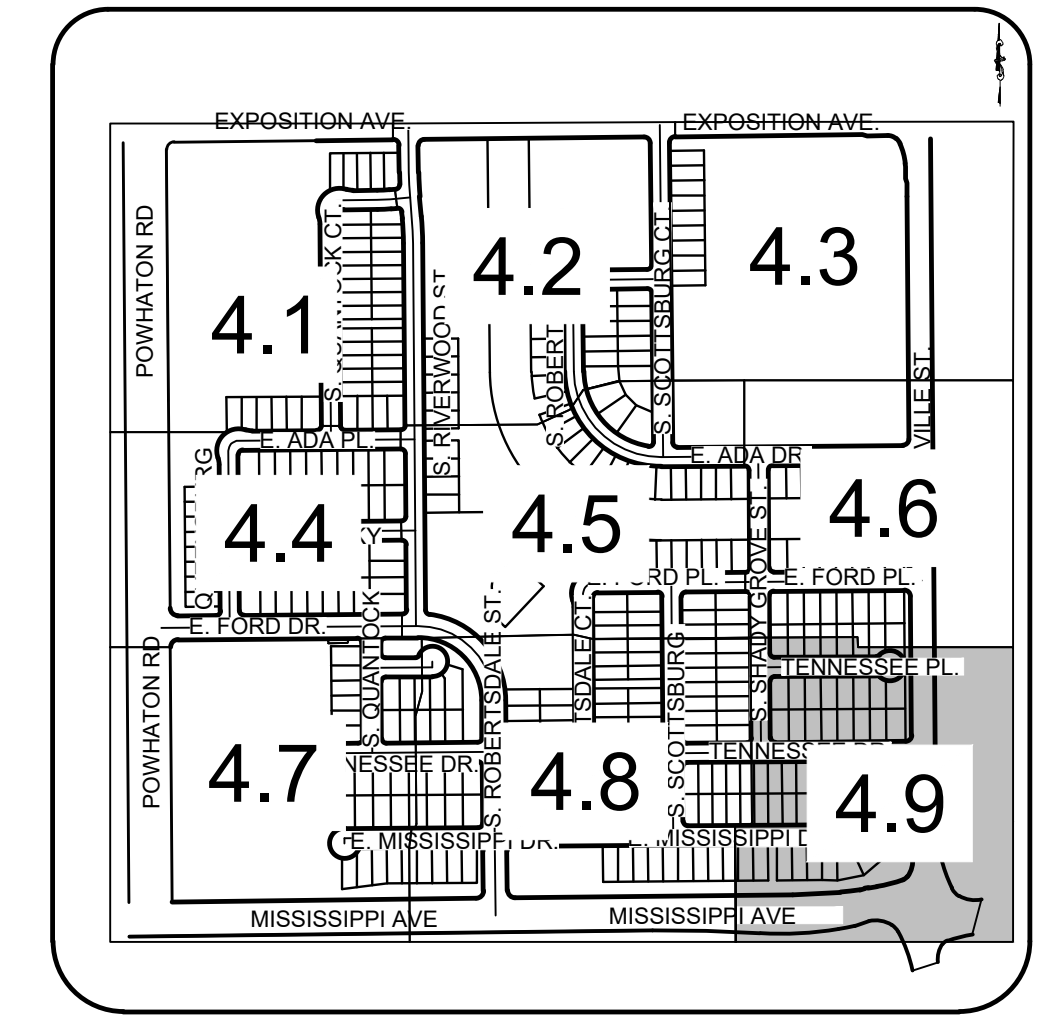
NOTES:

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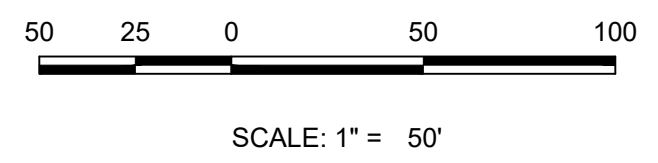
UTILITY LEGEND

	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
			PROPOSED STORM DRAIN WITH MANHOLE
	FILE NO 12 BOUNDARY		PROPOSED EASEMENT LINE
	PROPOSED IRRIGATION		CENTERLINE
	RIGHT-OF-WAY		PROPOSED SWALE
	PROPERTY LINE		PROPOSED AREA INLET
	PROPOSED WATER METER		AIR RELEASE VALVE
	PROPOSED IRRIGATION		STREET LIGHT
	PROPOSED UNDER GROUND PROPOSED 6" FIRE HYDRANT ASSEMBLY		LOT NUMBER
	EXISTING FIRE HYDRANT		BLOCK NUMBER

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBT	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	Road WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVF	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6' SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		



























KEY MAP
N.T.S.



NOTES:


- 1) ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
2) UNDER DRAINS ARE PRIVATE UNLESS OTHERWISE NOTED

UTILITY LEGEND

	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
			PROPOSED STORM INLET
	FILING NO 12 BOUNDARY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPOSED IRRIGATION SLEEVE		EASEMENT LINE
	CENTERLINE		RIGHT-OF-WAY
	PROPERTY LINE		PROPOSED SWALE
	PROPOSED WATER METER		PROPOSED AREA INLET
	PROPOSED IRRIGATION		AIR RELEASE VALVE
	PROPOSED UNDER DRAIN		STREET LIGHT
	PROPOSED 6" FIRE HYDRANT ASSEMBLY	11	LOT NUMBER
	EXISTING FIRE HYDRANT	⑧	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SO	EDGE OF 6' SHOULDER OFFSET
FL	FLOW LINE	SS	SANITARY SEWER
HP	HIGH POINT	STA	STATION
INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	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		
PVI	POINT OF VERTICAL INTERSECTION		

SHEET NUMBER 4.9 34 OF 70	DRAWN BY: DUG		SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 5 AREA UTILITY PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440 <i>Westwoodps.com</i> Westwood Professional Services, Inc.	 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526					
	CHECKED BY: BPW		FILE NO.								
	DATE: MARCH, 2023		8130214922								
	No.	Revisions	Date	Int.	Appr.						

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C/O Marathon Land Company

**HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 5**

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DJG	AS SHOWN
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40 SHEET NUMBER

EXPOSITION AVE.



TRUSSVILLE RD.

-

ON-SITE INFRASTRUCTURE

- FILING 15 - PHASING**

1. THE DEVELOPER

- ### PHASE 1:

PHASE 2:

PHASE 3:

PHASE 4:

PHASE 5:

PHASE 6:

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CIVIL SITE PLAN NO. 5 PHASING PLAN

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DATE: MARCH, 2023

CO
LO

35 OF 70