

DESIGN TEAM CONTACTS

DEVELOPER CONTACT

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GREENWOOD VILLAGE, CO 80111
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EMAIL: DGP@ALBDEV.COM

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SUITE 400
ENGLEWOOD, CO 80112
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CONTACT: PATRICK STEENBERG

PLANNER / LANDSCAPE

ARCHITECT:
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DENVER, CO 80204
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EMAIL: MIRFANO@CIVITASINC.COM

ENGINEER:

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TEL: (720) 482-9526
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CONTACT: TOM OBLE

LANDSCAPE ARCHITECT:

PCS GROUP CO.
200 KALAMATH ST.
DENVER, CO 80223
CONTACT: JOHN PRESTWICH
PHONE: (303)531.4905
EMAIL: JOHN@PCSGROUPCO.COM

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A RESUBDIVISION OF TRACT H OF WINDLER SUBDIVISION FILING NO. 4, BEING WINDLER SUBDIVISION FILING NO. 5 AND SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

BASIS OF BEARING:

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

BENCHMARK:

CITY OF AURORA BENCH MARK KNOWN AS 3S8518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 3S8518NW001, 2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD). SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

OWNER'S SIGNATURES WINDLER
NEIGHBORHOOD C - 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 WHEREOF, Donald G. Provost HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 23rd DAY OF April

BY: [Signature]
(PRINCIPALS OR OWNERS)

NAME: Donald G. Provost

TITLE: Manager

STATE OF COLORADO
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF April AD. 2024

BY: Donald G. Provost
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 11/12/25

NOTARY BUSINESS ADDRESS: 7155 E. Nichols Ave., Ste 360
Centennial, CO 80112

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 5/3/24

Planning Director: [Signature] Date: 5/1/24

Planning Commission: N/A Date: N/A
(Chairperson)

City Council: N/A Date: N/A
(Mayor)

Attest: N/A Date: N/A
(City Clerk)

Database Approval Date 10/18/23

RECORDER'S CERTIFICATE:

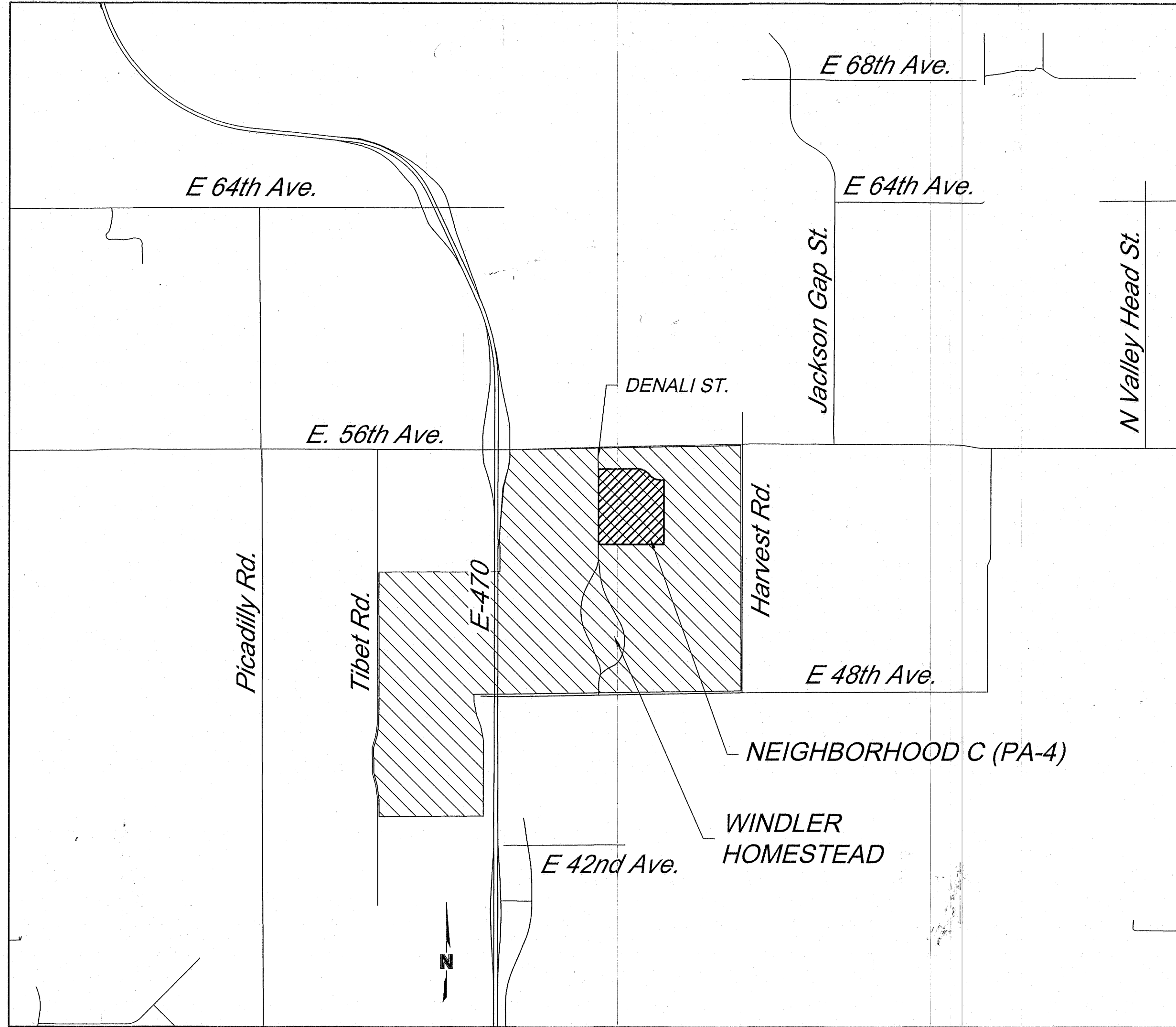
Accepted for filing in the office of the Clerk and Recorder of
Colorado at _____ o'clock—M, this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy: _____
Instrument No. _____

NEIGHBORHOOD C

PA-4 - SITE PLAN

PART OF WINDLER FLEXIBLE RESIDENTIAL LOT OPTION AREA 1

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



VICINITY MAP

1" = 2000'

SITE DATA		
CURRENT ZONE	MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)	
SITE AREA	1,626,925 ± SQ. FT (37.35 ± ACRES)	
LOT AREA	839,677 ± SQ. FT (19.28 ± ACRES) - 51.6%	
LANDSCAPE AREA	276,866 ± SQ. FT (6.36 ± ACRES) - 17.0%	
RIGHT OF WAY AREA	360,417 ± SQ. FT (8.28 ± ACRES) - 22.2%	
PRIVATE ALLEYWAY AREA	149,965 ± SQ. FT (3.44 ± ACRES) - 9.2%	
MAXIMUM ALLOWABLE BUILDING HEIGHT	38'	
2015 IBC CONSTRUCTION TYPE OF STRUCTURE	V-B	
2015 IBC OCCUPANCY TYPE	R-3 (NON-FIRE SPRINKLED)	
NUMBER OF BUILDING(S) (TOWNHOUSE, DUPLEX, CONDO)	192	
SQUARE FOOTAGE OF BUILDINGS	N/A	
GROSS SQ. FT. OF BUILDINGS	N/A	
HEIGHT OF BUILDINGS	N/A	
DUPLEX	40	
NUMBER OF LOTS	293	
	REQUIRED	PROPOSED
PARKING SPACES	2 SPACES PER DWELLING UNIT X 300 UNITS =600 SPACES	600 GARAGE SPACES
BICYCLE SPACES	0	12
SIGNS	2 PER ENTRANCE OFF AN ARTERIAL/COLLECTOR ROADWAY	1
SIGN SQUARE FOOTAGE	MAX 96 SF PER SIGN; 6' MAX HEIGHT	12 SF

BUILDING SQUARE FOOTAGE AND TYPE NOT DETERMINED AT THIS TIME.

SHEET	TITLE
1	COVER SHEET
2	NOTES
3	TYPICAL STREET SECTIONS
4	TYPICAL LOT SETBACKS
5	TYPICAL LOT SETBACKS
6	TYPICAL LOT SETBACKS
7	TYPICAL LOT SETBACKS
8	TYPICAL LOT SETBACKS
9	TYPICAL LOT SETBACKS
10	TYPICAL LOT SETBACKS
11	FRLO STANDARDS TRACKING
12	OS TRACKING
13	OS AMENITY TRACKING
14	FENCE DIAGRAM
15	FENCE DETAILS
16	MAILBOX PLAN
17	CIRCULATION PLAN
18	OVERALL SITE PLAN
19	AREA SITE PLAN
20	AREA SITE PLAN
21	AREA SITE PLAN
22	AREA SITE PLAN
23	LINE & CURVE TABLES
24	OVERALL GRADING PLAN
25	AREA GRADING PLAN
26	AREA GRADING PLAN
27	AREA GRADING PLAN
28	AREA GRADING PLAN
29	OVERALL UTILITY PLAN
30	AREA UTILITY PLAN
31	AREA UTILITY PLAN
32	AREA UTILITY PLAN
33	AREA UTILITY PLAN
34	FIRE ACCESS
35	DETAILS
36	HOUSING TYPE AND LANDSCAPE REQUIREMENTS
37	RESIDENTIAL LANDSCAPE GUIDELINES AND SCHEDULE
38	TYPICAL LOT LANDSCAPE 1
39	TYPICAL LOT LANDSCAPE 2
40	TYPICAL LOT LANDSCAPE 3
41	TYPICAL LOT LANDSCAPE 4
42	TYPICAL LOT LANDSCAPE 5
43	TYPICAL LOT LANDSCAPE 6
44	LANDSCAPE NOTES (L0.00)
45	LANDSCAPE SHEET INDEX (L0.01)
46	LANDSCAPE DETAILS (L0.02)
47	LANDSCAPE DETAILS (L0.03)
48-53	STREETSCAPE PLANS (L1.00 - L1.05)
54-64	LINEAR PARK (L2.00 - L2.30)
65-89	OPEN SPACE PLANS (L3.00 - L3.24)
90	OVERALL LIGHTING PLAN
91	OPEN SPACE LIGHTING PLAN
92	OPEN SPACE LIGHTING PLAN
93	OPEN SPACE LIGHTING PLAN
94	OPEN SPACE LIGHTING PLAN
95	OPEN SPACE LIGHTING PLAN
96	OPEN SPACE LIGHTING PLAN
97	OPEN SPACE LIGHTING PLAN
98	OPEN SPACE LIGHTING PLAN
99	OPEN SPACE LIGHTING PLAN
100	OPEN SPACE LIGHTING PLAN
101	OPEN SPACE LIGHTING PLAN
102	OPEN SPACE LIGHTING PLAN
103	OPEN SPACE LIGHTING PLAN
104	OPEN SPACE LIGHTING PLAN
105	OPEN SPACE LIGHTING SCHEDULE

11-15-24 AMENDMENT 1 - LOT TYPE ADJUSTMENT AND SETBACK ADJUSTMENTS.

1

SCALE: AS SHOWN

FILE NO: CAB

DATE: 2/23/2024

WINDLER NEIGHBORHOOD C PLANNING AREA 4 INITIAL SITE PLAN

WINDLER NEIGHBORHOOD C PLANNING AREA 4 INITIAL SITE PLAN

GVP WINDLER, LLC
CONTACT: DON PROVOST
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
TEL: (720) 227-3618

Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720-482-3526
Westwood Professional Services, Inc.

Revisions

No.

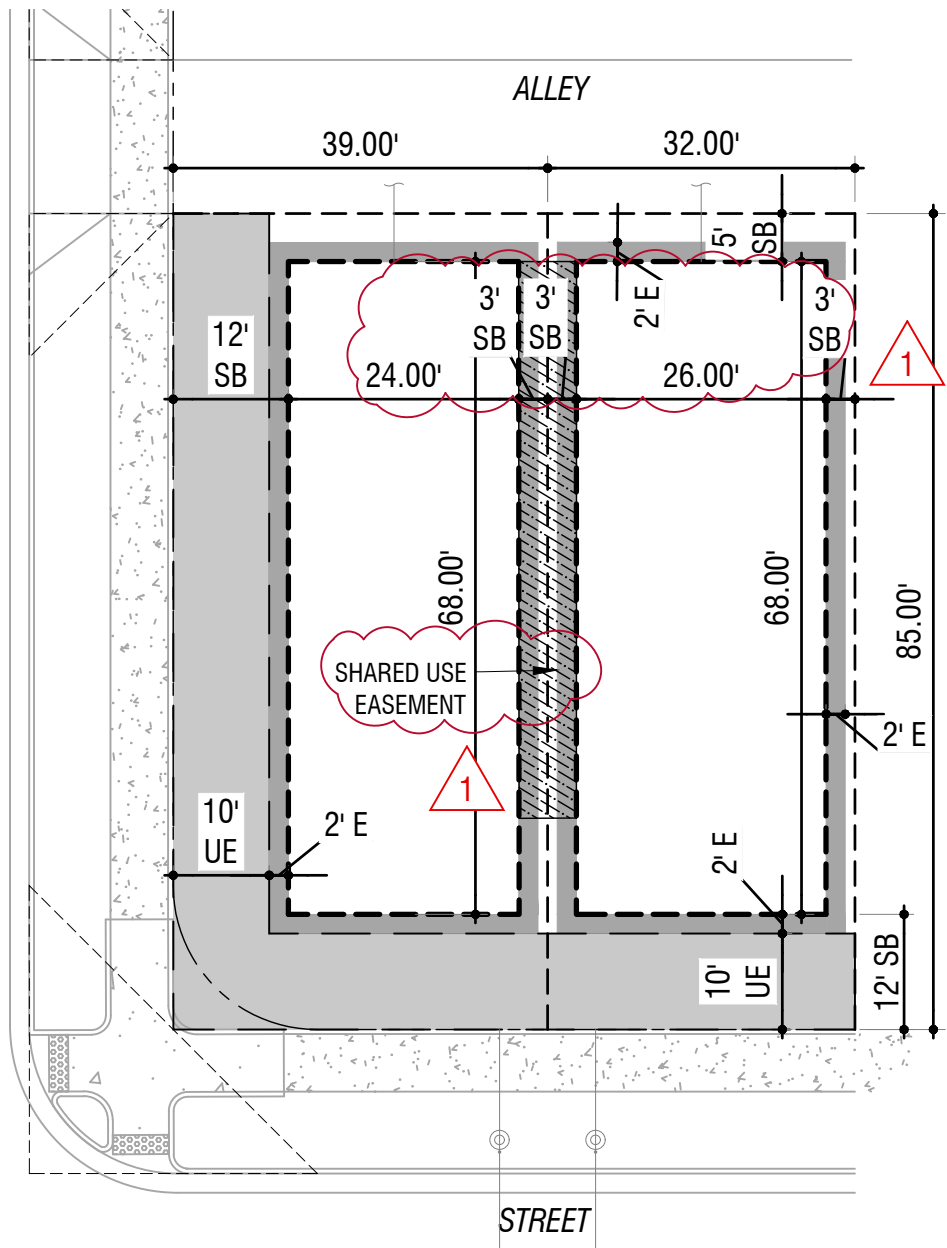
Date

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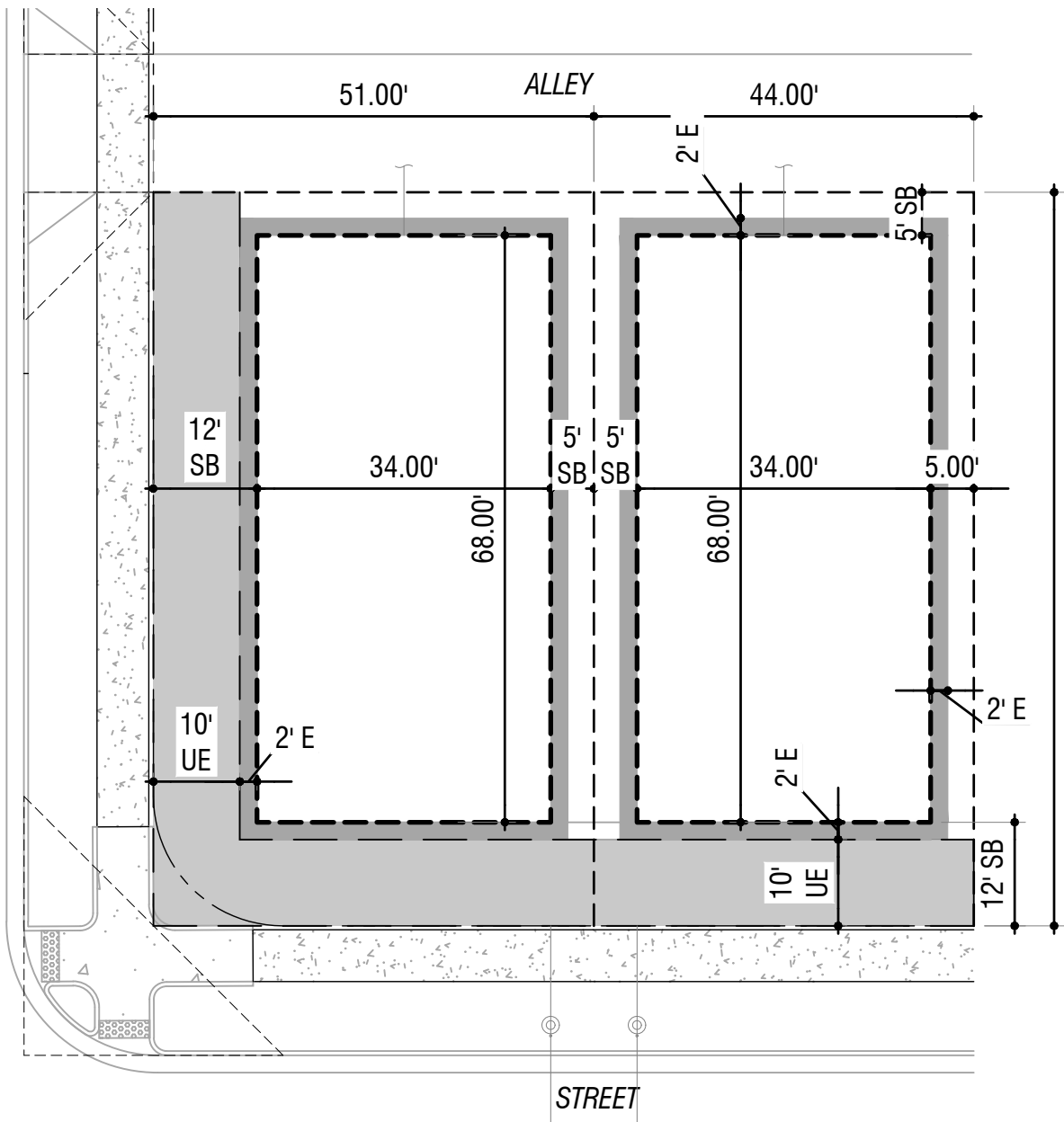
Date

F:\2021\12-21-0036 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\04_NBHD-CIV_NHBD-C LOT TYP SHEETS.DWG, RPAI, 11/14/24

NOT FOR CONSTRUCTION



1 - SETBACK UPDATE PER HOMEBUILDER REQUEST
- ADDING SHARED USE EASEMENT



LEGEND:

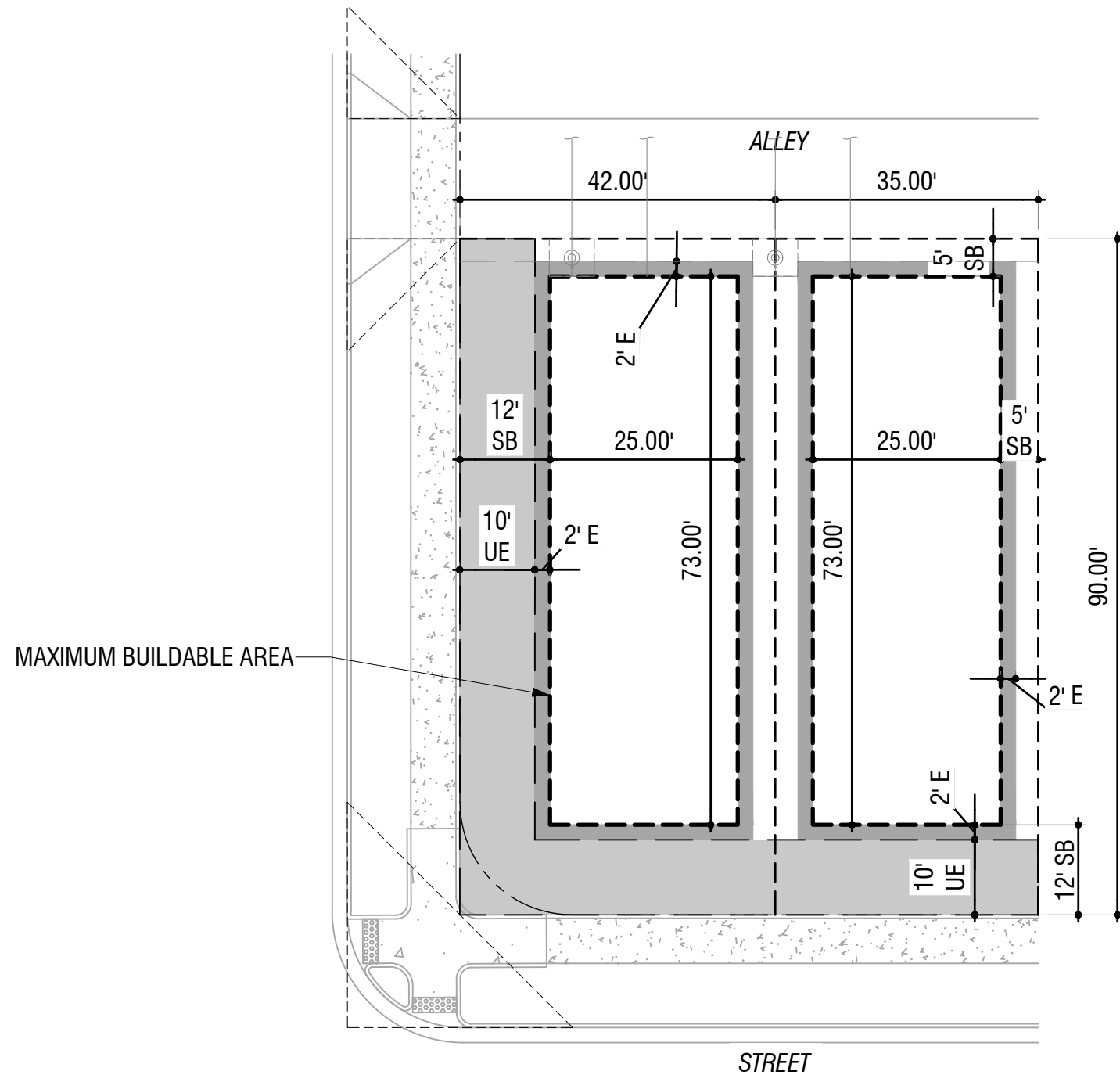
- 10' UTILITY EASEMENT
- 2' MAXIMUM ENCROACHMENT
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW
- SHARED USE EASEMENT

1

1A SINGLE FAMILY DETACHED - ALLEY LOADED (32' X 85')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE***	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,720	12'	NA/3'	5'	10'	NA/NA	NA**	2'	2'	NA	2'**
CORNER	3,315	12'	12'/3'	5'	10'	10'/NA	NA**	2'	2'	2'	2'**

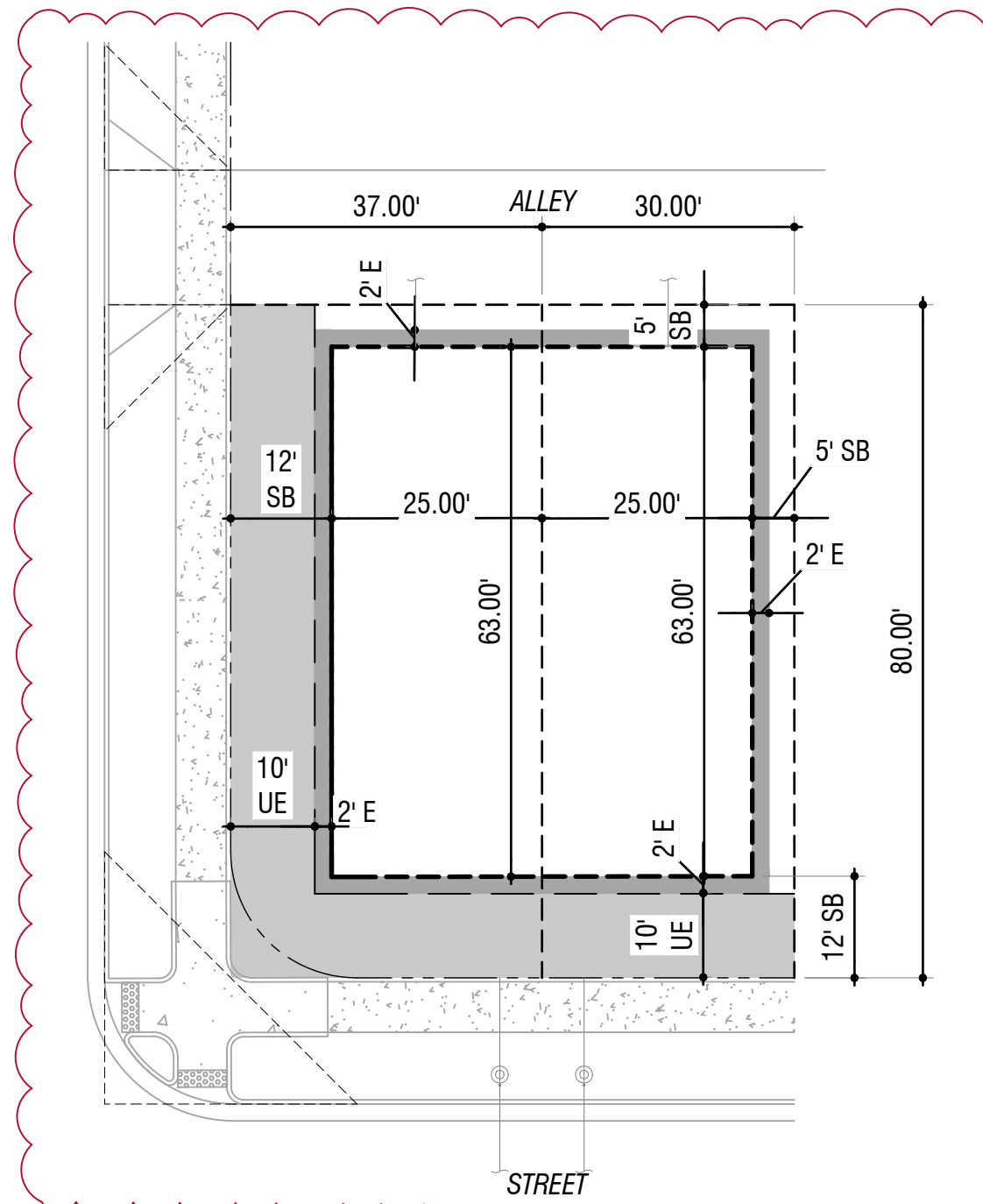
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1B SINGLE FAMILY DETACHED - ALLEY LOADED (44' X 85')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,740	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'**
CORNER	4,335	12'	12'/5'	5'	10'	10'/NA	NA**	2'	2'	2'	2'**



MAXIMUM BUILDABLE AREA

1C SINGLE FAMILY DETACHED - ALLEY LOADED (35' X 90')											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,150	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'**
CORNER	3,780	12'	12'/5'	5'	10'	10'/NA	NA**	2'	2'	2'	2'**



1 - LOT TYPOLOGY UPDATE FROM SINGLE FAMILY DETACHED TO PAIRED HOME
- LOT DIMENSION STAY THE SAME

3C - SINGLE FAMILY ATTACHED (30' X 80') - PAIRED HOME											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER /SIDE	REAR	FRONT	CORNER /SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,400	12'	NA/5'	5'	10'	NA/NA	NA**	2'	2'	NA	2'**
CORNER	2,960	12'	12'/NA	5'	10'	10'/NA	NA**	2'	NA	2'/1	2'**

1

1

NOTES:

- * ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, EACH EXTENDING NO MORE THAN 18-INCHES MEASURED PERPENDICULAR FROM THE EXTERIOR FACE OF THE OUTSIDE WALL TO THE FURTHEST EDGE OF THE PROJECTION AND 12-FT MINIMUM MEASURED PARALLEL TO THE EXTERIOR FACE OF THE OUTSIDE WALL FROM THE FURTHEST EDGE OF THE PROJECTION TO THE FINISHED GRADE; SHALL BE ALLOWED TO PROTRUDE INTO THE VERTICAL EXTENSION OF THE ADJACENT POCKET WATER EASEMENT ON ALL ALLEY FACING WALLS. THIS IS A VARIANCE TO STANDARD SITE PLAN NOTE NUMBER 16 AND BY REVIEW AND APPROVAL OF THESE SITE OR CONSTRUCTION PLANS THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
- ** WHEN A 26' UTILITY EASEMENT RUNS ALONG ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCROACHMENT APPLIED TO 5' REAR SETBACK.
- *** IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED. IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE. IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.

TABLE R302.1(1)
EXTERIOR WALLS

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119, UL 263 or Section 703.3 of the <i>International Building Code</i> with exposure from both sides.	0 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
Projections	Not allowed	NA	< 2 feet
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}	≥ 2 feet to < 5 feet
	Not fire-resistance rated	0 hours	≥ 5 feet
	Not allowed	NA	< 3 feet
Openings in walls	25% maximum of wall area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.

- a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.
- b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

Westwood

1200 Bannock St.
Denver, CO 80204

303.571.0053
civilasinc.com

AMENDMENT 1

11/15/24

MI

Revisions

Date

Init.

Appr.

Date

1200 Bannock St.
Denver, CO 80204

303.571.0053
civilasinc.com

WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)

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

SCALE:

AS SHOWN

FILE NO:

R0043248.00

DRAWN BY:

NL

CHECKED BY:

MI

DATE:

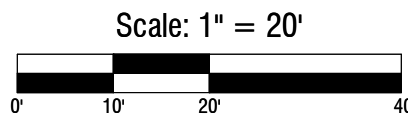
04/05/2024

SHEET NUMBER

4

WINDLER FRLO AREA 1
SITE PLAN (PA-4)

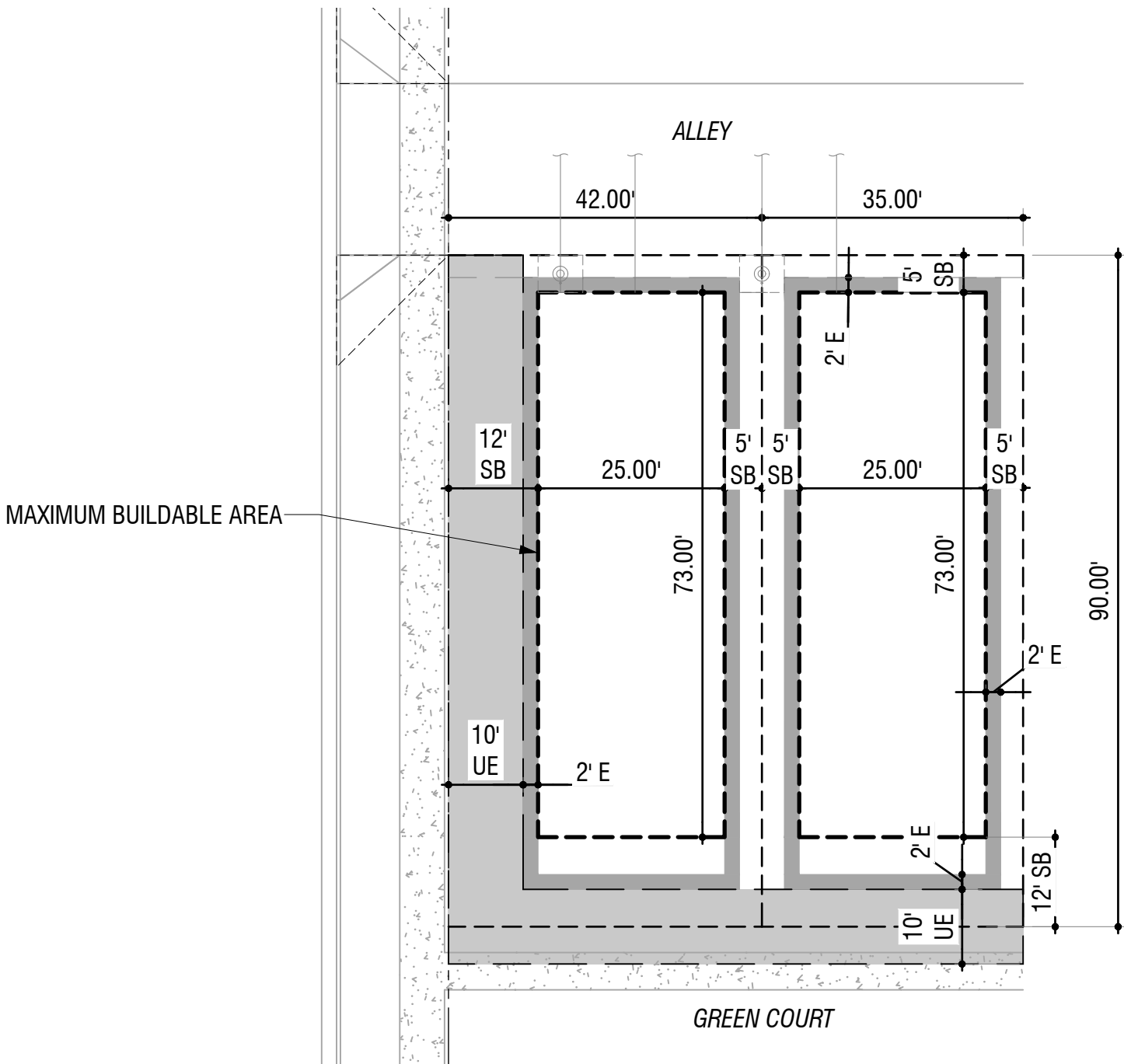
TYPICAL LOT SETBACKS 1



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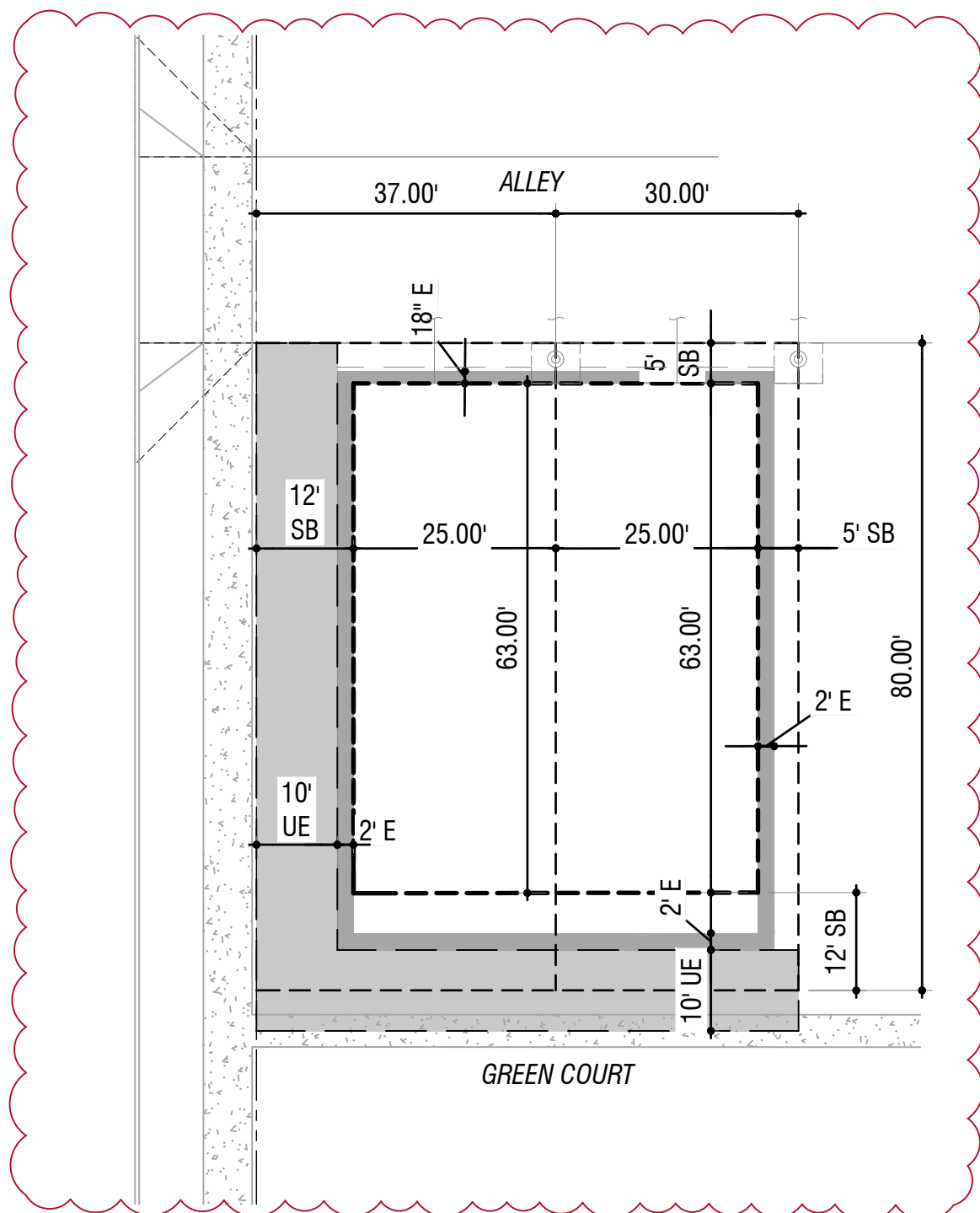
NOT FOR CONSTRUCTION

2A SINGLE FAMILY DETACHED (32' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE****	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,720	12'	NA/3'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'**
CORNER	3,315	12'	12'/3'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'**



2C SINGLE FAMILY DETACHED (35' X 90') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,150	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'**
CORNER	3,780	12'	12'/5'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'**

2B SINGLE FAMILY DETACHED (44' X 85') - GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	3,740	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	2'**
CORNER	4,335	12'	12'/5'	5'	5'***	10'/NA	NA**	2'	2'	2'	2'**



3D SINGLE FAMILY ATTACHED PAIRED HOME (30' X 80')-GREEN COURT											
PRODUCT		BUILDING SETBACKS (SB)			UTILITY EASEMENTS (UE)			MAX ENCROACHMENT (E)*			
LOT TYPE	SQFT	FRONT	CORNER/SIDE	REAR	FRONT	CORNER/SIDE	REAR	FRONT	SIDE	CORNER	REAR
INTERIOR	2,400	12'	NA/5'	5'	5'***	NA/NA	NA**	2'	2'	NA	18'***
CORNER	2,960	12'	12'/NA	5'	5'***	10'/NA	NA**	2'	NA	2'	18'***

LEGEND:

- 10' UTILITY EASEMENT
- 2' MAXIMUM ENCROACHMENT
- SETBACKS/BUILDABLE AREA
- LOT LINES
- ROW
- SHARED USE EASEMENT

TABLE R302.1(1) EXTERIOR WALLS		
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	Not fire-resistance rated	0 hours
Projections	Not allowed	NA
	Fire-resistance rated	1 hour on the underside, or heavy timber, or fire-retardant-treated wood ^{a, b}
Openings in walls	Not fire-resistance rated	0 hours
	Not allowed	NA
	25% maximum of wall area	0 hours
Penetrations	Unlimited	0 hours
	All	Comply with Section R302.4
		None required

For SI: 1 foot = 304.8 mm.
NA = Not Applicable.

a. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave overhang if fireblocking is provided from the wall top plate to the underside of the roof sheathing.

b. The fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the rake overhang where gable vent openings are not installed.

NOTES:

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

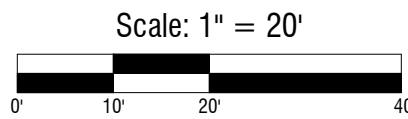
** WHEN A 26' UTILITY EASEMENT RUNS ALONG ALLEY, MAXIMUM 3' OF THE UTILITY EASEMENT WILL OVERLAP LOT AND RUN ALONG THE REAR PROPERTY LINE. MAXIMUM 2' ENCROACHMENT APPLIED TO 5' REAR SETBACK.

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

**** IF 3' INTERIOR SIDE SETBACK IS USED WALL ALONG PROPERTY LINE MUST BE FIRE RATED.

IF 3' INTERIOR SIDE SETBACK IS USED BUILDER MUST COORDINATE WITH ADJACENT LOT BUILDER TO ENSURE FIRE RATING REQUIREMENTS ARE MET. SEE TABLE R302.1(1) ABOVE.

IF REQUIRED, WATER METER RELOCATION IS THE RESPONSIBILITY OF BUILDER IF USING A 3' SIDE YARD.



SHEET NUMBER	DRAWN BY: NL	CHECKED BY: MI	DATE: 04/05/2024	SCALE: AS SHOWN	FILE NO: R0043248.00	WINDLER FRLO AREA 1 SITE PLAN (PA-4) TYPICAL LOT SETBACKS 2	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	Westwood	AM	11/15/24	AM	Date	Date	Date			
																		Revisions	Init.	Appr.
																		No.		

FLEXIBLE RESIDENTIAL LOT OPTION (FRLO) STANDARDS TRACKING

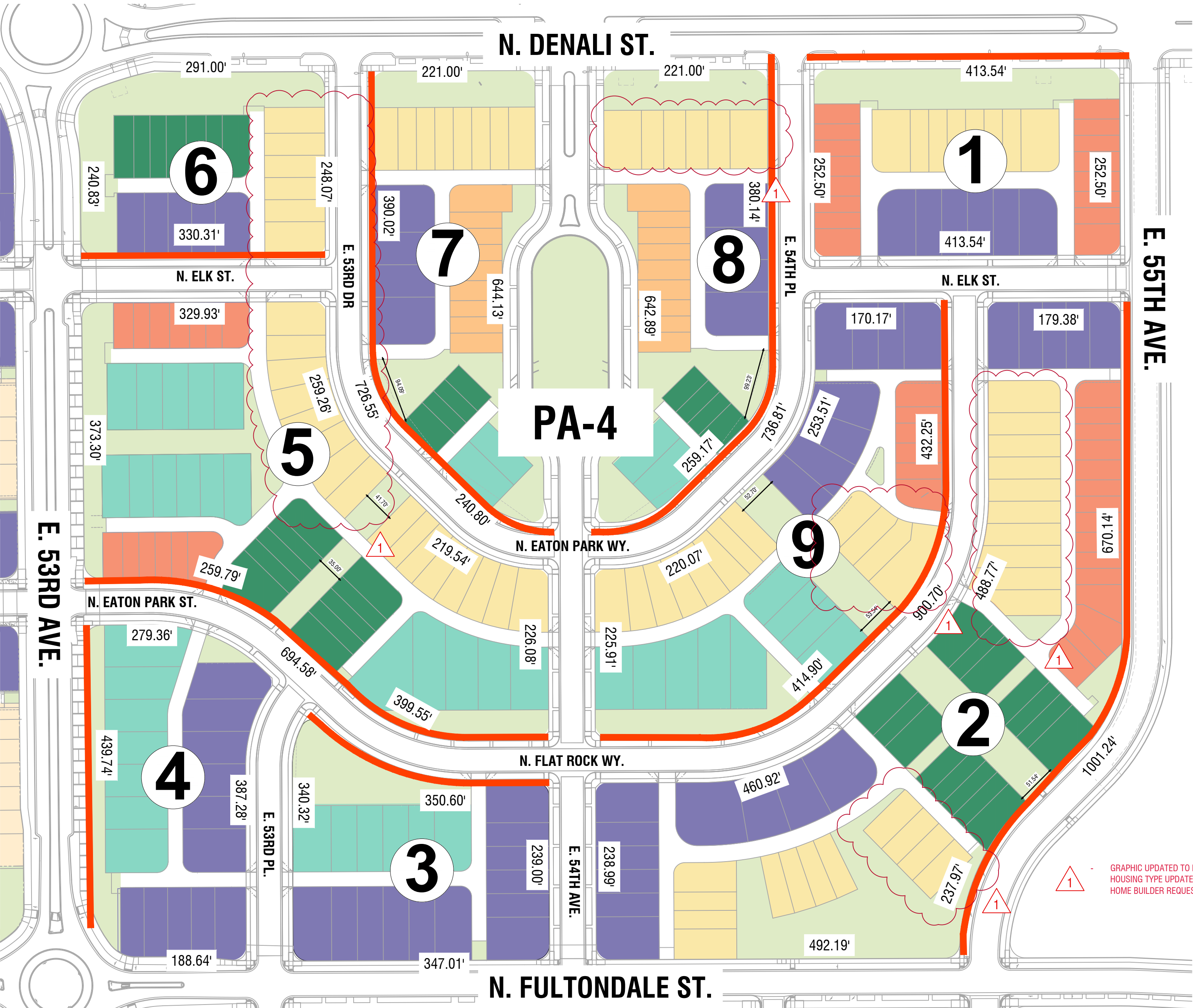
STREET AND BLOCKS:

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

HOUSING TYPE AND MIX:

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

KEY MAP



PA-4 BLOCK LENGTH TRACKING

PA-4 BLOCK LENGTH TRACKING			
BLOCK NUMBER	BLOCK LENGTH	MEETS REQUIREMENT (Y/N)	COMMENTS
1	413.54	Y	
2	1001.24	Y	BLOCK IS BROKEN UP BY GREEN COURT AND TRAIL CONNECTION*
3	350.60	Y	
4	439.74	Y	
5	694.58	Y	
6	330.31	Y	
7	726.55	Y	BLOCK IS BROKEN UP BY TRAIL CORRIDOR*
8	736.81	Y	BLOCK IS BROKEN UP BY TRAIL CORRIDOR*
9	900.70	Y	BLOCK IS BROKEN UP BY GREEN COURT EXCEED MINIMUM 30' WIDTH WITH MINIMUM 5' SIDEWALK*

KEY NOTE

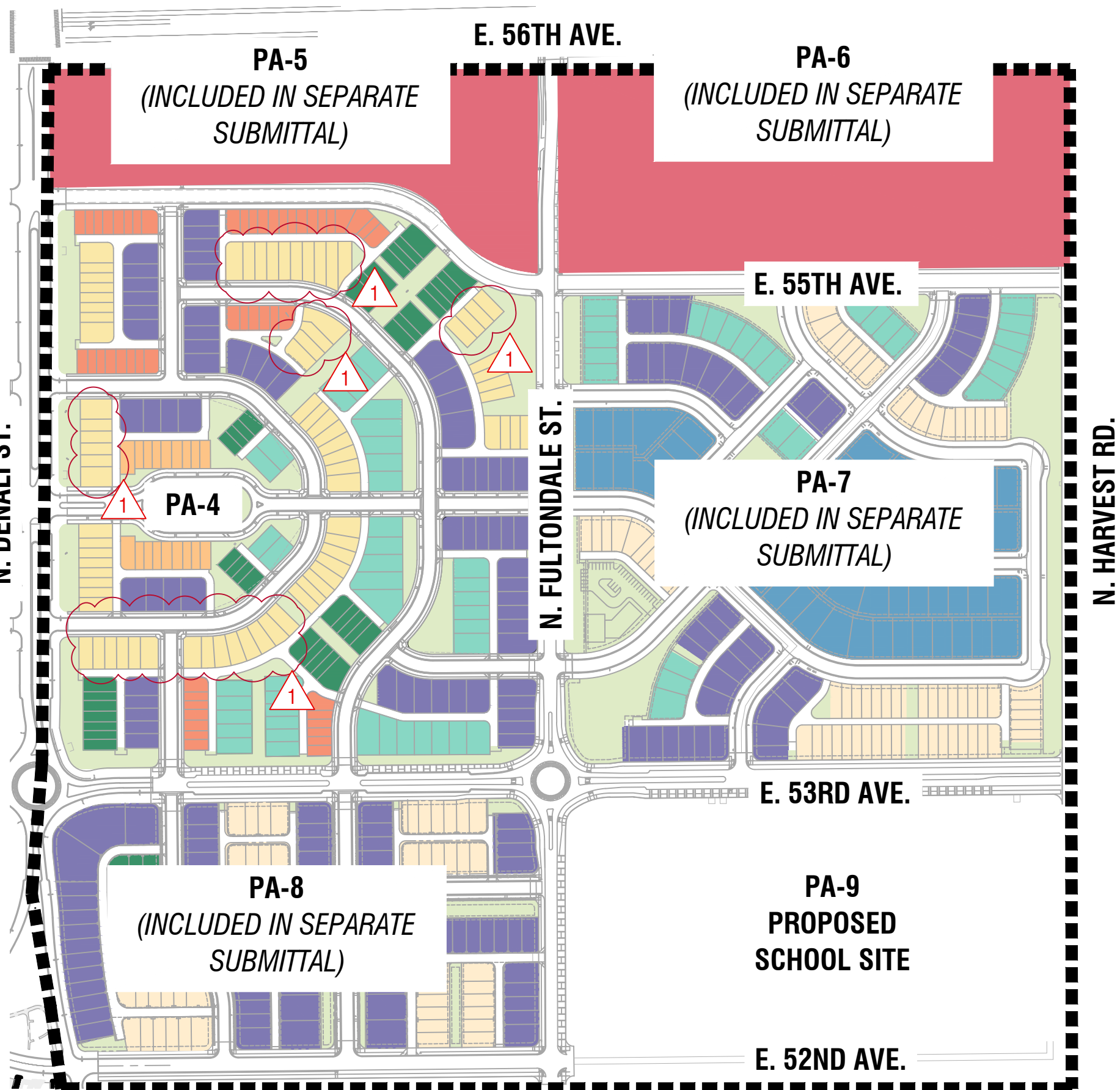
- SINGLE FAMILY DETACHED - FRONT LOADED
- SINGLE FAMILY DETACHED - ALLEY LOADED
- SINGLE FAMILY DETACHED - GREEN COURT
- SINGLE FAMILY ATTACHED - GREEN COURT
- TWO-FAMILY DUPLEX / PAIRED HOME
- SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE
- SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE

NOTES:

* REFER TO SHEET 17 FOR TRAIL LOCATION AND WIDTH FOR BLOCKS BROKEN UP BY A GREEN COURT OR TRAIL CORRIDOR

BLOCK LENGTHS ARE COMPLIANT BECAUSE THE STREET NETWORK AND PLACEMENT ARE COMPLIANT WITH THE MASTER PLAN FRAMEWORK DOCUMENT.

KEY MAP



FRLO 1 HOUSING TYPE MAP

FRLO 1 HOUSING TYPE TRACKING									
	PRODUCT TYPE	PA-4	PA-5	PA-6	PA-7	PA-8	PA-9*	TOTAL	%
1	SINGLE FAMILY DETACHED - FRONT LOADED	0	0	TBD	52	0	0	52	6.58%
2	SINGLE FAMILY DETACHED - ALLEY LOADED	65	0	TBD	32	43	0	140	17.72%
3	SINGLE FAMILY DETACHED - MOTOR COURT	0	0	TBD	0	0	0	0	0%
4	SINGLE FAMILY DETACHED - GREEN COURT	42	0	TBD	30	25	0	97	12.28%
5	SINGLE FAMILY ATTACHED - GREEN COURT	40	0	TBD	0	0	0	40	5.06%
6	TWO-FAMILY DUPLEX / PAIRED HOME	78	0	TBD	66	48	0	192	24.30%
7	SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE	18	10	TBD	0	0	0	28	3.54%
8	SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE	50	0	TBD	0	0	0	50	6.33%
9	SMALL MULTI-FAMILY	0	0	TBD	0	0	0	0	0%
10	MULTI-FAMILY	0	191	TBD	0	0	0	191	24.18%
	UNIT TOTAL	293	201	TBD	180	116	0	790	100%
	TYPE/PA TOTAL	6	2	TBD	4	3	0	8	

*PA-9 IS PROPOSED AS FUTURE SCHOOL SITE WITH NO RESIDENTIAL UNITS.

FRLO 1 HOUSING DENSITY TRACKING			
PA	ACRES	UNITS	DENSITY
PA-4	37.54	293	7.81
PA-5	6.76	201	29.73
PA-6	TBD	TBD	TBD
PA-7	33.66	180	5.35
PA-8	17.02	116	6.81

11/15/24

AMENDMENT 1

Revisions

No.

Date

Init.

Appr.

Date

Westwood

1200 Bannock St.
Denver, CO 80204

303.571.0053
civiltasinc.com

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
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WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)

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

WINDLER FRLO AREA 1
SITE PLAN (PA-4)

FRLO STANDARDS TRACKING

SCALE:
AS SHOWN

FILE NO:
R0043248.00

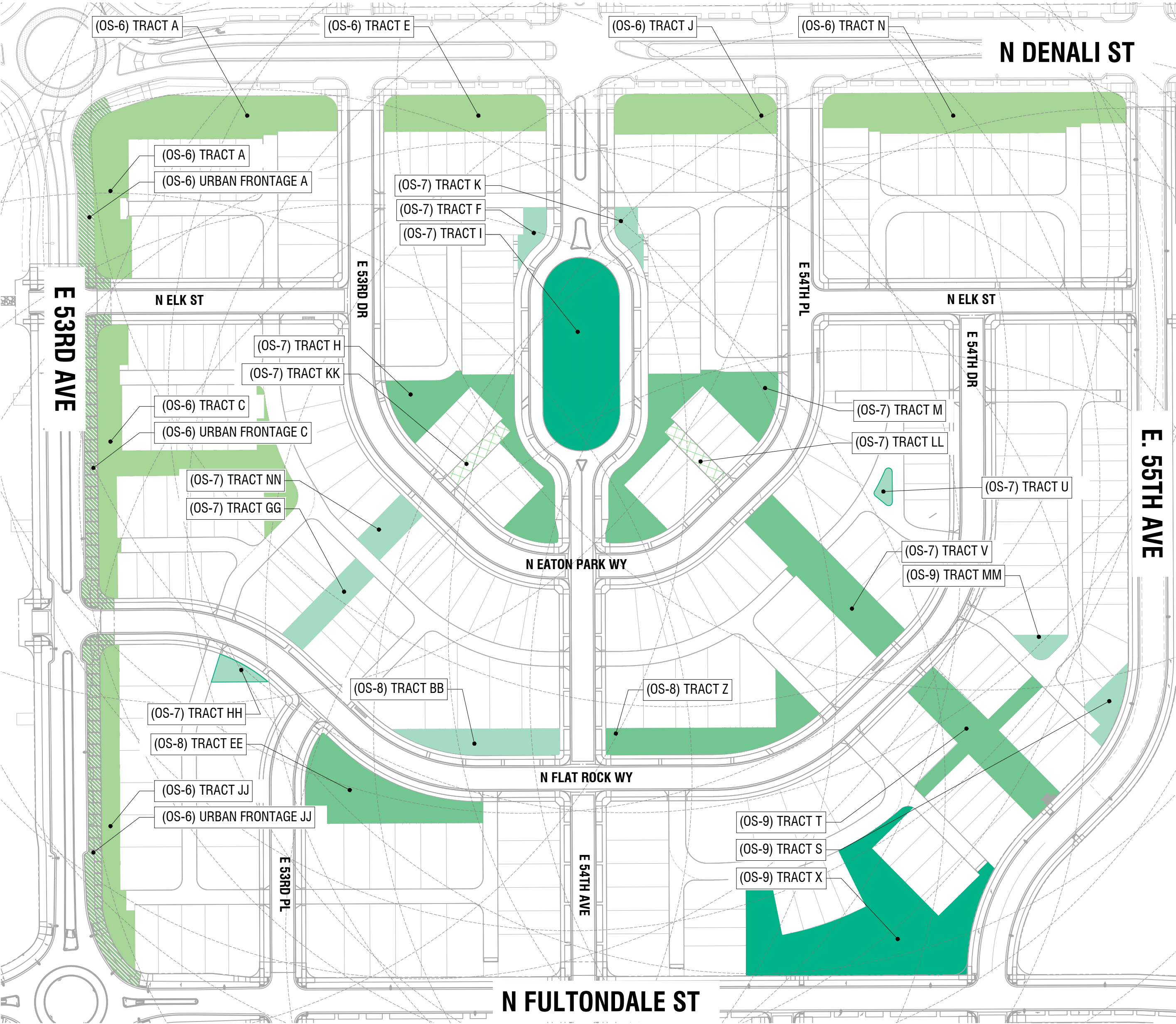
DRAWN BY:
NL

CHECKED BY:
MI

DATE:
04/05/2024

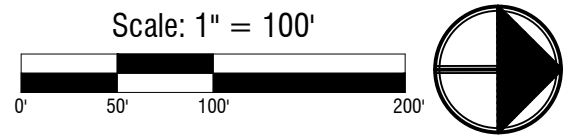
11

KEY MAP



OPEN SPACE LEGEND

- LINEAR PARK
- POCKET PARK
- LOCAL PARK
- PARKLET
- PASEO/TRAIL CORRIDOR
- URBAN FRONTAGE
- 800' RADIUS



OPEN SPACE TRACKING

WINDLER MASTER PLAN - TAB 9 - FORM J					FRLO 1 SITE PLAN			
PLANNING AREA	OPEN SPACE	PARK CLASSIFICATION (WINDLER OR PROS)	FORM J PLANNED	PARKS DEPT. CREDITED	PA-4 OPEN SPACE TRACKING			
			ACRES	ACRES	TRACT	SF	PARK CLASSIFICATION	ACRES CREDITED
PA-4	OS-6	LINEAR PARK			A	25,560	LINEAR PARK	0.59
					C	22,924		0.53
					E	10,657		0.24
					J	11,763		0.27
					N	20,440		0.47
					JJ	11,585		0.27
			3.09	2.70		102,929		2.37
	OS-7	POCKET PARK			H	13,849	LOCAL PARK	0.32
					M	16,515		0.38
					V	13,814		0.32
					I	24,447	POCKET PARK	0.56
					K	2,359	PARKLET	0.05
					U	841		0.02
					GG	4,976		0.11
					HH	1,634		0.04
					F	2,359		0.05
					NN	3,545		0.08
					KK	2,062	PASEO/TRAIL CORRIDOR	0.05
					LL	2,014		0.05
			3.03	2.54		88,415		2.03
	OS-8	LOCAL PARK			Z	10,836	LOCAL PARK	0.25
					EE	15,001		0.34
					BB	6,790	PARKLET	0.16
			0.53	0.47		32,627		0.75
	OS-9	LOCAL PARK			S	2,864	PARKLET	0.07
					MM	1,526		0.04
					T	15,965	LOCAL PARK	0.37
					X	35,288	POCKET PARK	0.81
			0.90	0.90		55,643		1.29
	URBAN FRONTAGE	URBAN FRONTAGE			A-UF	6,213	URBAN FRONTAGE	0.14
					C-UF	8,321		0.19
					JJ-UF	9,991		0.23
						24,525		0.56
			7.55	6.61		304,139		7.00

MASTER PLAN OPEN SPACE REQUIREMENTS

PROJECTED POPULATION			
HOUSING TYPE	# OF UNITS	MULTIPLIER	# OF RESIDENTS
SINGLE FAMILY DETACHED	107	2.65	284 RESIDENTS
SINGLE FAMILY ATTACHED	186	2.65	493 RESIDENTS
MULTI-FAMILY	0	2.50	0 RESIDENTS
	293		777 RESIDENTS
REQUIRED PARKS AND OPEN SPACE DEDICATION			
PARK TYPE	# OF RESIDENTS	MULTIPLIER	ACREAGE
NEIGHBORHOOD PARKS	777 RESIDENTS	3 AC./1000 RESIDENTS	2.33 AC.*
COMMUNITY PARKS	777 RESIDENTS	1.1 AC./1000 RESIDENTS	0.85 AC.**
OPEN SPACE	777 RESIDENTS	7.8 AC./1000 RESIDENTS	6.06 AC.***
9.24 AC.			

- * NEIGHBORHOOD PARK REQUIREMENT WILL BE FULFILLED BY DISCOVERY PARK (PK-2).
- ** REQUIRED 0.85 AC COMMUNITY PARK TO BE MET CASH-IN-LIEU PRIOR TO PLAT RECORDATION.
- *** OPEN SPACE REQUIREMENT IS FULFILLED PROVIDING 7.00 ACRES OF OPEN SPACE BASED ON THE MINIMUM 6.06 ACRES OF OPEN SPACE.

TABLE UPDATED TO REFLECT HOUSING TYPE UPDATE PER HOME BUILDER REQUEST

12

SHEET NUMBER

DRAWN BY:
NL

CHECKED BY:
MI

DATE:
04/05/2024

SCALE:
AS SHOWN

FILE NO:
R0043248.00

WINDLER FRLO AREA 1
SITE PLAN (PA-4)
OS TRACKING

WINDLER PUBLIC IMPROVEMENT
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9155 E. NICHOLS AVE, SUITE 360
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Westwood

Westwoodps.com
Westwood Professional Services, Inc. TEL: 720.482.9526

AMENDMENT 1

11/15/24

MI

Revisions

Date

Init.

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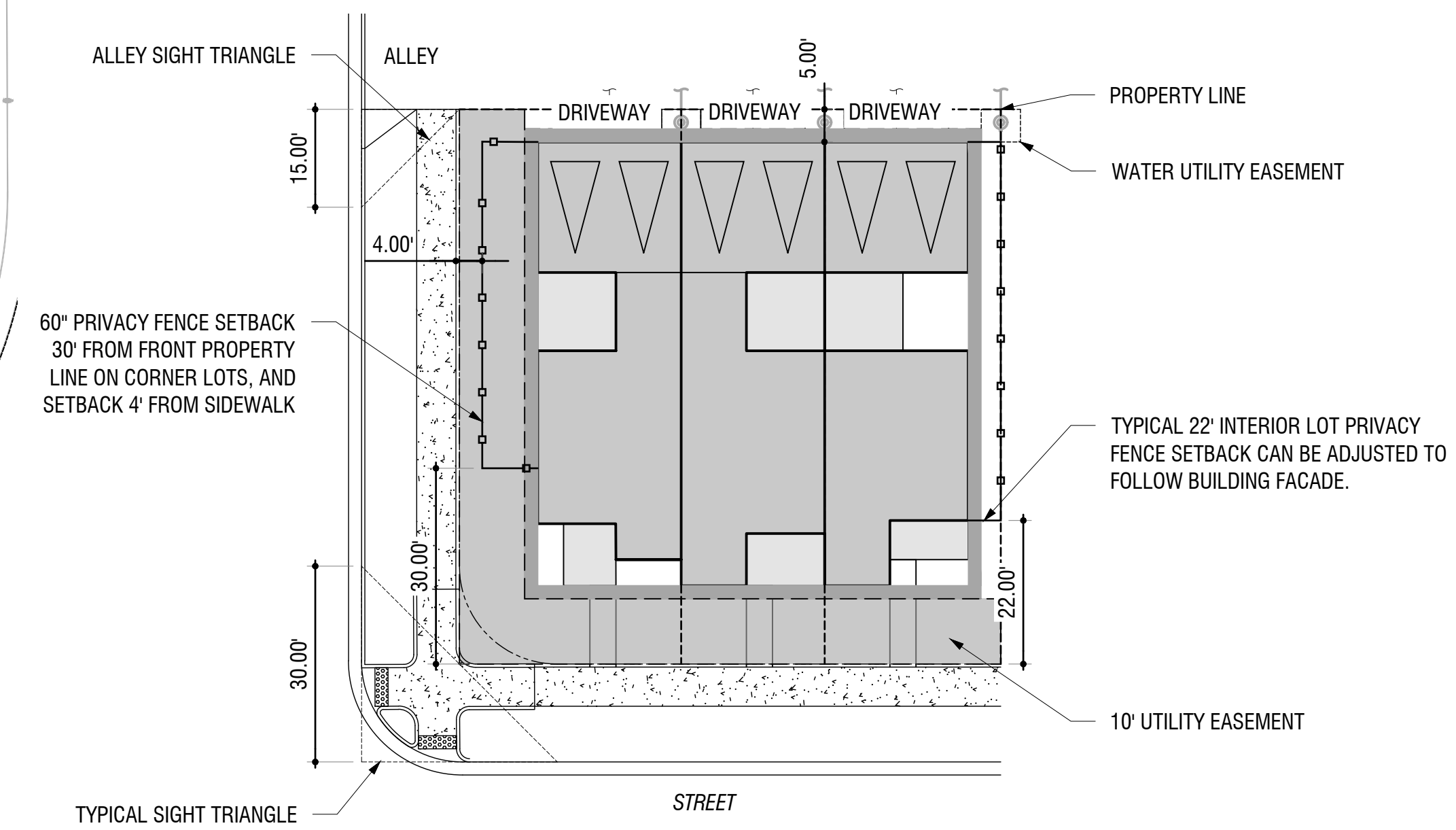
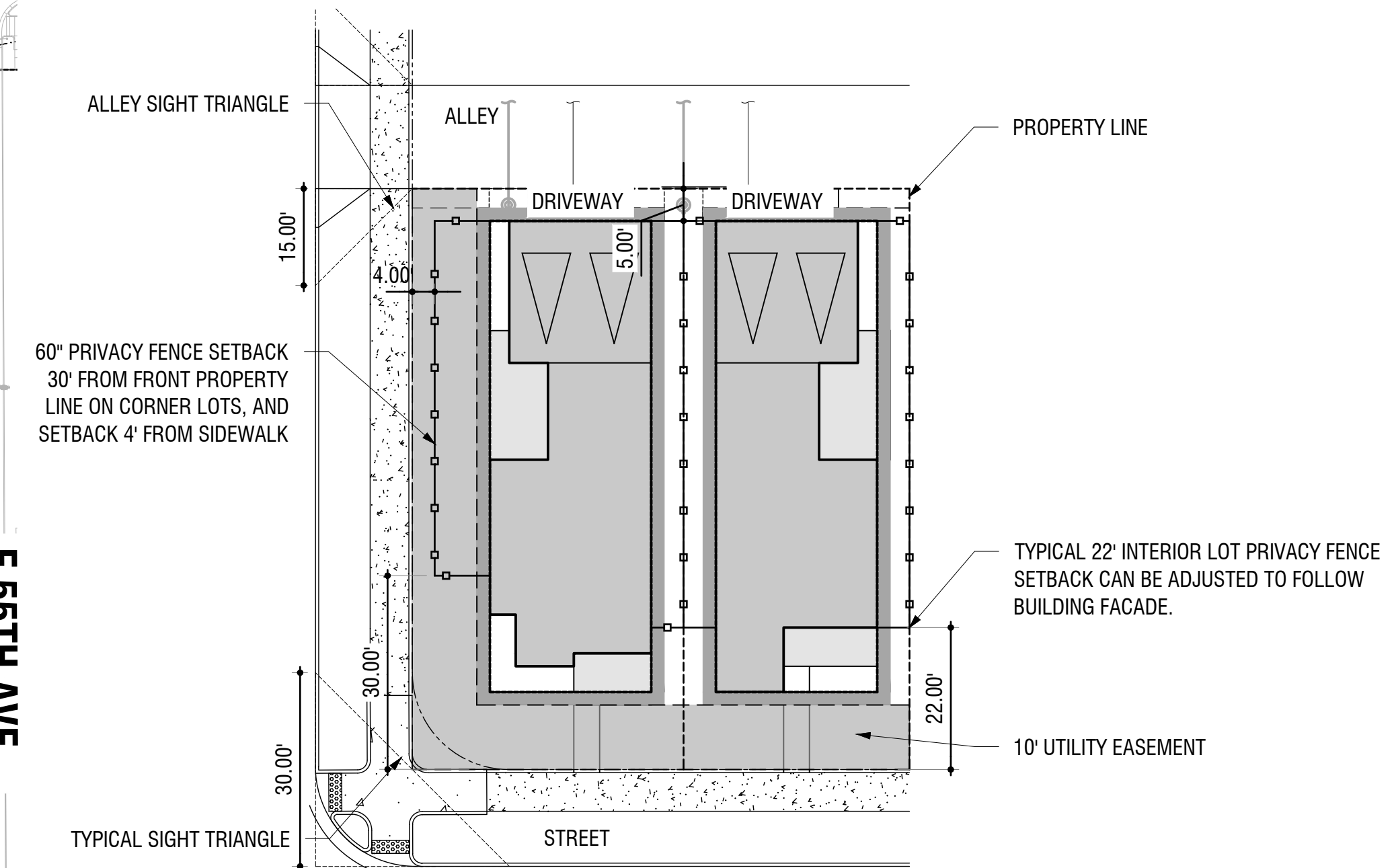
Date

FENCE LOCATIONS

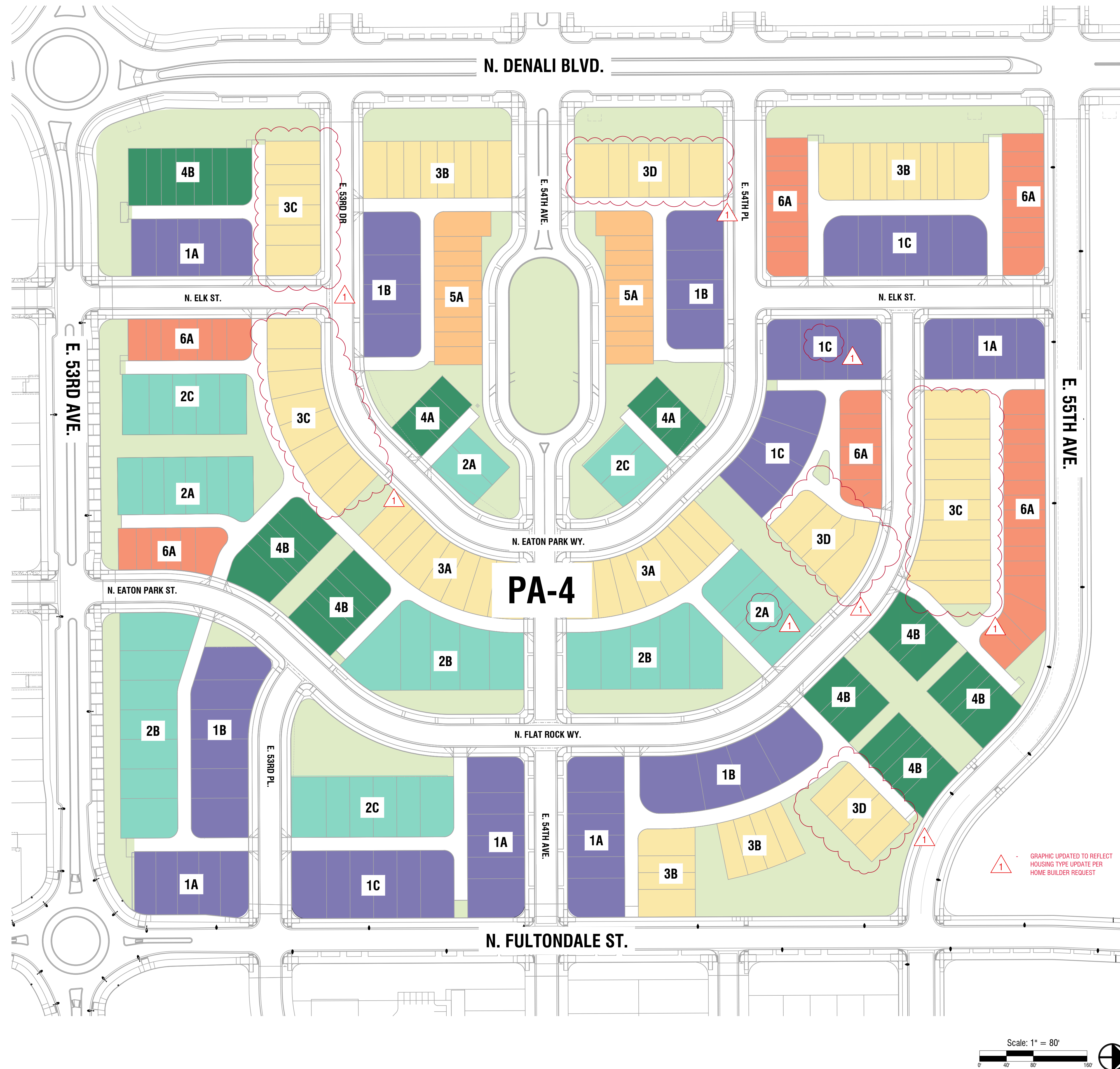


NOTES:

- 3' DEMARCATION FENCE IS OPTIONAL FOR LOTS FACING GREEN COURTS.
- SIDE YARD FENCING IS OPTIONAL. SHOULD THE FENCE BE INCLUDED, THE FOLLOWING REQUIREMENTS APPLY:
 1. THE 3' DEMARCATION FENCE REQUIRES AN 18" SETBACK FROM SIDE STREET SIDEWALK.
 2. THE 5' PRIVACY FENCE REQUIRES A 4' SETBACK FROM THE EDGE OF THE SIDE STREET SIDEWALK.
 3. THE PRIVACY FENCE REQUIRES A 30' SETBACK FROM THE FRONT PROPERTY LINE.
- WHEN FRONTING PUBLIC STREETS, FRONT YARD 3' DEMARCATION FENCES ARE NOT ALLOWED ON SINGLE FAMILY DETACHED AND PAIRED HOME LOTS.
- WHEN FRONTING PUBLIC STREETS, FRONT YARD 3' DEMARCATION FENCES ARE OPTIONAL ON SINGLE FAMILY ATTACHED TOWNHOMES.
- THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT.



HOUSING TYPES



- 1 - SINGLE FAMILY DETACHED : ALLEY LOADED**

1A. 32'x85'
1B. 44'x85'
1C. 35'x90'

2 - SINGLE FAMILY DETACHED : GREEN COURT

2A. 32'x85'
2B. 44'x85'
2C. 35'x90'

3 - SINGLE FAMILY ATTACHED : PAIRED HOME

3A. 25'x85'
3B. 25'x85' (GREEN COURT)
3C. 30'x80'
3D. 30'x80' (GREEN COURT)


4 - SINGLE FAMILY ATTACHED : GREEN COURT TOWNHOUSE

4A. 22'x62' - 3 STORY TOWNHOUSE
4B. 22'x85' - 2 STORY TOWNHOUSE

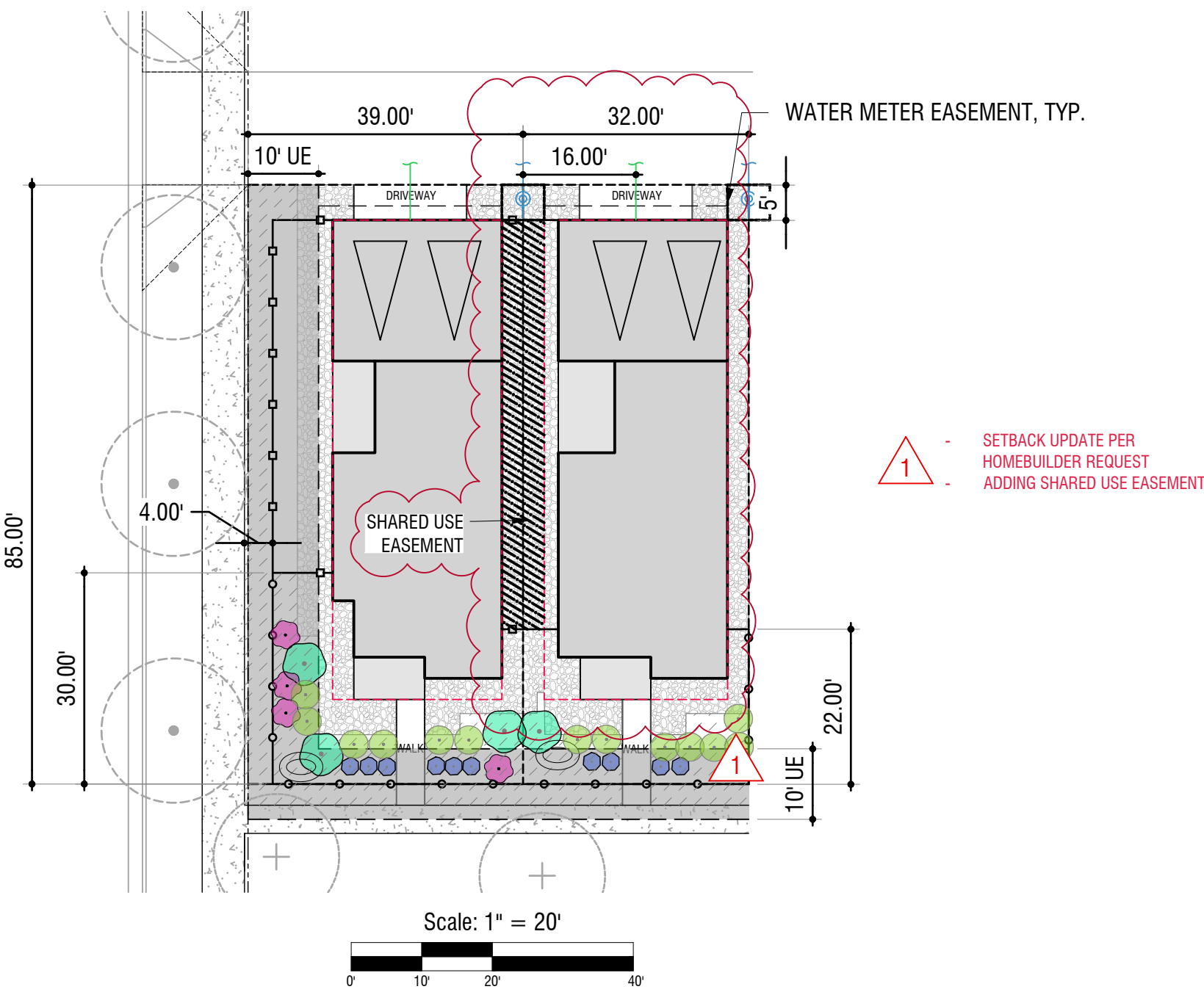
5 & 6 - SINGLE FAMILY ATTACHED TOWNHOUSE

5A. 22'x85' - 2 STORY TOWNHOUSE
6A. 22'x62' - 3 STORY TOWNHOUSE

NOT FOR CONSTRUCTION

SHEET NUMBER	DRAWN BY:		SCALE:	WINDLER FRLO AREA 1 SITE PLAN (PA-4) HOUSING TYPES	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9800		Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	<div> <div>AMENDMENT 1</div> <div>11/15/24</div> <div>MI</div> </div>	Date
	NL	AS SHOWN							
	MI								
	DATE:	FILE NO:							
36			R0043248.00						
		04/05/2024							

LOT LANDSCAPE REQUIREMENTS



2A - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (32' X 85')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. THIRTEEN (13) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

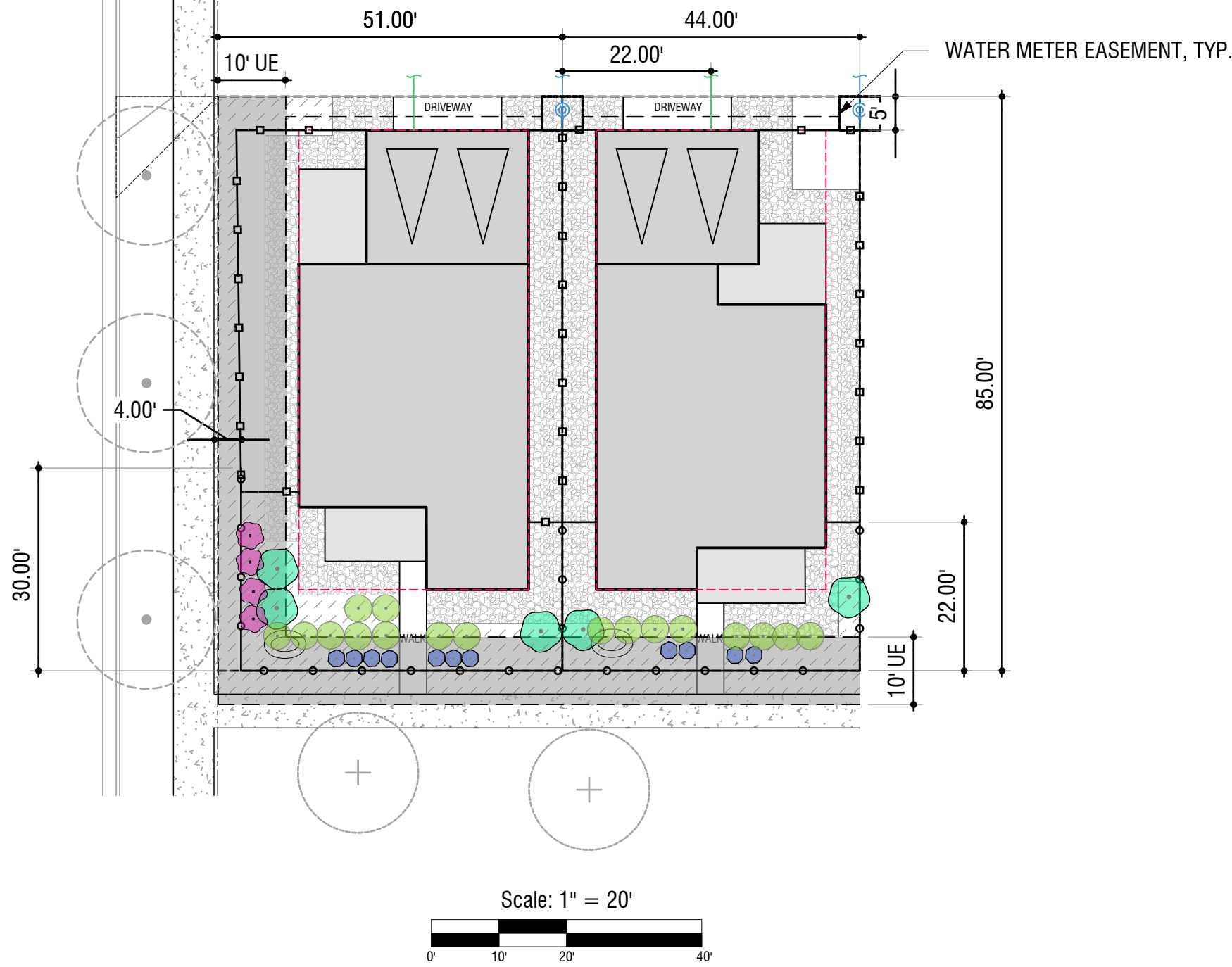
- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. EIGHT (8) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



2B - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (44' X 85')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. SIXTEEN (16) SHRUBS
- **GRASSES:** MIN. SEVEN (7) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

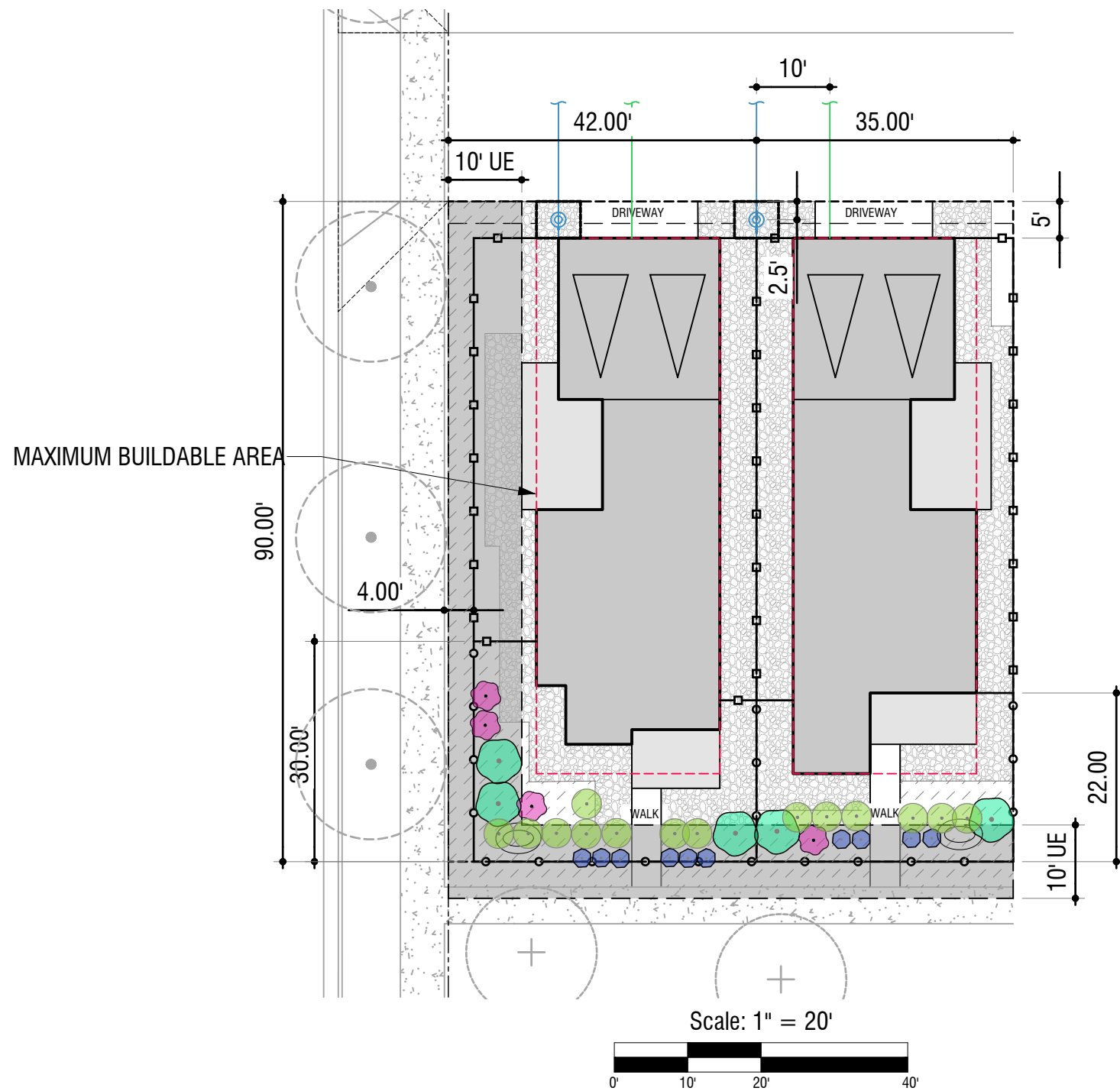
- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. TEN (10) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



2C - EXAMPLE SINGLE FAMILY DETACHED GREEN COURT (35' X 90')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE.
- **SHRUBS:** MIN. FOURTEEN (14) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

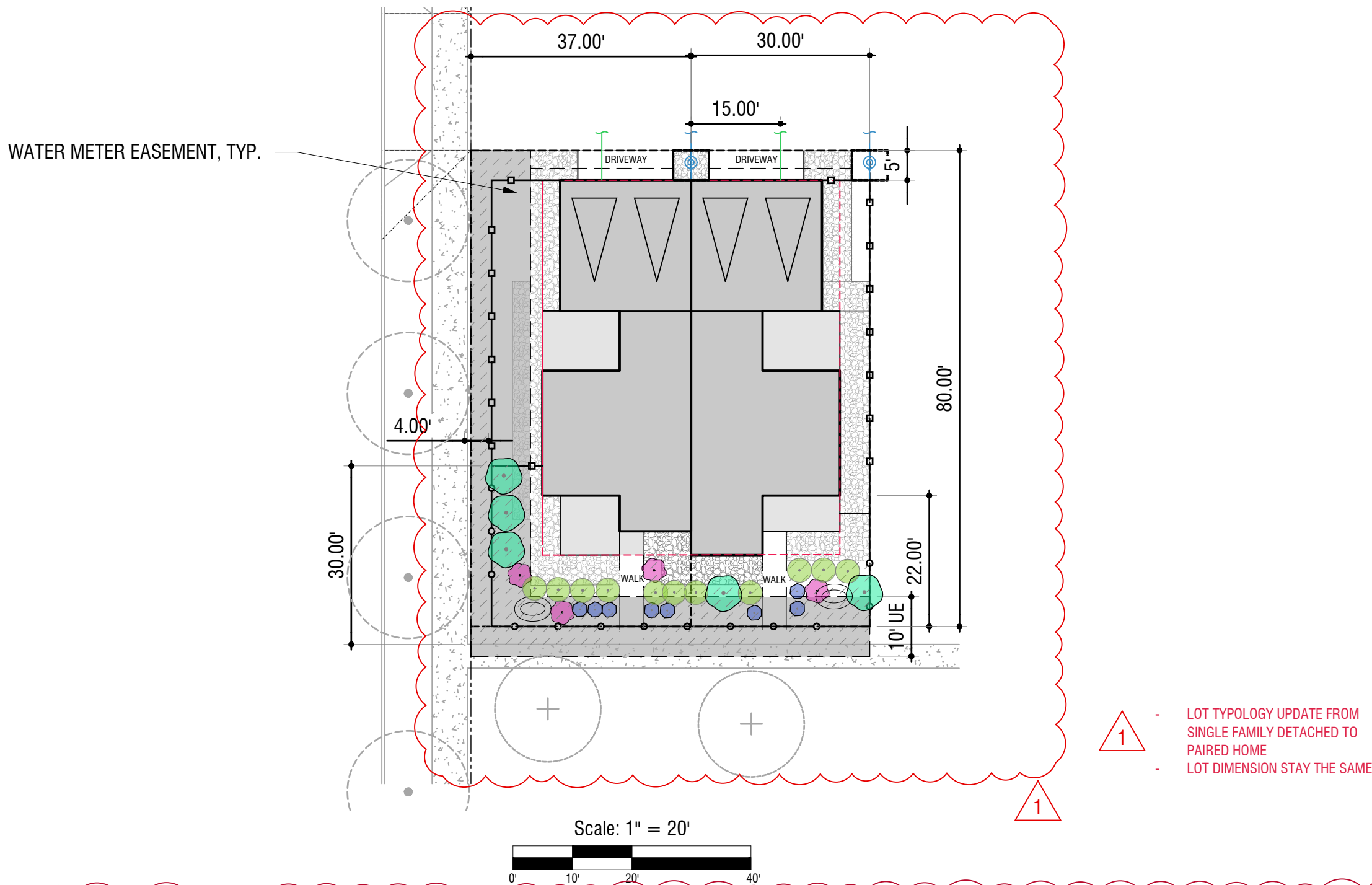
- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. NINE (9) SHRUBS
- **GRASSES:** MIN. FOUR (4) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM



3D - EXAMPLE SINGLE FAMILY ATTACHED PAIRED HOME GREEN COURT (30' X 80')

END UNIT TYPICAL

FRONT YARD:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. TWELVE (12) SHRUBS
- **GRASSES:** MIN. SIX (6) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

INTERIOR UNIT TYPICAL

INTERIOR LOT:

- **TREES:** FRONT YARD TREES ARE SATISFIED BY GREEN COURT TREES.* CORNER LOT TREE IS SATISFIED BY STREETSCAPE TREE
- **SHRUBS:** MIN. EIGHT (8) SHRUBS
- **GRASSES:** MIN. FOUR (3) ORNAMENTAL GRASSES

REAR AND SIDE YARD:

- **WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED.**

ALLEY: PLANTING ENCOURAGED BUT NOT REQUIRED.

LANDSCAPE FEATURE: BERM

PLANT SYMBOL	DESCRIPTION
	GREEN COURT TREE (GENERIC SYMBOL) PLEASE REFER TO SHEETS 48 - 53 FOR ACTUAL STREET TREE LAYOUT.
	STREET TREE (GENERIC SYMBOL) PLEASE REFER TO SHEETS 77 - 85 FOR ACTUAL GREEN COURT TREE LAYOUT.
	SMALL SCALE DECIDUOUS FRONT YARD TREES B&B
	DECIDUOUS SHADE FRONT YARD TREES B&B
	SMALL SCALE EVERGREEN FRONT YARD TREES B&B
	TALL SHRUBS #5 or B&B, RE: PLANT SCHEDULE
BACK LAYER	
	LARGE AND MEDIUM SCALE SHRUBS #5
MIDDLE LAYER	
	SMALL SCALE SHRUBS #5
	ORNAMENTAL GRASSES #1
FRONT LAYER	
	SMALL ORNAMENTAL GRASSES, AND PERENNIALS #1
LEGEND	
	SIGHT TRIANGLE
	BUILDING SETBACK
	5' PRIVACY FENCE
	3' DEMARCATION FENCE
	3-5' GRAVEL BAND
	10' UTILITY EASEMENT
	WATER METER
	BERM
	SHREDDED WOOD MULCH
	SHARED USE EASEMENT
	WATER UTILITY, RE: CIVIL
	SANITARY UTILITY, RE: CIVIL

NOTE:

- THE BUILDING FOOTPRINTS SHOWN ARE REPRESENTATIVE OF POSSIBLE BUILDING FOOTPRINT AND NOT ACTUAL PROPOSED BUILDING FOOTPRINT.
 - USE PLANT LIST ON SHEET 37 FOR PLANT SPECIES.
 - VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATION OF TREES, UNDERSTORY PLANT MATERIAL AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS OR LOTS DIRECTLY ACROSS THE STREET MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
 - REFER TO SHEET 36 , HOUSING TYPE PLAN, FOR WHERE THESE LOT TYPICALS ARE WITHIN THE OVERALL DEVELOPMENT.
 - FRONT YARD TREE REQUIREMENT IS SATISFIED BY THE PROVISION OF ADDITIONAL STREET TREES AT A RATIO OF 1 TREE PER 35LF OF STREET FRONTAGE.
 - TURF NOT PERMITTED IN FRONT YARDS
- *IN RARE CASES, WHERE GREEN COURTS ARE UNABLE TO INCLUDE SHADE TREES DUE TO GRADING, UTILITIES, ETC. FRONT YARD TREES WILL BE REQUIRED.