COTTONWOOD CREEK SITE PLAN NO. 1

SITUATED IN PORTIONS OF SECTION 27 AND THE WEST HALF OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED CITY OF AURORA T4S R65W 22/23/27/26 2018 PLS 38356, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 DIAMETER ALUMINUM CAP IN A RANGE BOX STAMPED EES T4S R65W 1/4 S22/S27 2017 PLS 24657, IS ASSUMED TO BEAR SOUTH 89°25'04" WEST, A DISTANCE OF 2623.57 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°21'10" EAST, A DISTANCE OF 30.00 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO A POINT ON THE WESTERLY LINE OF THAT FIFTY-SEVEN (57) FOOT RIGHT OF WAY OF EAST JEWELL AVENUE, AS RECORDED AT RECEPTION NUMBER D2093075 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**;

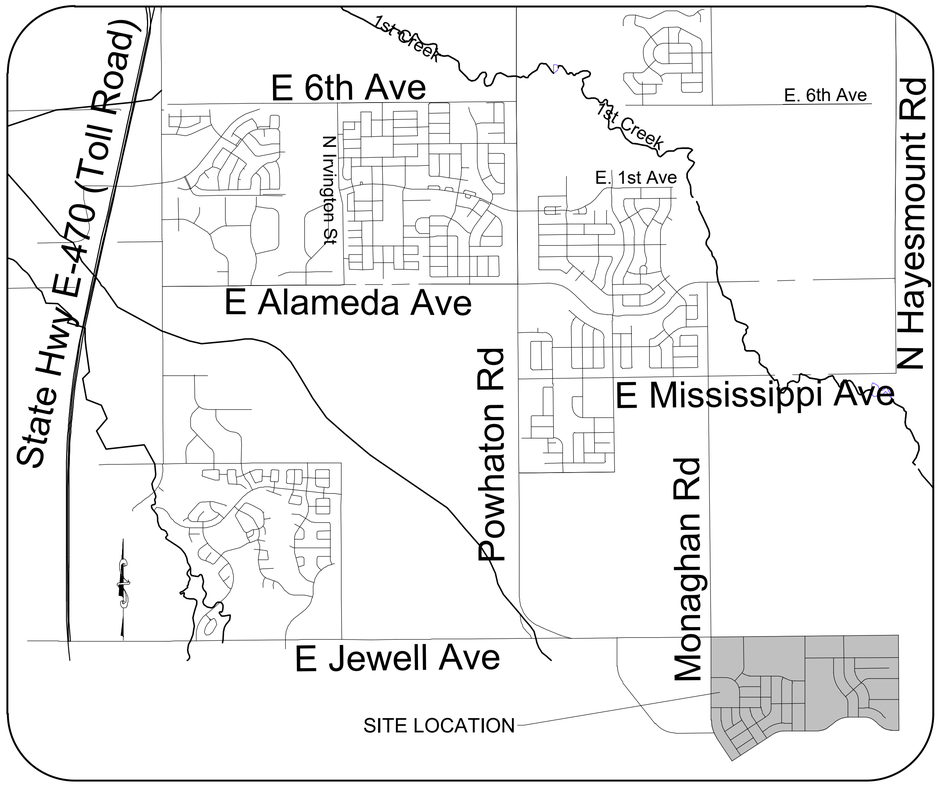
THENCE THE FOLLOWING THIRTY (30) COURSES;

1. CONTINUING SOUTH 00°21'10" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 27.00 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID RIGHT OF WAY;
2. ALONG SAID RIGHT OF WAY NORTH 89°35'57" EAST, A DISTANCE OF 40.00 FEET;
3. DEPARTING SAID RIGHT OF WAY SOUTH 00°21'10" EAST A DISTANCE OF 2601.38 FEET, PARALLEL WITH AND 40.00 FEET EAST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;
4. SOUTH 89°39'13" WEST, ALONG SAID SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO THE EAST QUARTER CORNER OF SECTION 27;
5. SOUTH 00°20'52" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 40.00 FEET;
6. SOUTH 89°31'01" WEST, A DISTANCE OF 232.16, TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00, A CENTRAL ANGLE OF 45°38'12", AN ARC LENGTH OF 370.38 FEET, THE CHORD OF WHICH BEARS NORTH 67°39'53" WEST, AND A CHORD LENGTH OF 360.66 FEET;
8. NORTH 44°50'47" WEST, A DISTANCE OF 173.34 FEET TO A POINT OF CURVATURE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 45°30'23", AN ARC LENGTH OF 305.78 FEET, THE CHORD OF WHICH BEARS NORTH 67°35'58" WEST, AND A CHORD LENGTH OF 297.81 FEET;
10. SOUTH 89°38'50" WEST, A DISTANCE OF 442.09 FEET TO A POINT OF CURVATURE;
11. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 40°17'45", AN ARC LENGTH OF 429.01 FEET, THE CHORD OF WHICH BEARS SOUTH 69°29'58" WEST, AND A CHORD LENGTH OF 420.22 FEET;
12. SOUTH 49°21'05" WEST, A DISTANCE OF 199.65 FEET TO A POINT OF CURVATURE;
13. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 40°25'09", AN ARC LENGTH OF 328.03 FEET, THE CHORD OF WHICH BEARS SOUTH 69°33'40" WEST, AND A CHORD LENGTH OF 321.27 FEET TO A POINT OF NON-TANGENCY;
14. SOUTH 00°13'46" EAST, A DISTANCE OF 10.00 FEET;
15. SOUTH 89°46'14" WEST, A DISTANCE OF 251.64 FEET;
16. SOUTH 44°46'14" WEST, A DISTANCE OF 107.22 FEET;
17. SOUTH 00°13'46" EAST, A DISTANCE OF 174.68 FEET;
18. SOUTH 89°46'14" WEST, A DISTANCE OF 100.26 FEET;
19. NORTH 00°13'46" WEST, A DISTANCE OF 174.41 FEET;
20. NORTH 45°13'46" WEST, A DISTANCE OF 107.59 FEET;
21. SOUTH 89°46'14" WEST, A DISTANCE OF 183.92 FEET;
22. NORTH 00°13'46" WEST, A DISTANCE OF 10.00 FEET;
23. SOUTH 89°46'14" WEST, A DISTANCE OF 285.73 FEET TO A POINT OF CURVATURE;
24. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 33°09'57", AN ARC LENGTH OF 324.16 FEET, THE CHORD OF WHICH BEARS SOUTH 73°11'16" WEST, AND A CHORD LENGTH OF 319.65 FEET;
25. SOUTH 56°36'17" WEST, A DISTANCE OF 1405.46 FEET;
26. NORTH 33°23'43" WEST, A DISTANCE OF 815.11 FEET TO A POINT OF CURVATURE;
27. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 987.00 FEET, A CENTRAL ANGLE OF 13°43'16", AN ARC LENGTH OF 236.37 FEET, THE CHORD OF WHICH BEARS NORTH 26°32'04" WEST, AND A CHORD LENGTH OF 235.80 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, BEING A POINT OF NON-TANGENCY;
28. NORTH 00°06'24" WEST, A DISTANCE OF 2614.22 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 27 TO A POINT 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 27;
29. NORTH 89°25'15" EAST, A DISTANCE OF 2623.63 FEET, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27;
30. NORTH 89°25'04" EAST, A DISTANCE OF 2623.45, PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 14,458,203 SQUARE FEET OR 331.915 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

MINOR ADJUSTMENT REQUESTS (ADMINISTRATIVE):

1. MINOR ADJUSTMENT REQUEST (ADMINISTRATIVE) TO SECTION 146-4.3.10.C FOR 5 LOTS (LOTS 1-5 WITHIN BLOCK 16) THAT ARE DOUBLE FRONTING ONTO S. BERSHINE STREET AND S. BENTLY STREET. AN ENHANCED AND INCREASED 85FT WIDE LANDSCAPE BUFFER HAS BEEN PROVIDED BETWEEN REAR LOT LINES AND S. BERSHINE STREET THAT CONSISTS OF EVERGREEN AND DECIDOUS TREES.
2. MINOR ADJUSTMENT REQUEST (ADMINISTRATIVE) TO SECTION 146-4.3.10.C FOR 6 LOTS (LOTS 29-34 WITHIN BLOCK 15) THAT ARE DOUBLE FRONTING ONTO S. DEER PARK COURT AND S. DEL RAY STREET. AN ENHANCED AND INCREASED 85FT WIDE LANDSCAPE BUFFER HAS BEEN PROVIDED BETWEEN REAR LOT LINES AND S. DEL RAY STREET THAT CONSISTS OF EVERGREEN AND DECIDOUS TREES.



VICINITY MAP (1" = 2,000')

SITE DATA	
OCCUPANCY DESIGNATION	ALL UNITS 2021 IRC R3
TYPE OF CONSTRUCTION	ALL UNITS 2021 IBC TYPE VB
SPRINKLER STATUS	NON-SPRINKLED

DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	331.915 AC
NUMBER OF UNITS PROPOSED	845
NUMBER OF BUILDINGS PROPOSED CONSTRUCTION TYPE (V-B) OCCUPANCY CLASS (R-3)	845
NUMBER OF STORIES	1-3
MAXIMUM HEIGHT OF BUILDINGS	38'-0"
LOT AREA	121.58 AC. (36.6%)
TRACT AREA	124.96 AC. (37.7%)
PUBLIC R.O.W. AREA	85.37 AC. (25.7%)
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.	MONUMENT 62 SQ. FT.
NON-DIRECTIONAL SIGNAGE COUNT	194
PARKING SPACES REQUIRED	2 PER UNIT SPACES (1690 PARKING SPACES)
GUEST PARKING SPACES REQUIRED	½ SPACE PER UNIT (423 SPACES)*
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2.5 PER UNIT SPACES MINIMUM
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
BICYCLE PARKING SPACES PROVIDED	30 (0 REQ)

* GUEST PARKING SPACES TO BE PROVIDED VIA ON-STREET PARKING WITHIN 200' OF THE UNIT.
FOR LOTS OFF OF LOOP LANE GUEST PARKING SHALL BE WITHIN LOT DRIVEWAYS (MIN LOOP LANE DRIVEWAY LENGTH TO BE 20FT)

COTTONWOOD CREEK SITE PLAN 1 LOT TYPE COMPLIANCE

LOT TYPE	LOT SIZE (W' X D')	GARAGE ORIENTATION	C.O.A. LOT SIZE DESIGNATION	SITE PLAN 1 (COLUMBINE)	TOTAL LOT COUNTS
SINGLE FAMILY (TYPE 2)	60' X 110'	FRONT LOAD	STANDARD	116	116
SINGLE FAMILY (TYPE 3)	50' X 110'	FRONT LOAD	STANDARD	446	446
SINGLE FAMILY (TYPE 4)	45' X 110'	FRONT LOAD	SMALL	283	283
DUPLEX (TYPE 8)	25' X 90'	FRONT LOAD	SMALL	0*	0
TOWNHOME (TYPE 9)	20' X 80'	ALLEY LOAD	STANDARD	0*	0
TOWNHOME GREENCOURT (TYPE 7)	20' X 80'	ALLEY LOAD	STANDARD	0*	0
			TOTAL	845	845
				PERCENTAGE	LOT COUNT
TOTAL LOTS COUNTING TOWARDS SMALL LOT REQUIREMENTS (EXCLUDES TOWNHOMES)				100%	845
TOTAL SMALL RESIDENTIAL LOTS (MAX 50%)				33%	283
FRONT-LOADED SMALL RESIDENTIAL LOTS (MAX 35%)				33%	283
STANDARD RESIDENTIAL LOTS (MIN 40%)				67%	562
TOTAL LOTS WITH 60' WIDTH OR GREATER (MIN. 10%)				14%	116
REQUIRED PRODUCT MIX (MAX 60% OF SINGLE TYPE)			SINGLE FAMILY (TYPE 2)	14%	116
			SINGLE FAMILY (TYPE 3)	53%	446
			SINGLE FAMILY (TYPE 4)	33%	283

NOTES:
* AN ADDITIONAL 255 TOWNHOME & DUPLEX UNITS TO BE PLATTED AS PART OF A SEPERATE FILING AND SITE PLAN PROCESS AT A LATER DATE FOR A TOTAL UNIT COUNT OF 1,100 FOR THIS PHASE. THIS TOTAL UNIT COUNT WILL MATCH APPROVED MASTER PLAN FOR PLANNING AREAS WITHIN THIS PHASE AND WILL MEET SMALL LOT COMPLIANCE STANDARDS.
**FUTURE TOWNHOME AREA WITHIN COTTONWOOD SP1 WILL BE SUBMITTED TO THE CITY AT A LATER DATE AS A SEPARATE SITE PLAN & PLAT APPLICATION. TOWNHOME ARCHITECTURE WILL BE SUBMITTED AS PART OF THAT SEPARATE APPLICATION PRIOR TO ISSUANCE OF BUILDING PERMITS

APPLICANT:
COTTONWOOD CREEK INVESTORS, 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 400
ENGLEWOOD , CO 80112
TEL: 720.482.9526

OWNER'S SIGNATURES COTTONWOOD CREEK SITE PLAN

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

No.	Revisions	Date	Init.	Apprv.	Date

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

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

COTTONWOOD CREEK
SITE PLAN NO. 1
PHASE 1 COVER SHEET

SCALE:	FILE NO:
AS SHOWN	R0041963

DRAWN BY:	CHECKED BY:	DATE:
AEC	TJO	MAY 2024

SHEET NUMBER 1

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 COVER SHEET.DWG, MSDAVIS, 6/28/24

Sheet List Table

Sheet Number	Sheet Title
1	PHASE 1 COVER SHEET
2	GENERAL NOTES
3	LOT MATRIX
4	LOT MATRIX
5	LOT TYPE
6	OVERALL SITE PLAN
7	AREA SITE PLAN
8	AREA SITE PLAN
9	AREA SITE PLAN
10	AREA SITE PLAN
11	AREA SITE PLAN
12	AREA SITE PLAN
13	AREA SITE PLAN
14	AREA SITE PLAN
15	AREA SITE PLAN
16	AREA SITE PLAN
17	AREA SITE PLAN
18	AREA SITE PLAN
19	AREA SITE PLAN
20	AREA SITE PLAN
21	AREA SITE PLAN
22	OVERALL GRADING PLAN
23	AREA GRADING PLAN
24	AREA GRADING PLAN
25	AREA GRADING PLAN
26	AREA GRADING PLAN
27	AREA GRADING PLAN
28	AREA GRADING PLAN
29	AREA GRADING PLAN
30	AREA GRADING PLAN
31	AREA GRADING PLAN
32	AREA GRADING PLAN
33	AREA GRADING PLAN
34	AREA GRADING PLAN
35	AREA GRADING PLAN
36	AREA GRADING PLAN
37	AREA GRADING PLAN
38	OVERALL UTILITY PLAN
39	AREA UTILITY PLAN
40	AREA UTILITY PLAN
41	AREA UTILITY PLAN
42	AREA UTILITY PLAN
43	AREA UTILITY PLAN
44	AREA UTILITY PLAN
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53	AREA UTILITY PLAN
54	PHASING PLAN
55-115	LANDSCAPE PLANS

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 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES 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 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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE OF 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 ENCROACH INTO ANY EASEMENT OR FIRE LANE.
16. ALL STREET TRAFFIC SIGNS PROVIDED BY THE COTTONWOOD CREEK 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 2021 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 ESTABLISED 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. WHELEN WARNING SYSTEM REQUIREMENTS: THE FEMA REQUIREMENT FOR OUTDOOR EMERGENCY WARNING SYSTEMS IS A 60-70 FOOT MONOPOLE TOWER USING AN ALERT SIREN. THE CITY OF AURORA USES THE WHELEN SIREN SYSTEM. THE LAND REQUIREMENT FOR THE TOWER IS A 10' X 10' EASEMENT. EACH SIREN COVERS APPROXIMATELY 3,000 RADIAL FEET AT 70 DB AND IS TYPICALLY SPACED ONE SIREN PER SQUARE MILE. IN NEWLY ANNEXED/DEVELOPING AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY ½ SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM-WIDE BASIS. FOR SPECIFIC QUESTIONS, THE OFFICE OF EMERGENCY MANAGEMENT CAN BE REACHED AT 303-739-7636 (PHONE), 303-326-8986 (FAX), OR (EMAIL) AFD_OEM@AURORAGOV.ORG.
30. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO, RAP, GRASSPAVE, GRASS CELLS, RITTER RITTINGS, INVISIBLE STRUCTURES, AND ETC., UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT OR AURORA CODE ENFORCEMENT TO REMOVE AND REPLACE THE ALTERNATIVE SURFACING MATERIAL AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE MEETING THE CURRENT PUBLIC WORKS SPECIFICATIONS FOR A FIRE LANE EASEMENT.
31. COTTONWOOD CREEK INVESTORS, LLC, 9750 W CAMBRIDGE PL, LITTLETON, CO 80127, (303) 920-9400 SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF JEWELL AVENUE AND MONAGHAN ROAD, 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF JEWELL AVENUE AND DEL RAY STREET AND 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF JEWELL AVENUE AND HAYESMOUNT 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.

PARKS, RECREATION & OPEN SPACE:

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 OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

XCEL ENERGY NOTE:

1. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

No.	Revisions	Date	Init.	Appr.	Date

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

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

COTTONWOOD CREEK
SITE PLAN NO. 1
GENERAL NOTES

DRAWN BY:		SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	R0041963
DATE:	MAY 2024		

SHEET NUMBER 1.1

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 COVER SHEET.DWG, CAALTON, 5/21/24

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	1	1	6794	68.06	10	5	10	STANDARD SINGLE FAMILY
1	1	2	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	3	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	4	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	5	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	6	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	7	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	8	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	9	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	10	5175	45.00	10	5		SMALL SINGLE FAMILY
1	1	11	6794	68.06	10	5	10	STANDARD SINGLE FAMILY
1	2	1	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	2	2	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	3	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	4	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	5	7427	73.56	10	5	10	STANDARD SINGLE FAMILY
1	2	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	2	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	2	8	7427	73.56	10	5	10	STANDARD SINGLE FAMILY
1	2	9	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	10	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	11	6325	55.00	10	5		STANDARD SINGLE FAMILY
1	2	12	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	3	1	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	3	2	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	3	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	4	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	5	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	6	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	7	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	8	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	9	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	10	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	3	11	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	3	12	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	13	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	14	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	15	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	16	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	17	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	18	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	19	5463	47.50	10	5		SMALL SINGLE FAMILY
1	3	20	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	4	1	7657	75.56	10	5	10	STANDARD SINGLE FAMILY
1	4	2	6585	59.00	10	5		SMALL SINGLE FAMILY
1	4	3	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	4	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	5	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	6	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	7	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	8	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	9	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	10	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	11	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	12	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	13	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	14	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	15	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	16	8002	78.56	10	5	10	STANDARD SINGLE FAMILY
1	4	17	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	18	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	19	8002	78.56	10	5	10	STANDARD SINGLE FAMILY
1	4	20	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	21	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	22	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	23	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	24	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	25	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	26	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	27	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	28	5494	44.46	10	5		SMALL SINGLE FAMILY
1	4	29	6250	43.50	10	5		SMALL SINGLE FAMILY
1	4	30	15857	67.59	10	5		STANDARD SINGLE FAMILY
1	4	31	7271	69.68	10	5	10	STANDARD SINGLE FAMILY
1	4	32	5175	45.00	10	5		SMALL SINGLE FAMILY
1	4	33	5284	47.40	10	5		SMALL SINGLE FAMILY
1	4	34	6835	80.21	10	5		STANDARD SINGLE FAMILY
1	4	35	6706	77.37	10	5		SMALL SINGLE FAMILY
1	5	1	7427	73.56	10	5	10	STANDARD SINGLE FAMILY
1	5	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	4	7427	73.56	10	5	10	STANDARD SINGLE FAMILY
1	5	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	9	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	10	6347	47.45	10	5		STANDARD SINGLE FAMILY
1	5	11	6736	46.14	10	5		STANDARD SINGLE FAMILY
1	5	12	8076	55.16	10	5		STANDARD SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	5	13	7196	70.98	10	5		STANDARD SINGLE FAMILY
1	5	14	7196	70.98	10	5		STANDARD SINGLE FAMILY
1	5	15	7196	70.98	10	5		STANDARD SINGLE FAMILY
1	5	16	6938	66.18	10	5		STANDARD SINGLE FAMILY
1	5	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	19	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	20	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	5	21	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	1	8728	91.80	10	5	10	STANDARD SINGLE FAMILY
1	6	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	8	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	6	9	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	6	10	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	11	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	12	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	6	16	7244	64.97	10	5	10	STANDARD SINGLE FAMILY
1	7	1	6641	66.73	10	5	10	STANDARD SINGLE FAMILY
1	7	2	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	7	3	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	7	4	6452	60.47	10	5		STANDARD SINGLE FAMILY
1	7	5	6457	60.56	10	5		STANDARD SINGLE FAMILY
1	7	6	6457	60.56	10	5		STANDARD SINGLE FAMILY
1	7	7	6457	60.56	10	5		STANDARD SINGLE FAMILY
1	7	8	6457	60.56	10	5		STANDARD SINGLE FAMILY
1	7	9	6461	60.60	10	5		STANDARD SINGLE FAMILY
1	7	10	7545	82.41	10	5	10	STANDARD SINGLE FAMILY
1	7	11	7422	64.18	10	5	10	STANDARD SINGLE FAMILY
1	7	12	6235	49.09	10	5		STANDARD SINGLE FAMILY
1	7	13	6235	49.09	10	5		STANDARD SINGLE FAMILY
1	7	14	6235	49.09	10	5		STANDARD SINGLE FAMILY
1	7	15	6328	49.09	10	5		STANDARD SINGLE FAMILY
1	7	16	6085	49.21	10	5		STANDARD SINGLE FAMILY
1	7	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	7	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	7	19	6701	67.25	10	5	10	STANDARD SINGLE FAMILY
1	8	1	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	8	2	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	3	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	4	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	5	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	6	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	7	6851	50.00	10	5		STANDARD SINGLE FAMILY
1	8	8	7355	49.55	10	5		STANDARD SINGLE FAMILY
1	8	9	12052	83.09	10	5	10	STANDARD SINGLE FAMILY
1	8	10	7598	83.82	10	5	10	STANDARD SINGLE FAMILY
1	8	11	7252	74.29	10	5		STANDARD SINGLE FAMILY
1	8	12	7252	74.29	10	5		STANDARD SINGLE FAMILY
1	8	13	7062	70.71	10	5		STANDARD SINGLE FAMILY
1	8	14	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	15	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	16	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	17	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	18	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	19	6095	53.00	10	5		STANDARD SINGLE FAMILY
1	8	20	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	9	1	7836	75.37	10	5	10	STANDARD SINGLE FAMILY
1	9	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	4	7148	73.20	10	5	10	STANDARD SINGLE FAMILY
1	9	5	7554	81.24	10	5		STANDARD SINGLE FAMILY
1	9	6	6569	62.42	10	5		STANDARD SINGLE FAMILY
1	9	7	6605	62.42	10	5		STANDARD SINGLE FAMILY
1	9	8	6592	62.42	10	5		STANDARD SINGLE FAMILY
1	9	9	6589	62.42	10	5		STANDARD SINGLE FAMILY
1	9	10	6531	61.14	10	5		STANDARD SINGLE FAMILY
1	9	11	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	12	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	16	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	19	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	20	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	21	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	22	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	23	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	24	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	9	25	7298	57.21	10	5		STANDARD SINGLE FAMILY
1	9	26	7359	56.91	10	5		STANDARD SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	9	27	7359	56.91	10	5		STANDARD SINGLE FAMILY
1	9	28	8330	52.32	10	5		STANDARD SINGLE FAMILY
1	10	1	8280	70.50	10	5	10	STANDARD SINGLE FAMILY
1	10	2	6104	49.33	10	5		STANDARD SINGLE FAMILY
1	10	3	5104	49.33	10	5		STANDARD SINGLE FAMILY
1	10	4	7109	70.63	10	5	10	STANDARD SINGLE FAMILY
1	10	5	8341	112.98	10	5		SMALL SINGLE FAMILY
1	10	6	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	7	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	8	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	9	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	10	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	11	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	12	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	13	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	14	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	15	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	16	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	10	17	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	10	18	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	10	19	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	20	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	21	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	22	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	23	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	24	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	25	5175	45.00	10	5		SMALL SINGLE FAMILY
1	10	26	10418	59.59	10	5		SMALL SINGLE FAMILY
1	11	1	7116	62.54	10	5	10	STANDARD SINGLE FAMILY
1	11	2	6104	49.33	10	5		STANDARD SINGLE FAMILY
1	11	3	6104	49.33	10	5		STANDARD SINGLE FAMILY
1	11	4	6508	63.35	10	5	10	STANDARD SINGLE FAMILY
1	11	5	7690	84.08	10	5		STANDARD SINGLE FAMILY
1	11	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	9	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	10	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	11	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	11	12	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	11	13	7427	68.56	10	5	10	STANDARD SINGLE FAMILY
1	11	14	6210	54.00	10	5		STANDARD SINGLE FAMILY
1	11	15	6210	54.00	10	5		STANDARD SINGLE FAMILY
1	11	16	6210	54.00	10	5		STANDARD SINGLE FAMILY
1	11	17	6210	54.00	10	5		STANDARD SINGLE FAMILY
1	11	18	6210	54.00	10	5		STANDARD SINGLE FAMILY
1	11	19	7870	61.68	10	5		STANDARD SINGLE FAMILY
1	12	1	7082	70.56	10	5	10	STANDARD SINGLE FAMILY
1	12	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	9	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	12	10	7082	70.56	10	5	10	STANDARD SINGLE FAMILY
1	13	1	5582	50.02	10	5		STANDARD SINGLE FAMILY
1	13	2	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	3	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	4	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	5	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	6	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	7	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	8	6642	68.56	10	5	10	STANDARD SINGLE FAMILY
1	13	9	6642	68.56	10	5	10	STANDARD SINGLE FAMILY
1	13	10	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	11	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	12	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	13	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	14	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	15	5570	50.03	10	5		STANDARD SINGLE FAMILY
1	13	16	6600	113.77	10	5		STANDARD SINGLE FAMILY
1	13	17	5886	37.54	10	5		STANDARD SINGLE FAMILY
1	13	18	5923	48.15	10	5		STANDARD SINGLE FAMILY
1	13	19	6183	46.74	10	5		STANDARD SINGLE FAMILY
1	13	20	6183	46.74	10	5		STANDARD SINGLE FAMILY
1	13	21	5814	48.73	10	5		STANDARD SINGLE FAMILY
1	13	22	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	23	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	24	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	25	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	26	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	27	6642	68.56	10	5	10	STANDARD SINGLE FAMILY
1	13	28	6642	68.56	10	5	10	STANDARD SINGLE FAMILY
1	13	29	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	30	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	31	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	32	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	13	33	5575	50.00	10	5		STANDARD SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	13	34	5593	50.00	10	5		STANDARD SINGLE FAMILY
1	13	35	5900	52.39	10	5		STANDARD SINGLE FAMILY
1	13	36	7512	77.80	10	5		STANDARD SINGLE FAMILY
1	13	37	6929	70.99	10	5		STANDARD SINGLE FAMILY
1	13	38	5612	50.00	10	5		STANDARD SINGLE FAMILY
1	13	39	5575	50.00	10	5		STANDARD SINGLE FAMILY
1	14	1	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	14	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	9	6498	48.59	10	5		STANDARD SINGLE FAMILY
1	14	10	6627	48.35	10	5		STANDARD SINGLE FAMILY
1	14	11	6520	48.37	10	5		STANDARD SINGLE FAMILY
1	14	12	5862	49.98	10	5		STANDARD SINGLE FAMILY
1	14	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	14	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	15	1	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	2	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	3	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	4	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	5	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	6	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	7	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	8	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	9	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	10	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	11	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	12	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	13	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	14	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	15	15	5400	45.00	10	5		STANDARD SINGLE FAMILY
1	15	16	5400	45.00	10	5		STANDARD SINGLE FAMILY
1	15	17	5400	45.00	10	5		STANDARD SINGLE FAMILY
1	15	18	5400	45.00	10	5		STANDARD SINGLE FAMILY
1	15	19	5400	45.00	10	5		STANDARD SINGLE FAMILY
1

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	21	9	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	10	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	11	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	21	12	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	21	13	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	14	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	15	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	16	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	17	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	18	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	19	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	20	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	21	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	21	22	9792	73.24	10	5	10	STANDARD SINGLE FAMILY
1	21	23	7548	47.81	10	5		STANDARD SINGLE FAMILY
1	21	24	8964	66.94	10	5	10	STANDARD SINGLE FAMILY
1	22	1	7062	81.17	10	5	10	SMALL SINGLE FAMILY
1	22	2	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	3	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	4	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	5	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	6	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	7	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	8	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	9	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	10	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	11	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	22	12	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	22	13	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	14	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	15	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	16	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	17	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	18	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	19	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	20	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	21	5175	45.00	10	5		SMALL SINGLE FAMILY
1	22	22	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	23	1	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	23	2	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	3	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	4	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	5	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	6	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	7	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	8	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	9	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	10	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	11	6277	63.57	10	5	10	STANDARD SINGLE FAMILY
1	23	12	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	23	13	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	14	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	15	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	16	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	17	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	18	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	19	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	20	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	21	5175	45.00	10	5		SMALL SINGLE FAMILY
1	23	22	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	24	1	7082	70.56	10	5	10	STANDARD SINGLE FAMILY
1	24	2	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	3	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	4	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	5	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	6	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	7	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	8	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	9	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	10	7082	70.56	10	5	10	SMALL SINGLE FAMILY
1	24	11	7082	70.56	10	5	10	STANDARD SINGLE FAMILY
1	24	12	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	24	13	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	14	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	15	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	16	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	17	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	18	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	19	5750	50.00	10	5		SMALL SINGLE FAMILY
1	24	20	7082	70.56	10	5	10	SMALL SINGLE FAMILY
1	25	1	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	25	2	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	25	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	25	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	25	5	5893	53.13	10	5		STANDARD SINGLE FAMILY
1	25	6	7616	89.24	10	5		STANDARD SINGLE FAMILY
1	25	7	6362	63.02	10	5		STANDARD SINGLE FAMILY
1	25	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	1	6852	68.56	10	5	10	STANDDRRD SINGLE FAMILY
1	26	2	5750	50.00	10	5		STANDARD SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	26	3	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	7	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	8	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	9	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	10	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	11	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	26	12	6906	60.00	10	5		STANDARD SINGLE FAMILY
1	26	13	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	14	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	16	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	19	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	20	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	21	5750	50.00	10	5		STANDARD SINGLE FAMILY
1	26	22	6852	68.56	10	5	10	STANDARD SINGLE FAMILY
1	27	1	6552	68.56	10	5	10	STANDARD SINGLE FAMILY
1	27	2	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	3	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	4	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	5	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	6	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	7	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	8	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	9	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	10	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	11	5499	50.00	10	5		STANDARD SINGLE FAMILY
1	27	12	8044	114.91	10	5	10	STANDARD SINGLE FAMILY
1	27	13	9426	75.14	10	5	10	STANDARD SINGLE FAMILY
1	27	14	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	15	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	16	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	17	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	18	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	19	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	20	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	21	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	22	5500	50.00	10	5		STANDARD SINGLE FAMILY
1	27	23	6552	68.56	10	5	10	STANDARD SINGLE FAMILY
1	28	1	7322	75.56	10	5	10	STANDARD SINGLE FAMILY
1	28	2	7178	65.25	10	5		STANDARD SINGLE FAMILY
1	28	3	6600	60.00	10	5		STANDARD SINGLE FAMILY
1	28	4	6600	60.00	10	5		STANDARD SINGLE FAMILY
1	28	5	6600	60.00	10	5		STANDARD SINGLE FAMILY
1	28	6	6600	60.00	10	5		STANDARD SINGLE FAMILY
1	28	7	6600	60.00	10	5		STANDARD SINGLE FAMILY
1	28	8	7178	65.25	10	5		STANDARD SINGLE FAMILY
1	28	9	7264	100.20	10	5	10	STANDARD SINGLE FAMILY
1	28	10	15087	39.02	10	5	10	STANDARD SINGLE FAMILY
1	28	11	9248	33.33	10	5		STANDARD SINGLE FAMILY
1	28	12	7060	54.58	10	5		STANDARD SINGLE FAMILY
1	28	13	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	28	14	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	28	15	6900	60.00	10	5		STANDARD SINGLE FAMILY
1	28	16	7060	54.58	10	5		STANDARD SINGLE FAMILY
1	28	17	9248	33.33	10	5		STANDARD SINGLE FAMILY
1	28	18	15087	39.02	10	5	10	STANDARD SINGLE FAMILY
1	29	1	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	2	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	3	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	4	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	5	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	6	6000	50.00	10	5		STANDARD SINGLE FAMILY
1	29	7	6286	48.75	10	5		STANDARD SINGLE FAMILY
1	29	8	6411	48.20	10	5		STANDARD SINGLE FAMILY
1	29	9	6411	48.20	10	5		STANDARD SINGLE FAMILY
1	29	10	6411	48.20	10	5		STANDARD SINGLE FAMILY
1	29	11	6411	48.20	10	5		STANDARD SINGLE FAMILY
1	29	12	6411	48.20	10	5		STANDARD SINGLE FAMILY
1	29	13	6283	48.76	10	5		STANDARD SINGLE FAMILY
1	29	14	5401	45.00	10	5		STANDARD SINGLE FAMILY
1	29	15	5403	45.00	10	5		STANDARD SINGLE FAMILY
1	29	16	5405	45.00	10	5		STANDARD SINGLE FAMILY
1	29	17	5406	45.00	10	5		STANDARD SINGLE FAMILY
1	29	18	5408	45.00	10	5		STANDARD SINGLE FAMILY
1	29	19	5410	45.00	10	5		STANDARD SINGLE FAMILY
1	29	20	5412	45.00	10	5		STANDARD SINGLE FAMILY
1	29	21	5414	45.00	10	5		STANDARD SINGLE FAMILY
1	29	22	5416	45.00	10	5		STANDARD SINGLE FAMILY
1	29	23	5417	45.00	10	5		STANDARD SINGLE FAMILY
1	29	24	5419	45.00	10	5		STANDARD SINGLE FAMILY
1	29	25	5421	45.00	10	5		STANDARD SINGLE FAMILY
1	29	26	5422	45.05	10	5		STANDARD SINGLE FAMILY
1	29	27	4867	49.63	10	5		STANDARD SINGLE FAMILY
1	29	28	5043	45.59	10	5		STANDARD SINGLE FAMILY
1	29	29	4399	51.16	10	5		STANDARD SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	29	30	4140	49.59	10	5		STANDARD SINGLE FAMILY
1	29	31	4712	45.09	10	5		STANDARD SINGLE FAMILY
1	29	32	4714	45.00	10	5		STANDARD SINGLE FAMILY
1	29	33	4714	45.00	10	5		STANDARD SINGLE FAMILY
1	29	34	4714	45.00	10	5		STANDARD SINGLE FAMILY
1	29	35	4714	45.00	10	5		STANDARD SINGLE FAMILY
1	29	36	4714	45.00	10	5		STANDARD SINGLE FAMILY
1	29	37	5189	58.56	10	5	10	STANDARD SINGLE FAMILY
1	29	38	5589	58.56	10	5	10	STANDARD SINGLE FAMILY
1	29	39	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	40	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	41	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	42	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	43	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	44	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	45	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	29	46	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	30	1	6452	73.56	10	5	10	STANDARD SINGLE FAMILY
1	30	2	5300	53.00	10	5		STANDARD SINGLE FAMILY
1	30	3	5300	53.00	10	5		STANDARD SINGLE FAMILY
1	30	4	5300	53.00	10	5		STANDARD SINGLE FAMILY
1	30	5	5300	53.00	10	5		STANDARD SINGLE FAMILY
1	30	6	5356	53.56	10	5		STANDARD SINGLE FAMILY
1	30	7	6777	73.56	10	5	10	STANDARD SINGLE FAMILY
1	30	8	5184	48.40	10	5		STANDARD SINGLE FAMILY
1	30	9	5720	49.07	10	5		STANDARD SINGLE FAMILY
1	30	10	5640	47.54	10	5		STANDARD SINGLE FAMILY
1	30	11	5640	47.54	10	5		STANDARD SINGLE FAMILY
1	30	12	7037	66.15	10	5	10	STANDARD SINGLE FAMILY
1	30	13	5869	52.28	10	5		STANDARD SINGLE FAMILY
1	30	14	5250	52.50	10	5		SMALL SINGLE FAMILY
1	30	15	5250	52.50	10	5		SMALL SINGLE FAMILY
1	30	16	5250	52.50	10	5		SMALL SINGLE FAMILY
1	30	17	5250	52.50	10	5		SMALL SINGLE FAMILY
1	30	18	6039	52.50	10	5		SMALL SINGLE FAMILY
1	30	19	10726	95.75	10	5	10	SMALL SINGLE FAMILY
1	30	20	9482	73.56	10	5	10	SMALL SINGLE FAMILY
1	30	21	6780	33.83	10	5		SMALL SINGLE FAMILY
1	30	22	7974	37.34	10	5		SMALL SINGLE FAMILY
1	30	23	14938	38.07	10	5		SMALL SINGLE FAMILY
1	30	24	21180	50.37	10	5		SMALL SINGLE FAMILY
1	30	25	8883	36.89	10	5		SMALL SINGLE FAMILY
1	30	26	5765	57.67	10	5		SMALL SINGLE FAMILY
1	30	27	7590	73.56	10	5	10	SMALL SINGLE FAMILY
1	31	1	5817	59.56	10	5	10	STANDARD SINGLE FAMILY
1	31	2	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	3	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	4	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	5	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	6	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	7	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	8	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	9	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	10	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	31	11	5817	59.56	10	5	10	STANDARD SINGLE FAMILY
1	31	12	5817	59.56	10	5	10	STANDARD SINGLE FAMILY
1	31	13	5175	45.00	10	5		STANDARD SINGLE FAMILY
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1	31	20	5175	45.00	10	5		STANDARD SINGLE FAMILY
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1	31	22	5817	59.56	10	5	10	STANDARD SINGLE FAMILY
1	32	1	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	32	2	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	32	3	5175	45.00	10	5		STANDARD SINGLE FAMILY
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1	32	5	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	32	6	5186	45.19	10	5		STANDARD SINGLE FAMILY
1	32	7	6373	67.31	10	5		STANDARD SINGLE FAMILY
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1	32	9	6106	61.70	10	5		STANDARD SINGLE FAMILY
1	32	10	5175	45.00	10	5		STANDARD SINGLE FAMILY
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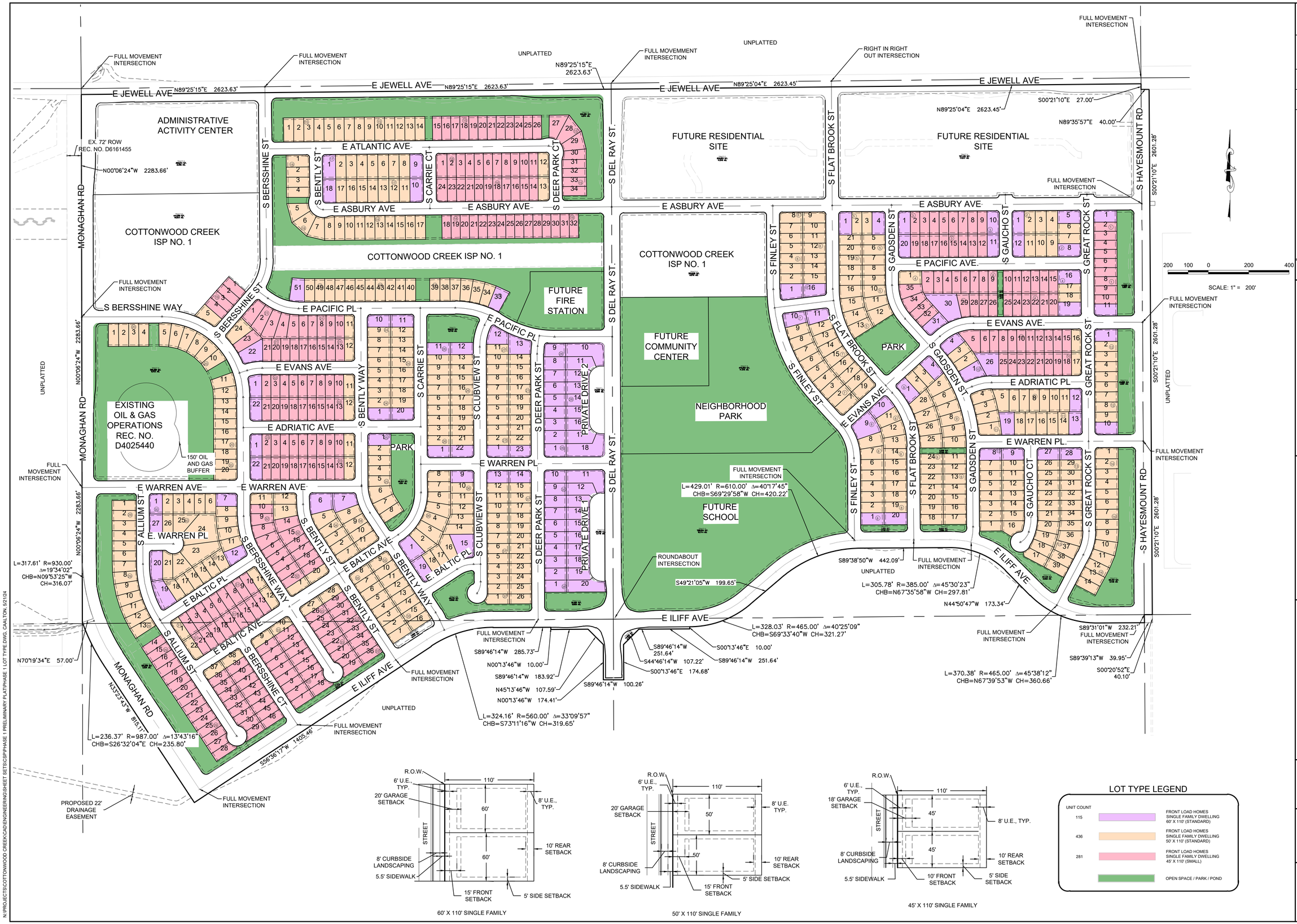
1	32	12	6349	64.19	10	5	10	STANDARD SINGLE FAMILY
1	32	13	7784	55.01	10	5		STANDARD SINGLE FAMILY
1	32	14	7074	47.56	10	5		STANDARD SINGLE FAMILY
1	32	15	7114	47.56	10	5		STANDARD SINGLE FAMILY
1	32	16	5176	45.00	10	5		STANDARD SINGLE FAMILY
1	32	17	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	32	18	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	32	19	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	32	20	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	33	1	5074	45.00	10	5	10	STANDARD SINGLE FAMILY
1	33	2	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	3	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	4	5074	45.00	10	5		SMALL SINGLE FAMILY

FILING #	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE*	
				FT	FT	FT	FT	
1	33	5	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	6	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	7	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	8	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	9	5589	58.56	10	5	10	SMALL SINGLE FAMILY
1	33	10	5589	58.56	10	5	10	SMALL SINGLE FAMILY
1	33	11	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	33	12	5074	45.00	10	5		STANDARD SINGLE FAMILY
1	33	13	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	14	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	15	5074	45.00	10	5		SMALL SINGLE FAMILY
1	33	16	5072	45.09	10	5		SMALL SINGLE FAMILY
1	33	17	4500	49.58	10	5		SMALL SINGLE FAMILY
1	33	18	4711	45.07	10	5		SMALL SINGLE FAMILY
1	33	19	4813	45.07	10	5		SMALL SINGLE FAMILY
1	33	20	4601	49.59	10	5		SMALL SINGLE FAMILY
1	33	21	5174	45.09	10	5		SMALL SINGLE FAMILY
1	33	22	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	23	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	24	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	25	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	26	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	27	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	33	28	5702	58.56	10	5	10	STANDARD SINGLE FAMILY
1	33	29	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	30	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	31	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	32	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	33	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	34	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	35	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	33	36	5175	45.00	10	5		STANDARD SINGLE FAMILY
1	34	1	6277	63.56	10	5	10	STANDARD SINGLE FAMILY
1	34	2	5750	50.00	10	5		SMALL SINGLE FAMILY
1	34	3	5750	50.00	10	5		SMALL SINGLE FAMILY
1	34	4	5750	50.00	10	5		SMALL SINGLE FAMILY
1	34	5	7713	86.01	10	5		SMALL SINGLE FAMILY
1	34	6	10769	116.25	10	5	10	SMALL SINGLE FAMILY
1	34	7	9524	67.40	10	5	10	SMALL SINGLE FAMILY



N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\SP\PHASE 1 PRELIMINARY PLAT\PHASE 1 LOT TYPE.DWG, CAULTON, 6/21/24

No.	Revisions	Date	Init.	Appr.	Date

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

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

COTTONWOOD CREEK
SITE PLAN NO. 1
LOT TYPE

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0041963
CHECKED BY:	TJD		
DATE:	MAY 2024		

SHEET NUMBER 5

MONAGHAN ROAD IMPROVEMENTS PER COTTONWOOD CREEK- ISP 2 PER PIP, MONAGHAN RD, INTERIM CONSTRUCTION, FROM EXPOSITION AVE TO JEWELL AVE IS A REQUIREMNT FOR THIS SITE PLAN

EAST SIDE SUNSET LLC

JEWELL AVE IMPROVEMENTS (SOUTH HALF) PER COTTONWOOD CREEK - ISP 1
THIS ISP IS A REQUIREMENT FOR THIS SITE PLAN DEVELOPMENT

E JEWELL AVE

S MONAGHAN RD

COAL CREEK RESERVE PARTNERSHIP

FUTURE ADMINISTRATIVE ACTIVITY CENTER SITE

MONAGHAN ROAD IMPROVEMENTS (EAST HALF) PER COTTONWOOD CREEK - ISP 1

COTTONWOOD CREEK ISP 1

EXISTING OIL & GAS OPERATIONS

E ATLANTIC AVE

E ASBURY AVE

E EVANS DR

E PACIFIC PL

E EVANS AVE

E ADRIATIC AVE

E WARREN AVE

E WARREN PL

E BALTIC PL

E BALTIC AVE

S BERSSHINE ST

S BERSSHINE WAY

S BENTLY WAY

S BENTLY ST

S ALLIUM ST

S CARRIE CT

S CARRIE ST

S CLUBVIEW ST

S DEER PARK ST

PRIVATE DRIVE 1

PRIVATE DRIVE 2

S DEL RAY ST.

S DEL RAY ST IMPROVEMENTS PER COTTONWOOD CREEK - ISP 1

FUTURE RESIDENTIAL SITE

FUTURE FIRE STATION

FUTURE COMMUNITY CENTER

NEIGHBORHOOD PARK SEE LANDSCAPE PLANS

FUTURE SCHOOL

PARK

S FLAT BROOK ST

S FINLEY ST

S GADSDEN ST

S GAUCHO CT

S GREAT ROCK ST

S HAYESMOUNT RD

HAYESMOUNT RD IMPROVEMENTS (WEST HALF) PER COTTONWOOD CREEK - ISP 1

PROPOSED FIRE HYDRANT

PROPOSED FIRE HYDRANT (TYP.)

SSMH (TYP)

PROPOSED FIRE HYDRANT (TYP.)

S DEL RAY ST IMPROVEMENTS PER COTTONWOOD CREEK - ISP 1

E ILIFF AVE IMPROVEMENTS (NORTH HALF IMPROVEMENT & ALL ROUNDABOUT) PER COTTONWOOD CREEK - ISP 1

E ILIFF AVE

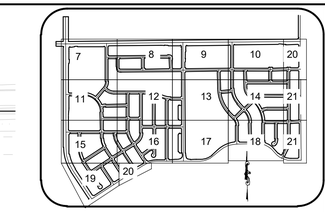
FUTURE COTTONWOOD

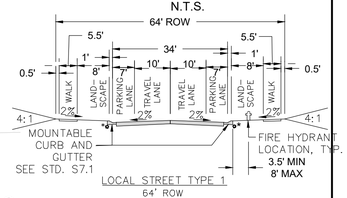
S MONAGHAN RD

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 OVERALL SITE PLAN.DWG, CAALTON, 9/21/24

KEY MAP

N.T.S.





LOCAL STREET TYPE 1
64' ROW
DESIGN SPEED = 30 MPH
*EDGE DRAIN (STD. S1.19)

LOCAL STREETS:
S ALLIUM ST
S BERSSHINE CT
E WARREN AVE
E BALTIC AVE
E BALTIC PL
E. WARREN PL
S BERSSHINE WAY
S. BENTLY ST
E ADRIATIC AVE
E EVANS AVE
S BERSSHINE ST
E PACIFIC PL
S BENTLY WAY
E. BALTIC PL
S CLUBVIEW ST
S DEER PARK ST
E ATLANTIC AVE
S BENTLY ST
E ASBURY AVE
S CARRIE CT
S DEER PARK CT
S FINLEY ST
E PACIFIC PL.
E EVANS AVE.
S FLAT BROOK ST
S GAUCHO CT
S GADSDEN ST
E PACIFIC AVE.
S GAUCHO ST
E ADRIATIC PL
E WARREN PL.
S GREAT ROCK ST

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526
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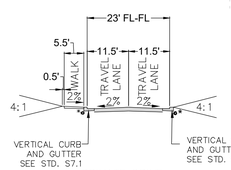
No.	Revisions	Date	Init.	Appr.	Date

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

COTTONWOOD CREEK
SITE PLAN NO. 1
OVERALL SITE PLAN

SCALE: 1" = 200'

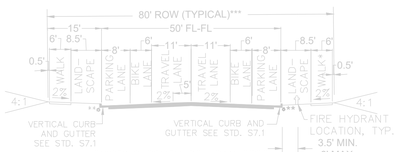
200 100 0 200 400



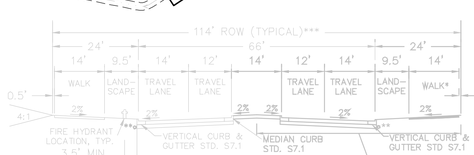
PRIVATE DRIVE
TRACT (LOOKING NORTH – SOUTH DEL RAY STREET TO SOUTH DEL RAY STREET)
*EDGE DRAIN (STD. S1.19)
PRIVATE DRIVE 1
PRIVATE DRIVE 2

SITE PLAN 1 IMPROVEMENTS

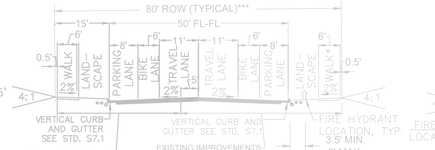
EXISTING MONAGHAN ROAD
PER COTTONWOOD CREEK – ISP 1
114' R.O.W.(LOOKING NORTH – E ILIFF AVE TO JEWELL AVE)
FOUR LANE ARTERIAL: RAISED MEDIAN
DESIGN SPEED = 50 MPH
*THE BACK OF THE MEANDERING WALK WILL BE A MAXIMUM 34' FROM THE R.O.W. AND WITHIN A SIDEWALK EASEMENT WITH 1' MAINTENANCE ACCESS ON BOTH SIDES OF SIDEWALK
**EDGE DRAIN (STD. S1.19)
***ULTIMATE ROW VARIES NEAR INTERSECTIONS FOR AUXILIARY LANES AS NEEDED PER THE TIS



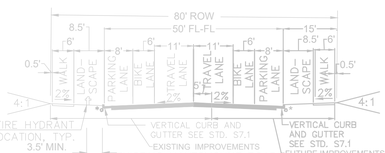
EXISTING SOUTH DEL RAY STREET
PER COTTONWOOD CREEK – ISP 1
80' ROW (LOOKING NORTH – E ILIFF AVE. TO E ASBURY AVE)
TWO LANE COLLECTOR
DESIGN SPEED = 35 MPH
*THE BACK OF THE MEANDERING WALK WILL BE A MAXIMUM 34' FROM THE R.O.W. AND WITHIN A SIDEWALK EASEMENT WITH 1' MAINTENANCE ACCESS ON BOTH SIDES OF SIDEWALK
**EDGE DRAIN (STD. S1.19)
***ULTIMATE ROW VARIES NEAR INTERSECTIONS FOR AUXILIARY LANES AS NEEDED PER THE TIS



EXISTING JEWELL AVENUE
PER COTTONWOOD CREEK – ISP 1
114' R.O.W.(LOOKING WEST – HAYESMOUNT RD TO MONAGHAN RD)
FOUR LANE ARTERIAL: RAISED MEDIAN
DESIGN SPEED = 50 MPH
*THE BACK OF THE MEANDERING WALK WILL BE A MAXIMUM 34' FROM THE R.O.W. AND WITHIN A SIDEWALK EASEMENT WITH 1' MAINTENANCE ACCESS ON BOTH SIDES OF SIDEWALK
**EDGE DRAIN (STD. S1.19)
***ULTIMATE ROW VARIES NEAR INTERSECTIONS FOR AUXILIARY LANES AS NEEDED PER THE TIS



EXISTING EAST ILIFF AVENUE
PER COTTONWOOD CREEK – ISP 1
80' ROW (LOOKING WEST – HAYESMOUNT RD TO MONAGHAN RD)
TWO LANE COLLECTOR
DESIGN SPEED = 35 MPH
*THE BACK OF THE MEANDERING WALK WILL BE A MAXIMUM 34' FROM THE R.O.W. AND WITHIN A SIDEWALK EASEMENT WITH 1' MAINTENANCE ACCESS ON BOTH SIDES OF SIDEWALK
**EDGE DRAIN (STD. S1.19)
***ULTIMATE ROW VARIES NEAR INTERSECTIONS FOR AUXILIARY LANES AS NEEDED PER THE TIS

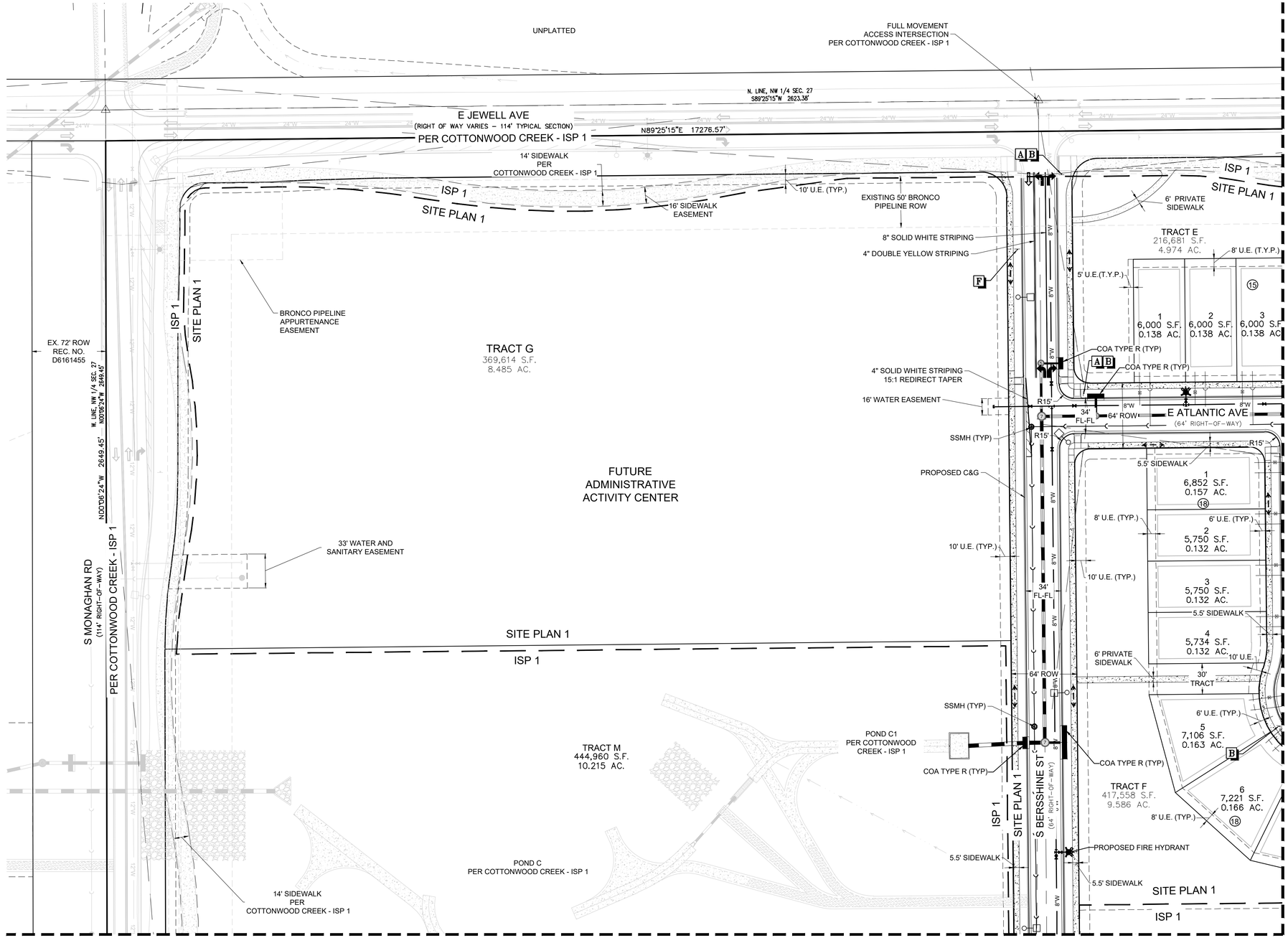


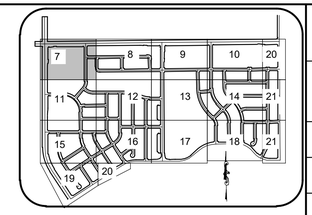
EXISTING HAYESMOUNT ROAD
PER COTTONWOOD CREEK – ISP 1
80' ROW (LOOKING NORTH – E ILIFF AVE TO JEWELL AVE)
TWO LANE COLLECTOR
DESIGN SPEED = 35 MPH
*THE BACK OF THE MEANDERING WALK WILL BE A MAXIMUM 34' FROM THE R.O.W. AND WITHIN A SIDEWALK EASEMENT WITH 1' MAINTENANCE ACCESS ON BOTH SIDES OF SIDEWALK
**EDGE DRAIN (STD. S1.19)
***ULTIMATE ROW VARIES NEAR INTERSECTIONS FOR AUXILIARY LANES AS NEEDED PER THE TIS

LEGEND

- 2 — BLOCK NUMBER OF COTTONWOOD CREEK SUBDIVISION
- 6 — LOT NUMBER
- PROP CURB & GUTTER(METRO)
- PROP LIGHT POLE(METRO)
- EXISTING FIRE HYDRANT
- PROP SIDEWALK(METRO)
- PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)
- PROP TEMPORARY ROAD BARRIER (METRO)
- PROP MID-BLOCK RAMP(METRO)
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ISP 1 / PHASE 1 BOUNDARY
- PEDESTRIAN ACCESSIBILITY ROUTE
- PROPOSED CURB & GUTTER
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROP LANDSCAPE BENCH(METRO)
- PROP FENCING/POSTS(METRO)
- SIGHT TRIANGLE LINE
- DESIGNATED SMALL LOT
- PROPOSED BUILDING ENVELOPE
- PROPOSED MID-BLOCK RAMP
- PROPOSED MANHOLE

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJD
DATE:	MAY 2024
FILE NO:	R0041963
SHEET NUMBER	6





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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

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.
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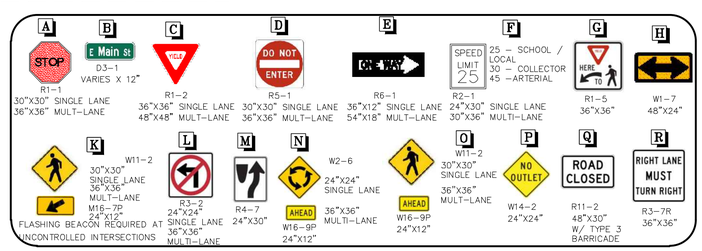

Westwood
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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
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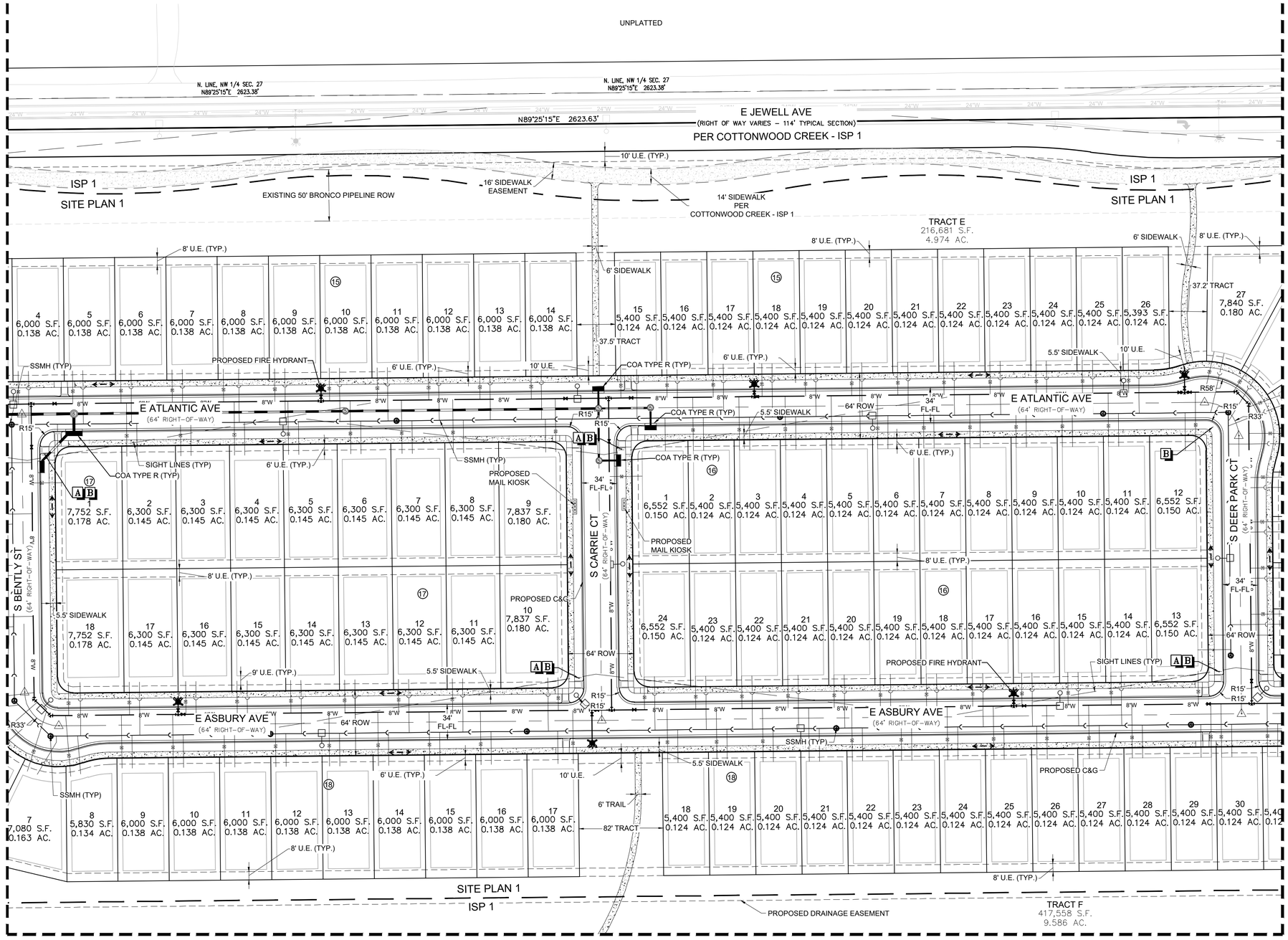
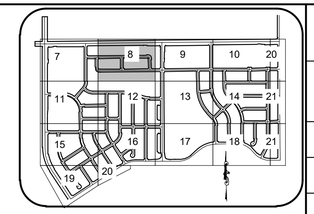
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO. R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 7

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24





SCALE: 1" = 50'

LEGEND

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

NOTES:
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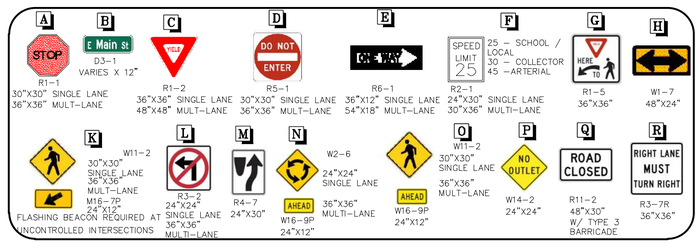

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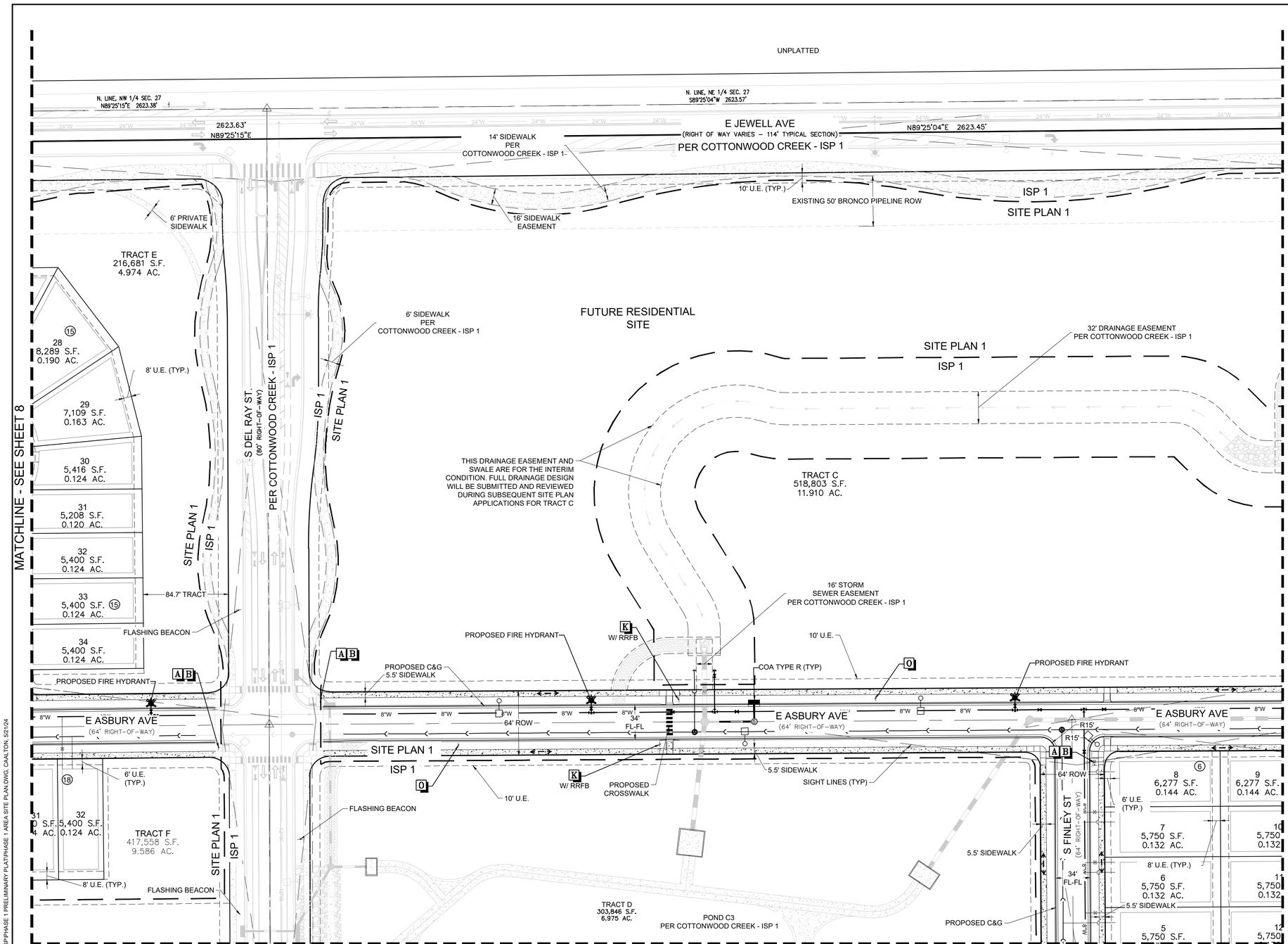
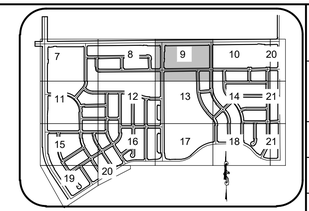
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

No.	Revisions	Date
		Init.
		Appr.
		Date

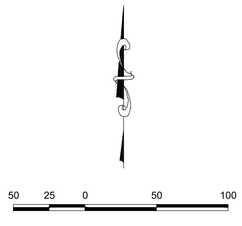
SCALE: AS SHOWN
FILE NO. R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 8

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN DWG, CAALTON, 5/21/24





KEY MAP
N.T.S.



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- PROPOSED STORM INLET

NOTES:
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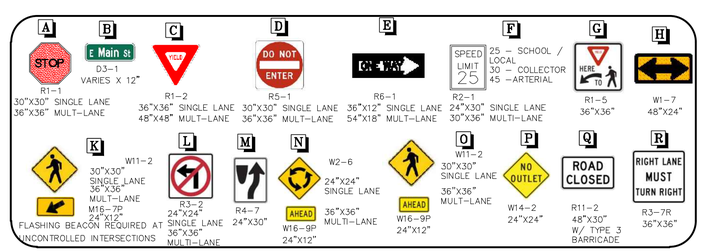

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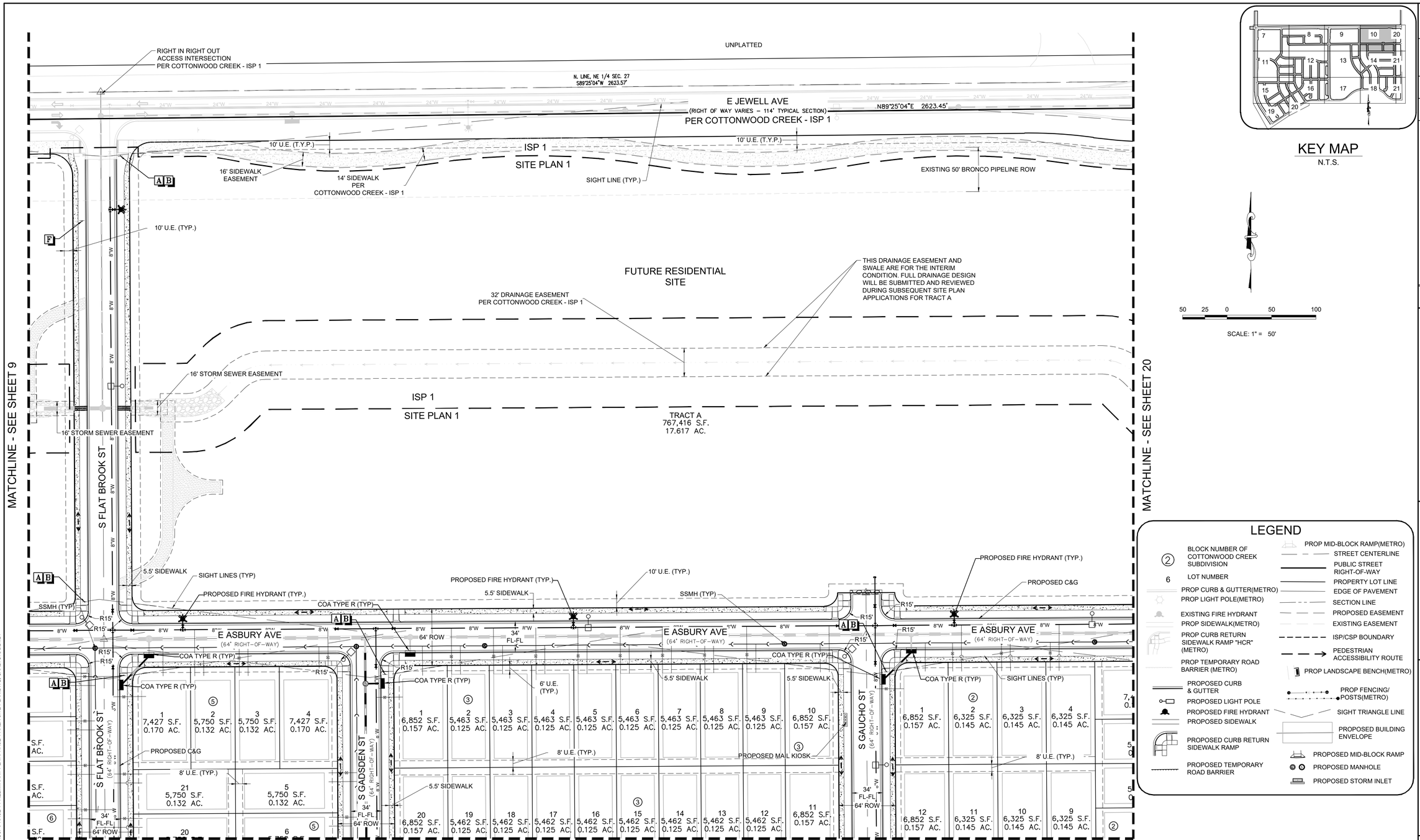
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

Date	Appr.	Init.	Date	Revisions	No.

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 9

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN DWG, CAALTON, 5/21/24



MATCHLINE - SEE SHEET 14

KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

- BLOCK NUMBER OF COTTONWOOD CREEK SUBDIVISION
- LOT NUMBER
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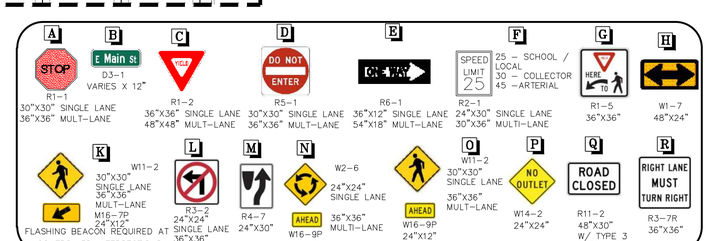

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COTTONWOOD CREEK SITE PLAN NO. 1
AREA SITE PLAN

SCALE:	AS SHOWN	FILE NO.	R0041963
DRAWN BY:	MSD		
CHECKED BY:	TJO		
DATE:	MAY 2024		

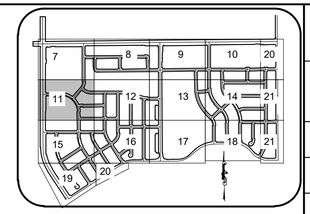
SHEET NUMBER 10

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 15



KEY MAP
N.T.S.

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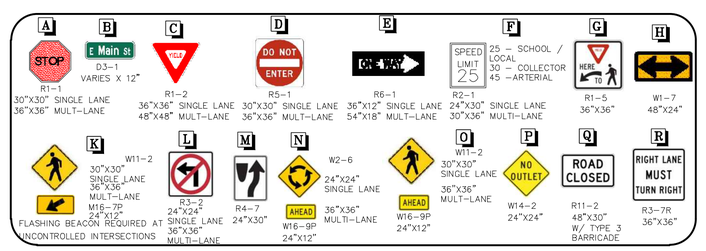

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No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024

SHEET NUMBER 11

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 16

TRACT F
417,558 S.F.
9.586 AC.

ISP 1
SITE PLAN 1

12' MULTI-USE CONCRETE PATH

16' ACCESS EASEMENT

8' U.E. (TYP.)

8' UTILITY EASEMENT (TYP.)

6' TRAIL

70' TRACT

10' U.E.

6' SIDEWALK

TRACT J
111,705 S.F.
2.564 AC.

FUTURE FIRE STATION

PROPOSED EOP

PROPOSED FL

R400'

PROPOSED FIRE HYDRANT

6' U.E. (TYP.)

5.5' SIDEWALK

E PACIFIC PL
(64' RIGHT-OF-WAY)

64' ROW

34' FL-FL

8"W

R15'

COA TYPE R (TYP)

PROPOSED TBC

SSMH (TYP)

SIGHT EASEMENT

SIGHT LINES (TYP)

TRACT I
33,540 S.F.
0.770 AC.

R250'

R500'

S BENTLY WAY
(64' RIGHT-OF-WAY)

S CLUBVIEW ST
(64' RIGHT-OF-WAY)

S CARRIE ST
(64' RIGHT-OF-WAY)

S DEER PARK ST
(64' RIGHT-OF-WAY)

E EVANS AVE
(64' RIGHT-OF-WAY)

E ADRIATIC AVE
(64' RIGHT-OF-WAY)

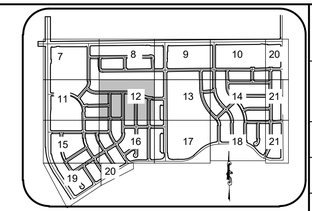
PROPOSED C&G

PROPOSED MAIL KIOSK

PROPOSED MID-BLOCK RAMP

5.5' SIDEWALK

M-4-8



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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A: R1-1 STOP 30"X30" SINGLE LANE 36"X36" MULT-LANE
B: D3-1 E Main St VARIES X 12"
C: R1-2 YIELD 36"X36" SINGLE LANE 48"X48" MULT-LANE
D: R5-1 DO NOT ENTER 30"X30" SINGLE LANE 36"X36" MULT-LANE
E: R6-1 ONE WAY 36"X12" SINGLE LANE 54"X18" MULT-LANE
F: R2-1 SPEED LIMIT 25 24"X30" SINGLE LANE 30"X36" MULTI-LANE; 25 – SCHOOL / LOCAL, 30 – COLLECTOR, 45 –ARTERIAL
G: R1-5 HERE TO 36"X36"
H: W1-7 48"X24"
K: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; M16-7P 24"X12" FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS
L: R3-2 24"X24" SINGLE LANE 36"X36" MULTI-LANE
M: R4-7 24"X30"
N: W2-6 24"X24" SINGLE LANE; AHEAD 36"X36" MULTI-LANE
O: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; W16-9P 24"X12"
P: W14-2 NO OUTLET 24"X24"
Q: R11-2 ROAD CLOSED 48"X30" W/ TYPE 3 BARRICADE
R: R3-7R RIGHT LANE MUST TURN RIGHT 36"X36"

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJO
DATE: MAY 2024
SHEET NUMBER 12

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

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 9

TRACT F
417,558 S.F.
9.586 AC.

16' ACCESS EASEMENT

12' MULTI-USE CONCRETE PATH

ISP 1

SITE PLAN 1

POND C3
PER COTTONWOOD CREEK - ISP 1

TRACT D
303,846 S.F.
6.975 AC.

FLASHING BEACON

PROPOSED FIRE HYDRANT (TYP.)

COA TYPE R (TYP)

COA TYPE R (TYP)

TRACT J
7,705 S.F.
.564 AC.

FUTURE FIRE STATION

SITE PLAN 1

ISP 1

S DEL RAY ST.
(80' RIGHT-OF-WAY)

PER COTTONWOOD CREEK - ISP 1

ISP 1

SITE PLAN 1

S FINLEY ST
(64' RIGHT-OF-WAY)

PROPOSED MAIL KIOSK
SIGHT LINES (TYP)

5.5' SIDEWALK

SSMH (TYP)

8' U.E. (TYP.)

10' U.E. (TYP.)

8"W

64' ROW

34' FL-FL

E PACIFIC PL
(64' RIGHT-OF-WAY)

R15'

COA TYPE R (TYP)

10
15,140 S.F.
0.348 AC.

SIGHT LINES (TYP)

SSMH (TYP)

E. LINE, NW 1/4 SEC. 27
N00°13'56"W 2653.83'

11
8,748 S.F.
0.201 AC.

23' FL-FL

R52'

HYDRANT (TYP)

12
6,904 S.F.
0.159 AC.

6' U.E. (TYP.)

R29'

60'

10' WATER EASEMENT

13
6,900 S.F.
0.158 AC.

TRACT
24,797 S.F.
0.569 AC.

PROPOSED C&G

14
6,900 S.F.
0.158 AC.

15
6,900 S.F.
0.158 AC.

23' FL-FL

16
6,904 S.F.
0.159 AC.

PRIVATE DRIVE 2
(24' TRACT, FIRE LANE, WATER, SANITARY, AND PUBLIC ACCESS EASEMENT)

S DEL RAY ST.
(80' RIGHT-OF-WAY)

10' U.E. (T.Y.P.)

8' SIDEWALK
PER
COTTONWOOD CREEK - ISP 1

1
192,088 S.F.
4.410 AC.

SEPARATE SITE PLAN TO BE SUBMITTED
FOR FUTURE COMMUNITY CENTER

TRACT N
479,583 S.F.
11.010 AC.

NEIGHBORHOOD PARK
SEE LANDSCAPE PLANS

4
5,750 S.F.
0.132 AC.

3
5,750 S.F.
0.132 AC.

2
5,750 S.F.
0.132 AC.

1
8,728 S.F.
0.200 AC.

16
7,244 S.F.
0.166 AC.

10
7,545 S.F.
0.173 AC.

9
6,461 S.F.
0.148 AC.

8
6,457 S.F.
0.148 AC.

7
6,457 S.F.
0.148 AC.

6
6,457 S.F.
0.148 AC.

R794'

PROPOSED C&G

5.5' SIDEWALK

6' U.E. (TYP.)

64' ROW

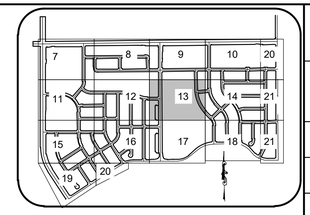
34' FL-FL

SSMH (TYP)

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 17



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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

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.
7. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
8. GUEST PARKING OFF OF LOOP LANE ROADS SHALL BE WITHIN DRIVEWAYS.
9. ALL LOTS OFF OF LOOP LANE ROADS SHALL HAVE MINIMUM DRIVEWAY LENGTHS OF 20'

A R1-1 STOP 30"X30" 36"X36" SINGLE LANE MULT-LANE
B D3-1 E Main St VARIES X 12"
C R1-2 YIELD 36"X36" 48"X48" SINGLE LANE MULT-LANE
D R5-1 DO NOT ENTER 30"X30" 36"X36" SINGLE LANE MULT-LANE
E R6-1 ONE WAY 36"X12" 54"X18" SINGLE LANE MULT-LANE
F R2-1 SPEED LIMIT 25 24"X30" 30"X36" SINGLE LANE MULTI-LANE
25 – SCHOOL / LOCAL
30 – COLLECTOR
45 – ARTERIAL
G R1-5 HERE TO 36"X36"
H W1-7 48"X24"
K W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE M16-7P 24"X12" FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS
L R3-2 24"X24" SINGLE LANE 36"X36" MULTI-LANE
M R4-7 24"X30"
N W2-6 24"X24" SINGLE LANE 36"X36" MULTI-LANE AHEAD W16-9P 24"X12"
O W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE AHEAD W16-9P 24"X12"
P W14-2 NO OUTLET 24"X24"
Q R11-2 ROAD CLOSED 48"X30" W/ TYPE 3 BARRICADE
R R3-7R RIGHT LANE MUST TURN RIGHT 36"X36"

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1\PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
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C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024

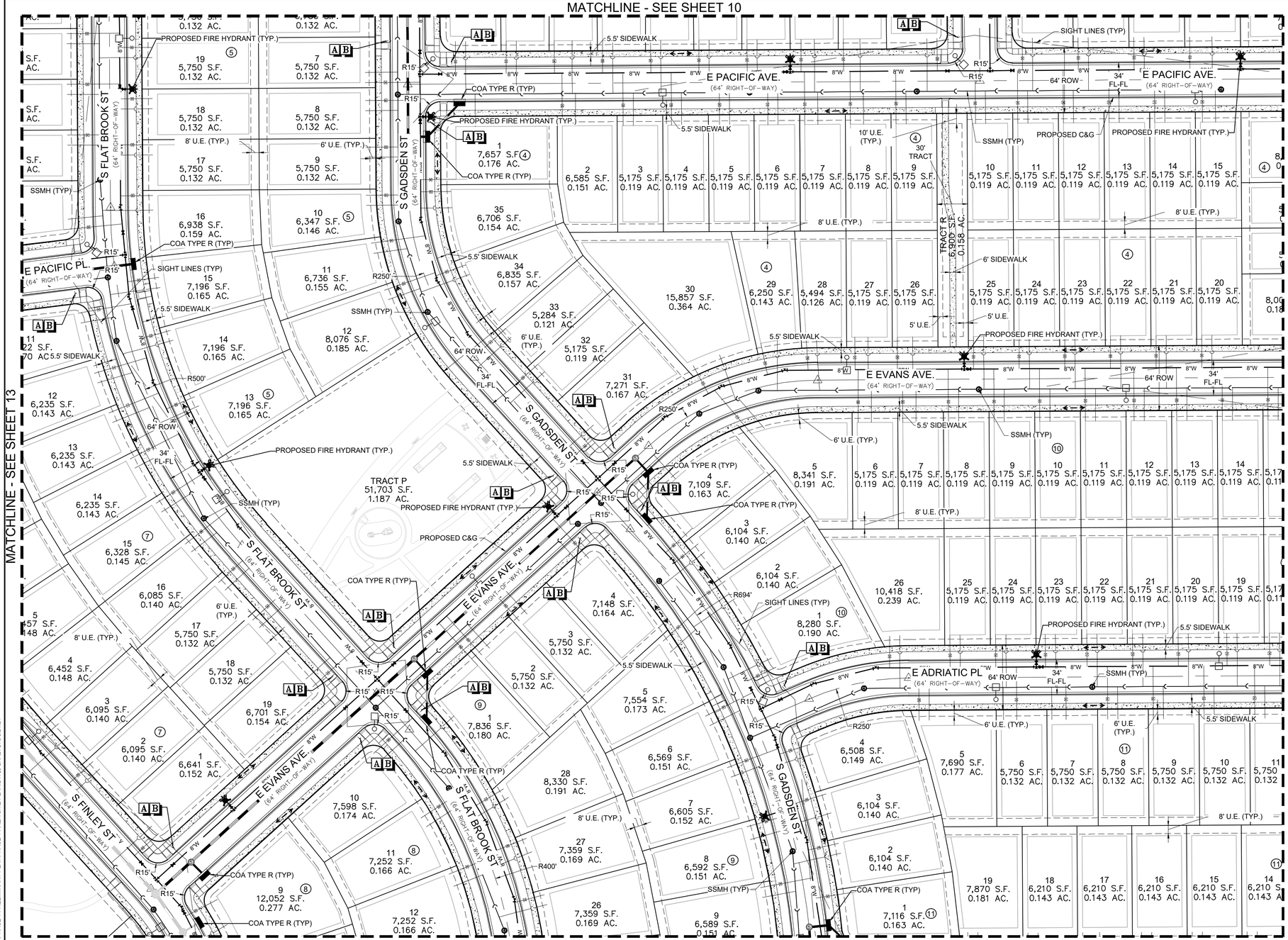
SHEET NUMBER 13

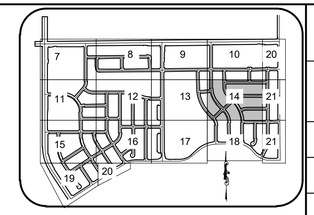
MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 18





KEY MAP
N.T.S.

SCALE: 1" = 50'

LEGEND

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

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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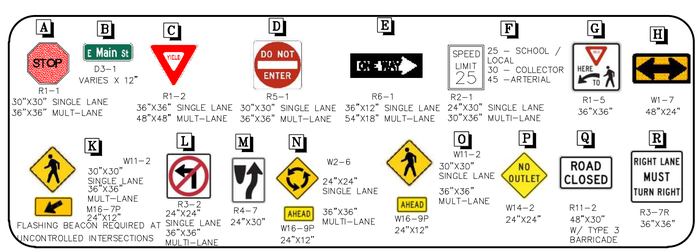

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

No.	Revisions	Date	Init.	Appr.	Date

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

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE:	AS SHOWN	FILE NO:	R0041963
DRAWN BY:	MSD	CHECKED BY:	TJO
DATE:	MAY 2024		

SHEET NUMBER 14

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 19

EXISTING OIL & GAS OPERATIONS REC. NO. D4025440

150' OIL AND GAS BUFFER

TRACT H
398,266 S.F.
9.143 AC.

14' SIDEWALK PER COTTONWOOD CREEK - ISP 1

ISP 1
SITE PLAN 1

EX. 72' ROW REC. NO. D6161455

20' DRAINAGE EASEMENT

PROPOSED C&G

5.5' SIDEWALK

E WARREN AVE (64' RIGHT-OF-WAY)

E. WARREN PL (64' RIGHT-OF-WAY)

S MONAHAN RD (114' RIGHT-OF-WAY)
PER COTTONWOOD CREEK - ISP 1

W. LINE, NW 1/4 SEC. 27
N00°06'24"W 2643.45'

N00°06'24"W 2283.66'

FULL MOVEMENT ACCESS INTERSECTION PER COTTONWOOD CREEK - ISP 1

SIGHT LINES (TYP)

S ALLIUM ST (64' RIGHT-OF-WAY)

S BERSSHINE WAY (64' RIGHT-OF-WAY)

S. BENTLY ST (64' RIGHT-OF-WAY)

E BALTIC PL (64' RIGHT-OF-WAY)

E BALTIC AVE (64' RIGHT-OF-WAY)

PROPOSED MAIL KIOSK

PROPOSED FIRE HYDRANT

FIRE HYDRANT (TYP)

SSMH (TYP)

8' U.E. (TYP.)

6' U.E. (TYP.)

16' SIDEWALK EASEMENT

10' U.E. (T.Y.P.)

TRACT S
153,956 S.F.
3.534 AC.

L=317.61' R=930.00'
Δ=19°34'02"
CHB=N09°53'25"W
CH=316.07'

64' ROW

34' FL-FL

8"W

R15'

R500'

R350'

R250'

SIGHT LINES (TYP)

6' U.E. (TYP.)

PROPOSED C&G

PROPOSED MID-BLOCK RAMP(METRO)

PROP CURB & GUTTER(METRO)

PROP LIGHT POLE(METRO)

EXISTING FIRE HYDRANT

PROP SIDEWALK(METRO)

PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)

PROP TEMPORARY ROAD BARRIER (METRO)

PROPOSED CURB & GUTTER

PROPOSED LIGHT POLE

PROPOSED FIRE HYDRANT

PROPOSED SIDEWALK

PROPOSED CURB RETURN SIDEWALK RAMP

PROPOSED TEMPORARY ROAD BARRIER

PROP LANDSCAPE BENCH(METRO)

PROP FENCING/ POSTS(METRO)

SIGHT TRIANGLE LINE

PROPOSED BUILDING ENVELOPE

PROPOSED MID-BLOCK RAMP

PROPOSED MANHOLE

PROPOSED STORM INLET

LEGEND

- (2) BLOCK NUMBER OF COTTONWOOD CREEK SUBDIVISION
- 6 LOT NUMBER
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ISP/CSP BOUNDARY
- PEDESTRIAN ACCESSIBILITY ROUTE

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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A: R1-1 STOP 30"X30" SINGLE LANE 36"X36" MULT-LANE
B: D3-1 E Main St VARIES X 12"
C: R1-2 YIELD 36"X36" SINGLE LANE 48"X48" MULT-LANE
D: R5-1 DO NOT ENTER 30"X30" SINGLE LANE 36"X36" MULT-LANE
E: R6-1 ONE WAY 36"X12" SINGLE LANE 54"X18" MULT-LANE
F: R2-1 SPEED LIMIT 25 24"X30" SINGLE LANE 30"X36" MULTI-LANE — 25 – SCHOOL / LOCAL, 30 – COLLECTOR, 45 – ARTERIAL
G: R1-5 KEEP TO 36"X36"
H: W1-7 48"X24"
K: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; M16-7P 24"X12" FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS
L: R3-2 24"X24" SINGLE LANE 36"X36" MULTI-LANE
M: R4-7 24"X30"
N: W2-6 24"X24" SINGLE LANE; W16-9P AHEAD 24"X12"; 36"X36" MULTI-LANE
O: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; W16-9P AHEAD 24"X12"
P: W14-2 NO OUTLET 24"X24"
Q: R11-2 ROAD CLOSED 48"X30" W/ TYPE 3 BARRICADE
R: R3-7R RIGHT LANE MUST TURN RIGHT 36"X36"

KEY MAP
N.T.S.

SCALE: 1" = 50'

No.	Revisions	Date
		Init.
		Appr.
		Date

Westwood
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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
FILE NO: R0041963

SHEET NUMBER 15

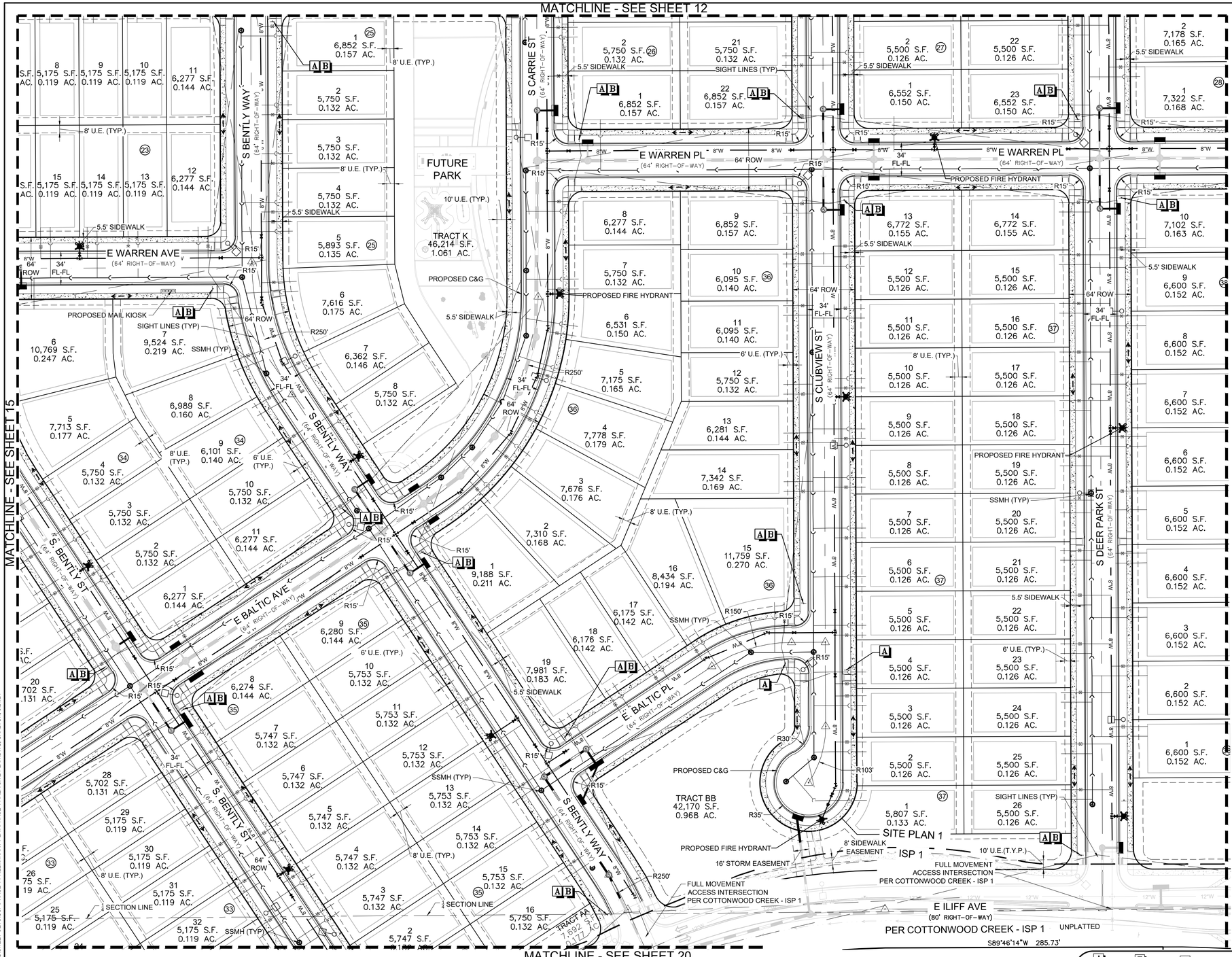
N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAULTON, 5/21/24

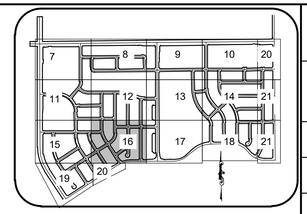
MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 20





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:
1. SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
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LEGEND

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

A: STOP R1-1 30"X30" SINGLE LANE 36"X36" MULT-LANE
B: E Main St D3-1 VARIES X 12"
C: YIELD R1-2 36"X36" 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" MULTI-LANE (25 – SCHOOL / LOCAL, 30 – COLLECTOR, 45 – ARTERIAL)
G: HERE TO R1-5 36"X36"
H: W1-7 48"X24"
K: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; M16-7P 24"X12" FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS
L: R3-2 24"X24" SINGLE LANE 36"X36" MULTI-LANE
M: R4-7 24"X30"
N: W2-6 24"X24" SINGLE LANE; AHEAD W16-9P 24"X12"; 36"X36" MULTI-LANE
Q: W11-2 30"X30" SINGLE LANE 36"X36" MULT-LANE; AHEAD W16-9P 24"X12"
P: NO OUTLET W14-2 24"X24"
Q: ROAD CLOSED R11-2 48"X30" W/ TYPE 3 BARRICADE
R: RIGHT LANE MUST TURN RIGHT R3-7R 36"X36"

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
DRAWN BY: MSD
CHECKED BY: TJO
DATE: MAY 2024
FILE NO: R00419631

SHEET NUMBER 16

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 18

17
8,749 S.F.
0.201 AC.

FLASHING BEACON

FIRE HYDRANT (TYP)

18
15,139 S.F.
0.348 AC.

34' FL-FL

8"W

E WARREN PL
(64' RIGHT-OF-WAY)

64' ROW

16' STORM EASEMENT

SIGHT LINES (TYP)

11
14,669 S.F.
0.337 AC.

PROPOSED MAIL KIOSK

SITE PLAN 1
ISP 1

FLASHING BEACON

12
8,362 S.F.
0.192 AC.

SSMH (TYP)

R52'

13
6,928 S.F.
0.159 AC.

R29'

6' U.E. (TYP.)

14
6,900 S.F.
0.158 AC.

PRIVATE DRIVE 1
(75' TRACT, FIRE LANE, WATER, SANITARY, AND PUBLIC ACCESS EASEMENT)

15
6,900 S.F.
0.158 AC.

8' U.E. (TYP.)

10' WATER EASEMENT

TRACT Z
32,486 S.F.
0.746 AC.

S DEL RAY ST
(80' RIGHT-OF-WAY)

PER COTTONWOOD CREEK - ISP 1

16
6,900 S.F.
0.158 AC.

PROPOSED C&G

8' SIDEWALK
PER
COTTONWOOD CREEK - ISP 1

17
6,900 S.F.
0.158 AC.

18
6,900 S.F.
0.158 AC.

19
6,948 S.F.
0.160 AC.

23'
FL-FL

R29'

R59'

20
11,161 S.F.
0.256 AC.

6' U.E.

TRACT CC
26,507 S.F.
0.609 AC.

PROPOSED MONUMENT

8' SIDEWALK PER
COTTONWOOD CREEK - ISP 1

16' STORM SEWER
EASEMENT

SITE PLAN 1
ISP 1

E ILIFF AVE
(80' RIGHT-OF-WAY)

NEIGHBORHOOD PARK
SEE LANDSCAPE PLANS

TRACT N
479,583 S.F.
11.010 AC.

TRACT O
728,064 S.F.
16.714 AC.

FUTURE SCHOOL

8' SIDEWALK
PER
COTTONWOOD CREEK - ISP 1

E ILIFF AVE
(80' RIGHT-OF-WAY)
PER COTTONWOOD CREEK - ISP 1

L=429.01' R=610.00' Δ=40°17'45"
CHB=S69°29'58"W CH=420.22'

S49°21'05"W 199.65'

SITE PLAN 1
ISP 1

10' U.E. (TYP.)

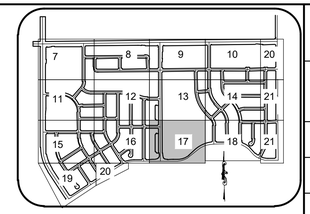
FUTURE COTTONWOOD

UNPLATTED

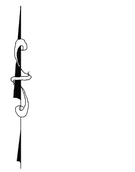
TRACT DD
14,622 S.F.
0.336 AC

S00°13'46"E 10.00'

L=328.03' R=465.00' Δ=40°25'09"
CHB=S69°33'40"W CH=321.27'



KEY MAP
N.T.S.



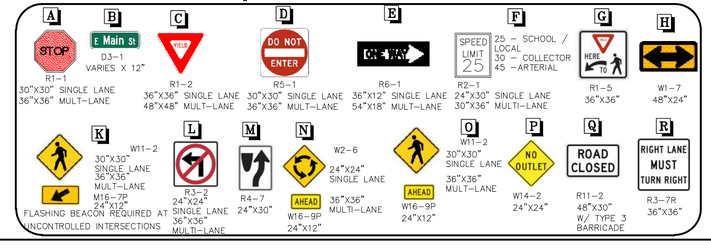
50 25 0 50 100

SCALE: 1" = 50'

LEGEND

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

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.
7. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
8. GUEST PARKING OFF OF LOOP LANE ROADS SHALL BE WITHIN DRIVEWAYS.
9. ALL LOTS OFF OF LOOP LANE ROADS SHALL HAVE MINIMUM DRIVEWAY LENGTHS OF 20'



No.	Revisions	Date	Init.	Appr.	Date

Westwood
10333 E DRY CREEK RD.
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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE:	AS SHOWN	FILE NO:	R0041963
DRAWN BY:	MSD	CHECKED BY:	TJD
DATE:	MAY 2024		

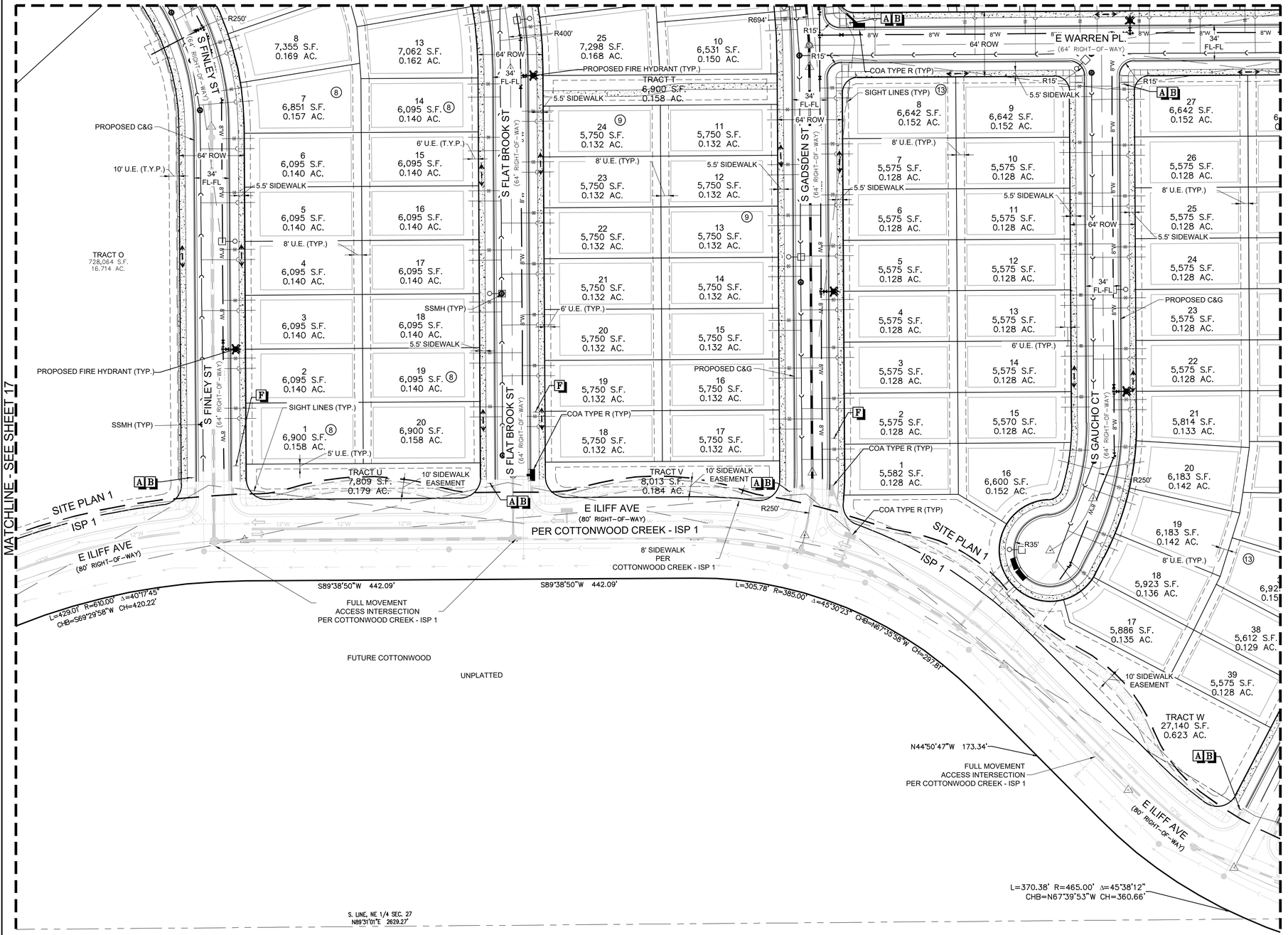
SHEET NUMBER 17

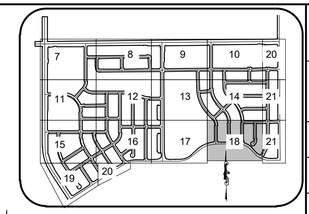
N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 21





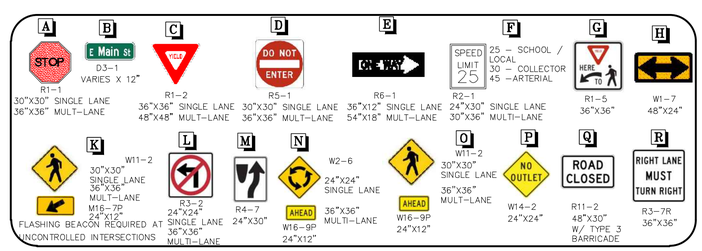
50 25 0 50 100

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 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.
7. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.

LEGEND

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



No.	Revisions	Date	Init.	Appr.	Date

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Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

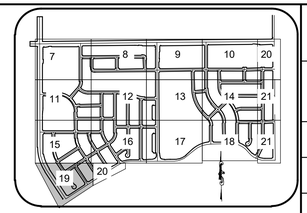
SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJO
DATE: MAY 2024

SHEET NUMBER 18

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 20



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

N70°19'34"E 57.00'

W. LINE, SW 1/4 SEC. 27
S00°06'51"E 2649.33'

L=235.37' R=967.00' Δ=13°41'46"
CHB=S83°33'04"E CH=234.80'

N33°23'43"W 815.11'

SITE PLAN 1 ISP 1

STORM DRAIN IMPROVEMENTS PER COTTONWOOD CREEK - ISP 1

TRACT S
153,956 S.F.
3.534 AC.

S MONAGHAN RD
(114' RIGHT-OF-WAY)
PER COTTONWOOD CREEK - ISP 1

FUTURE COTTONWOOD

16' SIDEWALK EASEMENT

10' U.E. (TYP.)

8' U.E. (TYP.)

6' PRIVATE SIDEWALK

22' DRAINAGE EASEMENT

S ALLIUM ST
(64' RIGHT-OF-WAY)

E BALTIC AVE
(64' RIGHT-OF-WAY)

S BERSSHINE WAY
(64' RIGHT-OF-WAY)

S BERSSHINE CT
(64' RIGHT-OF-WAY)

E ILIFF AVE
(80' RIGHT-OF-WAY)
PER COTTONWOOD CREEK - ISP 1

TRACT Y
15,093 S.F.
0.346 AC.

FULL MOVEMENT ACCESS INTERSECTION PER COTTONWOOD CREEK - ISP 1

S56°36'17"W 1405.46'

UNPLATTED

SECTION LINE

64' ROW

34' FL-FL

5.5' SIDEWALK

8' U.E. (TYP.)

6' U.E. (TYP.)

5' U.E. (TYP.)

PROPOSED TBC

PROPOSED C&G

PROPOSED FL

PROPOSED EOP

SIGHT LINES (TYP)

SSMH (TYP)

R15'

R30'

R35'

8'W

12'W

LEGEND

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

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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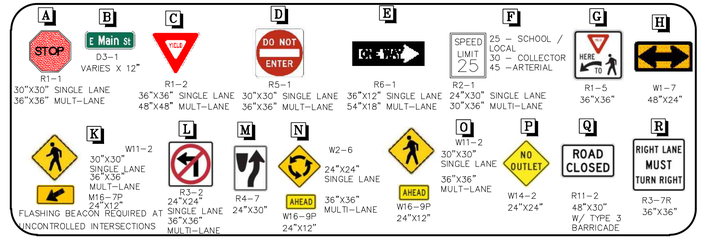

No.	Revisions	Date
		Appr.
		Init.
		Date

Westwood
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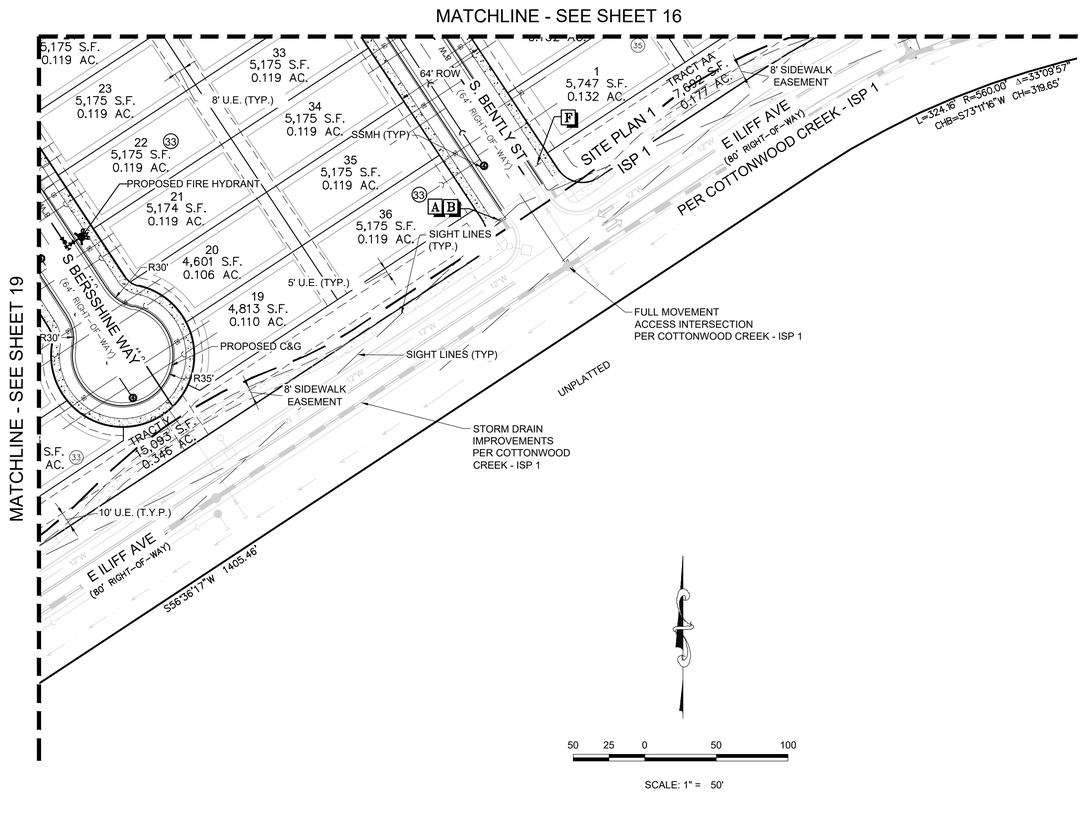
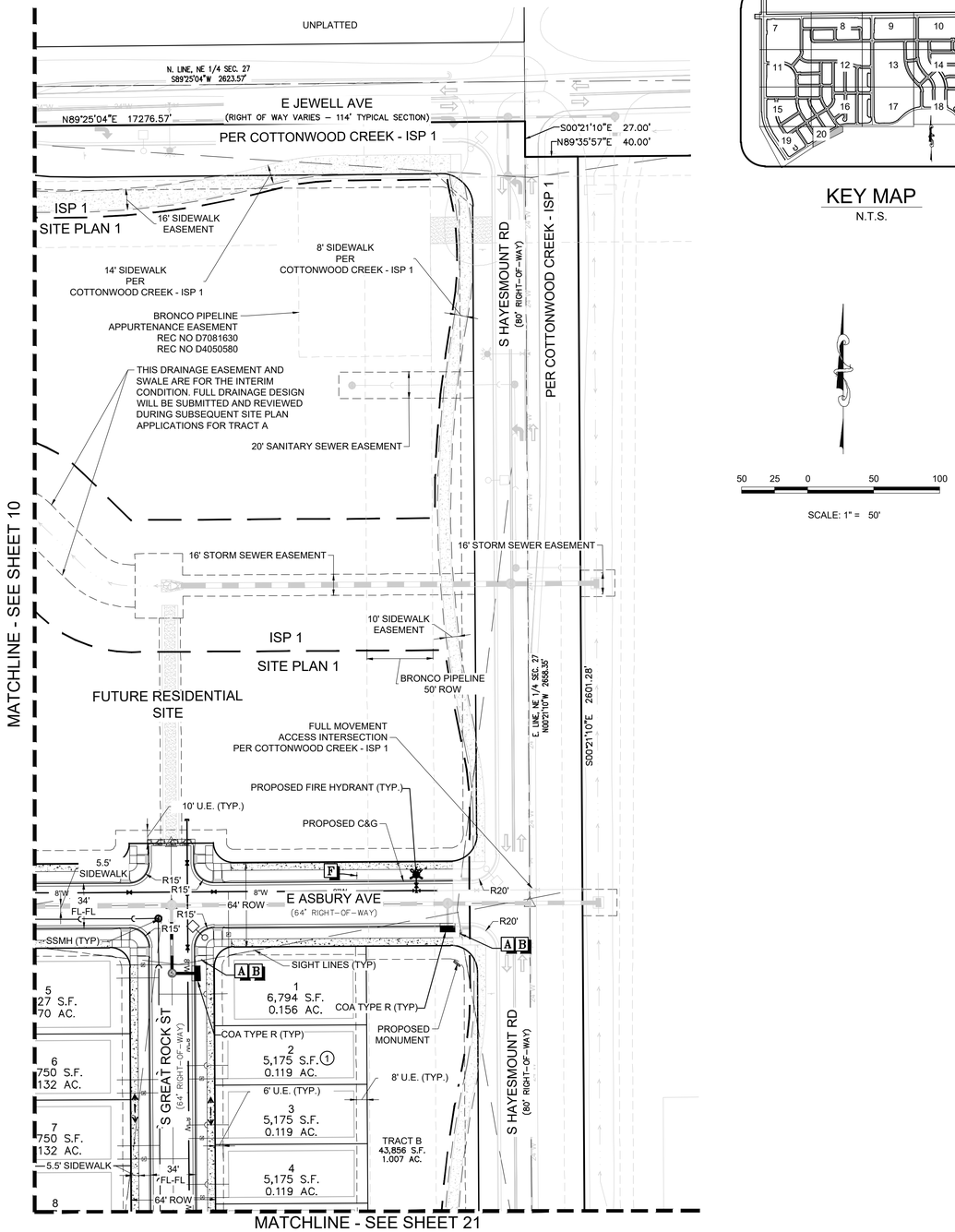
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

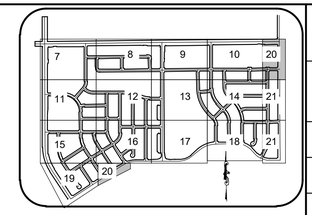
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSJ
CHECKED BY: T.JO.
DATE: MAY 2024
SHEET NUMBER 19

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\SP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24







LEGEND

- BLOCK NUMBER OF COTTONWOOD CREEK SUBDIVISION
- LOT NUMBER
- PROP CURB & GUTTER(METRO)
- PROP LIGHT POLE(METRO)
- EXISTING FIRE HYDRANT
- PROP SIDEWALK(METRO)
- PROP CURB RETURN SIDEWALK RAMP "HCR" (METRO)
- PROP TEMPORARY ROAD BARRIER (METRO)
- PROP MID-BLOCK RAMP(METRO)
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- ISP 1 / PHASE 1 BOUNDARY
- PEDESTRIAN ACCESSIBILITY ROUTE
- PROPOSED CURB & GUTTER
- PROPOSED LIGHT POLE
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN SIDEWALK RAMP
- PROPOSED TEMPORARY ROAD BARRIER
- PROP LANDSCAPE BENCH(METRO)
- PROP FENCING/POSTS(METRO)
- SIGHT TRIANGLE LINE
- DESIGNATED SMALL LOT
- PROPOSED BUILDING ENVELOPE
- PROPOSED MID-BLOCK RAMP
- PROPOSED MANHOLE

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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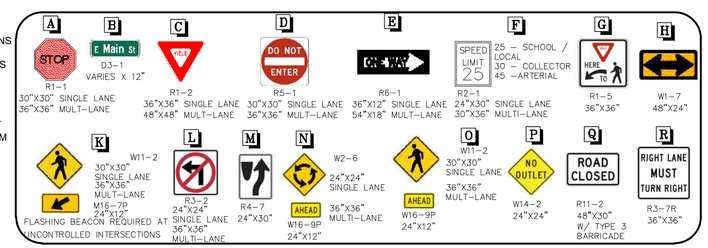

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24

No.	Revisions	Date	Init.	Appr.	Date

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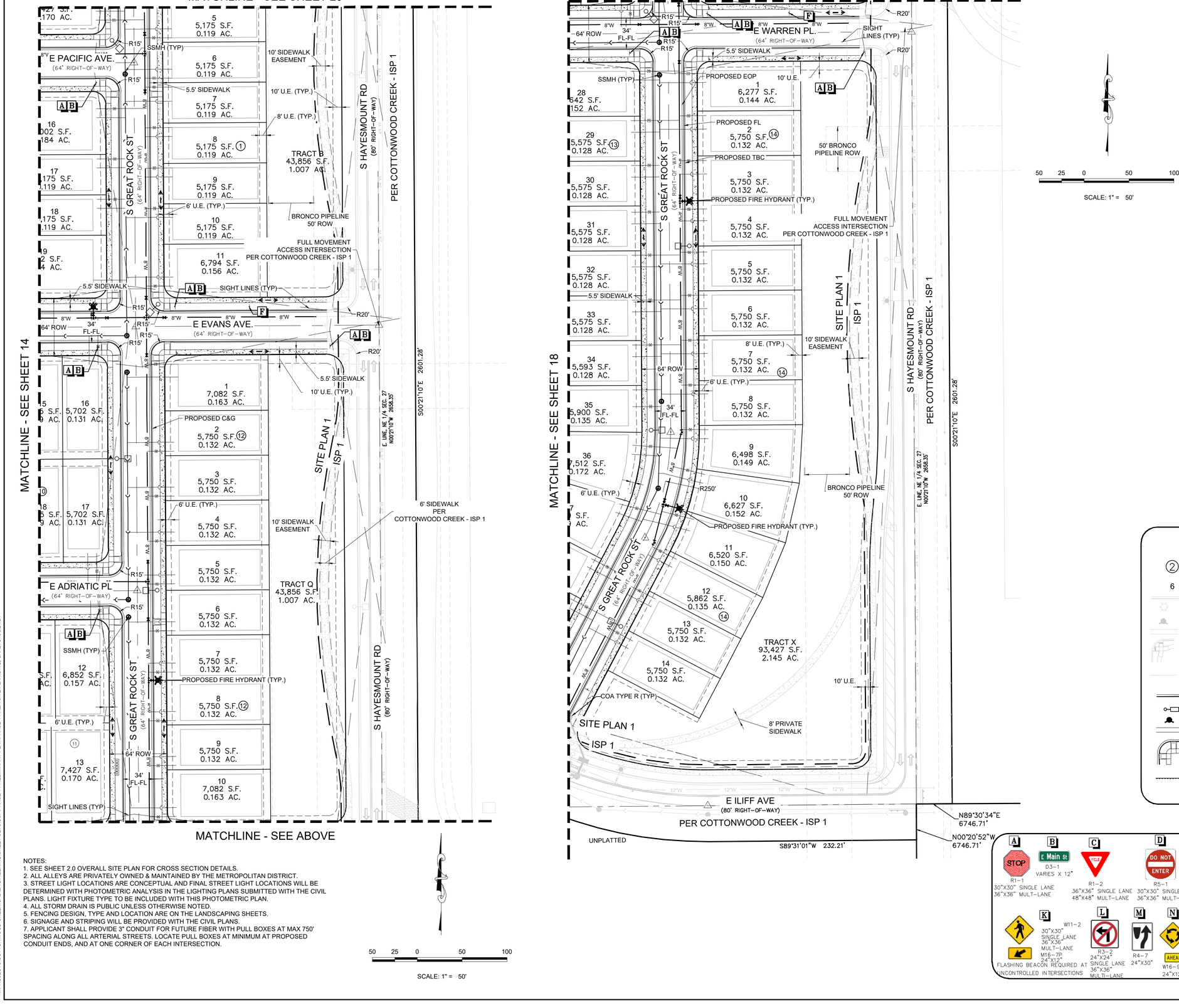
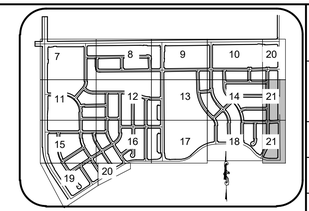
COTTONWOOD CREEK SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 20





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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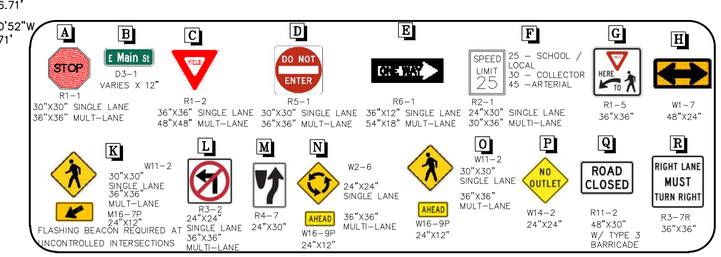
LEGEND

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



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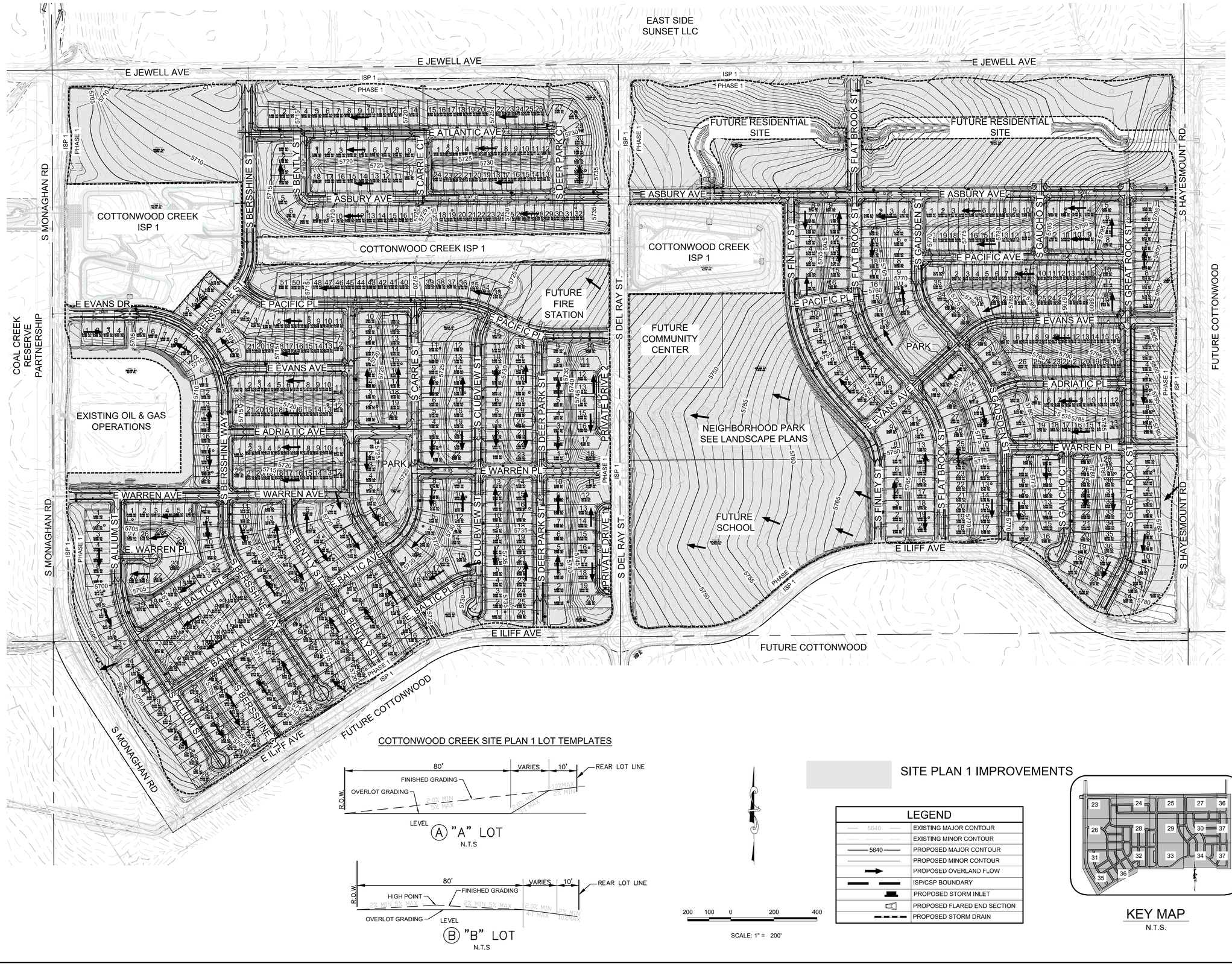
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA SITE PLAN

SCALE: AS SHOWN	FILE NO: R0041963		
DRAWN BY: MSD	CHECKED BY: TJD	DATE: MAY 2024	

SHEET NUMBER 21

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA SITE PLAN.DWG, CAALTON, 5/21/24



COTTONWOOD CREEK SITE PLAN 1 LOT TEMPLATES

Ⓐ "A" LOT
N.T.S

Ⓑ "B" LOT
N.T.S

SITE PLAN 1 IMPROVEMENTS

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

200 100 0 200 400

SCALE: 1" = 200'

KEY MAP
N.T.S.

No.	Revisions	Date	Init.	Appr.	Date

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

COTTONWOOD CREEK INVESTORS, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-8400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
OVERALL GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJD
FILE NO:	R0041963
DATE:	MAY 2024

SHEET NUMBER 22

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 OVERALL GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 26

KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJD
DATE:	MAY 2024
FILE NO:	R0041963

SHEET NUMBER 23

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 25

E JEWELL AVE
PER ISP 1

ISP 1
SITE PLAN 1

10'U.E. (T.Y.P.)

16' SIDEWALK EASEMENT

COA TYPE R (TYP)

E ATLANTIC AVE

64' ROW

S BENTLY ST

S CARRIE CT

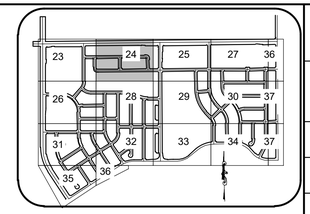
S DEER PARK CT

E ASBURY AVE

6' U.E. (T.Y.P.)

SITE PLAN 1
ISP 1

MATCHLINE - SEE SHEET 28



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND

5640	EXISTING MAJOR CONTOUR
5640	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
5640	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	R0041963
DATE:	MAY 2024		

SHEET NUMBER 24

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

E JEWELL AVE
PER ISP 1

ISP 1
SITE PLAN 1

TRACT E
216,681 S.F.
4.974 AC.

FUTURE RESIDENTIAL
SITE

PROPOSED SWALE IS
AN INTERIM CONDITION

TRACT C
518,803 S.F.
11.910 AC.

S DEL RAY ST.
PER ISP 1

MOUNTABLE CURB

COA TYPE R (TYP)

E ASBURY AVE

34' FL TO FL

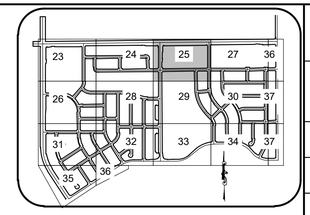
64' ROW

S FINLEY ST

POND C3
PER COTTONWOOD CREEK - ISP 1

EL: 5733.63
LP: 68+33.31

EL: 5751.84
EVC: 25+78.46



KEY MAP
N.T.S.

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJD
FILE NO:	R0041963
DATE:	MAY 2024

SHEET NUMBER 25

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 31

POND C
PER COTTONWOOD CREEK - ISP 1

POND C2
PER COTTONWOOD CREEK - ISP 1

E EVANS DR

ISP 1
SITE PLAN 1

S MONAGHAN RD
PER ISP 1

TRACT H
398,266 S.F.
9.143 AC.

EXISTING OIL &
GAS OPERATIONS

S BERSSHINE WAY

E PACIFIC PL

E EVANS AVE

E ADRIATIC AVE

RYE GRASS CHANNEL
PER COTTONWOOD CREEK - ISP 1

12' MAINTENANCE &
PEDESTRAIN TRAIL

MOUNTABLE CURB
COA TYPE R (TYP)

64' ROW

34' FL TO FL

6' U.E. (T.Y.P.)

EL: 5704.94
LP: 13+56.66

PC 13+97.76
5704.68 FL

EL: 5713.71
HP: 14+67.27

5713.23 FL

5711.76 FL
5711.54 FL

5711.19 FL

5711.45 FL
5711.25 FL

5708.18 FL
5708.52 FL

5707.87 FL

5712.00 FL

5711.97 FL

5710.57 FL
5710.92 FL

5714.04 FL

5713.36 FL

5710.73 FL

5714.03 FL

KEY MAP
N.T.S.

SCALE: 1" = 50'

NOTES:

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LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

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

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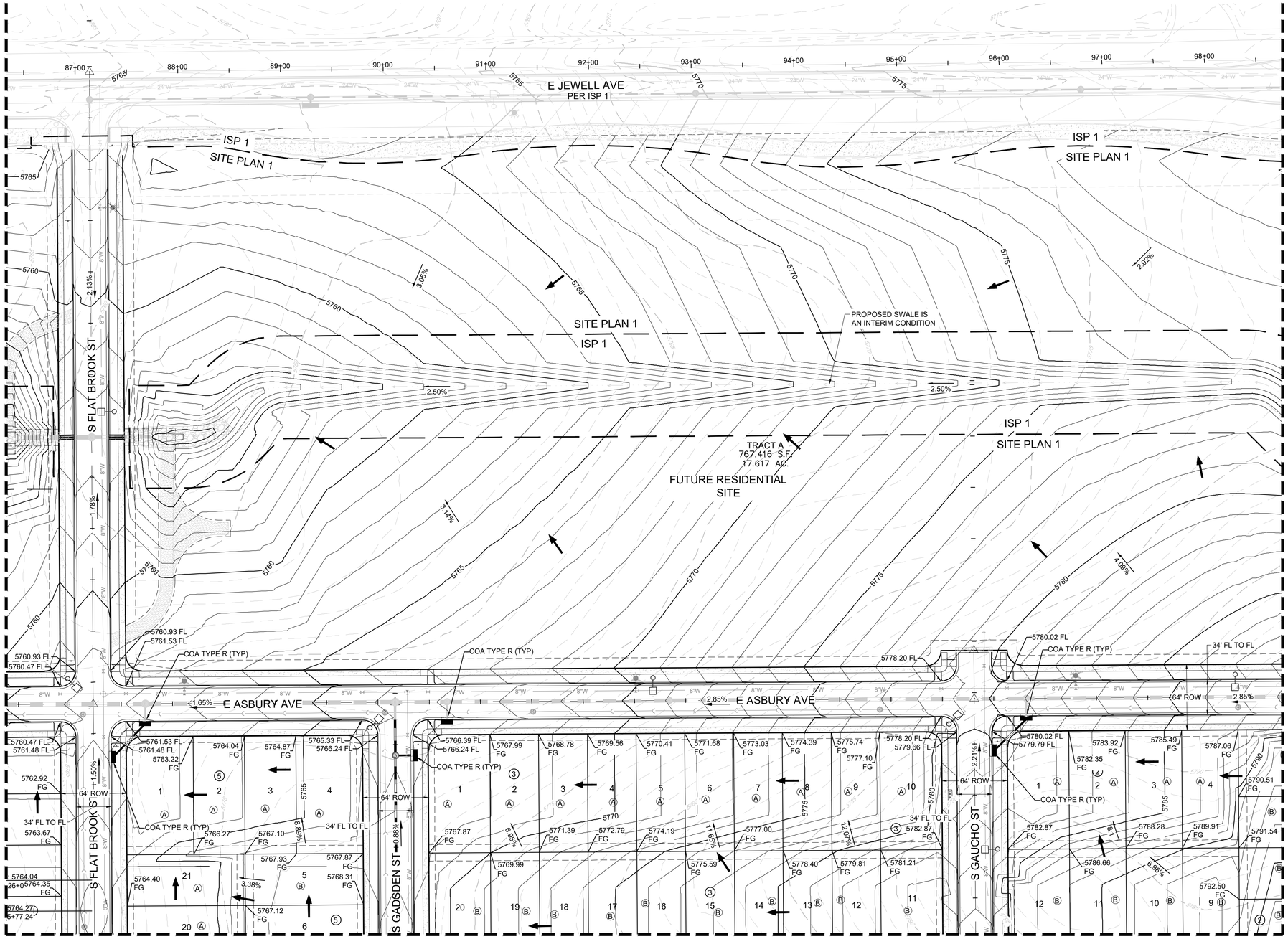
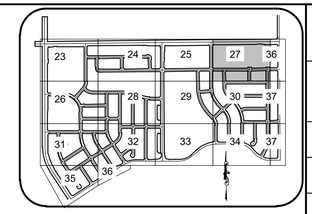
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: T.O.
DATE: MAY 2024

SHEET NUMBER 26

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSJ
CHECKED BY: TJO
DATE: MAY 2024
SHEET NUMBER 27

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 32

TRACT F
417,558 S.F.
9.586 AC.

RYE GRASS CHANNEL
PER COTTONWOOD CREEK - ISP 1

12' MAINTENANCE & PEDESTRIAN TRAIL

ISP 1
SITE PLAN 1

TRACT I
33,540 S.F.
0.770 AC.

FUTURE
FIRE STATION

E PACIFIC PL

E EVANS AVE

E ADRIATIC AVE

S BENTLY WAY

S CARRIE ST

CLUBVIEW ST

S DEER PARK ST

64' ROW

34' FL TO FL

COA TYPE R (TYP)

EL: 5724.38
EVC: 21+53.05

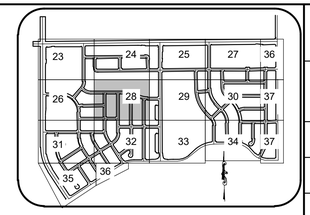
EL: 5724.59
HP: 21+24.10

EL: 5724.46
BVC: 21+00.76

EL: 5727.07
HP: 27+87.28

EL: 5731.70
HP: 18+90.54

EL: 5735.08
HP: 20+07.91



KEY MAP
N.T.S.

SCALE: 1" = 50'

NOTES:

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

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SHEET NUMBER	DRAWN BY:	SCALE:
28	MSD	AS SHOWN
	CHECKED BY:	FILE NO:
	TJD	R0041963
	DATE:	
	MAY 2024	

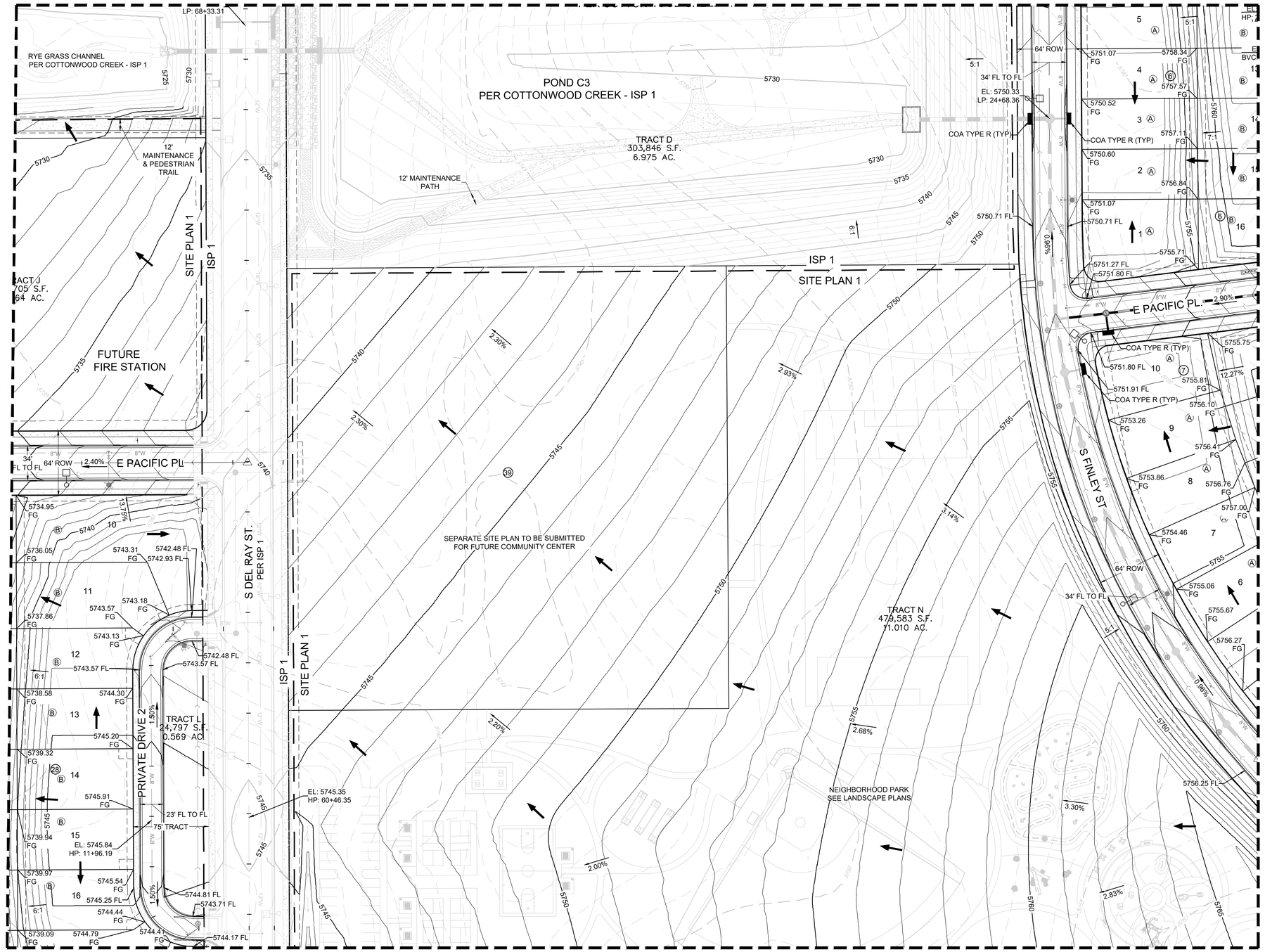
N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

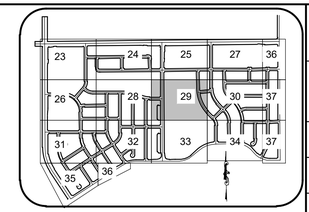
MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 33





KEY MAP

N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJO
DATE:	MAY 2024
FILE NO.	R0041963

SHEET NUMBER 29

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 37

MATCHLINE - SEE SHEET 34

E PACIFIC AVE.

E PACIFIC PL.

E EVANS AVE.

E ADRIATIC PL

S FLAT BROOK ST

S GADSDEN ST

S FINLEY ST

TRACT P
51,703 S.F.
1.187 AC.

TRACT R
6,900 S.F.
0.158 AC.

64' ROW

34' FL TO FL

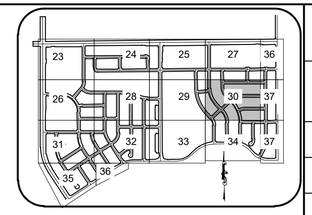
COA TYPE R (TYP)

EL: 5759.65
LP: 22+86.83

EL: 5776.93
HP: 17+48.47

KEY MAP

N.T.S.



SCALE: 1" = 50'

NOTES:

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

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Init.	Date	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0041963
CHECKED BY:	TJO		
DATE:	MAY 2024		

SHEET NUMBER 30

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 35

MATCHLINE - SEE SHEET 32

EXISTING OIL & GAS OPERATIONS

ISP 1 SITE PLAN 1

E WARREN AVE

E. WARREN PL

E BALTIC PL

S MONAGHAN RD PER ISP 1

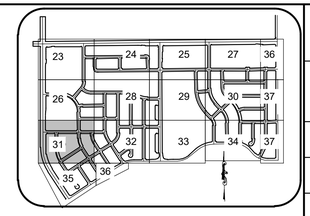
S ALLIUM ST

S BERSSHINE WAY

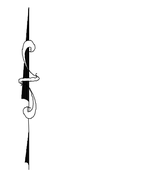
S. BENTLY ST

64' ROW

34' FL TO FL



KEY MAP
N.T.S.



50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	T.D.
DATE:	MAY 2024
FILE NO:	R0041963
SHEET NUMBER	31

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 28

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 36

S BENTLY WAY

S CARRIE ST

S CLUBVIEW ST

S DEER PARK ST

E WARREN PL 64' ROW

WARREN AVE

E. BALTIC PL

S BENTLY ST

E ILIFF AVE
PER ISP 1

TRACT K
46,214 S.F.
1.061 AC.

TRACT BB
42,170 S.F.
0.968 AC.

SITE PLAN 1

ISP 1

KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
5640	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
DRAWN BY:	MSD
CHECKED BY:	TJD
FILE NO:	R0041963
DATE:	MAY 2024

SHEET NUMBER 32

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 29

MATCHLINE - SEE SHEET 32

MATCHLINE - SEE SHEET 34

E WARREN PL

PRIVATE DRIVE 1

S DEL RAY ST.
PER ISP 1

E ILIFF AVE
PER ISP 1

FUTURE COTTONWOOD

SITE PLAN 1
ISP 1

NEIGHBORHOOD PARK
SEE LANDSCAPE PLANS

FUTURE SCHOOL

TRACT O
728,064 S.F.
16.714 AC.

TRACT X
32,486 S.F.
0.746 AC.

TRACT CC
26,507 S.F.
0.609 AC.

EL: 5741.93
LP: 57+58.58

EL: 5745.06
HP: 54+03.83

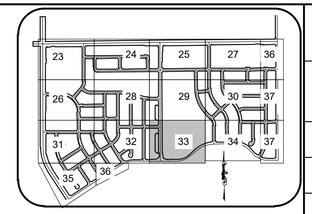
EL: 5745.84
HP: 12+87.83

23' FL TO FL

75' TRACT

KEY MAP

N.T.S.



50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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

COTTONWOOD CREEK INVESTORS, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SCALE:	AS SHOWN
FILE NO.	R0041963
DRAWN BY:	MSD
CHECKED BY:	TJD
DATE:	MAY 2024

SHEET NUMBER 33

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 30

MATCHLINE - SEE SHEET 33

MATCHLINE - SEE SHEET 37

FUTURE SCHOOL

S FINLEY ST

S FLAT BROOK ST

S GADSDEN ST

E WARREN PL

S GAUCHO CT

E ILIFF AVE
PER ISP 1

FUTURE COTTONWOOD

S GREAT ROCK ST

TRACT T
6,900 S.F.
0.158 AC.

TRACT U
7,809 S.F.
0.179 AC.

TRACT V
8,013 S.F.
0.184 AC.

TRACT W
27,140 S.F.
0.623 AC.

SITE PLAN 1
ISP 1

64' ROW

34' FL TO FL

COA TYPE R (TYP)

EL: 5769.24
HP: 12+97.83

KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND

5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

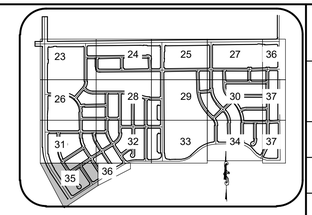
DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJO	FILE NO:	R0041963
DATE:	MAY 2024		

SHEET NUMBER 34

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE I PRELIMINARY PLAT\PHASE I AREA GRADING PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 31

MATCHLINE - SEE SHEET 36



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

SHEET NUMBER	DRAWN BY:	SCALE:
35	MSD	AS SHOWN
	CHECKED BY:	FILE NO:
	TJD	R0041963
	DATE:	
	MAY 2024	

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES:

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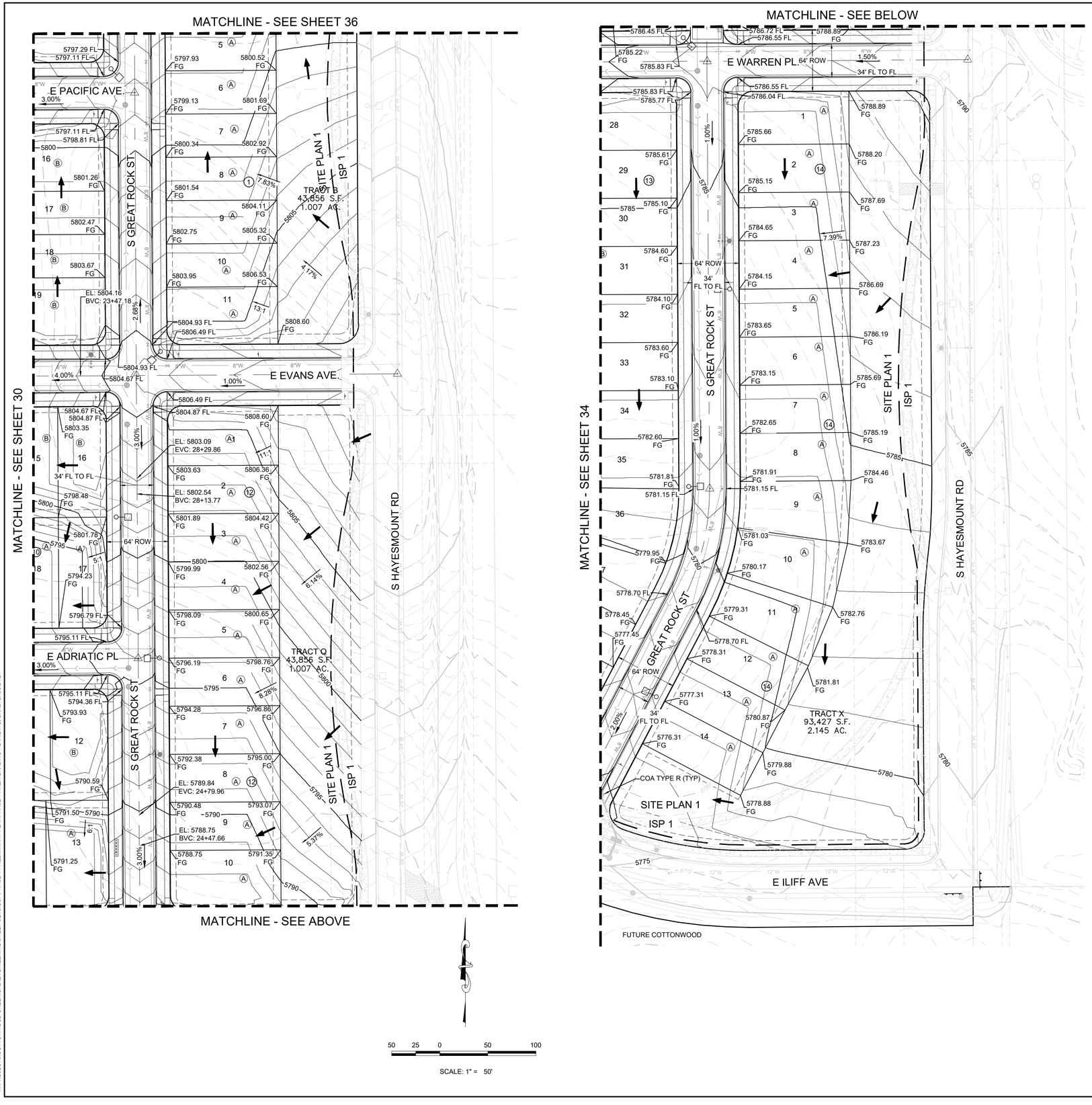
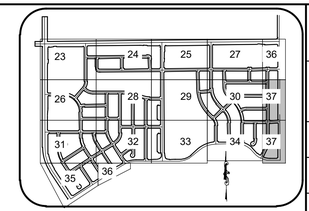
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

DRAWN BY:	MSD
CHECKED BY:	TJD
DATE:	MAY 2024
SCALE:	AS SHOWN
FILE NO:	R0041963

SHEET NUMBER 36

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24





NOTES:

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2) PONDS SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER

LEGEND	
5640	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5640	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	ISP/CSP BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA GRADING PLAN.DWG, CAALTON, 5/21/24

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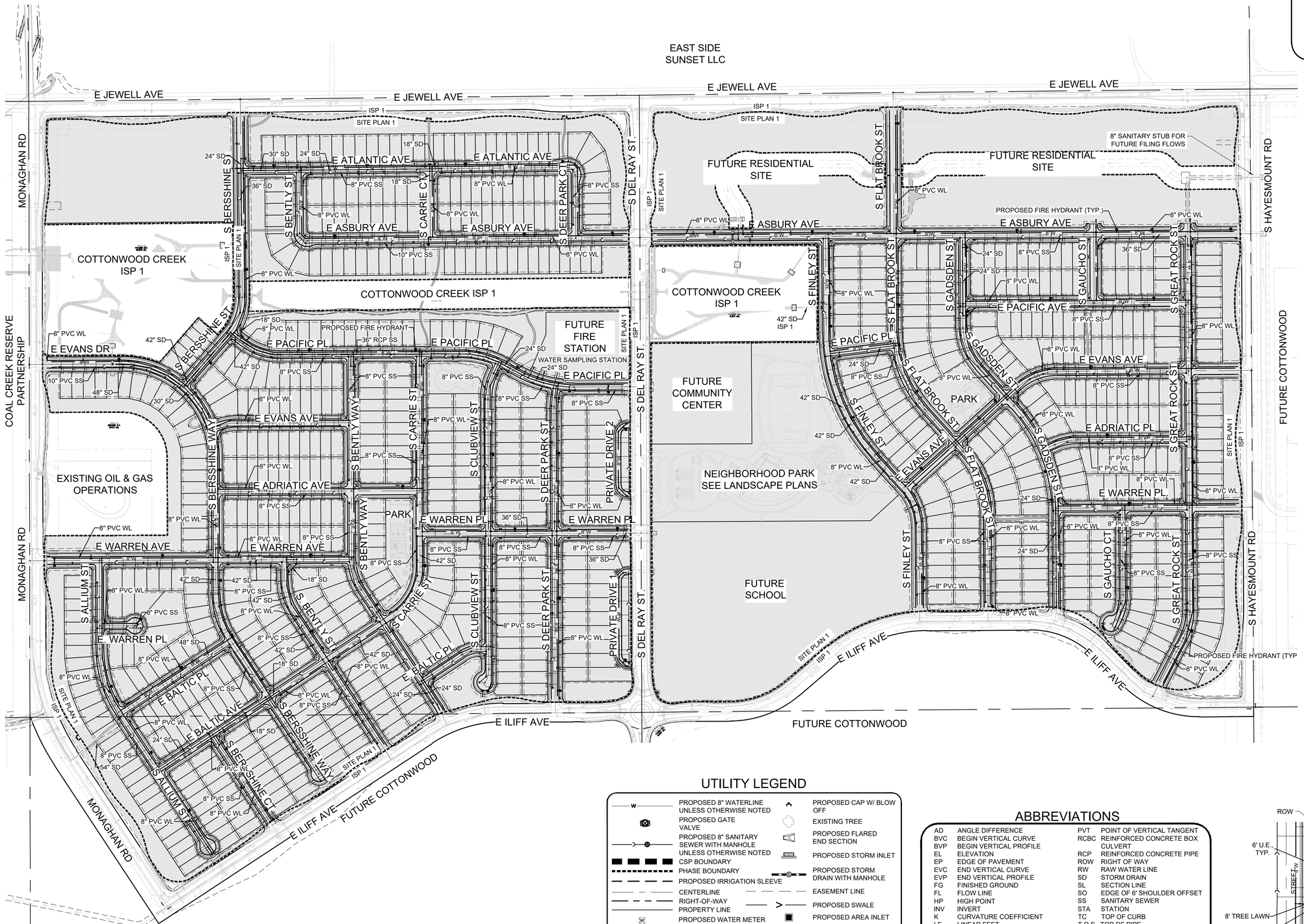
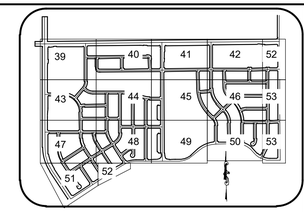
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA GRADING PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO.	R0041963
DATE:	MAY 2024		

SHEET NUMBER 37





KEY MAP

N.T.S.

200 100 0 200 400

SCALE: 1" = 200'

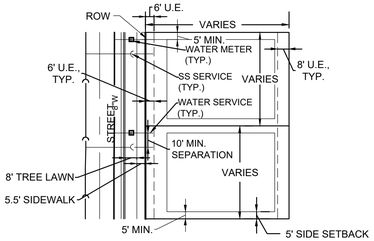
UTILITY LEGEND

- PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED
- PROPOSED GATE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- CSP BOUNDARY
- PHASE BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- 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

SITE PLAN 1 IMPROVEMENTS

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		



SINGLE FAMILY DETACHED FRONT LOAD PRODUCT

No.	Revisions	Init.	Date	Appr.	Date

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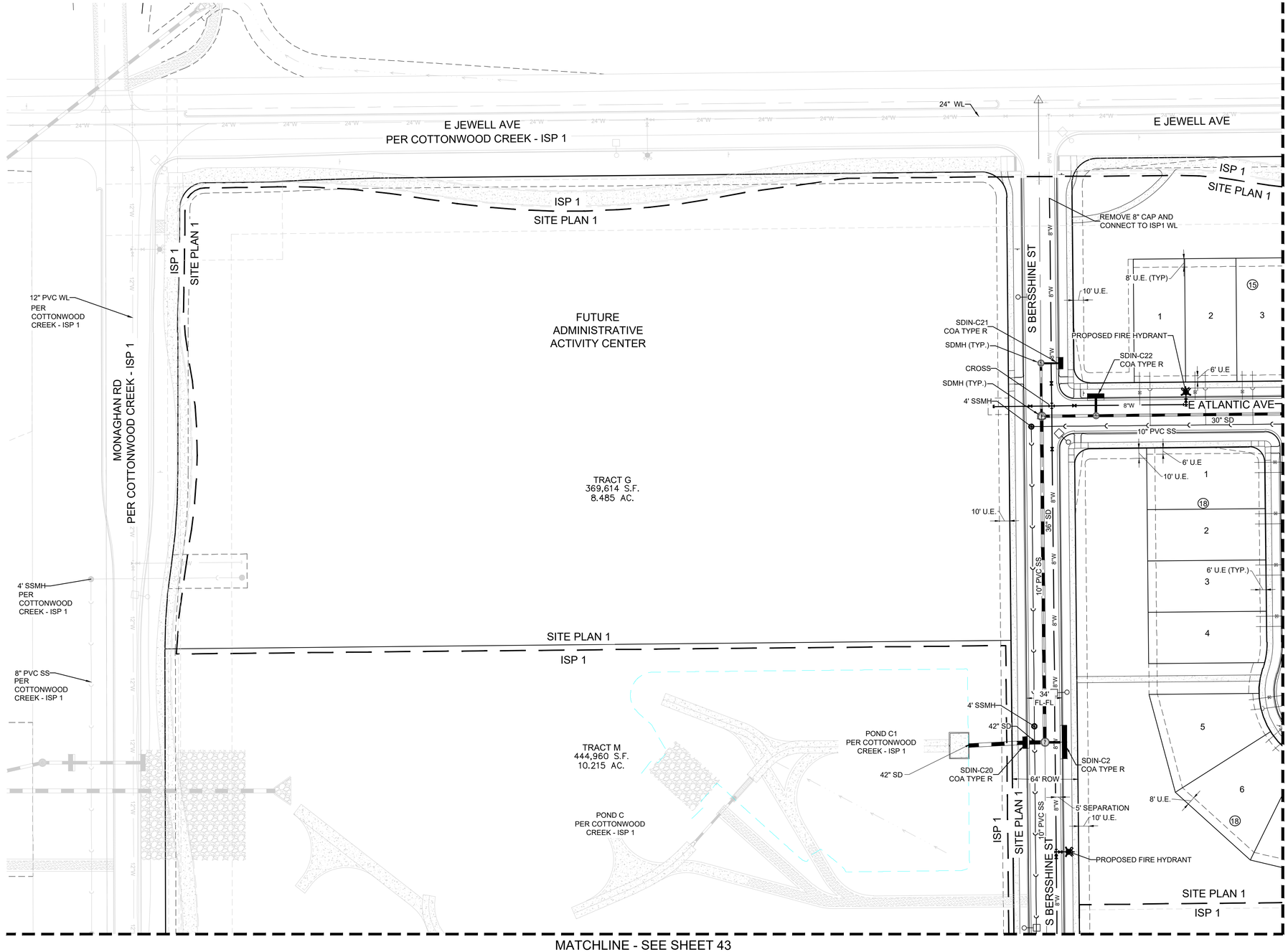
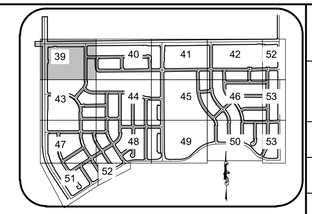
COTTONWOOD CREEK
SITE PLAN NO. 1
OVERALL UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	R0041963
DRAWN BY:	MSJ	T/O	
CHECKED BY:		DATE:	MAY 2024

SHEET NUMBER 38

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 OVERALL UTILITY PLAN.DWG, CAALTON, 5/21/24





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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
ISP/CSP BOUNDARY	PROPOSED STORM DRAIN INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

No.	Revisions	Date	Init.	Appr.	Date

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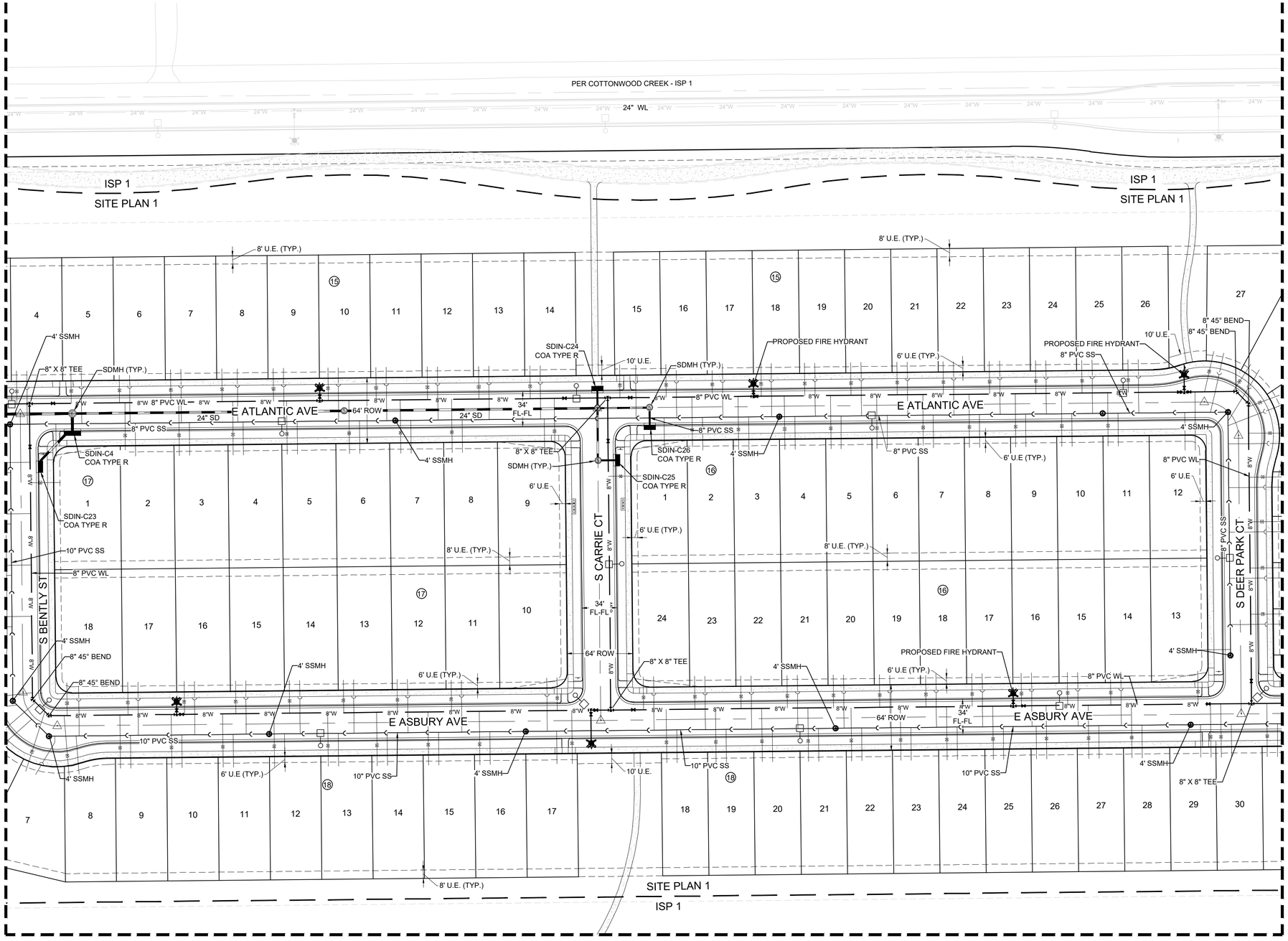
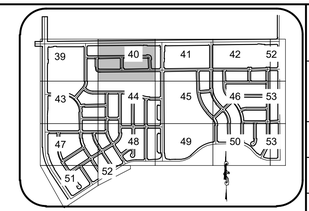
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

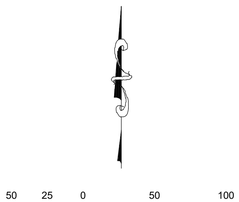
SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 39

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24





KEY MAP
N.T.S.



SCALE: 1" = 50'

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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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 6' SHOULDER OFFSET
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INV	INVERT	TC	TOP OF CURB
K	CURVATURE COEFFICIENT	T.O.S.	TOP OF PIPE
LF	LINEAR FEET	U.E.	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		

No.	Revisions	Date	Init.	Appr.	Date

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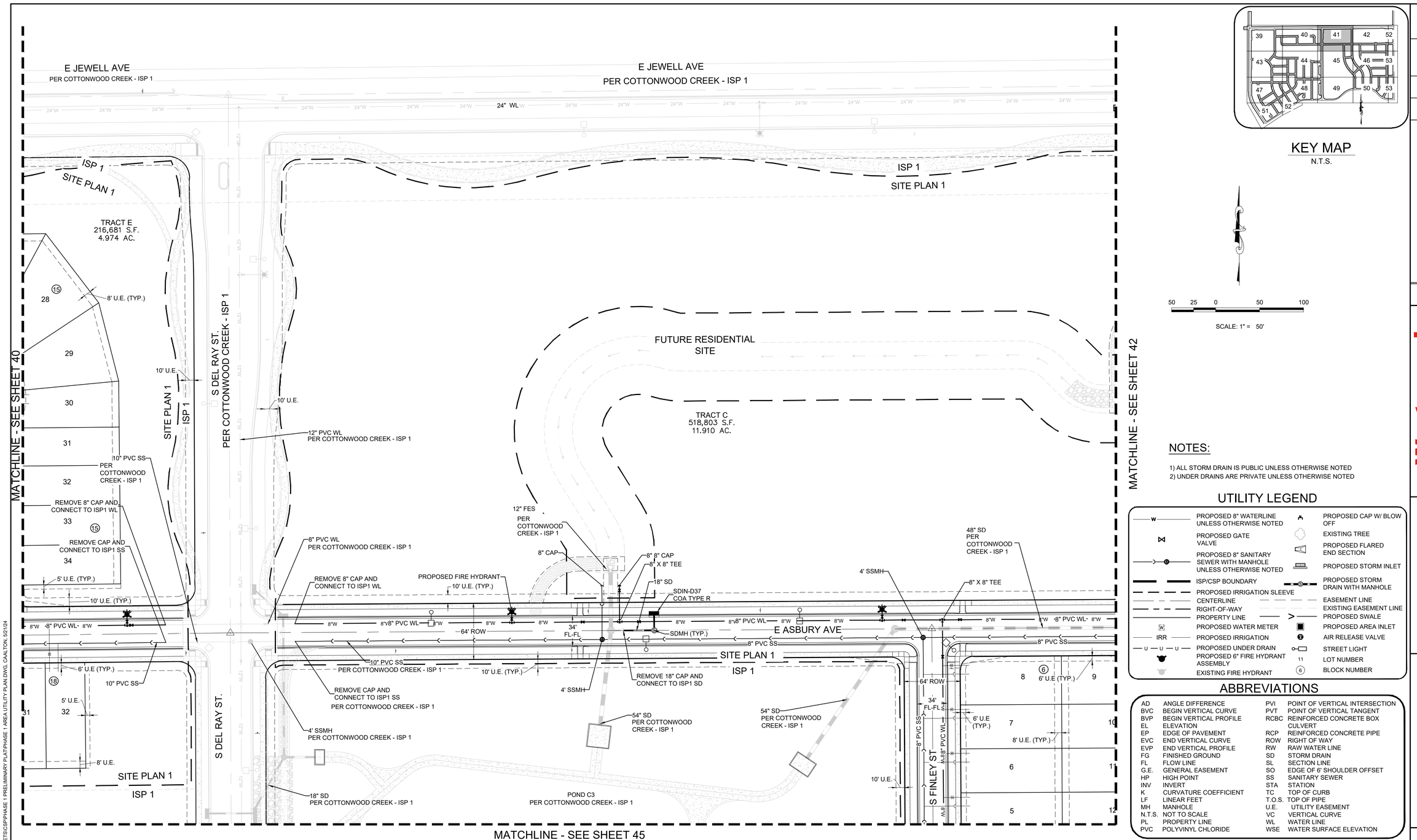
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJO
DATE: MAY 2024

SHEET NUMBER 40

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN DWG, CAALTON, 5/21/24



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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 GATE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- ISP/CSP BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- AIR RELEASE VALVE
- STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER

ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
BVP	BEGIN VERTICAL PROFILE	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

No.	Revisions	Date	Init.	Appr.	Date

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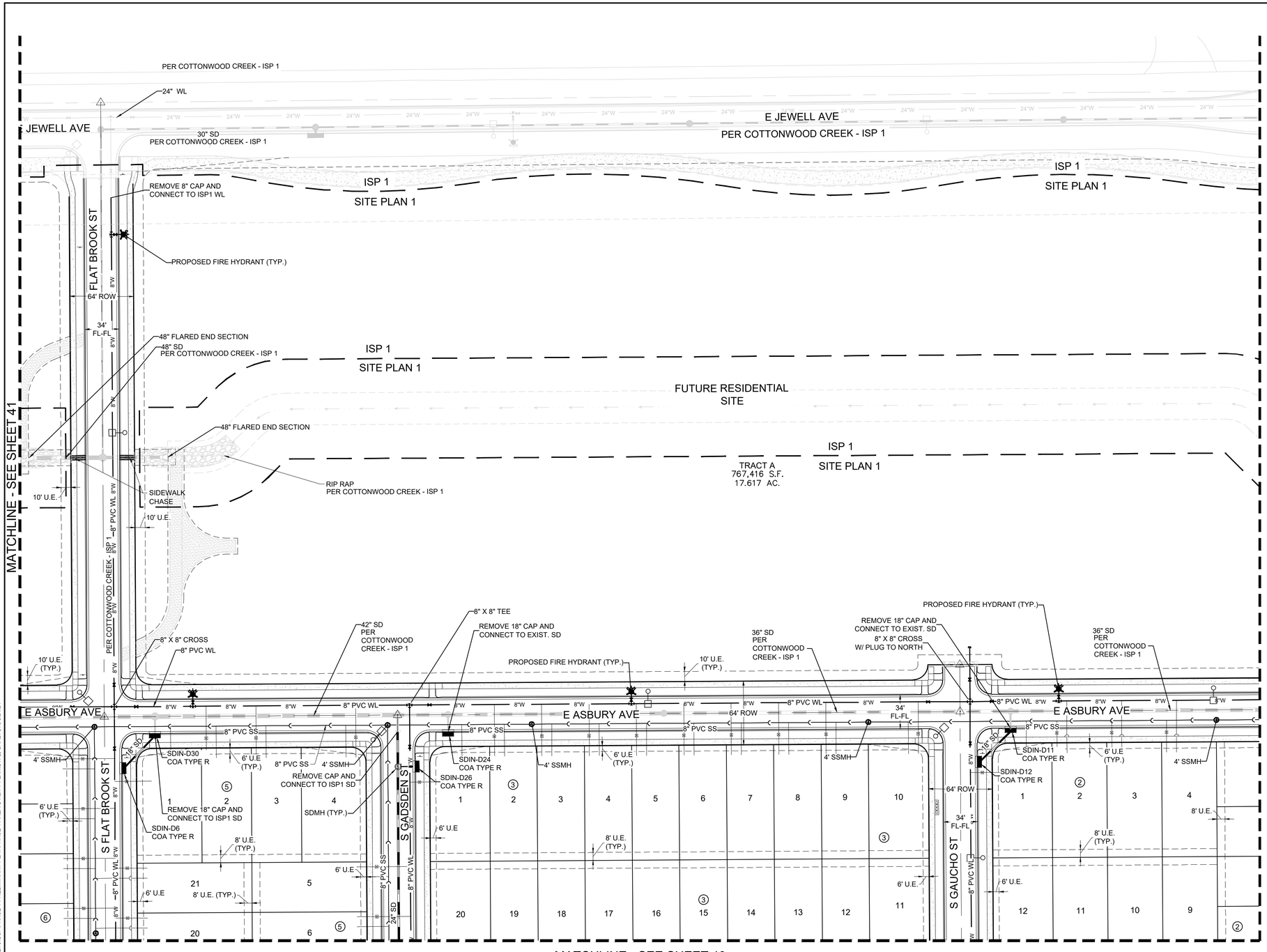
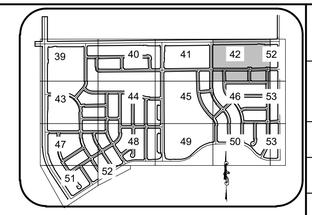
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO:	R00419963
DATE:	MAY 2024		

SHEET NUMBER 41

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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 GATE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- ISP/CSP BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- AIR RELEASE VALVE
- STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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 6" SHOULDER OFFSET
G.E.	GENERAL EASEMENT	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	U.E.	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		

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO:	R0041963
DATE:	MAY 2024		

SHEET NUMBER 42

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 39

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 47

MONAGHAN RD

PER COTTONWOOD CREEK - ISP 1

POND C
PER COTTONWOOD
CREEK - ISP 1

POND C2
PER COTTONWOOD
CREEK - ISP 1

E EVANS DR

64' ROW

34'
FL-FL

8"W

10' U.E.

4' SSMH

8" PVC WL
PER COTTONWOOD CREEK - ISP 1

REMOVE 8" CAP AND
CONNECT TO ISP1 WL

48" SD
PER
COTTONWOOD
CREEK - ISP 1

REMOVE 48IN CAP
AND CONNECT TO
EXISTING SD

PROPOSED FIRE HYDRANT

8" 11.25° BEND

SDMH (TYP.)

6' U.E.

48" SD

10" PVC SS

8" PVC WL

8" PVC SS
REMOVE CAP-17 AND
CONNECT TO ISP1 SS

10" PVC SS
PER COTTONWOOD CREEK - ISP 1

5' U.E.

16" PVC WL
PER COTTONWOOD
CREEK - ISP 1

8' U.E. (TYP.)

6' U.E (TYP.)

42" SD

4' SSMH
PER COTTONWOOD
CREEK - ISP 1

10" PVC SS
PER COTTONWOOD CREEK - ISP 1

SITE PLAN 1

ISP 1

TRACT H
398,266 S.F.
9.143 AC.

EXISTING OIL & GAS
OPERATIONS

S BERSSHINE ST

S BERSSHINE WAY

ISP 1
SITE PLAN 1

8" PVC SS

8" PVC WL

8" 11.25° BEND

8" 22.5° BEND

8" X 8" TEE

6" X 8" TEE

SDIN-C1
COA TYPE R

SDIN-C11
COA TYPE R

SDIN-C10
COA TYPE R

SDIN-C7
COA TYPE R

SDIN-C9
COA TYPE R

SDIN-C8
COA TYPE R

E PACIFIC PL

E EVANS AVE

E ADRIATIC AVE

8' U.E.

5' U.E.

8' U.E. (TYP.)

6' U.E

6' U.E (TYP.)

34'
FL-FL

8"W

8" PVC SS

4' SSMH

SDMH (TYP.)

8" PVC WL

42" SD

24" SD

18" SD

10" PVC SS

8" PVC SS

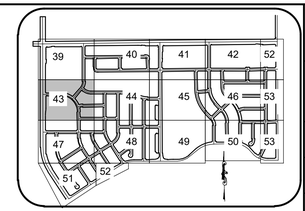
8" PVC WL

8" PVC SS

8" PVC WL

4' SSMH
PER COTTONWOOD
CREEK - ISP 1

4' SSMH
PER COTTONWOOD CREEK - ISP 1



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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
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FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SO	EDGE OF 6' SHOULDER OFFSET
G.E.	GENERAL EASEMENT	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	U.E.	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		

No.	Revisions	Init.	Date	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSJ
CHECKED BY: TJO
DATE: MAY 2024

SHEET NUMBER 43

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 40

MATCHLINE - SEE SHEET 43

MATCHLINE - SEE SHEET 45

MATCHLINE - SEE SHEET 48

TRACT F
417,558 S.F.
9.586 AC.

TRACT I
33,540 S.F.
0.770 AC.

ISP 1
SITE PLAN 1

FUTURE
FIRE
STATION

E PACIFIC PL

E EVANS AVE

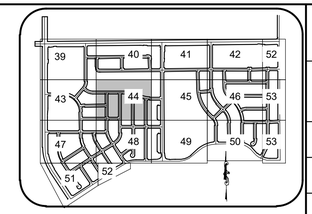
E ADRIATIC AVE

S BENTLY WAY

S CARRIE ST

S CLUBVIEW ST

S DEER PARK ST



KEY MAP
N.T.S.

SCALE: 1" = 50'

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 GATE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- ISP/CSP BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- AIR RELEASE VALVE
- STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0041963
CHECKED BY:	TJD		
DATE:	MAY 2024		
SHEET NUMBER	44		

No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 41

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 49

POND C3
PER COTTONWOOD CREEK - ISP 1

TRACT D
303,846 S.F.
6.975 AC.

TRACT J
7,705 S.F.
0.564 AC.

FUTURE
FIRE
STATION

SITE PLAN 1
ISP 1

S DEL RAY ST.

PER COTTONWOOD CREEK - ISP 1

12" PVC WL
PER COTTONWOOD CREEK - ISP 1

10' U.E. (TYP.)

REMOVE 8" CAP AND
CONNECT TO ISP1 WL

8" PVC WL
8"W
E PACIFIC PL
64' ROW
34'
FL-FL
8" PVC SS

5' U.E (TYP.)
PROPOSED FIRE HYDRANT

10

REMOVE 6" CAP
AND CONNECT TO
ISP1 SEWER

11
8" 45° BEND

12
8" 45° BEND

8' U.E. (TYP.)

13

6' U.E (TYP.)

10' WATER EA. (TYP.)
28

14

16

8" 45° BEND

TRACT
24,797 S.F.
0.569 AC.

PRIVATE DRIVE 2

8" PVC SS

4' SSMH
PER COTTONWOOD CREEK - ISP 1

39

SEPARATE SITE PLAN TO BE SUBMITTED
FOR FUTURE COMMUNITY CENTER

4' SSMH

REMOVE 8" CAP AND
CONNECT TO ISP1 WL

TRACT N
479,583 S.F.
11.010 AC.

NEIGHBORHOOD PARK
SEE LANDSCAPE PLANS

SDIN-D35
COA TYPE R

42" SD
PER
COTTONWOOD
CREEK - ISP 1

S FINLEY ST

SDIN-D36
COA TYPE R

64' ROW

6' U.E. (TYP.)

PROPOSED FIRE HYDRANT (TYP.)

34'
FL-FL

8' U.E. (TYP.)

8" PVC SS
10' U.E. (TYP.)

8" 11.25° BEND

8" PVC WL
8" X 8" TEE
SDMH (TYP.)

6' U.E.
(TYP.)

4' SSMH
REMOVE CAP AND
CONNECT TO ISP1 SD

8"W
8" PVC WL
8"W
E PACIFIC PL
24" SD

8" 11.25° BEND

SDIN-D7
COA TYPE R

10

SDIN-D34
COA TYPE R

REMOVE 18" CAP AND
CONNECT TO ISP1 SD

4' SSMH

42" SD
PER
COTTONWOOD
CREEK - ISP 1

8" PVC WL
8" PVC SS

4' SSMH

42" SD
PER
COTTONWOOD
CREEK - ISP 1

8" 11.25° BEND

8" 11.25° BEND

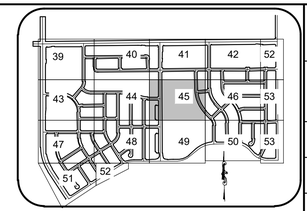
4' SSMH

8" PVC SS

4' SSMH

8" PVC WL
S FINLEY ST

4' SSMH



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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 GATE VALVE
- PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED
- ISP/CSP BOUNDARY
- PROPOSED IRRIGATION SLEEVE
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED WATER METER
- PROPOSED IRRIGATION
- PROPOSED UNDER DRAIN
- PROPOSED 6" FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT
- PROPOSED CAP W/ BLOW OFF
- EXISTING TREE
- PROPOSED FLARED END SECTION
- PROPOSED STORM INLET
- PROPOSED STORM DRAIN WITH MANHOLE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED SWALE
- PROPOSED AREA INLET
- AIR RELEASE VALVE
- STREET LIGHT
- LOT NUMBER
- BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024

SHEET NUMBER 45

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24

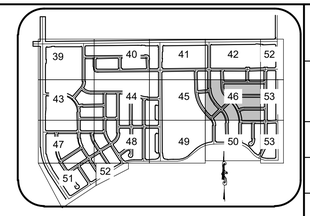
MATCHLINE - SEE SHEET 42

MATCHLINE - SEE SHEET 45

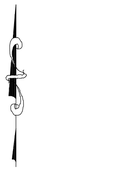
MATCHLINE - SEE SHEET 53

MATCHLINE - SEE SHEET 50

E PACIFIC AVE.
64' ROW
34' FL-FL
8" PVC WL
8" PVC SS
6' U.E (TYP.)
8" X 8" TEE
4' SSMH
8" 11.25° BEND
SDIN-D20 COA TYPE R
SDIN-D22 COA TYPE R
18" SD
S GADSDEN ST
8' U.E. (TYP.)
TRACT L
6,300 S.F.
0.158 AC.
5' U.E. (TYP.)
8" U.E. (TYP.)
10' U.E. (TYP.)
E EVANS AVE.
SDMH (TYP.)
8" X 8" CROSS
SDIN-D13 COA TYPE R
SDIN-D18 COA TYPE R
PROPOSED FIRE HYDRANT (TYP.)
TRACT P
51,703 S.F.
1.187 AC.
S FLAT BROOK ST
S FINLEY ST
E ADRIATIC PL
SDIN-D27 COA TYPE R
SDIN-D28 COA TYPE R
SDIN-D31 COA TYPE R
SDIN-D33 COA TYPE R
SDIN-D32 COA TYPE R
SDIN-D15 COA TYPE R
REMOVE CAP AND CONNECT TO ISP1 SD
REMOVE 18" CAP AND CONNECT TO ISP1 SD
PER COTTONWOOD CREEK - ISP 1
42" SD
30" SD
24" SD
6' U.E (TYP.)



KEY MAP
N.T.S.



50 25 0 50 100

SCALE: 1" = 50'

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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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 6' SHOULDER OFFSET
G.E.	GENERAL EASEMENT	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	U.E.	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		

No.	Revisions	Date	Init.	Appr.	Date

Westwood
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Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO.	R0041963
DRAWN BY:	MSD	CHECKED BY:	TJD
DATE:	MAY 2024		

SHEET NUMBER 46

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG CAALTON, 5/21/24

MATCHLINE - SEE SHEET 43

MONAGHAN RD
PER COTTONWOOD CREEK - ISP 1

ISP 1
SITE PLAN 1

EXISTING OIL & GAS OPERATIONS

10' U.E. (TYP.)

SDIN-A39 COA TYPE R

SDIN-A53 COA TYPE C PER COTTONWOOD CREEK - ISP 1

SDIN-A40 COA TYPE R

16" PVC WL PER COTTONWOOD CREEK - ISP 1

REMOVE 8" CAP AND CONNECT TO ISP1 WL.

REMOVE 6" CAP AND CONNECT TO ISP1 SEWER

6" X 8" TEE

10' U.E. (TYP.)

PROPOSED FIRE HYDRANT

E WARREN AVE

64' ROW

34' FL-FL

S BERSSHINE WAY

SDMH (TYP.)

8" PVC WL

18" SD

8" PVC SS

SDIN-A29 COA TYPE R

SDIN-A31 COA TYPE R

6' U.E. (TYP.)

8' U.E. (TYP.)

8" X 8" TEE

SDIN-A30 COA TYPE R

8" X 8" CROSS

4' SSMH

SDIN-A24 COA TYPE R

42" SD

8" 11.25° BEND

S ALLIUM ST

E. WARREN PL

PROPOSED FIRE PROPOSED FIRE HYDRANT (TYP.)

8"X6" REDUCER

48" SD PER COTTONWOOD CREEK - ISP 1

E BALTIC PL

SDIN-A42 COA TYPE R

SDIN-A45 COA TYPE R

SDIN-A44 COA TYPE R

8' GE (TYP.)

REMOVE CAP AND CONNECT TO ISP1 SD

12" PVC SS PER COTTONWOOD CREEK - ISP 1

SDIN-A34 COA TYPE R

8" P8" X 8" TEE

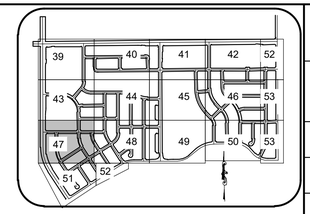
SDIN-A33 COA TYPE R

E BALTIC AVE

SDIN-A32 COA TYPE R

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 51



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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 6' SHOULDER OFFSET
G.E.	GENERAL EASEMENT	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	U.E.	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		

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 47

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 44

MATCHLINE - SEE SHEET 47

MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 52

E WARREN AVE 64' ROW 34' FL-FL

E WARREN PL 64' ROW 34' FL-FL

E BALTIC AVE 64' ROW 34' FL-FL

E BALTIC PL

S BENTLY WAY

S BENTLY ST

S CARRIE ST

S CLUBVIEW ST

S DEER PARK ST

E ILIFF AVE

TRACT K
46,214 S.F.
1.061 AC.

TRACT BB
42,170 S.F.
0.968 AC.

SITE PLAN 1
ISP 1

PROPOSED FIRE HYDRANT

8" X 8" TEE

8" X 8" CROSS

8" 11.25° BEND

8" 22.5° BEND

8"X6" REDUCER

8" PVC WL

8" PVC SS

8" PVC WL W

8" PVC WL - 8"W

8" PVC WL - M-8

8" PVC SS - M-8

8" PVC WL W - M-8

8" PVC WL - 8"W

8" PVC SS - 8"W

8" PVC WL W

MATCHLINE - SEE SHEET 45

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 50

17

18
REMOVE 8" CAP AND CONNECT TO ISP1 WL

64' ROW — 8"W — 34' FL-FL — 8"W — E WARREN PL

REMOVE CAP AND CONNECT TO ISP1 SS

11

4' SSMH
REMOVE 8" CAP AND CONNECT TO ISP1 WL

8" 45° BEND

12

8" PVC WL

8" 45° BEND

13

8' U.E. (TYP.)

14

6' U.E (TYP.)

15

10' WATER EA. (TYP.)

16

4' SSMH

17

18

PROPOSED FIRE HYDRANT

19
8" 45° BEND

8" 45° BEND

20
REMOVE 8" CAP AND CONNECT TO EXIST. WL

5' U.E. (TYP.)

TRACT CC
26,507 S.F.
0.609 AC.

10' U.E. (TYP.)

SITE PLAN 1
ISP 1

PER COTTONWOOD CREEK - ISP 1

E ILIFF AVE

PER COTTONWOOD CREEK - ISP 1

S DEL RAY ST.

ISP 1

SITE PLAN 1

PRIVATE DRIVE 1

TRACT Z
32,486 S.F.
0.746 AC.

S DEL RAY ST.

8" PVC SS

PER COTTONWOOD CREEK - ISP 1

PER COTTONWOOD CREEK - ISP 1

SDIN-A1
COA TYPE R

12" PVC WL
PER COTTONWOOD CREEK - ISP 1

4' SSMH
PER COTTONWOOD CREEK - ISP 1

4' SSMH
PER COTTONWOOD CREEK - ISP 1

10' U.E. (TYP.)

S DEL RAY ST.

PER COTTONWOOD CREEK - ISP 1

ISP 1

SITE PLAN 1

NEIGHBORHOOD PARK
SEE LANDSCAPE PLANS

PER COTTONWOOD CREEK - ISP 1

FUTURE SCHOOL

TRACT O
728,064 S.F.
16.714 AC.

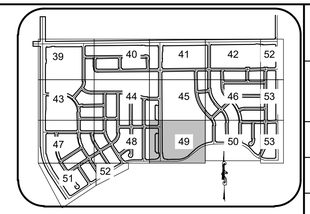
SITE PLAN 1
ISP 1

E ILIFF AVE

12" PVC WL
PER COTTONWOOD CREEK - ISP 1

E ILIFF AVE

PER COTTONWOOD CREEK - ISP 1



KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

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UTILITY LEGEND

W — 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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
PROPERTY LINE	PROPOSED SWALE
W PROPOSED WATER METER	PROPOSED AREA INLET
IRR PROPOSED IRRIGATION	AIR RELEASE VALVE
U — U — U PROPOSED UNDER DRAIN	STREET LIGHT
PROPOSED 6" FIRE HYDRANT ASSEMBLY	11 LOT NUMBER
EXISTING FIRE HYDRANT	6 BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

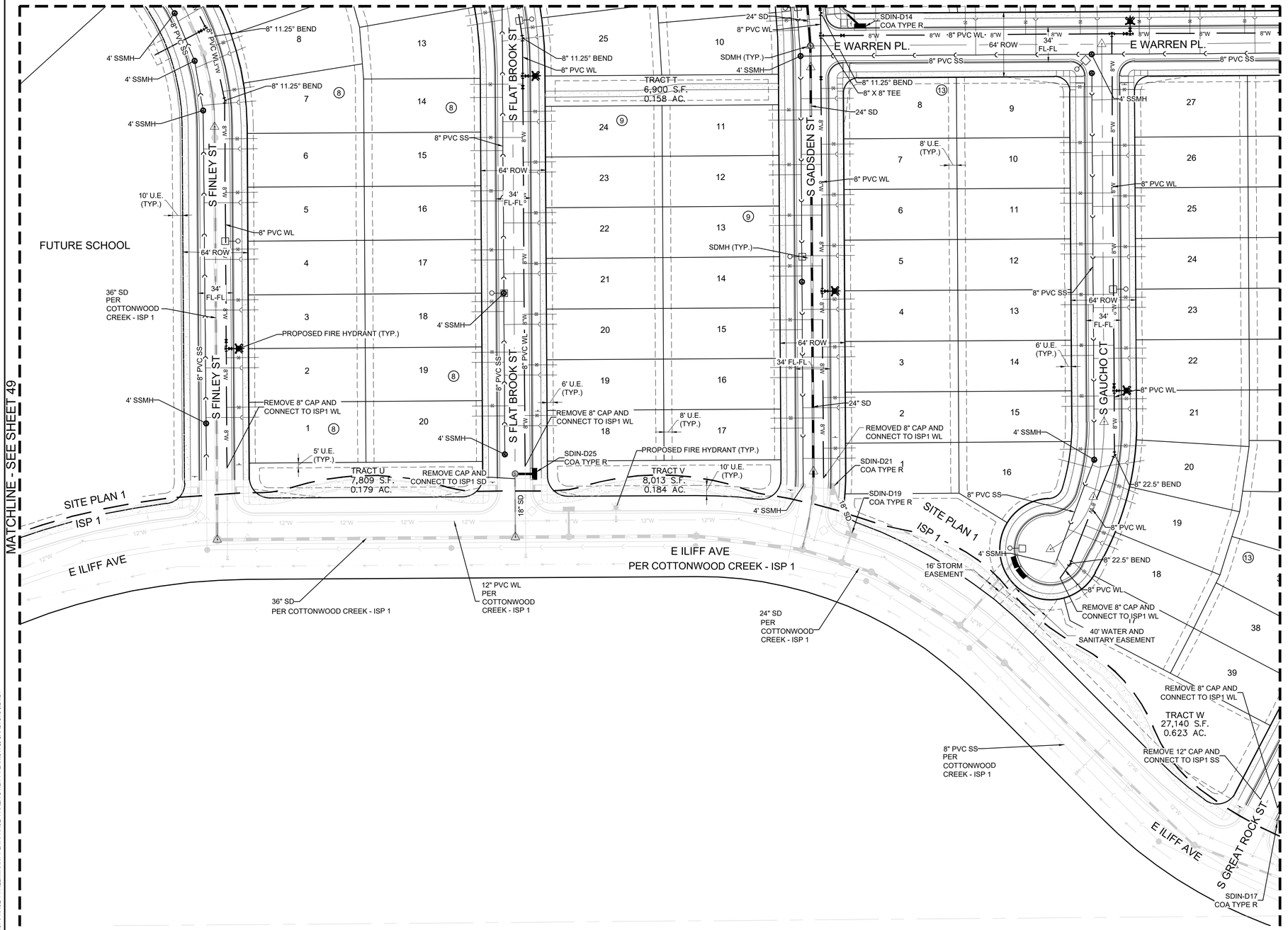
SCALE: AS SHOWN
FILE NO. R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024
SHEET NUMBER 49

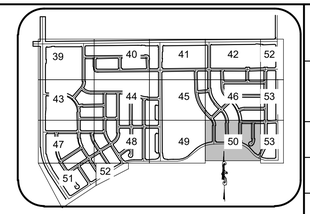
N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN DWG, CAALTON, 5/21/24

MATCHLINE - SEE SHEET 46

MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 53





KEY MAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

1) ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED
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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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
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CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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		
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
G.E.	GENERAL EASEMENT	SO	EDGE OF 6' SHOULDER OFFSET
HP	HIGH POINT	SS	SANITARY SEWER
INV	INVERT	STA	STATION
K	CURVATURE COEFFICIENT	TC	TOP OF CURB
LF	LINEAR FEET	T.O.S.	TOP OF PIPE
MH	MANHOLE	U.E.	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	VC	VERTICAL CURVE
PL	PROPERTY LINE	WL	WATER LINE
PVC	POLYVINYL CHLORIDE	WSE	WATER SURFACE ELEVATION

No.	Revisions	Date	Init.	Appr.	Date

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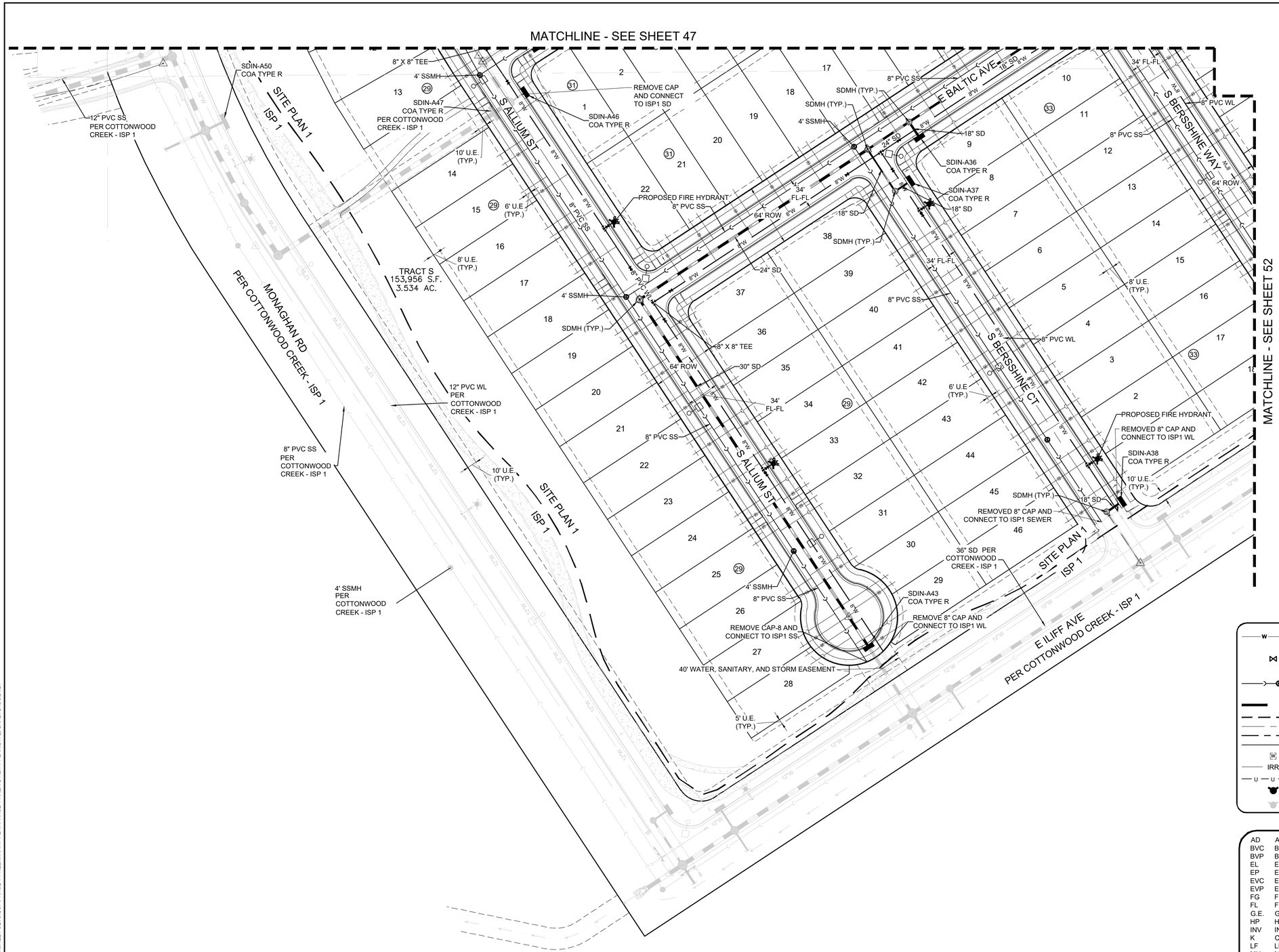
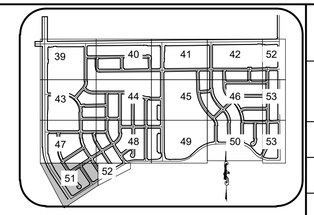
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: R0041963
DRAWN BY: MSD
CHECKED BY: TJD
DATE: MAY 2024

SHEET NUMBER 50

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24





KEY MAP

N.T.S.

SCALE: 1" = 50'

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
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CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVI	POINT OF VERTICAL INTERSECTION
BVC	BEGIN VERTICAL CURVE	PVT	POINT OF VERTICAL TANGENT
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No.	Revisions	Date	Init.	Appr.	Date

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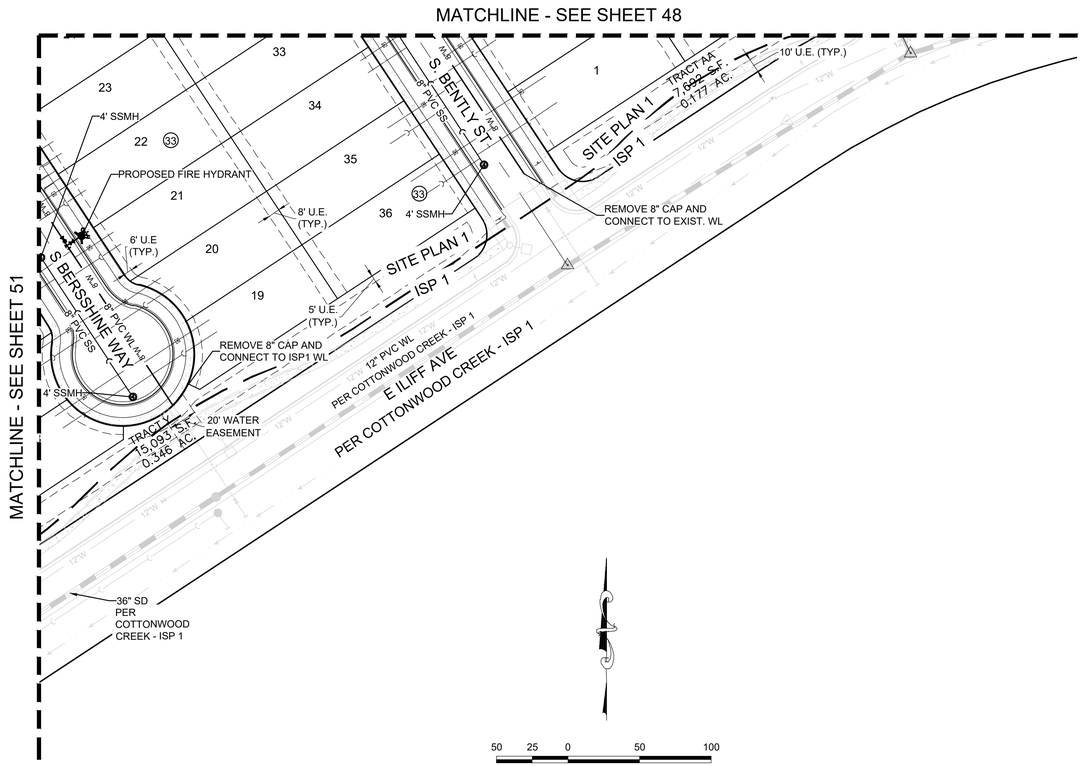
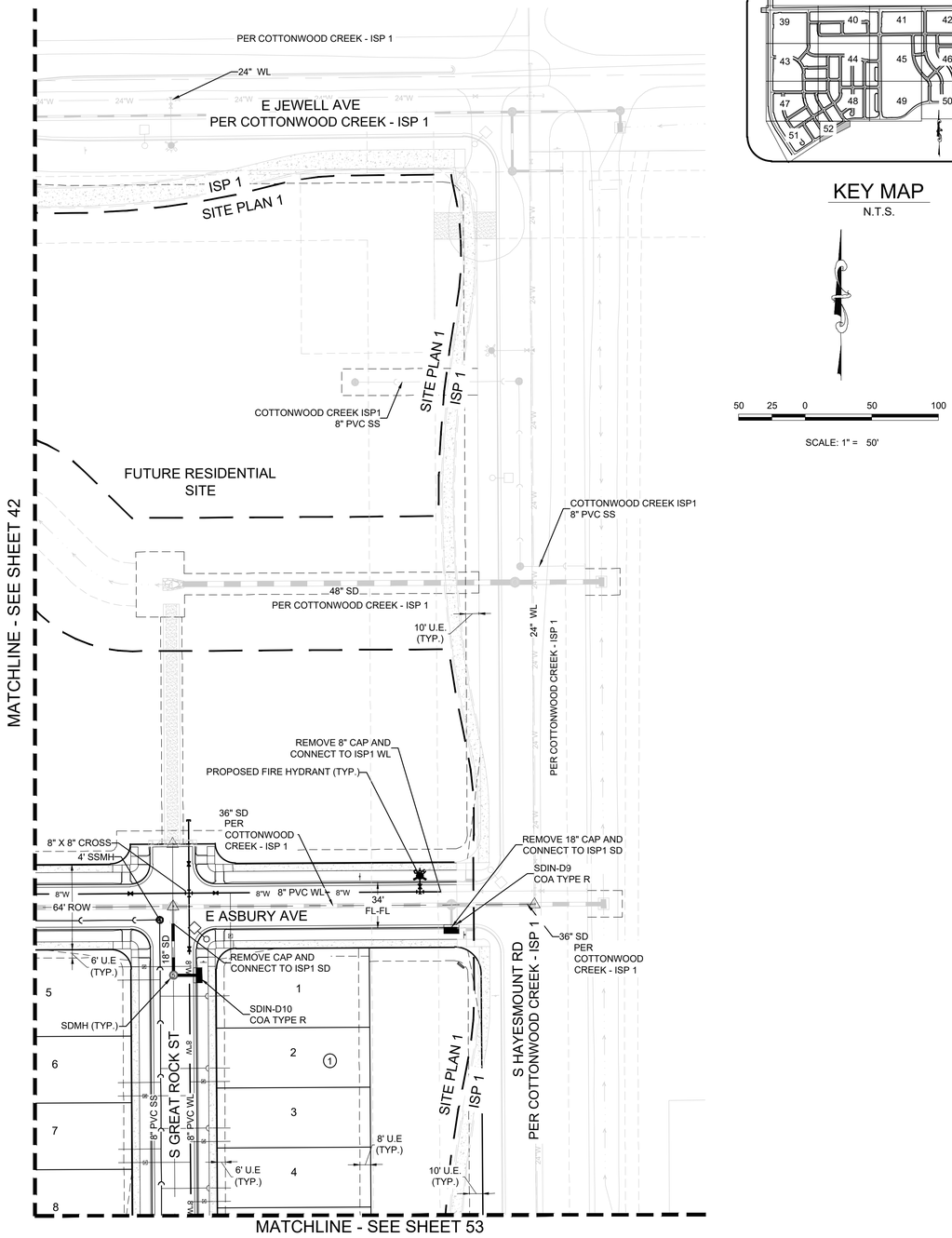
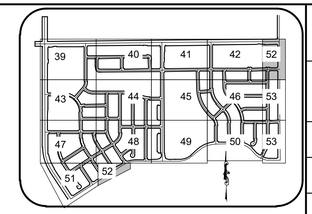
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE:	AS SHOWN		
DRAWN BY:	MSD	FILE NO:	R0041963
CHECKED BY:	TJD		
DATE:	MAY 2024		
SHEET NUMBER	51		

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN.DWG, CAALTON, 5/21/24







KEY MAP
N.T.S.

UTILITY LEGEND

W	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
	ISP/CSP BOUNDARY		PROPOSED STORM INLET
	PROPOSED IRRIGATION SLEEVE		PROPOSED STORM DRAIN WITH MANHOLE
	CENTERLINE		EASEMENT LINE
	RIGHT-OF-WAY		EXISTING EASEMENT LINE
	PROPERTY LINE		PROPOSED SWALE
W	PROPOSED WATER METER		PROPOSED AREA INLET
IRR	PROPOSED IRRIGATION		AIR RELEASE VALVE
U U U	PROPOSED UNDER DRAIN		STREET LIGHT
	PROPOSED 6" FIRE HYDRANT ASSEMBLY	11	LOT NUMBER
	EXISTING FIRE HYDRANT	6	BLOCK NUMBER

ABBREVIATIONS

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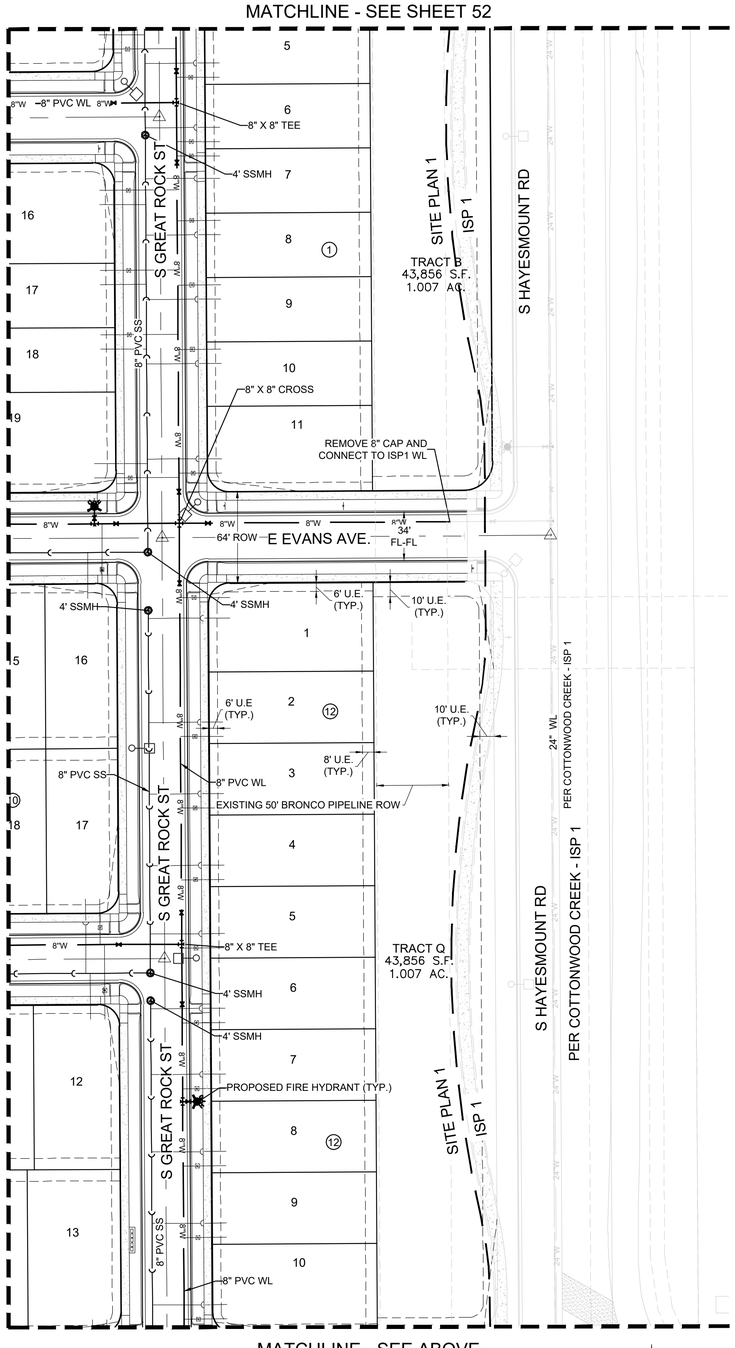
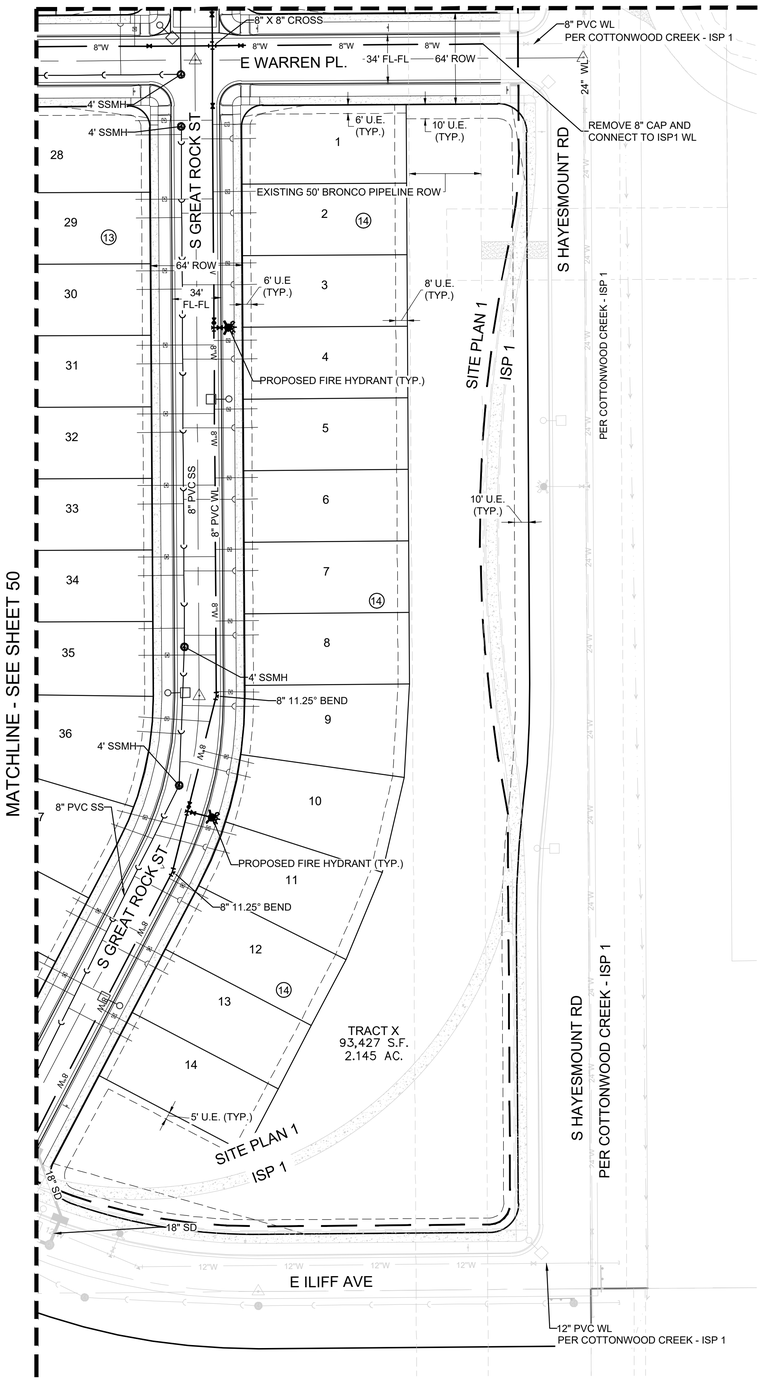
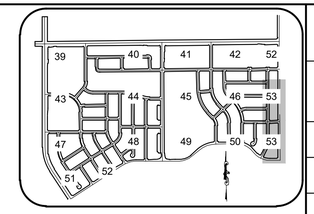
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO. R0041963
DRAWN BY: MSD
CHECKED BY: TJO
DATE: MAY 2024
SHEET NUMBER 52

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN DWG, CAALTON, 5/21/24







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
ISP/CSP BOUNDARY	PROPOSED STORM INLET
PROPOSED IRRIGATION SLEEVE	PROPOSED STORM DRAIN WITH MANHOLE
CENTERLINE	EASEMENT LINE
RIGHT-OF-WAY	EXISTING EASEMENT LINE
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	LOT NUMBER
EXISTING FIRE HYDRANT	BLOCK NUMBER

ABBREVIATIONS

AD	ANGLE DIFFERENCE	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 6" SHOULDER OFFSET
G.E.	GENERAL EASEMENT	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	U.E.	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		

No.	Revisions	Date	Init.	Appr.	Date

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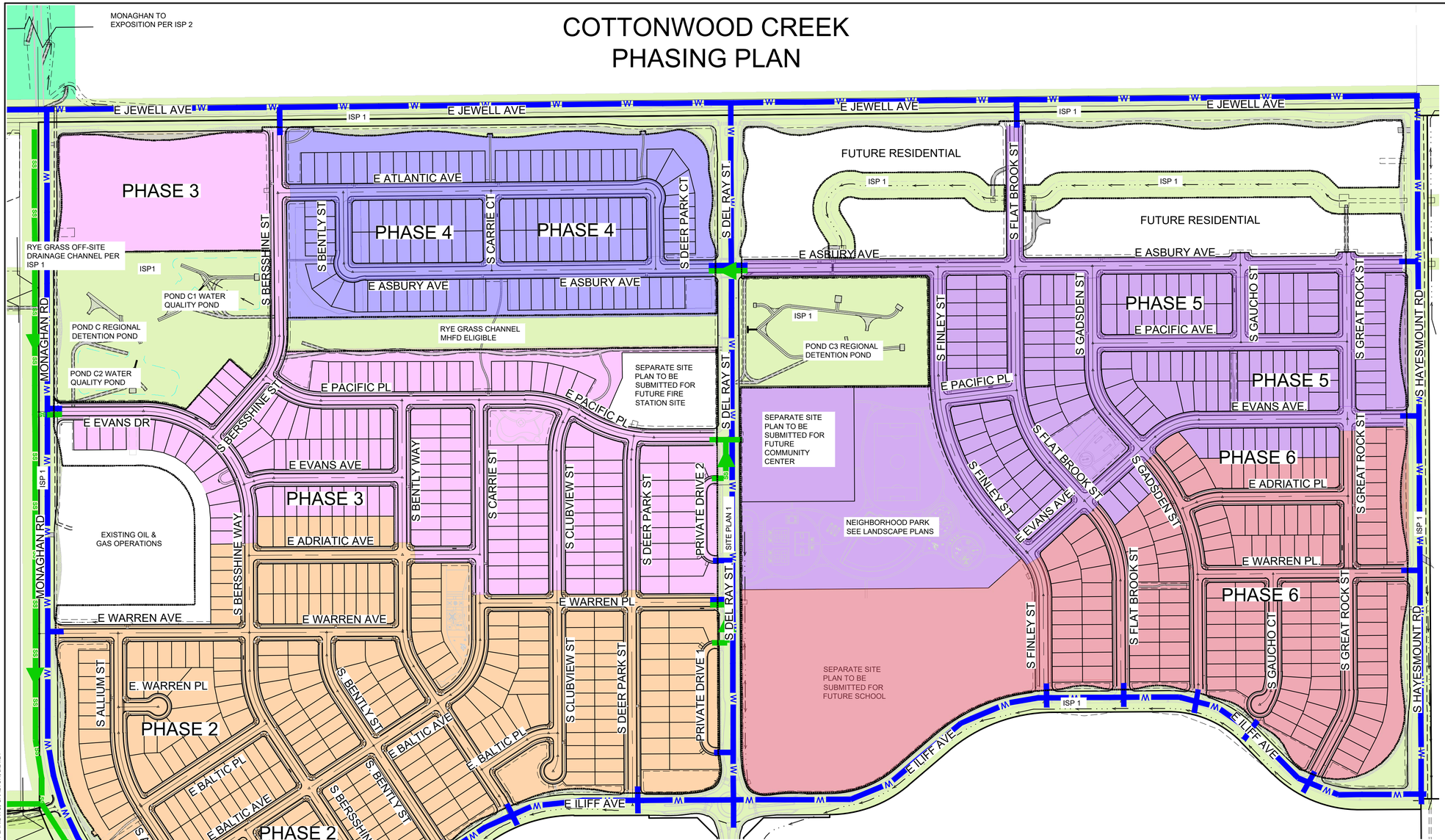
COTTONWOOD CREEK
SITE PLAN NO. 1
AREA UTILITY PLAN

DRAWN BY:	MSD	SCALE:	AS SHOWN
CHECKED BY:	TJD	FILE NO:	R0041963
DATE:	MAY 2024		

SHEET NUMBER 53

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 AREA UTILITY PLAN DWG, CAALTON, 5/21/24

COTTONWOOD CREEK
PHASING PLAN



200 100 0 200 400

SCALE: 1" = 200'

COTTONWOOD CREEK IMPROVEMENTS:

ON-SITE INFRASTRUCTURE

1. WATER, SANITARY SEWER AND STORM DRAIN UTILITIES AS DEFINED WITHIN THE CONSTRUCTION PLAN DOCUMENTS.
2. CURB, GUTTER AND ASPHALT AS DEFINED WITHIN THE CONSTRUCTION PLAN DOCUMENTS.
3. SIGNAGE AND LIGHTING AS DEFINED WITHIN THE CONSTRUCTION PLAN DOCUMENTS.
4. LANDSCAPING SHALL BE PROVIDED.
5. STREET LANDSCAPING SHALL BE COMPLETED AS ADJACENT PROPERTY PARCELS ARE CONSTRUCTED.
6. ALL ITEMS IN THE SPECIFIC PHASE (INCLUDING THOSE ITEMS CONSTRUCTED IN PREVIOUS PHASES) SHALL BE INITIALLY ACCEPTED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY IN THE SUBJECT PHASE.

COTTONWOOD CREEK - PHASING

GENERAL NOTES:

1. 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. THE DEVELOPER SHALL CONSTRUCT, WITH APPROVED PLAN REVISION FROM THE CITY, ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
2. ALL ROADWAYS INTERNAL TO EACH PHASE WITHIN THE COTTONWOOD CREEK BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH INCLUDING STRIPING, SIDEWALKS, MEDIAN, STORM DRAIN, INLETS, STREET LIGHTING, AND APPROPRIATE TURN AROUND/END CONDITIONS IF NOT ENDED IN AN INTERSECTION WITH AN EXIT, ETC. AS SHOWN ON THE COTTONWOOD CREEK CD'S.

SITE PLAN 1:

SITE PLAN 1 SHALL INCLUDE THE FOLLOWING ROADWAYS:
- THE SOUTH HALF OF E JEWELL AVE FROM MONAGHAN RD TO S HAYESMOUNT RD
- THE WEST HALF OF S HAYESMOUNT RD FROM E JEWELL AVE TO E ILIFF AVE
- THE EAST HALF OF MONAGHAN RD FROM E JEWELL AVE TO E ILIFF AVE
- THE NORTH HALF OF E ILIFF AVE FROM MONAGHAN RD TO S HAYESMOUNT RD
- S DEL RAY ST. FROM E JEWELL AVE TO E ILIFF AVE

SITE PLAN 1 SHALL INCLUDE THE CONSTRUCTION OF POND A, POND C1, POND C2, REGIONAL
DETENTION POND C3, REGIONAL DETENTION POND C, THE CHANNEL FROM REGIONAL
DETENTION POND C3 TO REGIONAL DETENTION POND C, THE CHANNEL TO POND A.
PHASE 1 WATER CONNECTIONS SHALL BE AT E JEWELL AVE WEST OF MONAGHAN RD.

PHASE 2:

PHASE 2 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES:
- S BERSSHINE WAY FROM E ADRIATIC AVE TO E ILIFF AVE
- E WARREN AVE FROM MONAGHAN RD TO S BENTLY WAY
- S ALLIUM ST FROM E WARREN AVE TO E ILIFF AVE
- E. WARREN PL FROM S ALLIUM ST TO THE END OF THE CUL-DE-SAC
- E BALTIC PL FROM S ALLIUM ST TO S BERSSHINE WAY
- E BALTIC AVE FROM S ALLIUM ST TO S BENTLY WAY
- S BERSSHINE CT FROM E BALTIC AVE TO E ILIFF AVE
- S. BENTLY ST FROM E WARREN AVE TO E ILIFF AVE
- S BENTLY WAY FROM E ADRIATIC AVE TO E ILIFF AVE
- E. BALTIC PL FROM S BENTLY WAY TO S CLUBVIEW ST
- S CARRIE ST FROM E BALTIC AVE TO E WARREN PL
- E WARREN PL FROM S CARRIE ST TO S DEL RAY ST.
- S CLUBVIEW ST FROM E WARREN PL TO E ILIFF AVE
- S DEER PARK ST FROM E WARREN PL TO E ILIFF AVE
- PRIVATE DRIVE 1 FROM S DEL RAY ST. TO S DEL RAY ST.
- E ADRIATIC AVE FROM S BERSSHINE WAY TO S BENTLY WAY

PHASE 2 SHALL INCLUDE THE OPEN SPACE TRACTS SOUTH OF E ADRIATIC AVE
PHASE 2 WATER CONNECTIONS SHALL BE AT ANYWHERE A PHASE 2 ROADWAY CONNECTS TO A PHASE 1 ROADWAY.

PHASE 3:

PHASE 3 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES:
- E EVANS DR FROM MONAGHAN RD TO E ADRIATIC AVE
- S BERSSHINE ST FROM E JEWELL AVE TO E EVANS DR
- E PACIFIC PL FROM S BERSSHINE ST TO S DEL RAY ST.
- E EVANS AVE FROM E EVANS DR TO S BENTLY WAY
- S BENTLY WAY FROM E PACIFIC PL TO E ADRIATIC AVE
- S CARRIE ST FROM E BALTIC AVE TO E WARREN PL
- S CLUBVIEW ST FROM E PACIFIC PL TO E WARREN PL
- S DEER PARK ST FROM E PACIFIC PL TO E WARREN PL
- PRIVATE DRIVE 2 FROM S DEL RAY ST. TO S DEL RAY ST.
- E ADRIATIC AVE FROM S BENTLY WAY TO S CARRIE ST

PHASE 3 SHALL INCLUDE THE OPEN SPACE TRACTS SOUTH OF THE RYE GRASS CHANNEL AND NORTH OF E ADRIATIC AVE
PHASE 3 WATER CONNECTIONS SHALL BE AT ANYWHERE A PHASE 3 ROADWAY CONNECTS TO A PHASE 1 ROADWAY

PHASE 4:

PHASE 4 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES:
- E ATLANTIC AVE FROM S BERSSHINE ST TO E ASBURY AVE
- S BENTLY ST FROM E ATLANTIC AVE TO E ASBURY AVE
- E ASBURY AVE FROM E ATLANTIC AVE TO S DEL RAY ST.
- S CARRIE CT FROM E ATLANTIC AVE TO E ASBURY AVE

PHASE 4 SHALL INCLUDE THE OPEN SPACE TRACTS NORTH OF THE RYE GRASS CHANNEL EAST OF S BERSSHINE ST AND WEST OF S DEL RAY ST.
PHASE 4 WATER SHALL BE ANYWHERE A PHASE 4 ROADWAY CONNECTS TO A PHASE 1 ROADWAY

PHASE 5:

PHASE 5 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES:
- E ASBURY AVE FROM S DEL RAY ST. TO S HAYESMOUNT RD
- S FINLEY ST FROM E ASBURY AVE TO E EVANS AVE.
- E PACIFIC PL. FROM S FINLEY ST TO S FLAT BROOK ST
- S FLAT BROOK ST FROM S HAYESMOUNT RD TO E EVANS AVE.
- S GADSDEN ST FROM E ASBURY AVE TO E EVANS AVE.
- E PACIFIC AVE. FROM S GADSDEN ST TO S GREAT ROCK ST
- S GAUCHO ST FROM E ASBURY AVE TO E PACIFIC AVE.
- S GREAT ROCK ST FROM E ASBURY AVE TO E EVANS AVE.
- E EVANS AVE. FROM S FINLEY ST TO S HAYESMOUNT RD

PHASE 5 SHALL INCLUDE THE OPEN SPACE TRACTS EAST OF S DEL RAY ST. WEST OF S HAYESMOUNT RD AND NORTH OF E EVANS AVE.
PHASE 5 WATER SHALL BE ANYWHERE A PHASE 5 ROADWAY CONNECTS TO A PHASE 1 ROADWAY

PHASE 6:

PHASE 6 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES:
- S FINLEY ST FROM E EVANS AVE. TO E ILIFF AVE
- S FLAT BROOK ST FROM E EVANS AVE. TO E ILIFF AVE
- S GADSDEN ST FROM E EVANS AVE. TO S GAUCHO CT
- E ADRIATIC PL. FROM S GADSDEN ST TO S GREAT ROCK ST
- E WARREN PL. FROM S GADSDEN ST TO S HAYESMOUNT RD
- S GAUCHO CT FROM S FLAT BROOK ST TO S GREAT ROCK ST
- S GREAT ROCK ST FROM E EVANS AVE. TO E ILIFF AVE

PHASE 6 SHALL INCLUDE THE OPEN SPACE TRACTS EAST OF S FINLEY ST WEST OF S HAYESMOUNT RD AND SOUTH OF E EVANS AVE.
PHASE 6 WATER SHALL BE ANYWHERE A PHASE 6 ROADWAY CONNECTS TO A PHASE 1 ROADWAY

No.	Revisions	Date	Init.	Appr.	Date

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COTTONWOOD CREEK
SITE PLAN NO. 1
PHASING PLAN

SCALE:	FILE NO:
AS SHOWN	R0041963

DRAWN BY:	CHECKED BY:	DATE:
MSD	T.O.	MAY 2024

SHEET NUMBER 54

N:\PROJECTS\COTTONWOOD CREEK\CAD\ENGINEERING\SHEET SETS\CSP\PHASE 1 PRELIMINARY PLAT\PHASE 1 PRELIMINARY PLAT\PHASE 1 PHASING PLAN DWG, CAALTON, 5/21/24