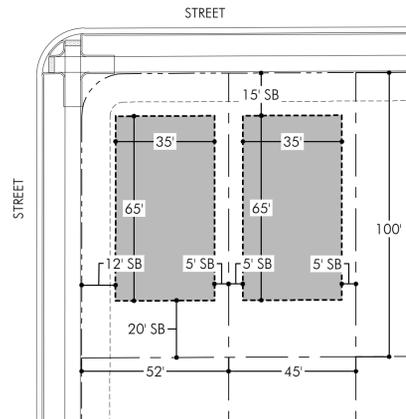


WINDLER HILLTOP NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,
SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

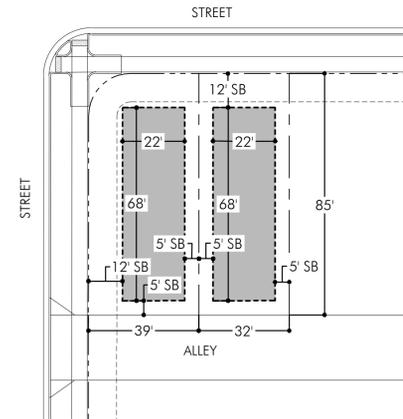
LEGEND

-  BUILDABLE AREA
-  LOT SETBACKS
-  LOT LINE
-  ROW
-  SHARED USE EASEMENT



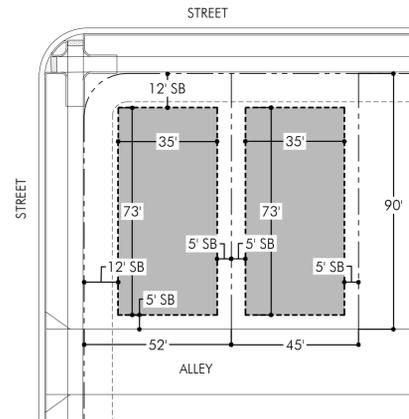
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	4,500	15'-0"	5'-0"	20'-0"
CORNER	5,152	15'-0"	12'-0"/5'-0"	20'-0"

1A SINGLE-FAMILY DETACHED FRONT LOAD (45' X 100')



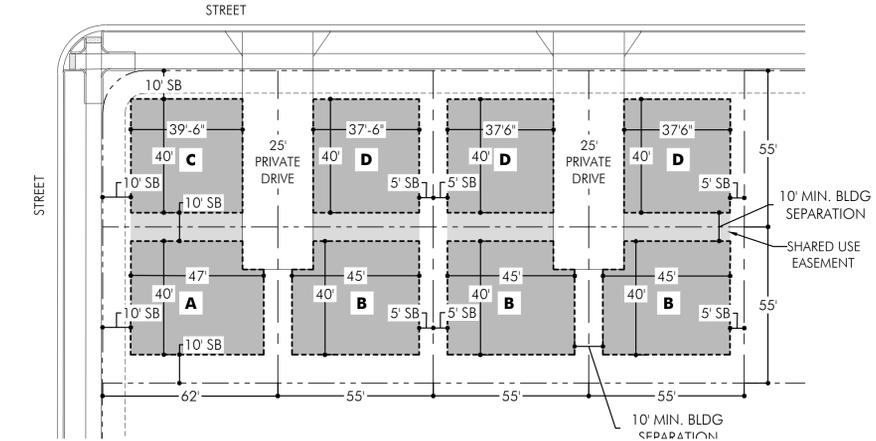
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,721	12'-0"	5'-0"	5'-0"
CORNER	3,265	12'-0"	12'-0"/5'-0"	5'-0"

2A SINGLE-FAMILY DETACHED ALLEY LOAD (32' X 85')



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	4,050	12'-0"	5'-0"	5'-0"
CORNER	4,632	12'-0"	12'-0"/5'-0"	5'-0"

2B SINGLE-FAMILY DETACHED ALLEY LOAD (45' X 90')

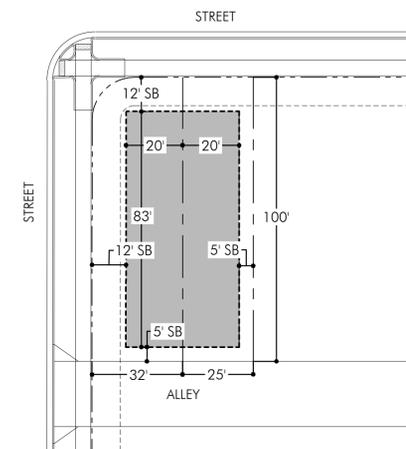


PRODUCT		BUILDING SETBACKS (SB)			
LOT TYPE	SQ FT	FRONT	SIDE	REAR	
A	CORNER REAR	3,410	NA ⁵	10'-0"	10'-0"
B	INTERIOR REAR	3,025	NA ⁵	5'-0"	10'-0"
C	CORNER FRONT	3,362	10'-0"	10'-0"	NA ⁵
D	INTERIOR FRONT	3,025	10'-0"	5'-0"	NA ⁵

4A SINGLE-FAMILY DETACHED MOTOR COURT (55' X 55')

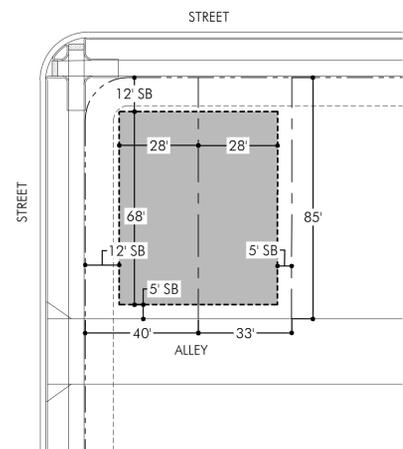
NOTES

- ENCROACHMENTS INTO BUILDING SETBACKS UP TO 2' ARE ALLOWED FOR ABOVE GRADE ARCHITECTURAL FEATURES, SUCH AS GUTTERS, EAVES, CORNICES, CANTILEVERS, BAY WINDOWS, LEDGES, ETC... PORCHES, PATIOS, DECKS, STOOPS, OR OTHER SIMILAR BUILDING ELEMENTS ARE NOT ALLOWED TO ENCROACH INTO BUILDING SETBACKS. NO ENCROACHMENTS OF ANY KIND ARE ALLOWED WITHIN EASEMENTS, EXCEPT AS DEFINED BY NOTE 2 BELOW.
- ARCHITECTURAL FEATURES SUCH AS ROOF OVERHANGS, GUTTERS, EAVES, AND DOWNSPOUTS, ETC... 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 THIS NEIGHBORHOOD PLAN THE CITY RECOGNIZES AND ACCEPTS THE TERMS AND CONDITIONS OF THIS NOTE.
- WHEN A 26' UTILITY EASEMENT RUNS ALONG THE 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.
- FOR LOTS FRONTING OPEN SPACE, THE 10' UTILITY EASEMENT MAY STRADDLE THE PROPERTY LINE WITH 5' IN THE TRACT AND 5' IN THE LOT. THE FRONT SETBACK WILL BE REDUCED FROM 12' TO 7' TO REFLECT THIS ADJUSTMENT.
- SHARED USE EASEMENTS SHALL BE USED WITH MOTORCOURT PRODUCT TO ENSURE A MINIMUM PRIVATE OPEN SPACE OF 10' X 18' (180SF) PER LOT.



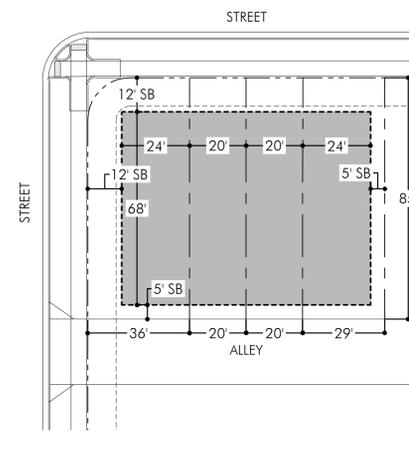
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,500	12'-0"	5'-0"/0'	5'-0"
CORNER	3,152	12'-0"	12'-0"/0'	5'-0"

6A TWO FAMILY - DUPLEX ALLEY LOAD (25' X 100')



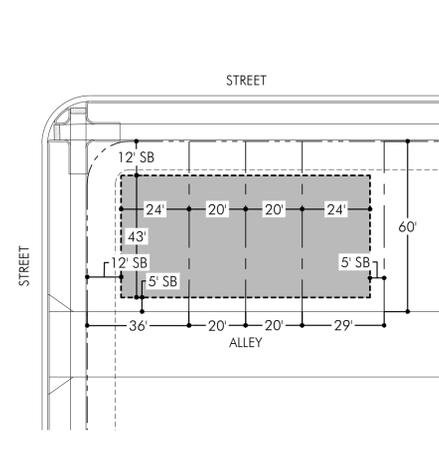
PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	2,805	12'-0"	5'-0"/0'	5'-0"
CORNER	3,351	12'-0"	12'-0"/0'	5'-0"

6B TWO FAMILY - DUPLEX ALLEY LOAD (33' X 85')



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	1,700	12'-0"	0'/0'	5'-0"
CORNER	3,013	12'-0"	12'-0"/0'	5'-0"
END LOT	2,463	12'-0"	0'/5'-0"	5'-0"

7A SINGLE-FAMILY ATTACHED 2-STORY TOWNHOME (20' X 85')



PRODUCT		BUILDING SETBACKS (SB)		
LOT TYPE	SQ FT	FRONT	SIDE	REAR
INTERIOR	1,200	12'-0"	0'/0'	5'-0"
CORNER	1,992	12'-0"	12'-0"/0'	5'-0"
END LOT	1,620	12'-0"	0'/5'-0"	5'-0"

8A SINGLE-FAMILY ATTACHED 3-STORY TOWNHOME (20' X 60')

PROJECT TEAM:

MARTIN/MARTIN
CONSULTING ENGINEERS
3200 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225
303.431.6100 MARTINMARTIN.COM

pcs group

WINDLER HILLTOP NEIGHBORHOOD PLAN

TYPICAL LOT DETAILS

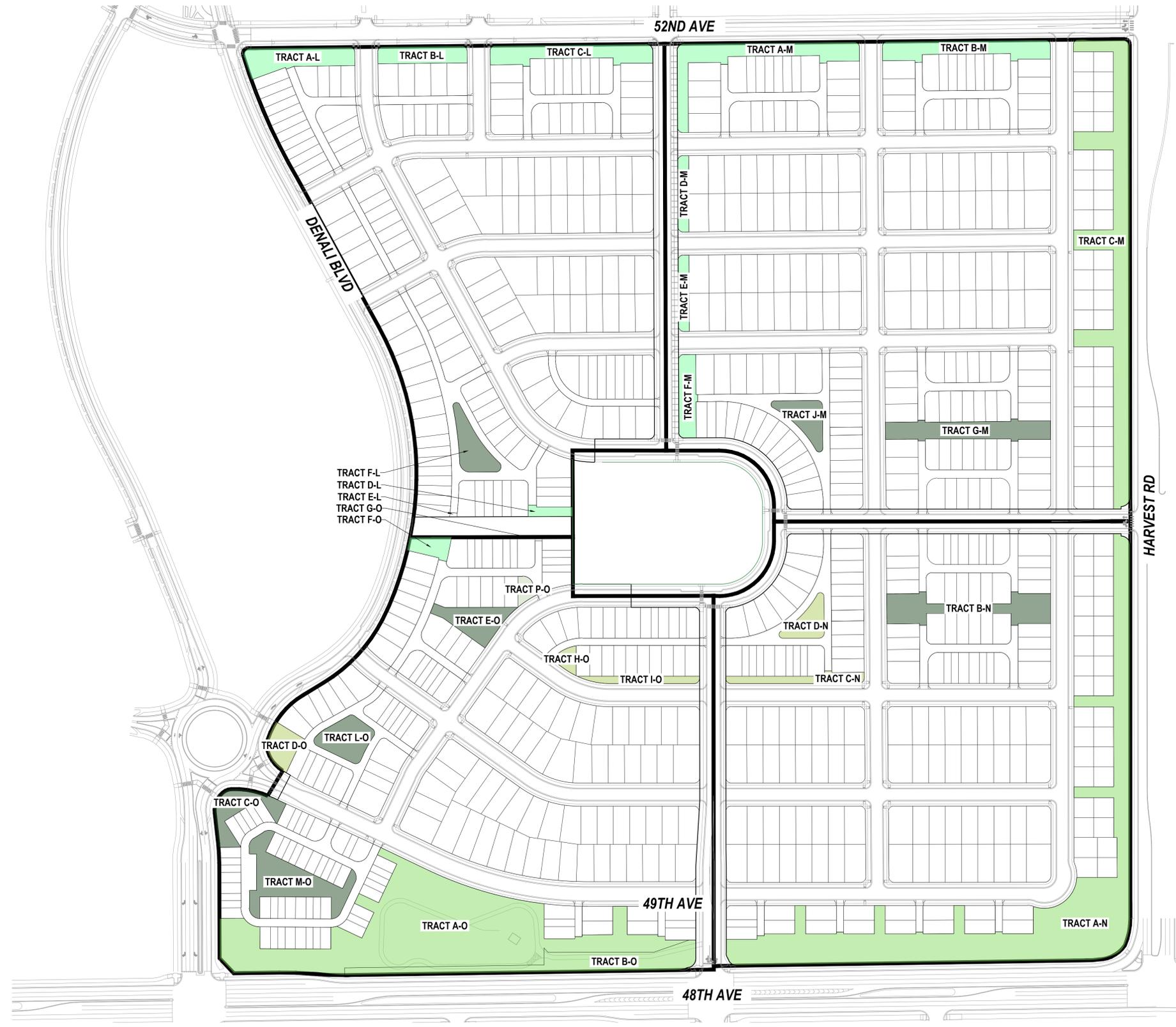
No.	Issue / Revisions	Date
1	1ST SUBMITTAL	02-28-2025

Sheet Number:

WINDLER HILLTOP NEIGHBORHOOD PLAN

A RESUBDIVISION OF TRACT A OF WINDLER SUBDIVISION FILING NO. 4,
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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

PROJECT TEAM:

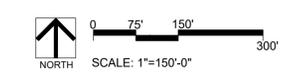


HILLTOP NEIGHBORHOOD PLAN			
OPEN SPACE DEDICATION			
TRACT	PARK CLASSIFICATION	TRACT AREA (SF)	TRACT AREA (AC)
A-L	LINEAR PARK	17,666	0.41
B-L	LINEAR PARK	11,475	0.26
C-L	LINEAR PARK	20,155	0.46
D-L	LINEAR PARK	3,366	0.08
F-L	LOCAL PARK	42,738	0.98
A-M	LINEAR PARK	28,322	0.65
B-M	LINEAR PARK	20,698	0.48
C-M	PERIMETER PARK	79,425	1.82
D-M	LINEAR PARK	6,204	0.14
E-M	LINEAR PARK	6,204	0.14
F-M	LINEAR PARK	10,950	0.25
G-M	LOCAL PARK	22,462	0.52
J-M	LOCAL PARK	33,101	0.76
A-N	PERIMETER PARK	174,756	4.01
B-N	LOCAL PARK	24,759	0.57
C-N	PARKLET	8,781	0.20
D-N	PARKLET	27,815	0.64
A-O	PERIMETER PARK	168,446	3.87
B-O	PERIMETER PARK	34,630	0.79
C-O	LOCAL PARK	13,095	0.30
D-O	PARKLET	8,378	0.19
E-O	LOCAL PARK	13,802	0.32
F-O	LINEAR PARK	5,715	0.13
H-O	PARKLET	3,210	0.07
I-O	PARKLET	6,123	0.14
L-O	LOCAL PARK	30,372	0.70
M-O	LOCAL PARK	55,759	1.28
P-O	PARKLET	2,968	0.07
TOTAL		881,375	20.23

NOTE: DETAILED OPEN SPACE DESIGN TO BE PROVIDED WITH FINAL PLAT.

OPEN SPACE LEGEND

- NEIGHBORHOOD PARK
- LOCAL PARK
- POCKET PARK
- LINEAR PARK
- PERIMETER PARK
- PARKLET



PILOT DATE: Thursday, February 27, 2025 3:16 PM LAST SAVED BY: JEFF
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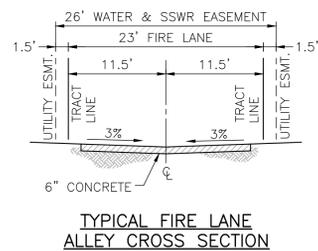
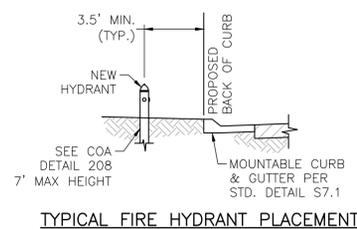
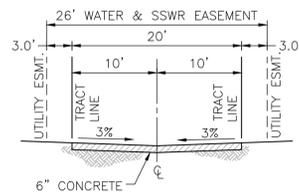
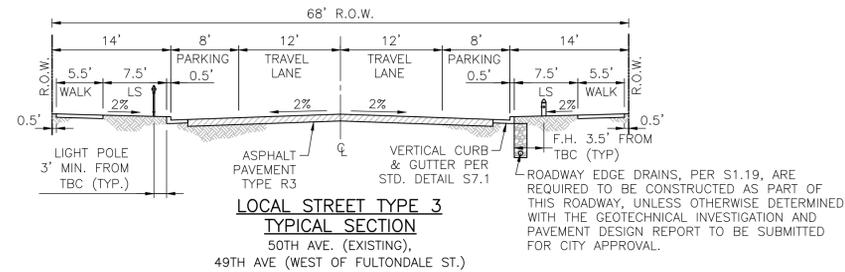
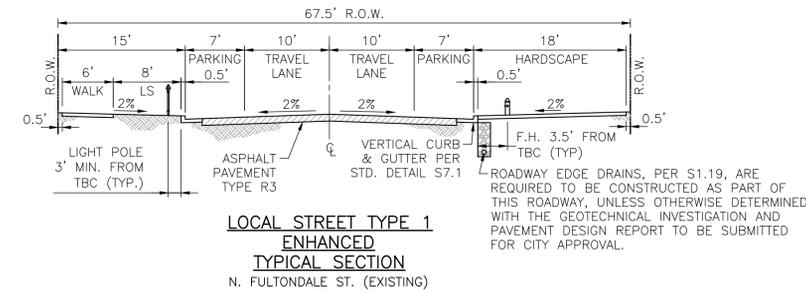
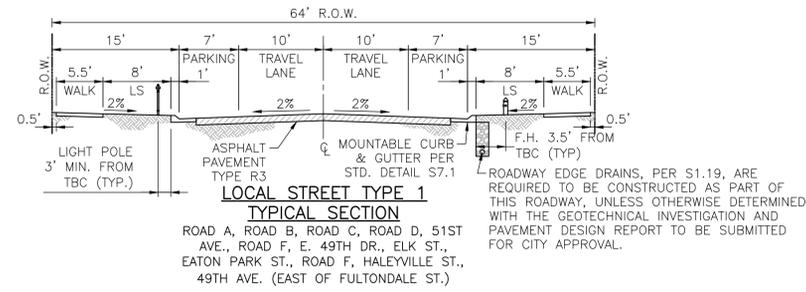
WINDLER HILLTOP NEIGHBORHOOD PLAN

OPEN SPACE TRACKING

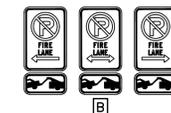
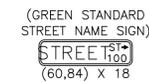
No.	Issue / Revisions	Date
1	1ST SUBMITTAL	02-28-2025

Sheet Number:

PLOT DATE: Wednesday, March 5, 2025 10:06 AM LAST SAVED BY: RSCHALL
 DRAWING LOCATION: G:\LEV25.0141-Windler-Neighborhoods L, M, N, and O\PLANS\NEIGHBORHOOD PLAN\01-02_05_COVER.dwg



STANDARD SIGNS
 SEE PLAN SHEETS FOR LOCATIONS USING THESE SYMBOLS:
 [A][B][C]



- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

Issue / Revisions	Date
1 PRE-APP	02-27-25

Sheet Number:

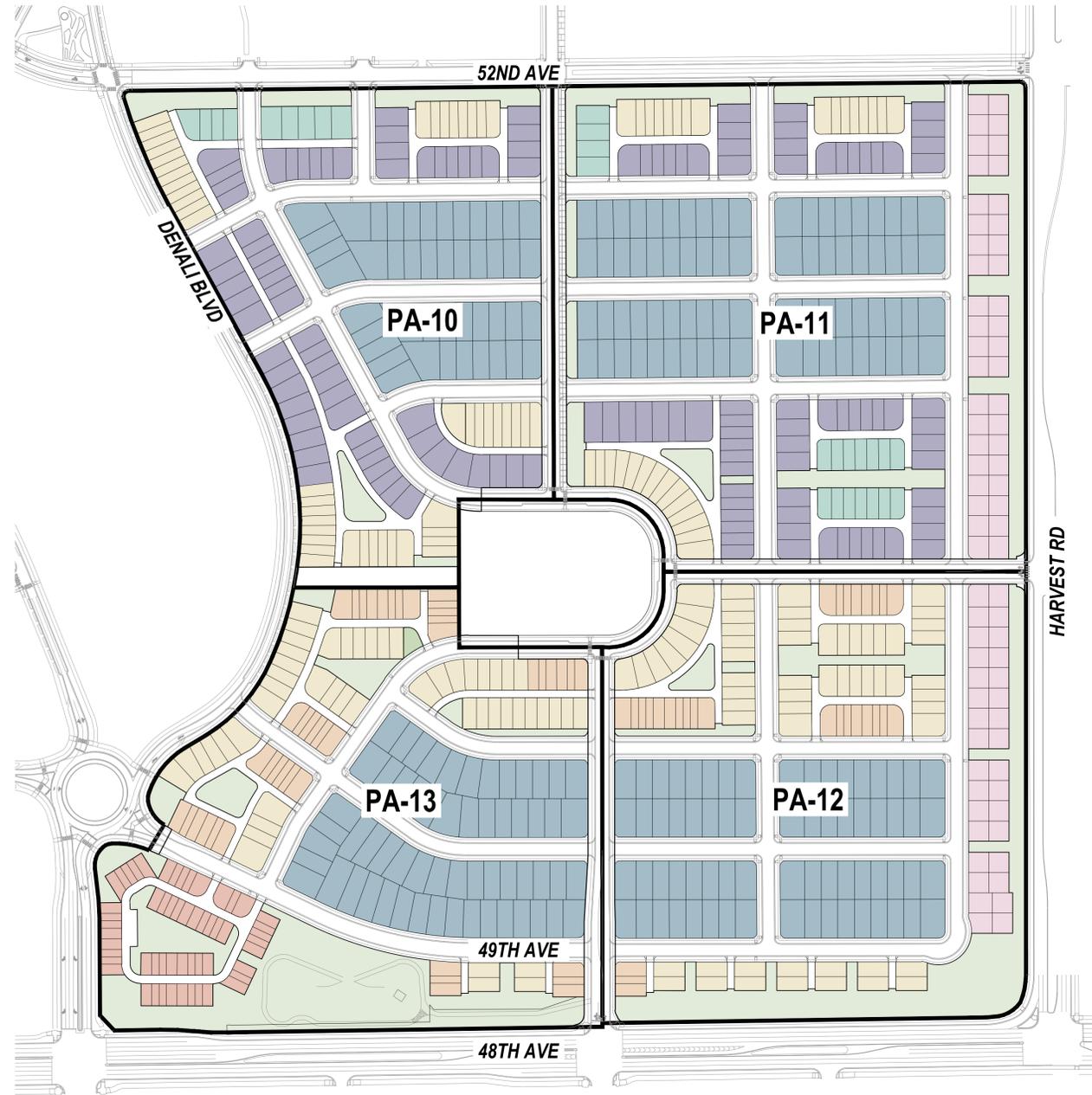
WINDLER HILLTOP NEIGHBORHOOD PLAN

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CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO

PROJECT TEAM:



FLEXIBLE RESIDENTIAL LOT OPTION: AREA 2



LEGEND

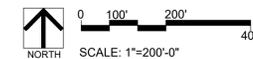
- SINGLE FAMILY DETACHED - FRONT LOAD
- SINGLE FAMILY DETACHED - ALLEY LOAD
- SINGLE FAMILY DETACHED - GREEN COURT
- SINGLE FAMILY DETACHED - MOTOR COURT
- TWO FAMILY - DUPLEX ALLEY LOAD
- SINGLE FAMILY ATTACHED - 2-STORY TOWNHOUSE
- SINGLE FAMILY ATTACHED - 3-STORY TOWNHOUSE
- OPEN SPACE

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%

FRLO 2 HOUSING TYPE TRACKING

	PRODUCT TYPE	PA-10	PA-11	PA-12	PA-13	TOTAL	%
1	SINGLE FAMILY DETACHED FRONT LOAD	45	76	68	59	248	31.2%
2	SINGLE FAMILY DETACHED ALLEY LOAD	65	71	0	0	136	17.1%
3	SINGLE FAMILY DETACHED GREEN COURT	9	18	0	0	27	3.4%
4	SINGLE FAMILY DETACHED MOTOR COURT	0	40	32	0	72	9.0%
5	TWO FAMILY - DUPLEX FRONT LOAD	0	0	0	0	0	0%
6	TWO FAMILY - DUPLEX ALLEY LOAD	46	30	60	50	186	23.4%
7	SINGLE FAMILY ATTACHED - 2 STORY TOWNHOUSE	0	0	29	43	72	9.0%
8	SINGLE FAMILY ATTACHED - 3 STORY TOWNHOUSE	0	0	0	55	55	6.9%
9	SINGLE FAMILY ATTACHED - GREEN COURT	0	0	0	0	0	0%
10	SINGLE FAMILY ATTACHED - BACK-TO-BACK	0	0	0	0	0	0%
11	SMALL MULTI-FAMILY	0	0	0	0	0	0%
12	LARGE MULTI-FAMILY	0	0	0	0	0	0%
	TOTAL	165	235	189	207	796	100%



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WINDLER HILLTOP
NEIGHBORHOOD PLAN

OVERALL NEIGHBORHOOD PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	02-28-2025

Sheet Number:

6

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

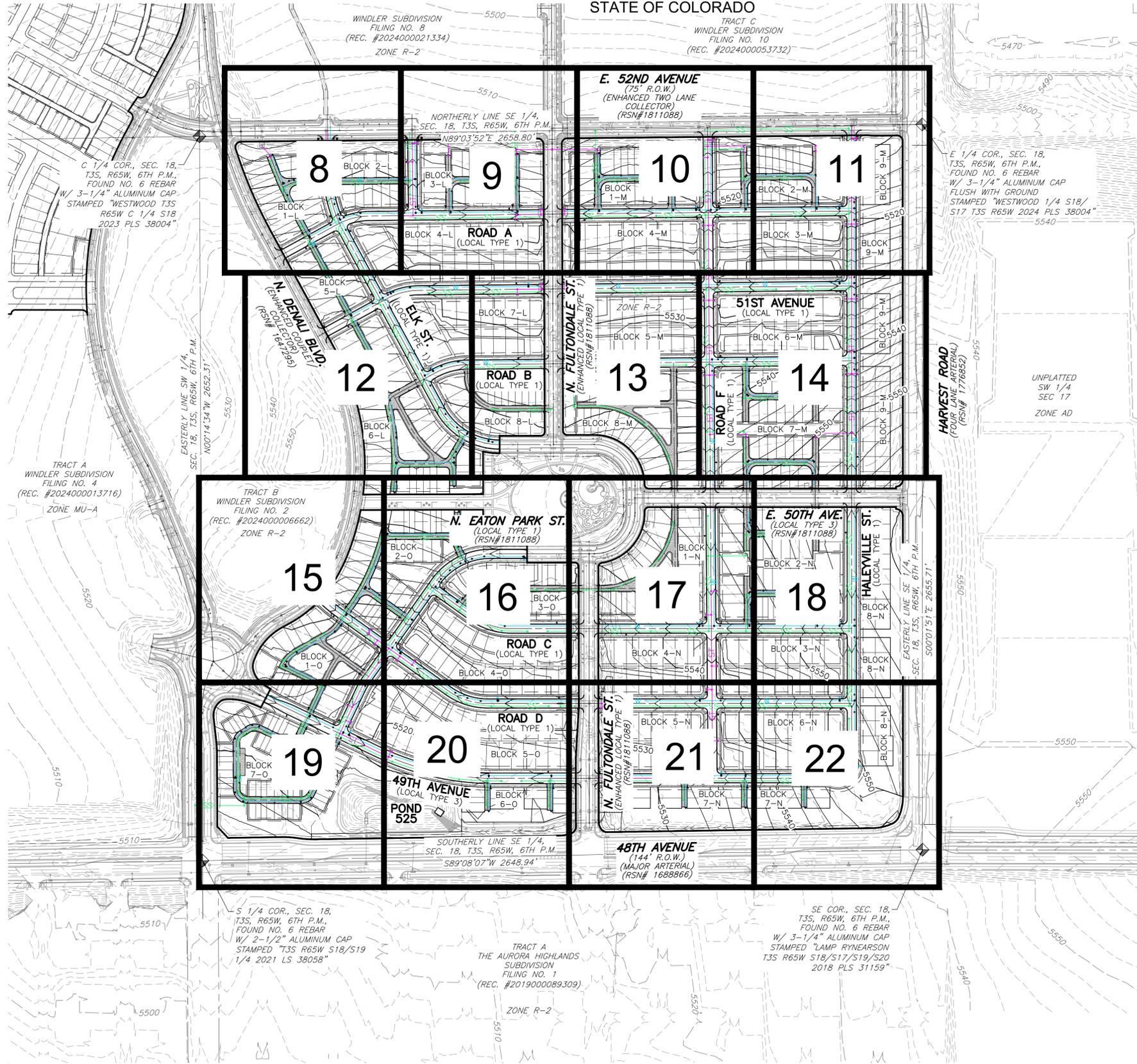
PLANNING AREAS 10, 11, 12, AND 13

A RESUBDIVISION OF TRACTS A, B, D, E, AND A PORTION OF TRACT F OF WINDLER SUBDIVISION FILING NO. 10,
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, COUNTY OF ADAMS,
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PROJECT TEAM:

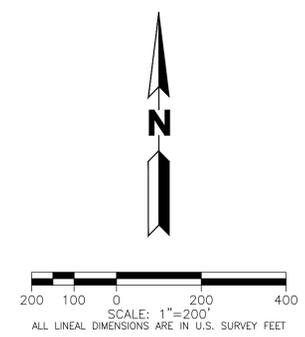
MARTIN/MARTIN
CONSULTING & ENGINEERS
2499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.81.6500 MARTINMARTIN.COM

pcs group



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---
---	SIGHT TRIANGLE	---

NOTES:
1. THE FEMA FLOOD INSURANCE MAP THAT COVERS THE AREA IS FOR ADAMS/ARAPAHOE COUNTY, COLORADO MAP NUMBER 08005C0062L, EFFECTIVE DATE FEBRUARY 17, 2017. NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS A REGULATORY FLOODPLAIN.



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WINDLER HILLTOP
NEIGHBORHOOD SITE PLAN

NEIGHBORHOOD PLAN KEYMAP

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

7

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13

A RESUBDIVISION OF TRACTS A, B, D, E, AND A PORTION OF TRACT F OF WINDLER SUBDIVISION FILING NO. 10, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=1000'

PROJECT TEAM:



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	CONCRETE/SIDEWALK	
	ADA RAMPS	
	LIGHT POLE	
	SIGN	
	DRIVE	
	DESCRIPTIONS	
	STORM SEWER (SIZES: 18"-72")	
	8" SANITARY SEWER	
	8" WATER LINE	
	FIRE HYDRANT	
	CONTOURS	
	SIGHT TRIANGLE	

NOTES:

- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE FEMA FLOOD INSURANCE MAP THAT COVERS THE AREA IS FOR ADAMS/ARAPAHOE COUNTY, COLORADO MAP NUMBER 08005C0062L, EFFECTIVE DATE FEBRUARY 17, 2017. NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS A REGULATORY FLOODPLAIN.

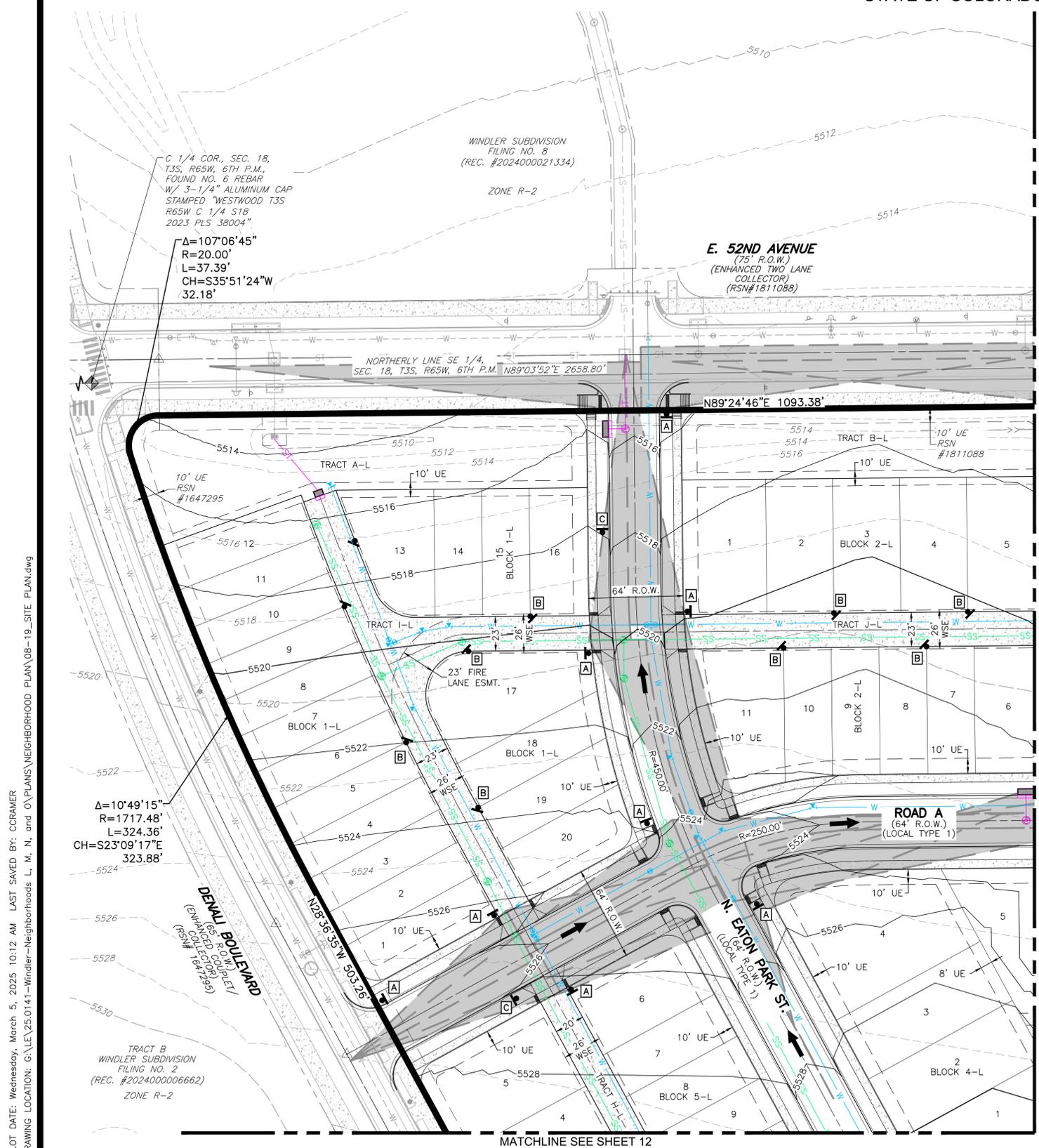
ABBREVIATIONS LEGEND:

- UE - UTILITY EASEMENT
- WE - WATER EASEMENT
- SE - SANITARY SEWER EASEMENT
- WSE - WATER & SANITARY SEWER EASEMENT
- R.O.W. - RIGHT-OF-WAY

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	6°13'57"	472.00'	51.34'	N03°21'32"W	51.32'
C2	55°29'07"	65.00'	62.95'	S21°16'03"W	60.52'
C3	38°18'12"	40.00'	26.74'	S68°09'42"W	26.25'
C4	22°01'00"	225.00'	86.46'	N81°40'42"W	85.93'
C5	5°41'28"	463.00'	45.99'	N67°49'28"W	45.97'
C6	41°53'57"	95.00'	69.47'	S38°00'20"E	67.93'



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PLOT DATE: Wednesday, March 5, 2025 10:12 AM LAST SAVED BY: CCRAMER
 DRAWING LOCATION: G:\LEV25.0141-Windler-Neighborhoods L, M, N, and O\PLANS\NEIGHBORHOOD PLAN\08-19_SITE PLAN.dwg

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

8

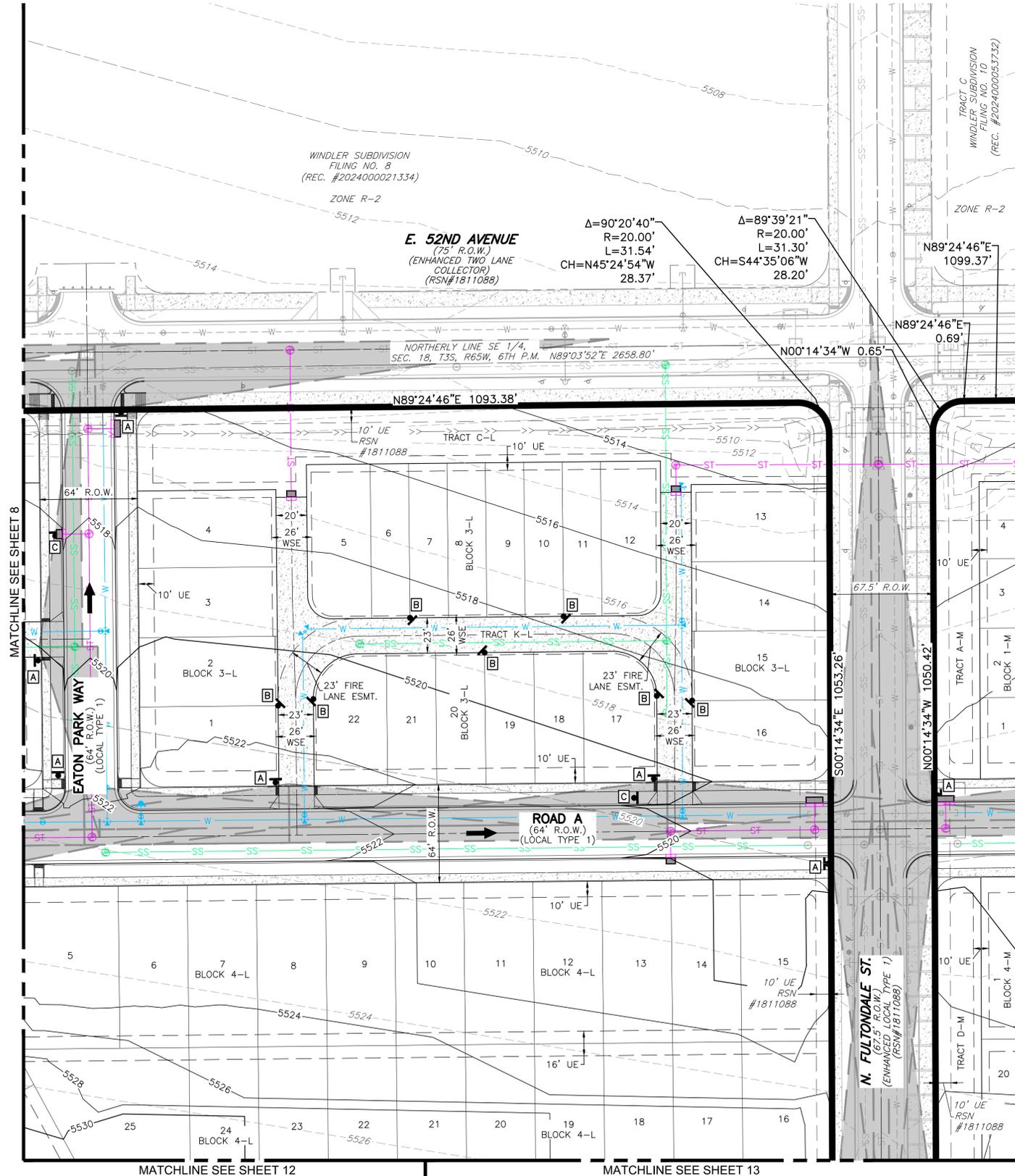
WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13
 A RESUBDIVISION OF TRACTS A, B, D, E, AND A PORTION OF TRACT F OF WINDLER SUBDIVISION FILING NO. 10,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO



KEYMAP
 SCALE: 1"=1000'

PROJECT TEAM:



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	LOT LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CURB & GUTTER (SPILL)	---
---	CURB & GUTTER (CATCH)	---
---	CONCRETE/SIDEWALK	---
---	ADA RAMP	---
---	LIGHT POLE	---
---	SIGN	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	STORM SEWER (SIZES: 18"-72")	---
---	8" SANITARY SEWER	---
---	8" WATER LINE	---
---	FIRE HYDRANT	---
---	CONTOURS	---
---	SIGHT TRIANGLE	---

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ABBREVIATIONS LEGEND:
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WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

9

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13

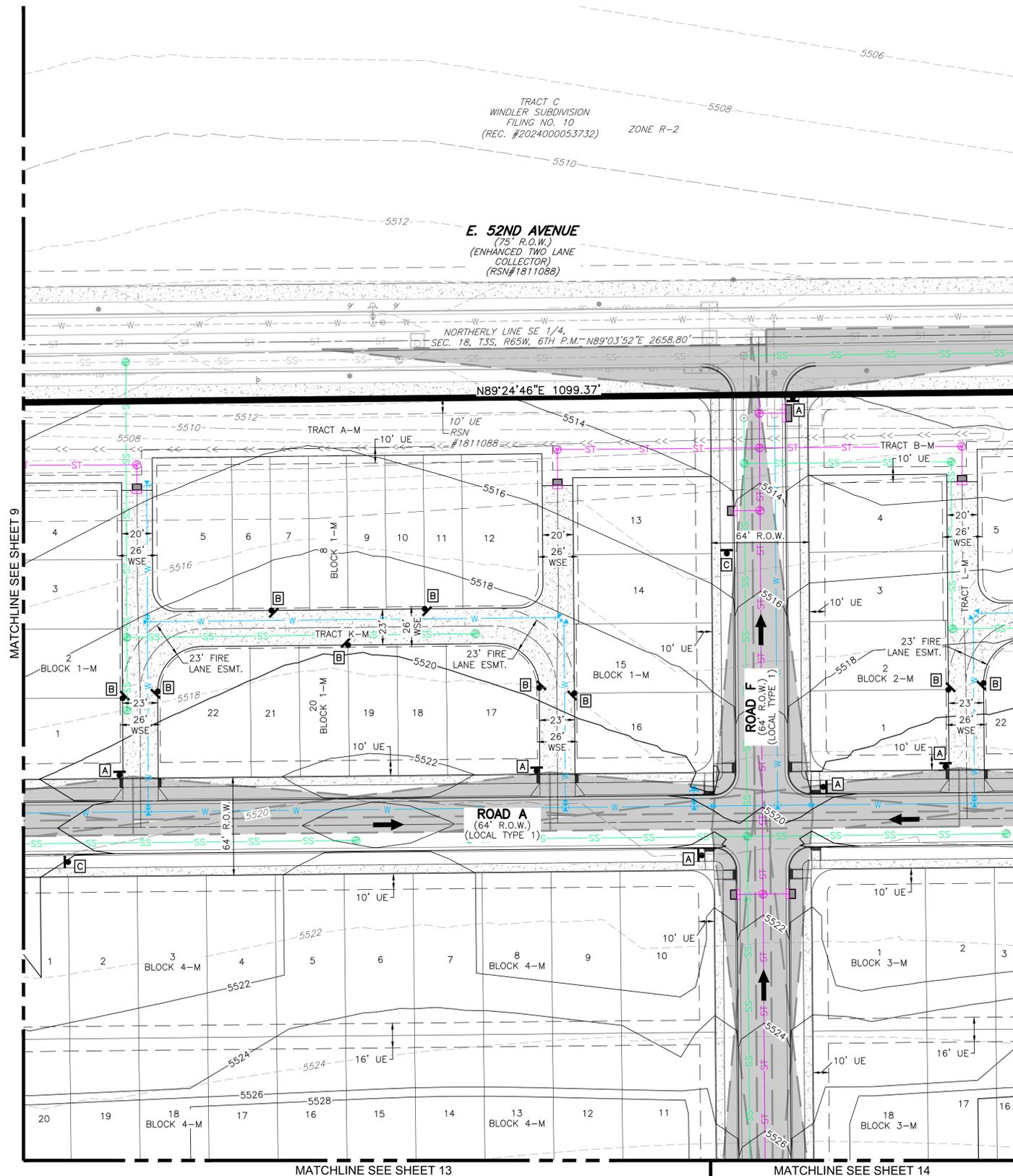
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KEYMAP
SCALE: 1"=1000'

PROJECT TEAM:

MARTIN/MARTIN CONSULTING ENGINEERS
3499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.831.6500 MARTINMARTIN.COM

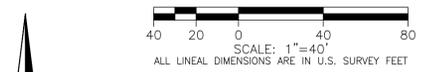


EXISTING		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE
---	RIGHT-OF-WAY LINE	---	RIGHT-OF-WAY LINE
---	SECTION LINE	---	SECTION LINE
---	LOT LINE	---	LOT LINE
---	EASEMENT	---	EASEMENT
---	CURB & GUTTER	---	CURB & GUTTER
---	CURB & GUTTER (SPILL)	---	CURB & GUTTER (SPILL)
---	CURB & GUTTER (CATCH)	---	CURB & GUTTER (CATCH)
---	CONCRETE/SIDEWALK	---	CONCRETE/SIDEWALK
---	ADA RAMP	---	ADA RAMP
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---	SIGN	---	SIGN
---	DRIVE	---	DRIVE
---	DESCRIPTIONS	---	DESCRIPTIONS
---	STORM SEWER (SIZES: 18"-72")	---	STORM SEWER (SIZES: 18"-72")
---	8" SANITARY SEWER	---	8" SANITARY SEWER
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WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

10

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13

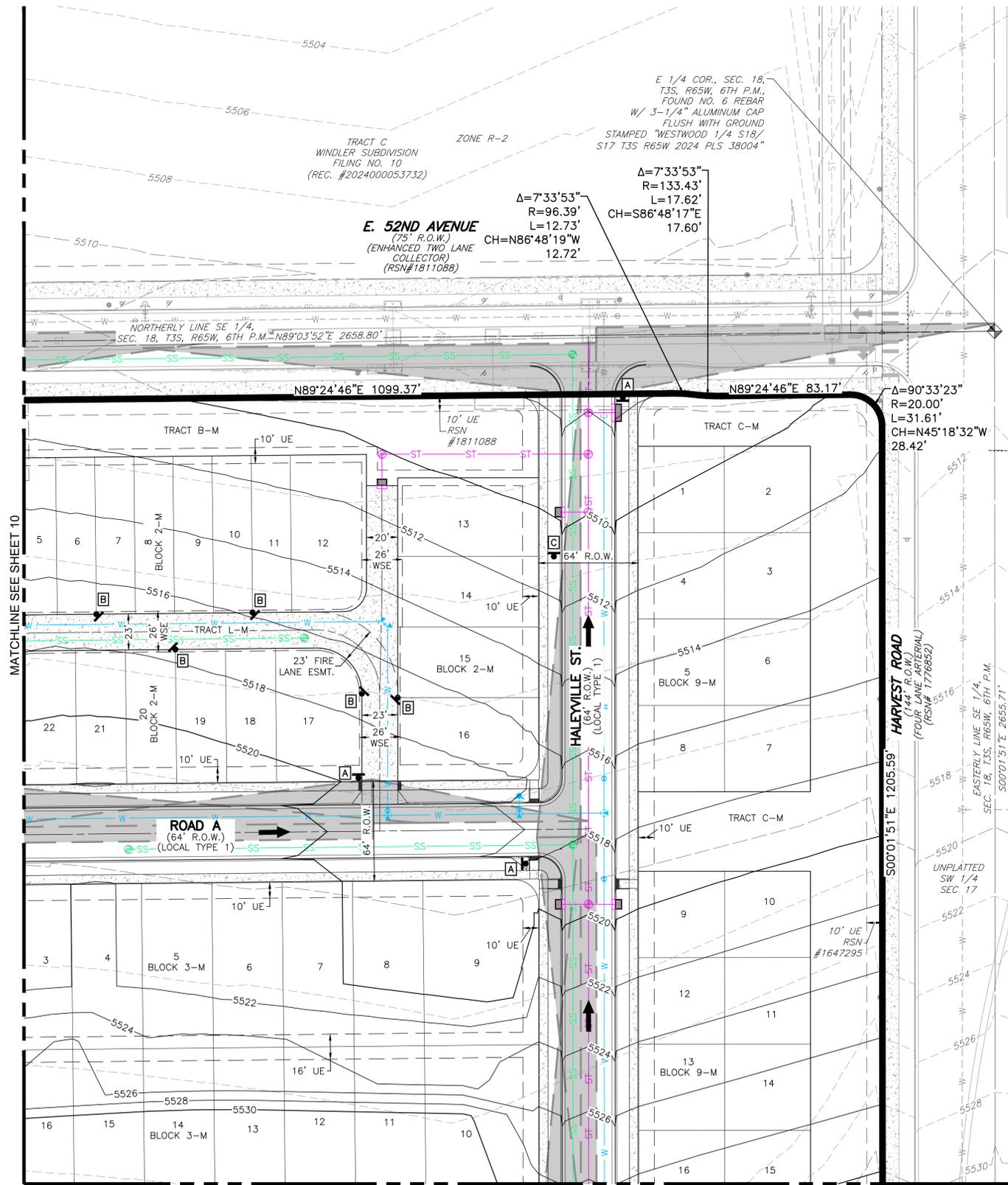
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KEYMAP
SCALE: 1"=1000'

PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
303.831.6500 MARTINMARTIN.COM



EXISTING		PROPOSED	
	PROPERTY LINE		PROPOSED
	RIGHT-OF-WAY LINE		PROPOSED
	SECTION LINE		PROPOSED
	LOT LINE		PROPOSED
	EASEMENT		PROPOSED
	CURB & GUTTER		PROPOSED
	CURB & GUTTER (SPILL)		PROPOSED
	CURB & GUTTER (CATCH)		PROPOSED
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	ADA RAMP		PROPOSED
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	SIGN		PROPOSED
	DRIVE		PROPOSED
	STORM SEWER (SIZES: 18"-72")		PROPOSED
	8" SANITARY SEWER		PROPOSED
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	FIRE HYDRANT		PROPOSED
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MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 14

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

11

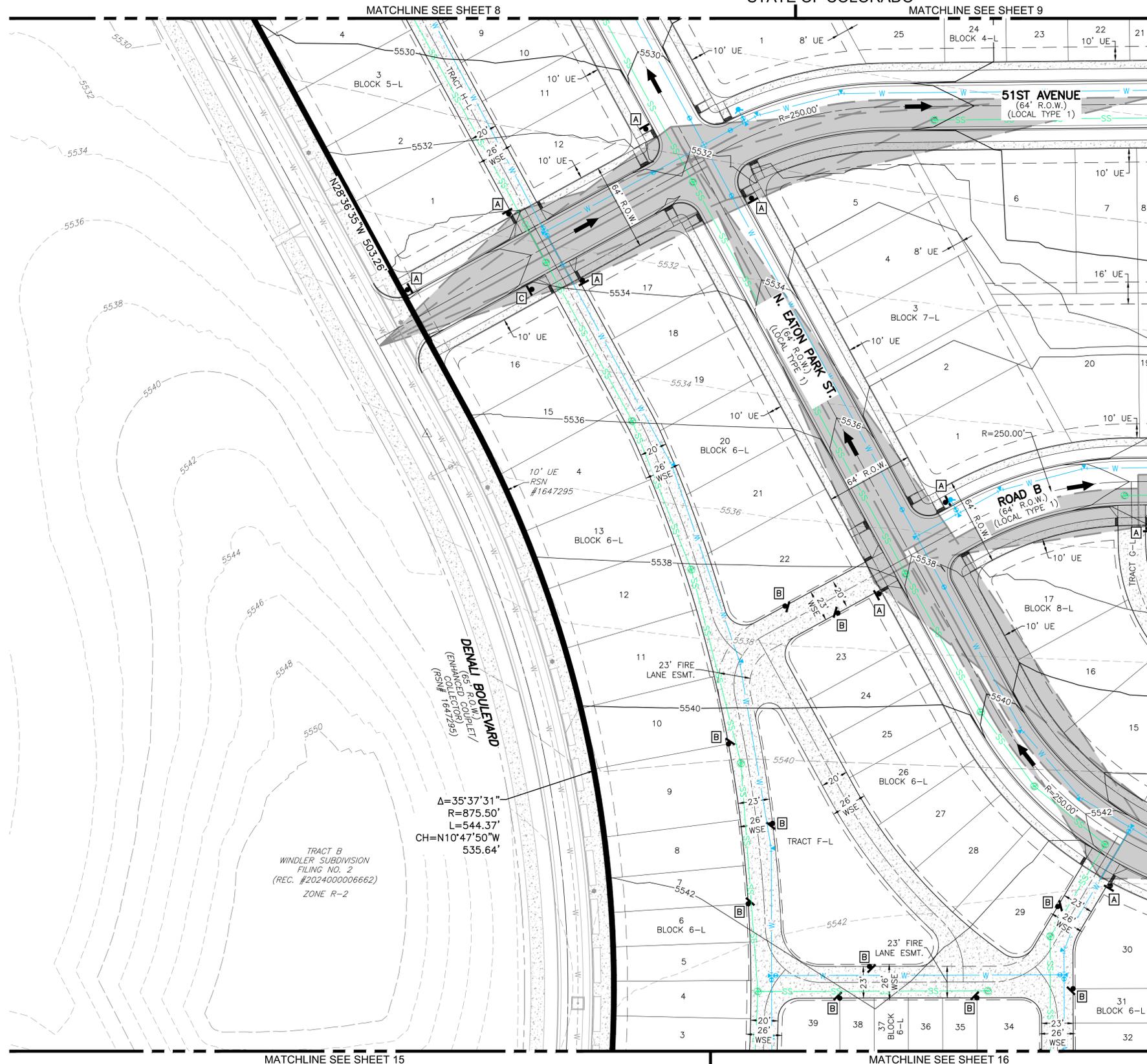
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PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS
 13499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232
 303.81.6100 MARTINMARTIN.COM



KEYMAP
 SCALE: 1"=1000'

EXISTING		PROPOSED	
	PROPERTY LINE		RIGHT-OF-WAY LINE
	SECTION LINE		LOT LINE
	EASEMENT		CURB & GUTTER
	CURB & GUTTER (SPILL)		CURB & GUTTER (CATCH)
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WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

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Sheet Number:

12

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13
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PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS
 3349 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225
 303.481.6500 MARTINMARTIN.COM



KEYMAP
 SCALE: 1"=1000'

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
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	EASEMENT	
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SCALE: 1"=40'
 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



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WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

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1	PRE-APP	02-27-25

Sheet Number:

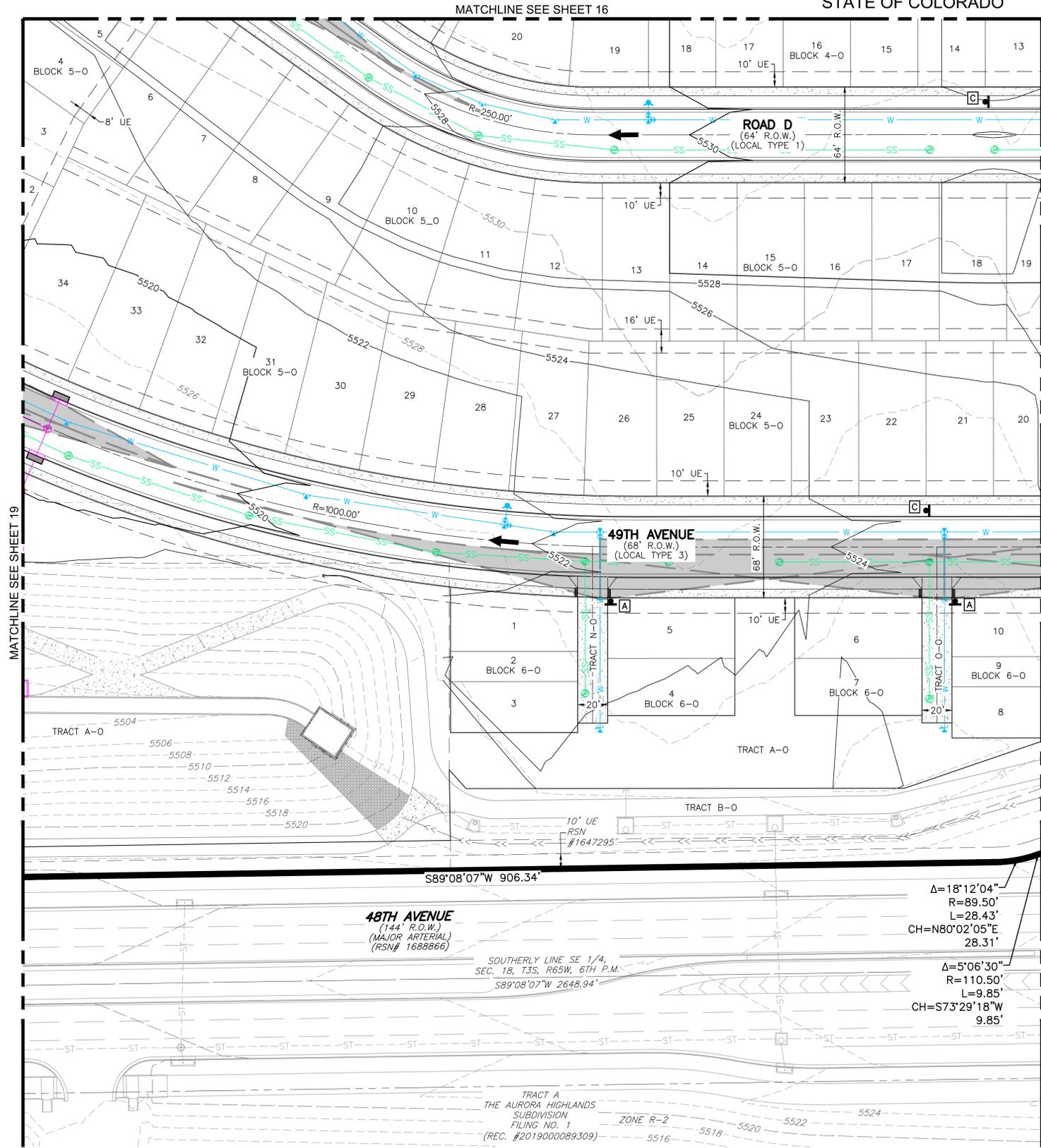
15

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

PLANNING AREAS 10, 11, 12, AND 13
 A RESUBDIVISION OF TRACTS A, B, D, E, AND A PORTION OF TRACT F OF WINDLER SUBDIVISION FILING NO. 10,
 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 CITY OF AURORA, COUNTY OF ADAMS,
 STATE OF COLORADO



PROJECT TEAM:



EXISTING		PROPOSED	
	PROPERTY LINE		RIGHT-OF-WAY LINE
	SECTION LINE		LOT LINE
	EASEMENT		CURB & GUTTER
	CURB & GUTTER (SPILL)		CURB & GUTTER (CATCH)
	CONCRETE/SIDEWALK		ADA RAMP
	LIGHT POLE		SIGN
	DRIVE		DRIVE
	STORM SEWER (SIZES: 18"-72")		STORM SEWER (SIZES: 18"-72")
	8" SANITARY SEWER		8" SANITARY SEWER
	8" WATER LINE		8" WATER LINE
	FIRE HYDRANT		FIRE HYDRANT
	CONTOURS		CONTOURS
	SIGHT TRIANGLE		SIGHT TRIANGLE

NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE FEMA FLOOD INSURANCE MAP THAT COVERS THE AREA IS FOR ADAMS/ARAPAHOE COUNTY, COLORADO MAP NUMBER 08005C0062L, EFFECTIVE DATE FEBRUARY 17, 2017. NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN AN AREA DESIGNATED AS A REGULATORY FLOODPLAIN.

ABBREVIATIONS LEGEND:

- UE - UTILITY EASEMENT
- WE - WATER EASEMENT
- SE - SANITARY SEWER EASEMENT
- WSE - WATER & SANITARY SEWER EASEMENT
- R.O.W. - RIGHT-OF-WAY

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	6°13'57"	472.00'	51.34'	N03°21'32"W	51.32'
C2	55°29'07"	65.00'	62.95'	S21°16'03"W	60.52'
C3	38°18'12"	40.00'	26.74'	S68°09'42"W	26.25'
C4	22°01'00"	225.00'	86.46'	N81°40'42"W	85.93'
C5	5°41'28"	463.00'	45.99'	N67°49'28"W	45.97'
C6	41°53'57"	95.00'	69.47'	S38°00'20"E	67.93'



MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PLOT DATE: Wednesday, March 5, 2025 10:16 AM LAST SAVED BY: CCRAMER
 DRAWING LOCATION: G:\LEV25.0141-Windler-Neighborhoods L, M, N, and O\PLANS\NEIGHBORHOOD PLAN\08-19_SITE PLAN.dwg

WINDLER HILLTOP NEIGHBORHOOD SITE PLAN

SITE PLAN

No.	Issue / Revisions	Date
1	PRE-APP	02-27-25

Sheet Number:

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