



Date: September 1st, 2023

To: Dan Osoba, Planner II
City of Aurora Planning Department

From: Garrett Graham
PCS Group Inc.
P.O. Box 18287
Denver, CO 80218

This document is a response to the Harmony SP6 Third Submission Review comments we received on July 12th, 2023.

Application Number: DA-1925-14

Case Numbers: **2013-7001-07; 2023-6001-00; 2023-4001-00; 2023-3001-00**

Responses are below in **RED**:

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Two outside agency referral comments were received from Xcel Energy and CDOT. Please include a response to those comments with your next submission.

Response: Acknowledged, these comments have been addressed at the end of this letter.

2. Completeness and Clarity of the Application

Avigation Easement

2A. Continued advisory comment for tracking: Execute the avigation easement and resubmit it in your next review. Staff will route the document to be recorded ahead of the plat.

WPS Response: Avigation easement has been submitted to the city for recordation. It is also included with this resubmittal.

Site Plan Comments

Sheet 1

2B. Please clarify what superscript 4 is referencing or remove it if needed.

WPS Response: Revised to an asterisk. Reference to planning notes on following sheet.



3. Zoning and Subdivision Comments

3A. Zoning and Subdivision comments have been addressed.

Response: Acknowledged, thank you.

4. Streets and Pedestrian Comments

4A. Streets and Pedestrian comments have been addressed.

Response: Acknowledged, thank you.

5. Parking Comments

5A. Parking comments have been addressed.

Response: Acknowledged, thank you.

6. Urban Design Comments

6A. Urban Design comments have been addressed.

Response: Acknowledged, thank you.

7. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

Landscape Plan Comments

Sheet L0.0

7A. Please explain why these sheets are included on this Key Map but are not included in the set of plans.

PCS Response: These sheets were in fact included in the set. the sheets in question (sheets L1.16B and L.1.19) can be found on page 29 of the PDF (far left hand side of sheet) and then also page 32 of the PDF.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / 303-739-7304 / jbingham@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1.1

8A. Revise to "CO", the previous comment had a typo.

WPS Response: Spelling revised.

8B. Revise to "street".

WPS Response: Spelling Revised.



Sheet 2.0

8C. If the couplet remains on the next submittal, the section shall meet COA standards. Any deviation requires City Engineer approval. This section does not match any COA standard, nor does it match the street shown on sheet 14. The sidewalk within a tract would not be considered a public sidewalk.

WPS Response: The couplet has been revised per conversations with the COA engineering staff.

8D. If this section is only intended for the loop lane, please label it as such.

WPS Response: Section has been labeled for clarity.

8E. The sidewalk associated with the loop lane is private.

WPS Response: Labeled sidewalk as private throughout the plan set and in the cross section.

8F. Indicate if there are easements for the loop lane on the section. The tract for N. Riverwood Ct. appears to be much larger than 43'.

WPS Response: N Riverwood Ct cross section has been revised to match what is proposed in the linework.

Sheet 2.8

8G. Label this sidewalk as private.

WPS Response: Labeled sidewalk as private throughout the plan set and in the cross section.

8H. Remove this ramp.

WPS Response: Ramp removed.

Sheet 2.9

8I. Repeat Comment: The minimum radius for a one-way couplet with one lane is 425'. One viable solution would be to remove this section of the roadway.

WPS Response: Couplet has been revised per conversations with COA engineering staff.

Sheet 2.12

8J. Repeat: Is this sidewalk being proposed with a different site plan? Please include the case number if so. As of April 3, 2023, aerial imagery does not show this sidewalk as existing. Please provide the sidewalk up to the crossing.

WPS Response: Revised existing conditions to match current built condition. Reflected label on area site plan.



Infrastructure Site Plan Comments

Sheet 7

8K. Please revise the sidewalks to the previous configuration. The sidewalks adjacent to the street can be public and the sidewalks within the tract should be privately owned and maintained with no sidewalk easement associated.

WPS Response: Sidewalk has been revised per conversations with COA engineering staff.

Sheet 9

8L. Please revise the sidewalks to the previous configuration. The sidewalks adjacent to the street can be public and the sidewalks within the tract should be privately owned and maintained with no sidewalk easement associated.

WPS Response: Sidewalk has been revised per conversations with COA engineering staff.

9. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber) *Traffic Impact Study*

9A. Update the Recent Traffic Studies section per the study that was finalized in March 2023.

LCS Response: Revised as requested.

9B. Verify the Site Plan intersection laneage is consistent with the TIS language.

LCS Response: The Site Plan has been updated to be consistent with the TIS.

Site Plan Comments

Sheet 1.1

9C. Add the following note: 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.

WPS Response: Note added.

Sheet 2.1

9D. Provide a note to defer ramps until the intersection is signalized.

WPS Response: Note added to plan sheets.

Sheet 2.5

9E. In coordination with any Postal Service requirements, mail kiosks shall be located: – Outside of sight triangles as defined by COA Roadway Manual, standard TE-13 – Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) – A



minimum of 30' away from stop signs (for stop sign visibility) – A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of the roadway) – Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

– The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosks within your site, what equipment is USPS approved and what is not. – Please contact the USPS Growth Coordinator @ 303-853-6994

WPS Response: All mailbox kiosks have been moved to adhere to the criteria outlined above.

9F. Move the mail kiosk out of the intersection area.

WPS Response: All mailbox kiosks have been moved to adhere to the criteria outlined above.

Sheet 2.9

9G. Reverse the arrow direction.

WPS Response: Arrow has been reversed on legend.

9H. Add W12-1 sign.

WPS Response: This couplet has been revised and no longer requires this signage.

9I. Move the mail kiosk out of the intersection area.

WPS Response: All mailbox kiosks have been moved to adhere to the criteria outlined above.

9J. Place R3-1 (no right turn).

WPS Response: This couplet has been revised and no longer requires this signage.

9K. Add an R5-1 sign for traffic coming south.

WPS Response: This couplet has been revised and no longer requires this signage.

9L. Replace with R4-7b & R5-1 signs.

WPS Response: This couplet has been revised and no longer requires this signage.

Sheet 2.10

9M. Verify that the pedestrian ramp edge-to-edge alignment is provided.

WPS Response: Moved ramp to align correctly.

9N. Move the mail kiosk out of the intersection area.

WPS Response: All mailbox kiosks have been moved to adhere to the criteria outlined above.



Infrastructure Site Plan Comments

Sheet 2

9O. Provide and callout base roadway pavement markings, including auxiliary storage lane lengths, taper rates/lengths, and lane widths. Verify with the TIS.

WPS Response: This information has been added to the road plan sheets and will be accentuated in the CDs. This easement plan is intended for the ROW and easement linework/labels.

9P. Show the interim roadway tie-ins, including pavement markings.

WPS Response: This information has been added to the road plan sheets and will be accentuated in the CDs. This easement plan is intended for the ROW and easement linework/labels.

9Q. This is shown as 3/4 movement access in 2024. Provide appropriate signing, pork chop island, etc.

WPS Response: Revised intersection. Added pork chop with required signage.

Sheet 3

9R. Note to defer the ramp until the intersection is signalized.

WPS Response: Note added.

9S. Note to defer ramp until receiving ramp is provided.

WPS Response: Note added.

9T. Provide and callout base roadway pavement markings, including auxiliary storage lane lengths, taper rates/lengths, and lane widths. Verify with the TIS.

WPS Response: This information has been added to the road plan sheets and will be accentuated in the CDs. This easement plan is intended for the ROW and easement linework/labels.

9U. Show the interim roadway tie-ins, including pavement markings.

WPS Response: This information has been added to the road plan sheets and will be accentuated in the CDs. This easement plan is intended for the ROW and easement linework/labels.

Sheet 4

9V. Show a tie-in or barricade to the east side for interim condition.

WPS Response: Added barricade and added label.

9W. Show the intersection laneage per the TIS.

WPS Response: Laneage will be more clear in final CDs. Striping in this location is hidden under utilities. This sheet is intended for easement and ROW linework and labels.



9X. This is shown as 3/4 movement access in 2024. Provide appropriate signing, pork chop island, etc.

WPS Response: Revised intersection. Added pork chop with required signage.

Sheet 6

9Y. This is a 3/4 movement intersection per TIS provide appropriate signing, pork chop island, etc.

WPS Response: Revised intersection. Added pork chop with required signage.

Sheet 7

9Z. An exclusive NB right turn was identified in TIS. Update intersection laneage per TIS.

WPS Response: Laneage has been revised to include NB right turn lane.

10. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

Subdivision Plat Comments

10A. In reviewing note #5 and the need for a dedicated fire lane easement within each of the listed tracts I would recommend the removal of the fire lane portion of this easement since there is adequate emergency access to within 150' of all exterior portions of each structure within this site.

WPS Response: Note moved to legend per comment from Maurice Brooks.

10B. Tracts L, M, N, S, T, V, and W do not require a fire lane easement.

WPS Response: Fire delineation removed from these tracts.

10C. Per the plat, Tract N is called out as a fire lane, public access, and utility easement. If this is correct, provide a dashed line delineation of this easement's boundaries. If it meets a public street standard, which it appears to, the plat will need to be revised to remove the fire lane easement from Tract N.

WPS Response: Fire easement linework added.

10D. Per the plat, Tract N is called out as a fire lane, public access, and utility easement. If this is correct, provide a dashed line delineation of this easement's boundaries. If it meets a public street standard the plat will need to be revised to remove the fire lane easement from Tract N.

WPS Response: Fire easement linework added.

10E. This area appears to be intended for vehicular parking and should be removed from the easement boundaries.

WPS Response: Vehicle parking has been removed from the fire easement area.

10F. The roadway appears to have a 32' width flowline to flow-line. This presents as a public street and not a fire lane public access easement. Please confirm.



WPS Response: Fire lane easement added as this is a private street.

10G. Tract M is not part of the fire lane easement.

WPS Response: Tract M note removed.

10H. C205 must be at least 29' since it is an inside turning radius.

WPS Response: The 29' is no longer needed since there is not a fire lane easement here anymore. A 15' radius is adequate for a non-fire truck.

Site Plan Comments

Sheet 1.0

10I. Change the IBC construction type from 2015 to 2021.

WPS Response: Revised to 2021.

10J. Change the IBC occupancy class from 2015 to 2021. Change IBC to IRC since these structures are being built under the currently adopted Residential code.

WPS Response: Revised to 2021 IRC on both table lines.

Sheet 1.1

10K. Remove note 18. Addressing is addressed in note 8.

WPS Response: Note removed.

10L. Change 2015 to 2021.

WPS Response: Revised to 2021.

10M. Change 2009 to 2017.

WPS Response: Revised to 2017.

10N. Townhomes fall under the Revised HB=1221 requirements and must include an implementation plan, note, and data table.

WPS Response: Per email conversations on 6/6/23, townhomes are not proposed as part of this plan and will be designed at a future date. At the time of that plan, the Implementation Table and Notes will be utilized.

10O. Please review the attached 2003 Revised HB-1221 with CCICC commentary.pdf. See the redlines for details.



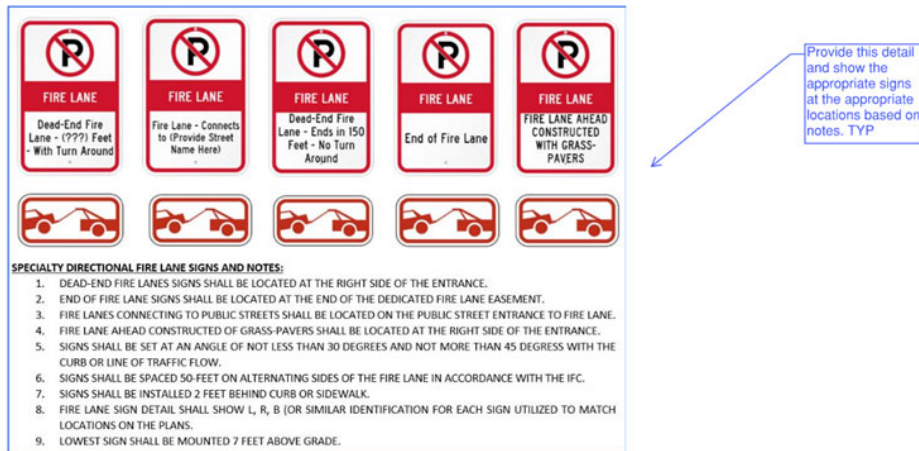
WPS Response: Per email conversations on 6/6/23, townhomes are not proposed as part of this plan and will be designed at a future date. At the time of that plan, the Implementation Table and Notes will be utilized.

10P. Add the note and data table per the redlined stamp.

WPS Response: Per email conversations on 6/6/23, townhomes are not proposed as part of this plan and will be designed at a future date. At the time of that plan, the Implementation Table and Notes will be utilized.

10Q. Remove details and only show on civil plans.

WPS Response: This detail was specifically asked to be included in this notes sheet by the City of Aurora and throughout the plans. It has been left in place. It will also be utilized in the civil CDs.



Sheet 2.0

10R. Show the existing fire hydrant in this area.

WPS Response: Moved labels to show hydrants.

10S. Show the fire hydrant in this location.

10T. Per the plat, Tract N is called out as a fire lane, public access, and utility easement. If this is correct, provide a dashed line delineation of this easement's boundaries. If it meets a public street standard the plat will need to be revised to remove the fire lane easement from Tract N.

WPS Response: Fire Lane easement has been added as this is a private street.

10U. Please note, tract N is called out by the plat as a fire lane, public access, and utility easement. If this is correct label this section detail accordingly. If it is an approved street type, please label it accordingly.

WPS Response: Fire Lane easement has been added as this is a private street.



10V. Fire Lane is not required in Tract's L, M, N, S, T, V, or W. A request to remove the fire lane from these Tracts is shown within the Plat.

WPS Response: Fire Lane has been removed from these tracts.

Sheet 2.10

10W. Check with the City of Aurora Civil Engineer to determine if an additional curb ramp will be required in this area per the code section listed below.

WPS Response: Added curb ramp crossing.

Landscape Plan Comments

Sheet L1.2

10X. There is a fire hydrant and tree conflict.

PCS Response: Tree has been removed to avoid fire hydrant conflict.

Infrastructure Site Plan Comments

Sheet 1

10Y. Remove notes from ISP called out on the redlines.

WPS Response: Notes have been removed.

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1.0

11A. Master Utility Study Amendment was not uploaded with this round of review. Please ensure the routing and sizing on this site plan matches the approved MUS amendment.

WPS Response: An amendment has not been included in this submittal since there is no deviation from the Master Utility Study.

11B. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

WPS Response: Acknowledged, thank you.

Infrastructure Site Plan Comments

Sheet 2

11C. Label capped utility and clarify if this is to be installed as a part of this ISP or the Site Plan. TYP for all stubs.

WPS Response: All utility stubs labeled to be installed at ISP.

12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments



Sheet 2.3

12A. This easement should not be dedicated to the public R.O.W. unless this is a 'Private' easement (delete these lines).

WPS Response: The easement within the ROW will be vacated prior to the construction of N Trussville St. within this site plan. Label has been added.

12B. Traffic Signalization Easement - match the Plat.

WPS Response: Revised language to match the plat.

Sheet 2.4

12C. This easement should not be dedicated in the public R.O.W. unless this is a 'Private' easement (delete these lines)

WPS Response: The easement within the ROW will be vacated prior to the construction of N Trussville St. within this site plan. Label has been added.

Subdivision Plat Comments

12D. Do not indicate what these tracts are to be used for or who the owner will be. You can't dedicate a tract to anyone, other than the city, via your plat.

WPS Response: Note removed from cover sheet.

12E. Change this name - confirm the name with Aurora Water.

WPS Response: Revised to water easement and moved to legend on graphic pages.

12F. Move this statement to the Legends on the graphic pages.

WPS Response: Statement moved to the legends on the graphic pages.

12G. Delete this Note - It is not a Plat Note in the Subdivision Plat Checklist.

WPS Response: Notes removed.

12H. See the Advisory Comment on this page.

WPS Response: Title Commitment will be ensured to be within the 30 days window described above with the final submittal for recordation.

12I. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's



office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

WPS Response: Title Commitment will be ensured to be within the 30 days window described above with the final submittal for recordation.

12J. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12K. Change this name - confirm the name with Aurora Water (typ.).

WPS Response: Changed to water easement.

12L. Add the other Water easements - according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.

12M. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12N. Change this name - confirm the name with Aurora Water (typ.).

WPS Response: Changed to water easement.

12O. Add the other Water easements - according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.

12P. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12Q. This easement should not be dedicated in the public R.O.W. unless this is a 'Private' easement (delete these lines).

WPS Response: This portion of easement has been removed from the plat.

12R. This name may change - confirm this with Aurora Water.

WPS Response: Changed to water easement.

12S. Add the other Water easements - according to Aurora Water Dept.

12S. Add the other Water easements - according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.



12T. Change this name – confirm the name with Aurora Water (typ.).

WPS Response: Changed to water easement.

12U. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12V. Add distance on both sides of a Lot or Tract line.

WPS Response: Distance labels added.

12W. Add the other Water easements – according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.

12X. Change this name – confirm the name with Aurora Water (typ.).

WPS Response: Changed to water easement.

12Y. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12Z. This easement should not be dedicated in the public R.O.W. unless this is a 'Private' easement (delete these lines).

WPS Response: This portion of easement has been removed from the plat.

12AA. This name may change – confirm this with Aurora Water.

WPS Response: Changed to water easement.

12BB. Show this easement line arc length on this side of the Lot line.

WPS Response: Length labels added.

12CC. Is this easement needed?

WPS Response: Label added – this is traffic signal easement.

12DD. Add the other Water easements – according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.

12EE. Change this name – confirm the name with Aurora Water (typ.).

WPS Response: Changed to water easement.



12FF. This is not needed outside of the first page.

WPS Response: Removed from all except cover sheet.

12GG. Add the other Water easements – according to Aurora Water Dept.

WPS Response: Easement names updated to match standards.

12HH. Change this name – confirm name with Aurora Water (typ.).

WPS Response: Changed to water easement.



XCEL ENERGY – COMMENTS:

July 6, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Daniel Osoba

Re: Harmony 6 – 3rd referral, Case # DA-1925-14

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the revised utility easement widths for **Harmony 6**.

No resubmittals are necessary.

WPS Response: Acknowledged, thank you.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



CDOT – COMMENTS:

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204

Project Name: **Harmony Development**

Print Date: 7/7/2023

Highway: 070

Mile Marker: 291.3

Traffic Comments:

The response to comments didn't address CDOT Traffic concerns. It looks like possibly 30% of the trips from this development is going to get on and off of I-70. This is around 100 vehicles in the AM and 150 vehicles in the PM. Will this impact the interchange at this location unknown. Jason Igo 7/7/2023

LCS Response: The design team will coordinate any TIS revisions directly with CDOT.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND, SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4"DIAMETER ALUMINUM CAP ON A NO. 6 REBAR SET FLUSH WITH THE EXISTING GROUND, STAMPED "T4S R65W 1/4 S8/S9 2022 PLS 25369", FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 9, BEING MONUMENTED BY A 3-1/4"DIAMETER ALUMINUM CAP ON A NO. 6 REBAR IN A RANGE BOX, STAMPED "T4S R65W S5/S4/S8/S9 2022 PLS 25369", BEARS NORTH 00°22'06"WEST, A DISTANCE OF 2660.27 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°21'50"EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 144.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWHATON ROAD AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES:

1. NORTH 00°22'06" WEST, A DISTANCE OF 1208.10 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°37'54" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;
3. NORTH 00°22'06" WEST, A DISTANCE OF 80.00 FEET TO A POINT OF NON TANGENT CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 45°22'06" WEST, 35.36 FEET TO A POINT OF TANGENCY;
5. NORTH 00°22'06" WEST, A DISTANCE OF 626.50 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 44°37'54" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;
7. NORTH 00°22'06" WEST, A DISTANCE OF 64.00 FEET TO A POINT OF NON TANGENT CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS NORTH 45°22'06" WEST, 35.36 FEET TO A POINT OF TANGENCY;
9. NORTH 00°22'06" WEST, A DISTANCE OF 485.01 FEET TO A POINT OF CURVATURE;
10. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'22", AN ARC LENGTH OF 39.12 FEET, THE CHORD OF WHICH BEARS NORTH 44°27'35" EAST, 35.25 FEET TO A POINT OF TANGENCY, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF E. 6TH AVENUE AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NUMBER IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING NINE (9) COURSES:

1. NORTH 89°17'16" EAST, A DISTANCE OF 1058.52 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°20'38", AN ARC LENGTH OF 39.42 FEET, THE CHORD OF WHICH BEARS SOUTH 45°32'25" EAST, 35.46 FEET;
3. SOUTH 00°22'06" EAST, A DISTANCE OF 41.36 FEET;
4. NORTH 89°37'54" EAST, A DISTANCE OF 80.00 FEET;
5. NORTH 00°22'06" WEST, A DISTANCE OF 42.14 FEET TO A POINT OF CURVATURE;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'22", AN ARC LENGTH OF 39.12 FEET, THE CHORD OF WHICH BEARS NORTH 44°27'35" EAST, 35.25 FEET;
7. NORTH 89°17'16" EAST, A DISTANCE OF 1015.79 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'08", AN ARC LENGTH OF 39.27 FEET, THE CHORD OF WHICH BEARS SOUTH 45°42'40" EAST, 35.36 FEET TO A POINT OF NON TANGENCY;
9. NORTH 89°17'11" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°42'35" EAST, A DISTANCE OF 458.08 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1460.00 FEET, A CENTRAL ANGLE OF 24°00'47", AN ARC LENGTH OF 611.90 FEET, THE CHORD OF WHICH BEARS SOUTH 12°42'59" EAST, 607.43 FEET;

THENCE SOUTH 24°43'23" EAST, A DISTANCE OF 125.82 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 36°13'18", AN ARC LENGTH OF 531.04 FEET, THE CHORD OF WHICH BEARS SOUTH 06°36'44" EAST, 522.24 FEET;

THENCE SOUTH 11°29'56" WEST, A DISTANCE OF 32.92 FEET TO A POINT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1260.00 FEET, A CENTRAL ANGLE OF 11°53'58", AN ARC LENGTH OF 261.68 FEET, THE CHORD OF WHICH BEARS SOUTH 05°32'57" WEST, 261.21 FEET;

THENCE SOUTH 00°24'02" EAST, A DISTANCE OF 205.32 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 01°26'58", AN ARC LENGTH OF 49.58 FEET, THE CHORD OF WHICH BEARS SOUTH 01°07'31" EAST, 49.58 FEET TO A POINT OF NON TANGENCY;

THENCE SOUTH 89°35'58" WEST, A DISTANCE OF 3.00 FEET TO A POINT BEING THE NORTHEASTERLY CORNER OF APS P-8 AT HARMONY SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. D9077963 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG THE BOUNDARY OF SAID APS P-8 AT HARMONY SUBDIVISION FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. CONTINUING SOUTH 89°35'58" WEST, A DISTANCE OF 1345.37 FEET;
2. SOUTH 00°23'59" EAST, A DISTANCE OF 338.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF HARMONY SUBDIVISION FILING NO. 1, AS RECORDED AT RECEPTION NO. D7146217 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE SOUTH 89°21'50" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND ALONG THE NORTHELRY LINE OF SAID HARMONY SUBDIVISION FILING NO. 1, A DISTANCE OF 1194.49 FEET TO THE POINT OF BEGINNING,

SAID PARCEL CONTAINING A CALCULATED AREA OF 5,938,025 SQUARE FEET OR 136.318 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HARMONY SUBDIVISION FILING NO. 16 AND BY THE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER: _____

MELCOR/TC AURORA LLC, A COLORADO LIMITED LIABILITY COMPANY

	ROBYN SALIK	VICE-PRESIDENT
SIGNATURE	PRINT NAME	PRINT TITLE
	NAOMI STEFURA	SECRETARY-TREASURER
SIGNATURE	PRINT NAME	PRINT TITLE

NOTARIAL:

PROVINCE OF ALBERTA)
CITY OF EDMONTON)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D.

BY ROBYN SALIK AS VICE-PRESIDENT AND BY NAOMI STEFURA AS SECRETARY-TREASURER OF MELCOR/TC AURORA LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

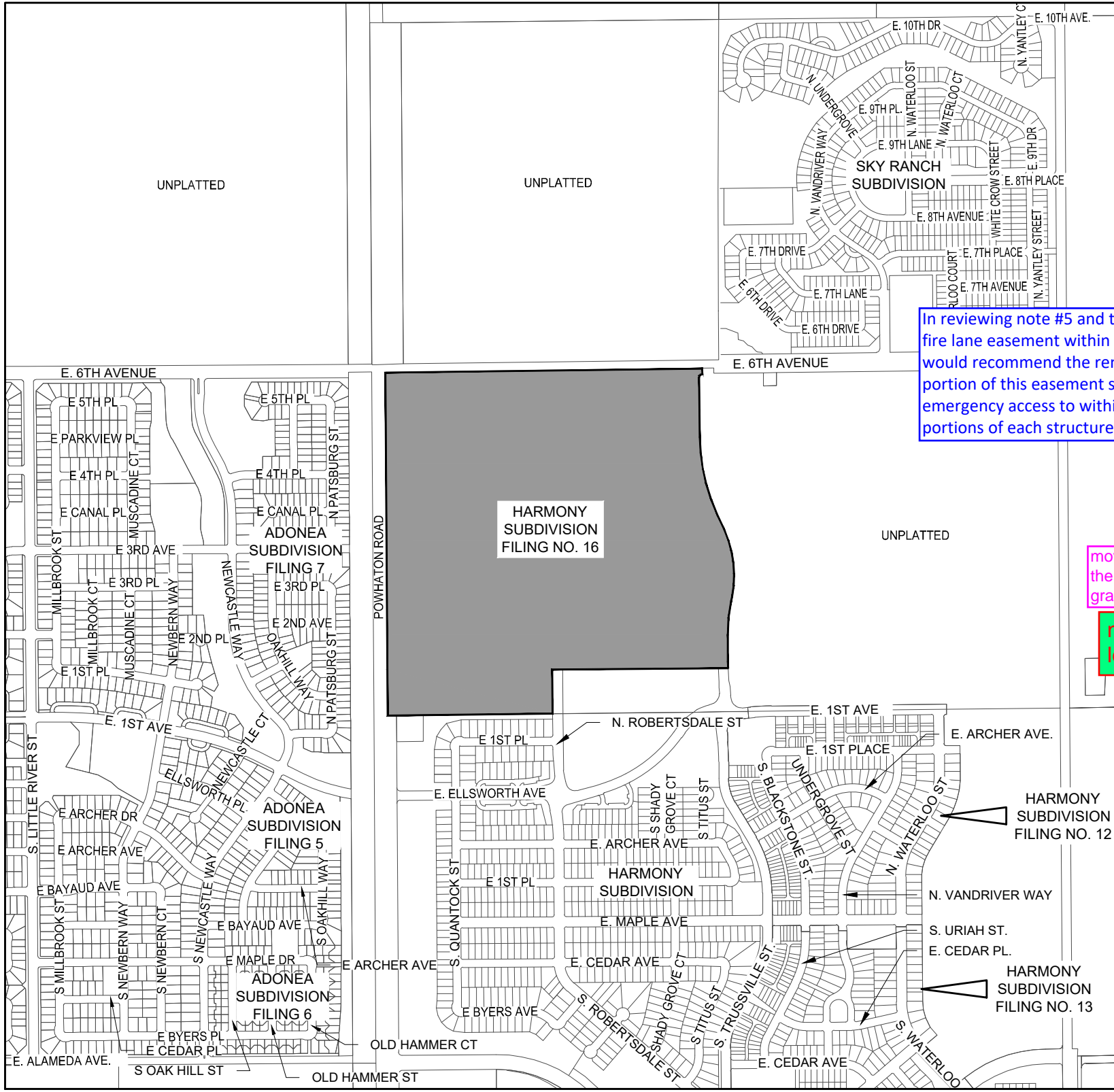
HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 10

Do not indicate what these tracts are to be used for or who the owner will be. You can't dedicate a tract to anyone, other than the City, via your plat.

note removed from cover sheet



HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 10

WESTWOOD
T4S R65W
S5S4
S5S5
2022
PLS 25369

NW COR SEC. 9
SET 30" LONG NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
IN A RANGE BOX STAMPED
"WESTWOOD T4S R65W
S5/S4/S5/S9 2022 PLS 25369"

SW 1/4
SEC. 4
UNPLATTED

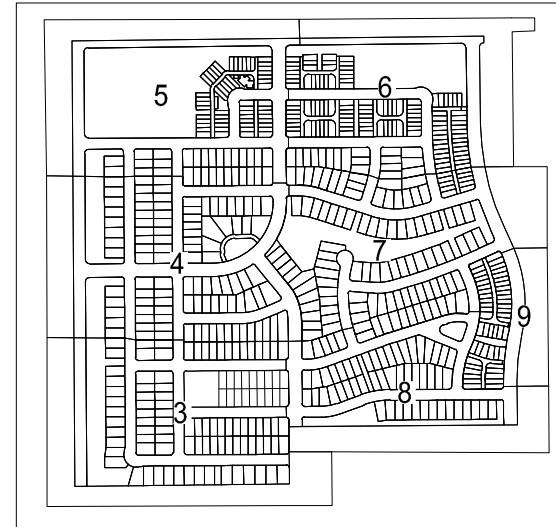
T4S R65W
1/4 S4
S9
2002
LS 11658

N 1/4 COR SEC. 9
FOUND 2-1/2" ALUMINUM
IN CONCRETE STAMPED "T4
1/4 S4/S9 2002 LS 11666"

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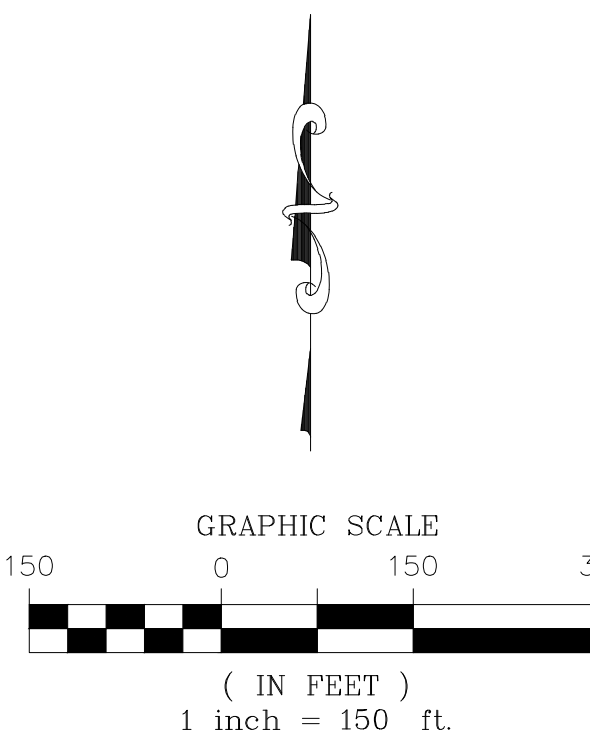
KEYMAP



CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N44°37'54"E	35.36'
C2	25.00'	90°00'00"	39.27'	N45°22'06"W	35.36'
C3	25.00'	90°00'00"	39.27'	N44°37'54"E	35.36'
C4	25.00'	90°00'00"	39.27'	N45°22'06"W	35.36'
C5	25.00'	89°39'22"	39.12'	N44°27'35"E	35.25'
C6	25.00'	90°20'38"	39.42'	S45°32'25"E	35.46'
C7	25.00'	89°39'22"	39.12'	N44°27'35"E	35.25'
C8	25.00'	90°00'08"	39.27'	S45°42'40"E	35.36'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°22'06"W	80.00'
L2	N00°22'06"W	64.00'
L3	S00°22'06"E	41.36'
L4	N89°37'54"E	80.00'
L5	N00°22'06"W	42.14'
L6	N89°17'11"E	80.00'

LEGEND	
	FOUND OR SET SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369



ENGINEER/SURVEYOR

Westwood

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

ADONEA SUBDIVISION
FILING NO. 7
REC. NO. D7122266

NE 1/4
SEC. 8

ADONEA SUBDIVISION
FILING NO. 7
REC. NO. D7122266

POINT OF COMMENCEMENT
W 1/4 CORNER SEC. 9
SET 30" LONG NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
FLUSH WITH GROUND STAMPED
"WESTWOOD T4S R65W 1/4 S 8/9
2022 PLS 25369"

POINT OF BEGINNING
TRACT A
HARMONY SUBDIVISION
FILING NO. 1
REC. NO. D7146217

HARMONY SUBDIVISION
FILING NO. 3
REC. NO. D8027840

SW 1/4
SEC. 9

N. ROBERTSDALE STREET
80' PUBLIC R.O.W.
REC. NO. D9077963

LOT 1, BLOCK 1
APS P-8 AT HARMONY
SUBDIVISION
FILING NO. 1
REC. NO. D9077963

WESTWOOD
T4S R65W
C 1/4 S 9
2022
PLS 25369

N. TRUSSVILLE STREET
(R.O.W. VARIES)
REC. NO. D9077963

easement line
added

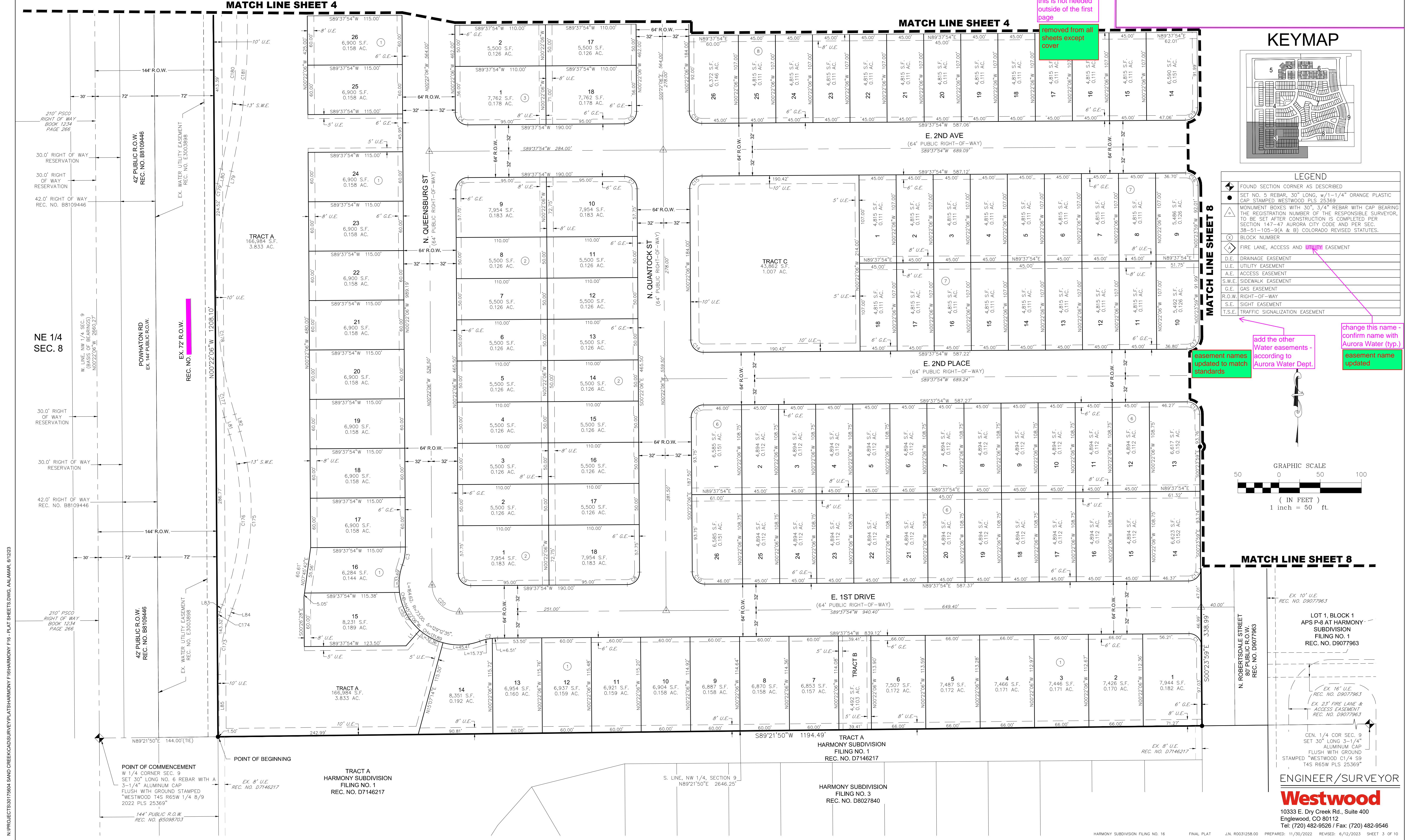
Per the plat, Tract N is
called out as a fire lane,
public access and utility
easement. If this is
correct, provide a dashed
line delineation of this
easements boundaries. If
it meets a public street
standard, in which it
appears to, the plat will
need to be revised to
remove the fire lane
easement from Tract N.

Tract's L, M, N, S, T, V and
W do not require a fire
lane easement.

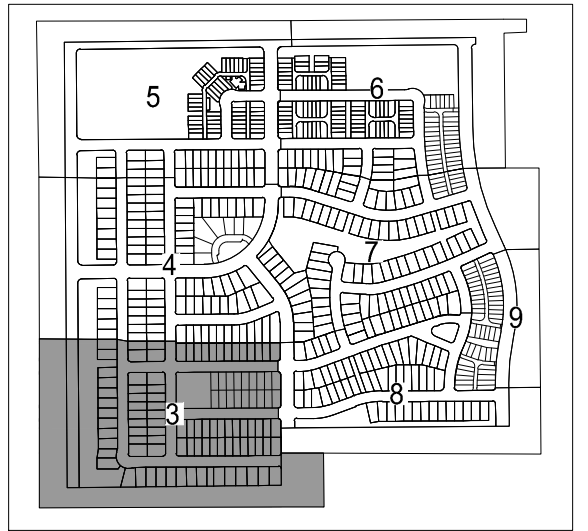
firelane
delineation
removed from
these tracts

HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 3 OF 10



KEYMAP



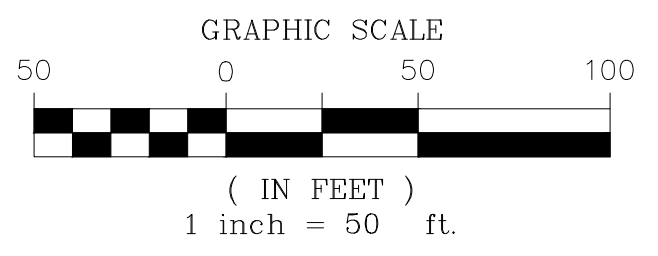
LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- SET NO. 9 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
- MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
- BLOCK NUMBER
- FIRE LANE, ACCESS AND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT
- S.W.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- R.O.W. RIGHT-OF-WAY
- S.E. SIGHT EASEMENT
- T.S.E. TRAFFIC SIGNALIZATION EASEMENT

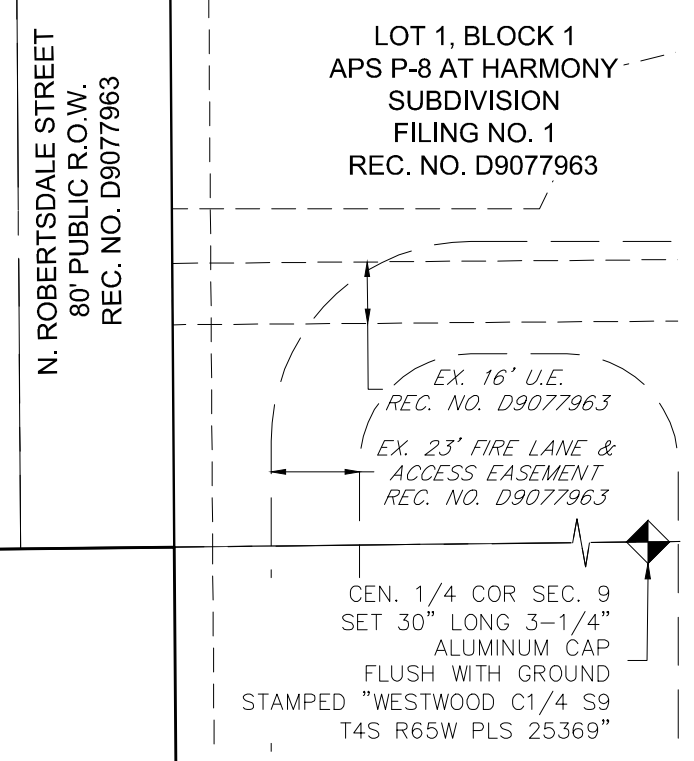
add the other Water easements - according to Aurora Water Dept.

change this name - confirm name with Aurora Water (typ.)
easement name updated

easement names updated to match standards



MATCH LINE SHEET 8

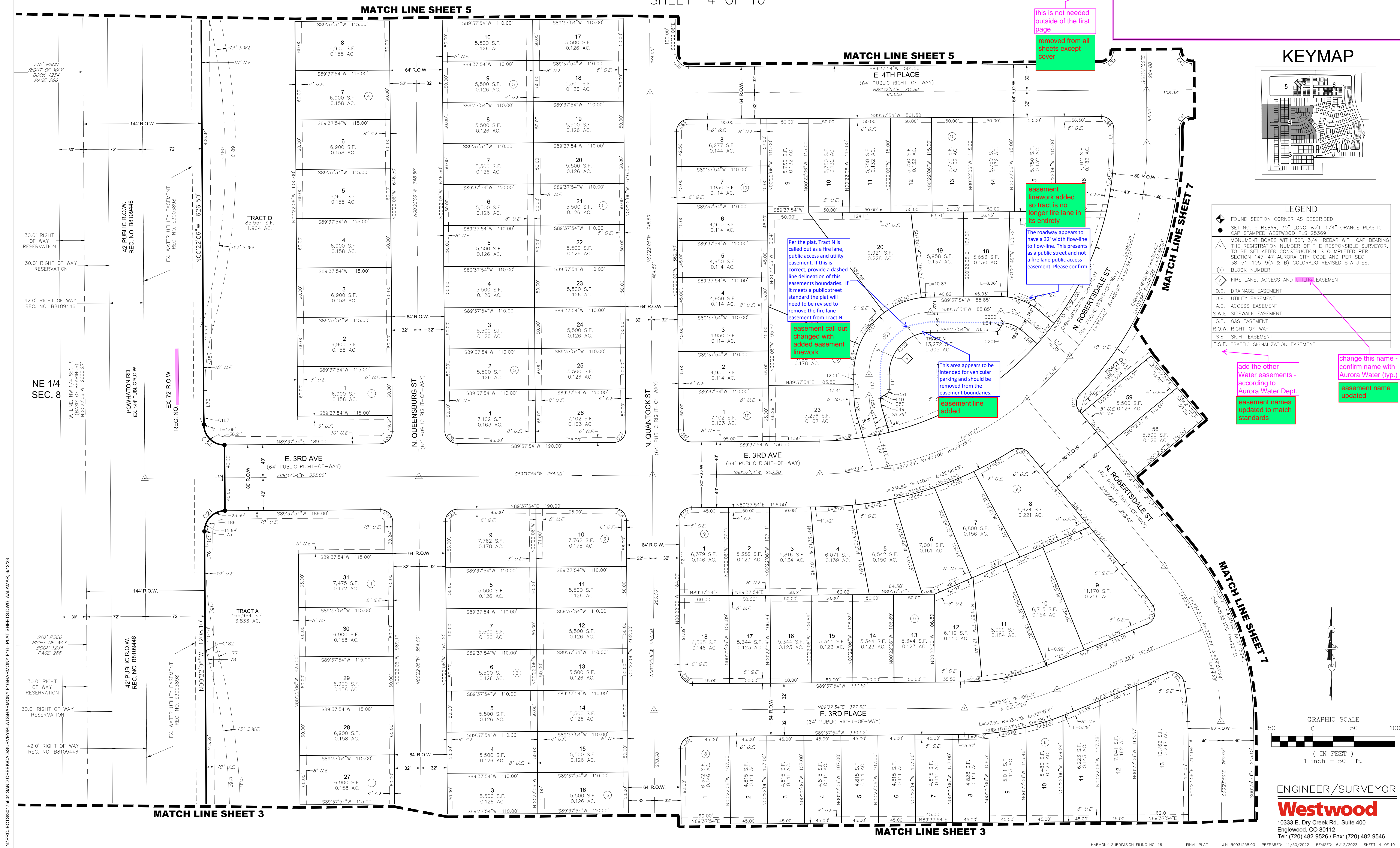


ENGINEER/SURVEYOR

Westwood

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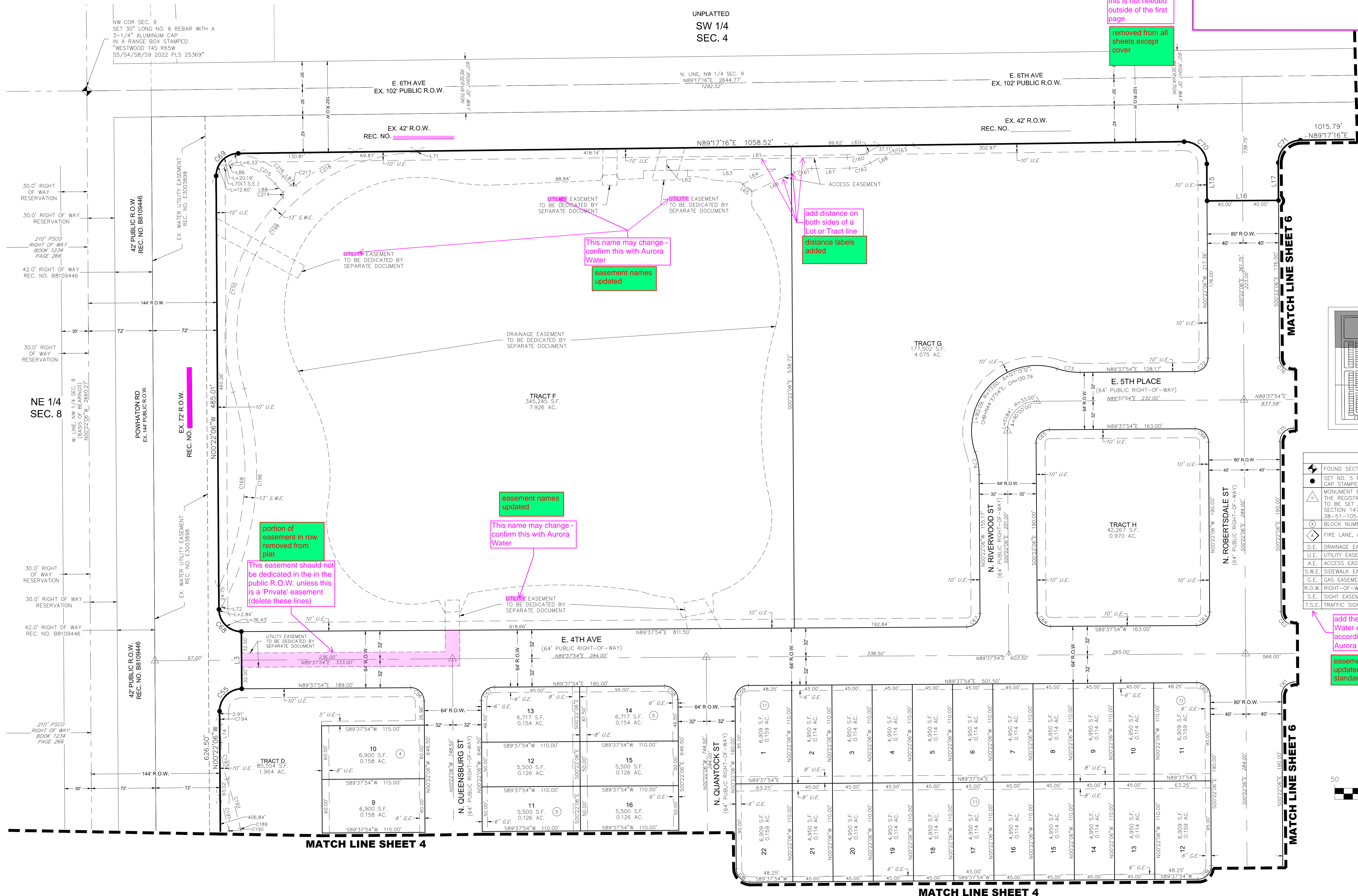
SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 10



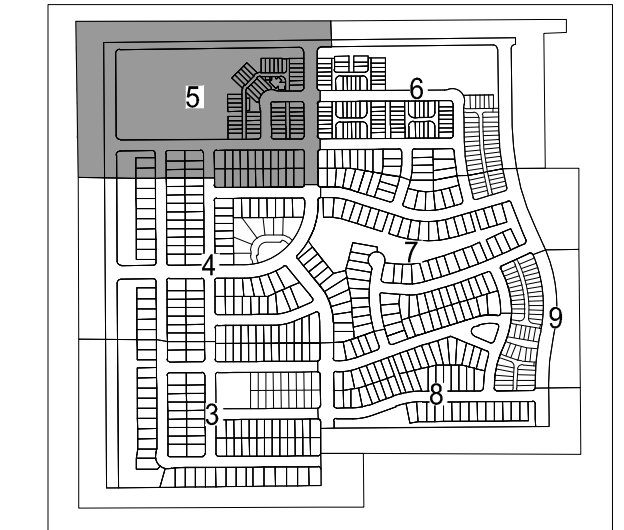
HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 5 OF 10

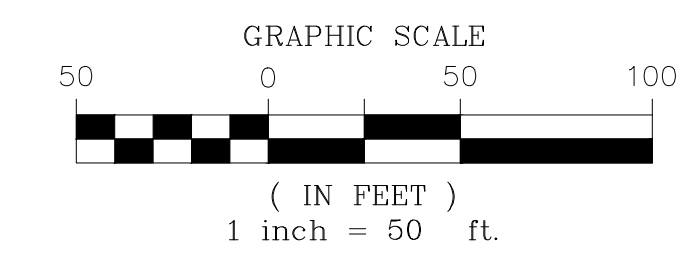
UNPLATTED
SW 1/4
SEC. 4



KEYMAP



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, ACCESS AND UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT



ENGINEER/SURVEYOR

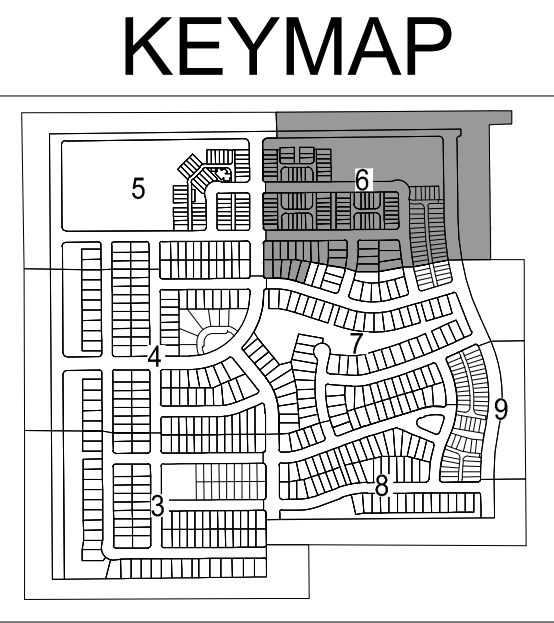
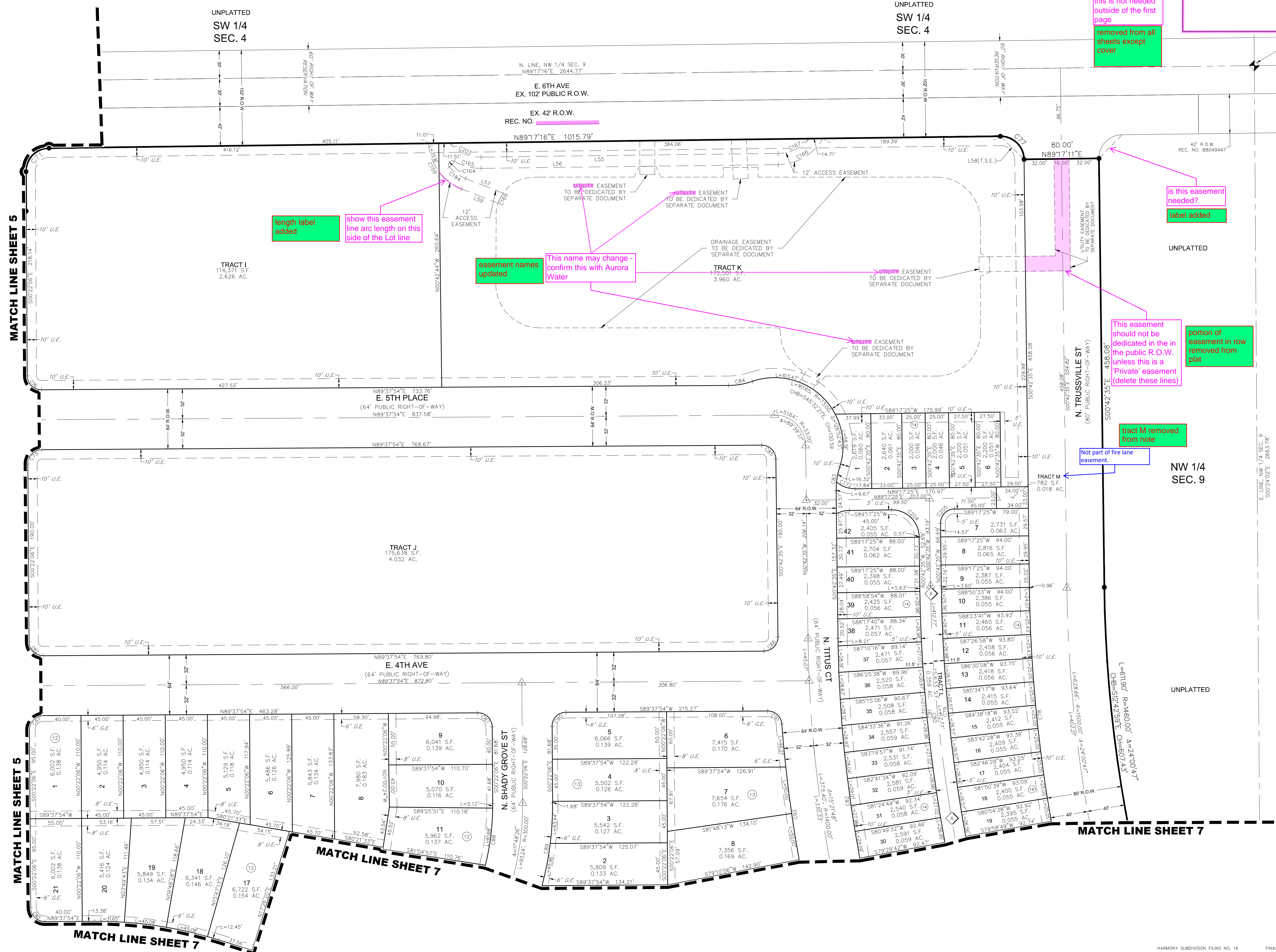
Westwood

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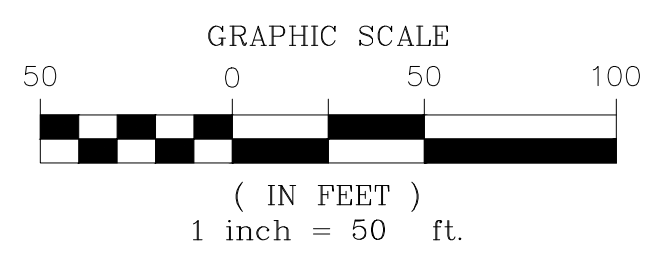
N:\PROJECTS\30175604 SAND CREEK\ROADS\HARMONY F16 - PLAT SHEET 5.DWG, AAL\AMR, 6/12/23

HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 6 OF 10



LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, ACCESS AND UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT

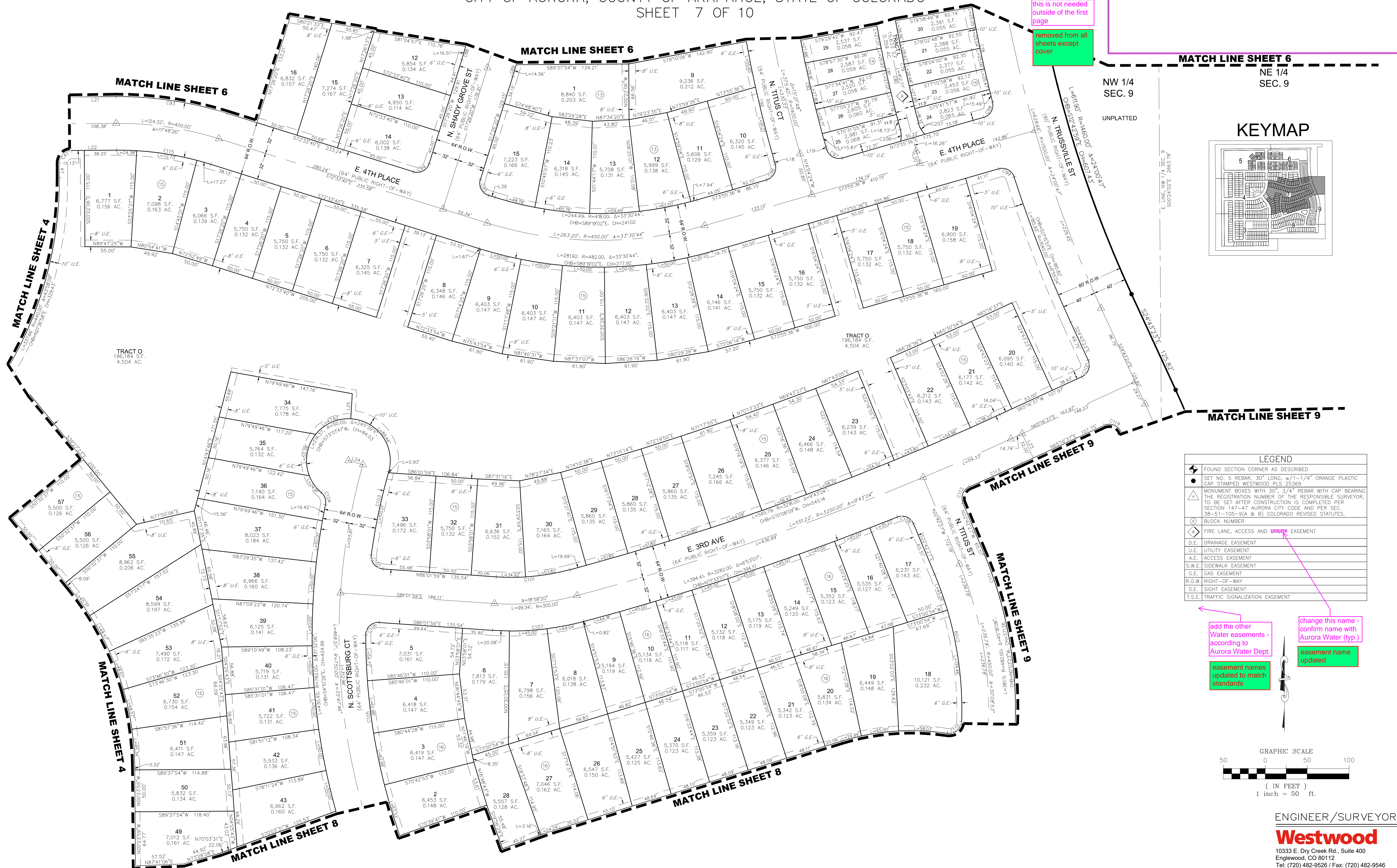


ENGINEER/SURVEYOR
Westwood
10333 E. Dry Creek Rd., Suite 400
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

N:\PROJECTS\30175604 SAND CREEK\ROADS\SURVEY\PLAT\HARMONY F16 - PLAT SHEET 6.DWG, AAL\AMR, 6/12/23

HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 7 OF 10



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LEGEND	
◆	FOUND SECTION CORNER AS DESCRIBED
●	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
△	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
(X)	BLOCK NUMBER
◇	FIRE LANE, ACCESS AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY
S.E.	SIGHT EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT

add the other water easements - according to Aurora Water Dept.

change this name - confirm name with Aurora Water (typ.)

easement name updated

N:\PROJECTS\30175604 SAND CREEK\ROADS\HARMONY FILING NO. 16 - PLAY SHEET.DWG, AALAMAR, 6/12/23

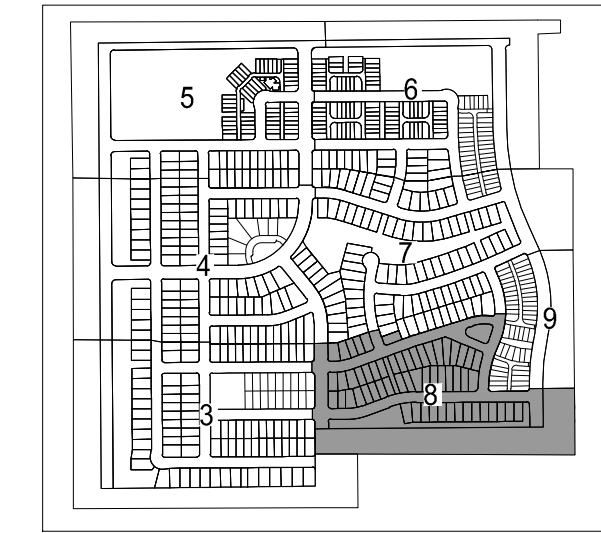
HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 8 OF 10

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KEYMAP



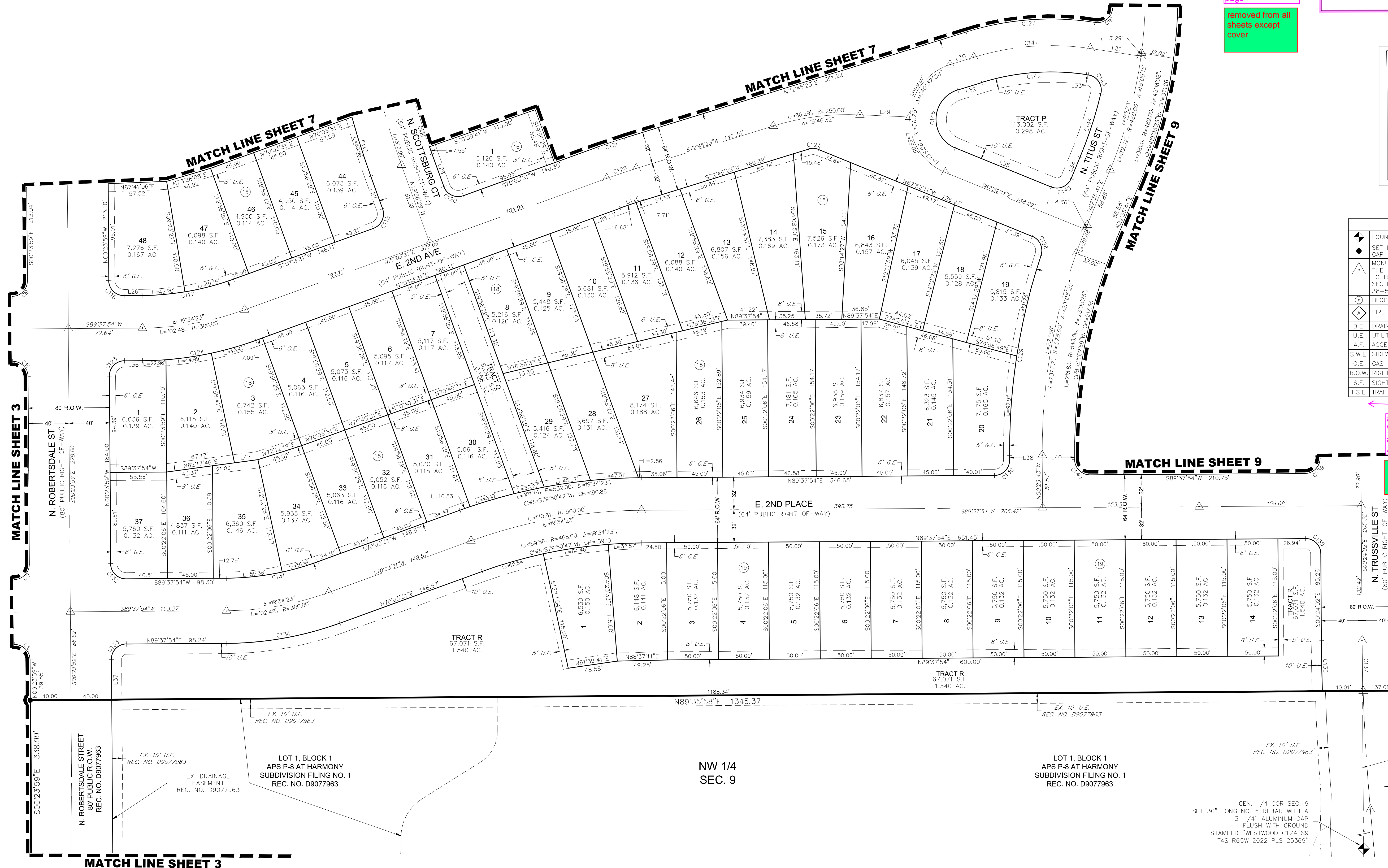
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP STAMPED WESTWOOD PLS 25369
	MONUMENT BOXES WITH 30", 3/4" REBAR WITH CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SECTION 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-9(A & B) COLORADO REVISED STATUTES.
	BLOCK NUMBER
	FIRE LANE, ACCESS AND UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	S.W.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	R.O.W. RIGHT-OF-WAY
	S.E. SIGHT EASEMENT
	T.S.E. TRAFFIC SIGNALIZATION EASEMENT

add the other
Water easements -
according to
Aurora Water Dept.

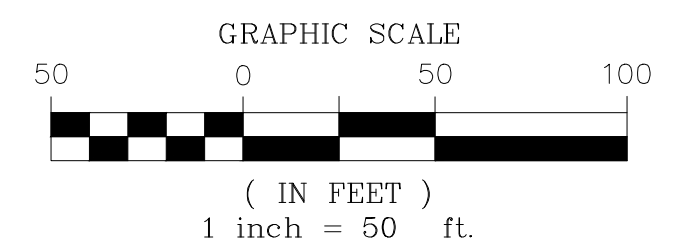
change this name -
confirm name with
Aurora Water (typ.)

easement names
updated to match
standards

easement name
updated



NE 1/4
SEC. 9
UNPLATTED



ENGINEER/SURVEYOR

Westwood

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

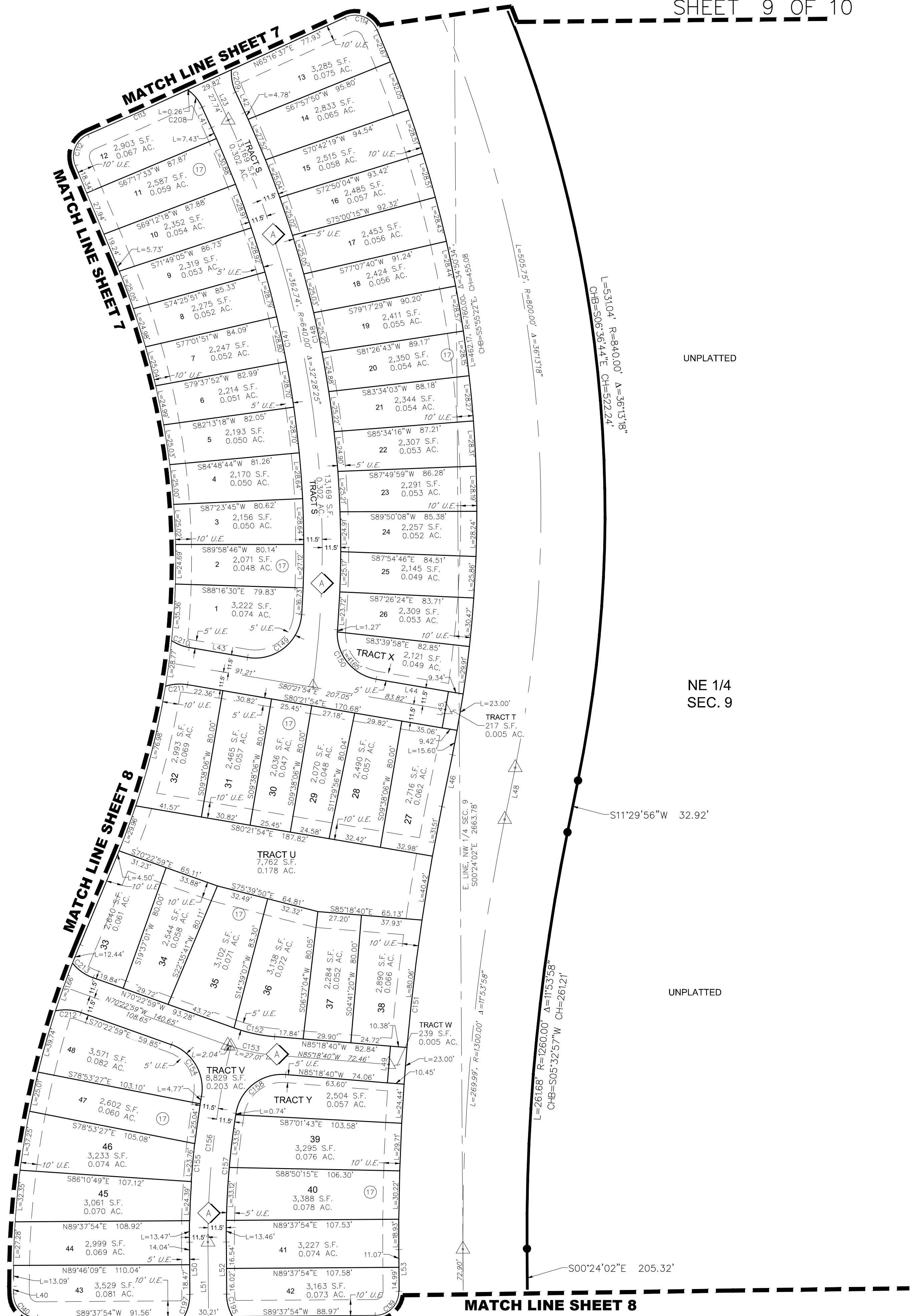
HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 9 OF 10

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KEYMAP



LEGEND

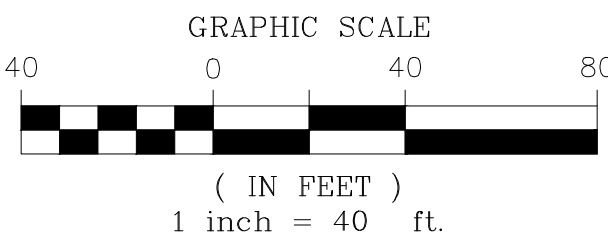
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●	SET NO. 5 REBAR, 30" LONG, w/1-1/4" ORANGE PLASTIC CAP, STAMPED WESTWOOD PLS 25369
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⊗	BLOCK NUMBER
◇	FIRE LANE, ACCESS AND UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
A.E.	ACCESS EASEMENT
S.W.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
R.O.W.	RIGHT-OF-WAY
S.E.	SIGHT EASEMENT
T.S.E.	TRAFFIC SIGNALIZATION EASEMENT

add the other
Water easements -
according to
Aurora Water Dept.

change this name -
confirm name with
Aurora Water (typ.)

easement names
updated to match
standards

easement name
updated



ENGINEER/SURVEYOR

Westwood

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HARMONY SUBDIVISION FILING NO. 16

SITUATED IN THE NORTH HALF OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6th P.M.,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 10 OF 10

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sheets except
cover

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00'	89°58'07"	23.55'	N45°23'03"W	21.21'
C2	65.00'	19°36'18"	22.24'	S79°49'45"W	22.13'
C3	65.03'	19°36'18"	22.25'	N09°25'48"E	22.14'
C4	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C5	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C6	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C7	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C8	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C9	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C10	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C11	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C12	15.00'	89°58'07"	23.55'	N45°23'03"W	21.21'
C13	15.00'	90°01'53"	23.57'	N44°36'57"E	21.22'
C14	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C15	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C16	15.00'	89°58'07"	23.55'	N45°23'03"W	21.21'
C17	15.00'	90°01'53"	23.57'	N44°36'57"E	21.22'
C18	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C19	15.00'	90°01'53"	23.57'	N44°36'57"E	21.22'
C20	33.00'	90°00'00"	51.84'	S45°22'06"E	46.67'
C21	25.00'	90°00'00"	39.27'	S44°37'54"W	35.36'
C22	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C23	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C24	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C25	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C26	15.00'	101°15'01"	26.51'	N61°44'56"W	23.19'
C27	260.00'	10°43'28"	48.66'	N05°45'42"W	48.59'
C28	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C29	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C30	15.00'	83°03'26"	21.74'	N80°59'06"W	19.89'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	582.00'	2°41'52"	27.40'	S71°24'27"W	27.40'
C122	282.00'	25°59'57"	127.96'	S85°45'22"W	126.87'
C123	15.00'	90°01'53"	23.57'	S44°36'57"W	21.22'
C124	332.00'	19°34'23"	113.42'	N79°50'42"E	112.87'
C125	518.00'	2°41'52"	24.39'	S71°24'27"W	24.39'
C126	650.00'	2°41'52"	30.61'	S71°24'27"W	30.60'
C127	15.00'	39°22'26"	10.31'	N87°33'24"W	10.11'
C128	15.00'	86°13'14"	22.57'	N24°45'34"W	20.50'
C129	607.00'	18°50'46"	199.66'	S08°55'40"W	198.76'
C130	15.00'	90°07'37"	23.60'	N44°34'09"E	21.24'
C131	268.00'	19°34'23"	91.55'	N79°50'42"E	91.11'
C132	15.00'	89°58'07"	23.55'	S45°23'03"E	21.21'
C133	15.00'	90°01'53"	23.57'	S44°36'57"W	21.22'
C134	332.00'	19°34'23"	113.42'	N79°50'42"E	112.87'
C135	15.00'	89°58'04"	23.55'	N45°23'04"W	21.21'
C136	2040.00'	1°23'33"	49.58'	S01°05'49"E	49.58'
C137	2000.00'	1°25'14"	49.58'	S01°06'39"E	49.58'
C138	1960.00'	1°26'58"	49.58'	S01°07'31"E	49.58'
C139	15.00'	90°01'56"	23.57'	N44°36'56"E	21.22'
C140	15.00'	89°52'23"	23.53'	S45°25'55"E	21.19'
C141	256.00'	25°52'02"	115.58'	S85°41'24"W	114.60'
C142	230.00'	25°52'02"	103.84'	S85°41'24"W	102.96'
C143	15.00'	94°58'56"	24.87'	N33°53'07"W	22.12'
C144	418.00'	8°59'20"	65.58'	N18°06'02"E	65.51'
C145	15.00'	89°32'08"	23.44'	N67°21'45"E	21.13'
C146	30.25'	140°37'34"	74.25'	S02°26'36"W	56.96'
C147	628.50'	28°27'56"	312.25'	N10°29'39"W	309.05'
C148	651.50'	29°10'10"	331.68'	N10°08'32"W	328.11'
C149	29.00'	95°53'47"	48.54'	N51°41'13"E	43.07'
C150	29.00'	84°48'27"	42.92'	S37°57'40"E	39.11'

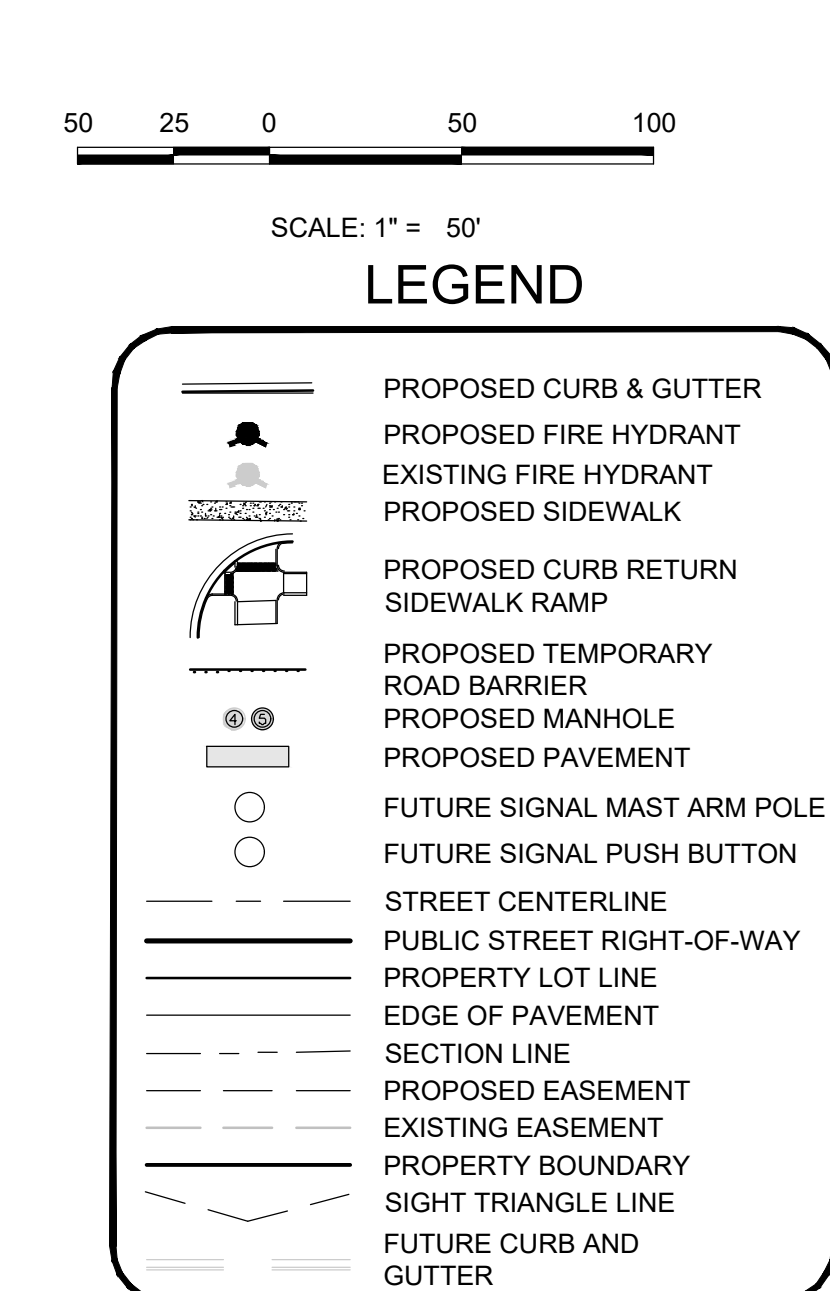
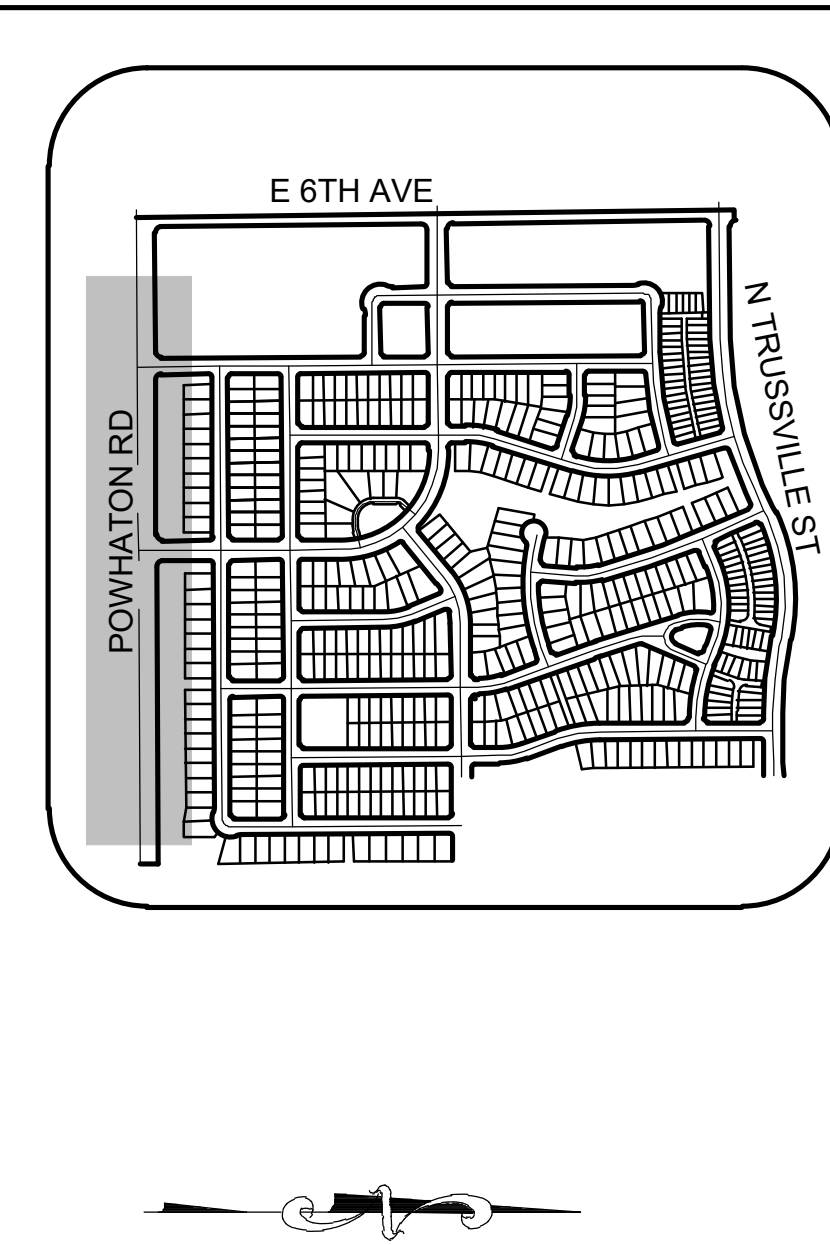
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C31	260.00'	6°01'21"	27.33'	N36°26'43"W	27.32'
C32	15.00'	101°03'36"	26.46'	N17°05'45"E	23.16'
C33	268.00'	22°00'20"	102.93'	N78°37'44"E	102.30'
C34	25.00'	90°00'00"	39.27'	S45°22'06"E	35.36'
C35	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C36	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C37	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C38	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C39	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C40	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C41	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C42	15.00'	83°03'26"	21.74'	S02°04'20"W	19.89'
C43	15.00'	90°00'00"	23.56'	S44°37'54"W	21.22'
C44	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C45	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C46	70.50'	40°44'52"	50.14'	N69°59'40"W	49.09'
C47	93.50'	90°00'00"	146.87'	S44°37'54"W	132.23'
C48	93.50'	16°58'11"	27.69'	S08°51'12"E	27.59'
C49	61.50'	13°49'33"	14.84'	S10°35'22"E	14.80'
C50	2.00'	63°40'35"	2.22'	S28°09'42"W	2.11'
C51	6.00'	60°22'06"	6.32'	N29°48'57"E	6.03'
C52	52.00'	40°44'51"	36.98'	N69°59'40"W	36.21'
C53	75.00'	90°00'00"	117.81'	S44°37'54"W	106.07'
C54	75.00'	17°03'07"	22.32'	S08°53'40"E	22.24'
C55	25.00'	90°00'00"	39.27'	S44°37'54"W	35.36'
C56	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C57	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C58	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C59	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C60	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C151	1340.00'	11°53'58"	278.30'	S05°32'57"W	277.80'
C152	100.00'	14°54'54"	26.03'	S77°51'13"E	25.96'
C153	111.50'	14°55'41"	29.05'	S77°50'49"E	28.97'
C154	29.00'	80°13'28"	40.61'	N30°16'15"W	37.37'
C155	51.150'	10°14'31"	91.43'	S04°43'13"W	91.31'
C156	500.00'	14°08'03"	123.34'	S06°39'59"W	123.03'
C157	488.50'	9°26'19"	80.47'	S04°19'07"W	80.38'
C158	29.00'	85°39'03"	43.35'	S51°51'48"W	39.43'
C159	56.00'	65°11'44"	63.72'	S36°01'38"E	60.34'
C160	49.00'	27°15'53"	23.32'	N75°39'20"E	23.10'
C161	49.00'	23°33'02"	20.14'	S77°30'45"W	20.00'
C162	51.00'	27°15'53"	24.27'	N75°39'20"E	24.04'
C163	59.72'	22°25'02"	23.36'	S74°27'33"W	23.22'
C164	4.00'	160°32'41"	11.21'	S39°53'22"W	7.88'
C165	56.00'	30°52'26"	30.18'	S75°16'31"E	29.81'
C166	56.00'	59°16'03"	57.93'	N59°39'15"E	55.38'
C167	44.00'	49°25'41"	37.96'	N64°34'26"E	36.79'
C168	304.00'	42°12'20"	223.93'	N04°16'17"E	218.91'
C169	43.71'	15°50'58"	12.09'	S26°40'59"W	12.05'
C170	218.00'	62°07'41"	236.39'	S14°13'58"W	224.97'
C171	29.00'	28°51'57"	14.61'	S74°51'26"W	14.46'
C172	29.00'	42°27'48"	21.49'	S89°28'41"E	21.00'
C173	193.00'	21°41'00"	73.04'	S10°28'24"W	72.61'
C174	206.00'	2°26'54"	8.80'	S20°05'27"W	8.80'
C175	332.00'	37°49'02"	219.13'	N02°24'23"E	215.16'
C176	319.00'	37°49'02"	210.55'	N02°24'23"E	206.75'
C177	556.00'	4°29'08"	43.53'	S14°15'34"E	43.52'
C178	543.00'	29°34'39"	280.31'	S01°42'48"E	277.21'
C179	556.00'	1°47'44"	17.42'	S12°10'39"W	17.42'
C180	744.00'	27°47'44"	360.93'	N00°49'21"W	357.40'

C205 must be at
least 29' since it is
an inside turning
radius.

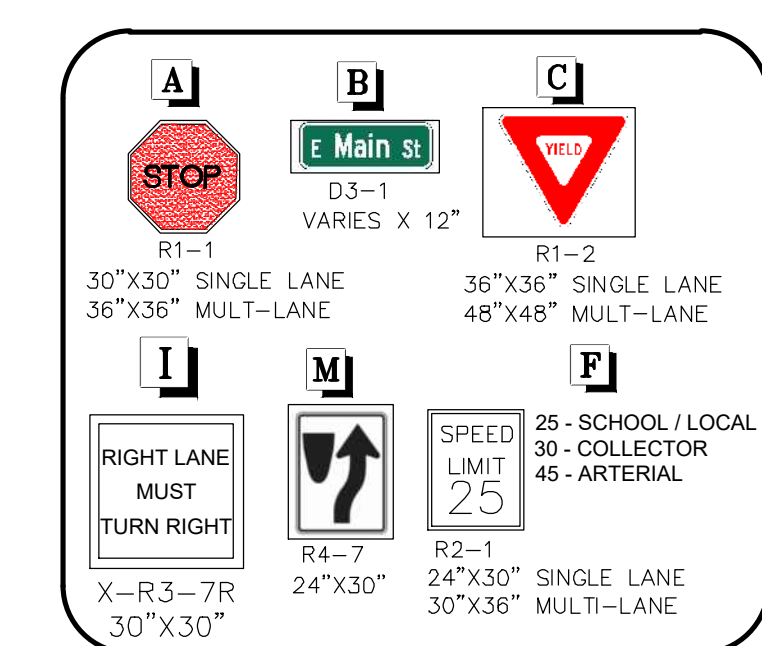
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C62	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C63	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C64	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C65	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C66	15.00'	90°00'00"	23.56'	N45°22'06"W	21.21'
C67	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C68	25.00'	90°00'00"	39.27'	S45°22'06"E	35.36'
C69	25.00'	89°39'22"	39.12'	S44°27'35"W	35.25'
C70	25.00'	90°20'38"	39.42'	N45°32'25"W	35.46'
C71	25.00'	89°39'22"	39.12'	S44°27'35"W	35.25'
C72	15.00'	90°00'00"	23.56'	N44°37'54"E	21.21'
C73	80.00'	18°36'36"	25.98'	S81°03'48"E	25.87'
C74	80.00'	18°36'36"	25.98'	N09°40'24"W	25.87'
C75	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'
C76	15.00'	90°00'00"	23.56'	S45°22'06"E	21.21'
C77	25.00'	90°00'00"	39.27'	N45°42'40"W	35.36'
C78	1540.00'	13°37'53"	366.39'	S07°31'32"E	365.52'
C79	1588.50'	14°15'06"	395.12'	S07°50'08"E	394.10'
C80	1600.00'	15°21'48"	429.03'	S08°23'30"E	427.74'
C81	1611.50'	14°18'23"	402.38'	S07°51'47"E	401.34'
C82	1368.00'	15°21'48"	366.82'	S08°23'30"E	365.72'
C83	80.00'	18°36'36"	25.98'	S08°35'43"W	25.87'
C84	80.00'	18°36'36"	25.98'	N80°19'36"E	25.87'
C85	15.00'	89°39'31"	23.47'	N45°32'21"W	21.15'
C86	15.00'	90°20'29"	23.65'	S45°27'39"E	21.28'
C87	15.00'	92°49'11"	24.30'	N46°42'43"W	21.73'
C88	263.00'	18°08'55"	83.31'	N08°32'07"E	82.96'
C89	328.00'	18°09'36"	103.96'	N08°36'03"E	103.52'
C90	15.00'	90°00'00"	23.56'	S44°37'54"W	21.21'

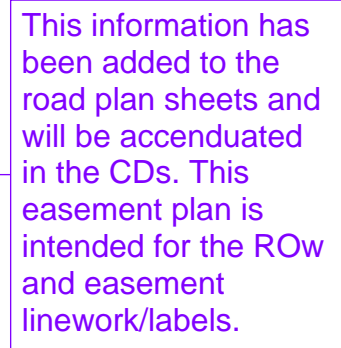
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C181	757.00'	27°47'44"	367.24'	N00°49'21"W	363.65'
C182	446.00'	11°18'44"	10.22'	S14°03'50"E	10.22'
C183	433.00'	14°21'06"	108.46'	S07°32'39"E	108.18'
C184	44.00'	28°14'32"	21.69'	S54°30'14"E	21.47'
C185	98.00'	9°55'41"	16.98'	S04°35'44"W	16.96'
C186	102.00'	8°16'17"	14.73'	N05°25'26"E	14.71'
C187	55.00'	13°14'45"	12.71'	N06°19'12"E	12.69'
C188	288.00'	15°52'25"	79.79'	S07°34'06"W	79.53'
C189	757.00'	28°44'01"	379.63'	N01°08'18"E	375.67'
C190	744.00'	28°43'39"	373.03'	N01°08'07"E	369.14'
C191	744.00'	3°00'27"	39.05'	N14°43'55"W	39.05'
C192	757.00'	4°18'06"	56.83'	N15°22'45"W	56.82'
C193	138.00'	17°09'42"	41.33'	S08°56'57"E	41.18'
C194	50.00'	13°51'10"	12.09'	N07°30'44"W	12.06'
C195	29.00'	28°50'01"	14.59'	S14°49'02"E	14.44'
C196	317.00'	45°17'27"	250.58'	N05°48'51"E	244.17'
C197	29.00'	28°53'53"	14.63'	N14°02'54"E	14.41'
C198	205.00'	106°07'09"	379.69'	S361°3'42"W	327.70'
C199	38.50'	35°12'21"	23.66'	N67°13'25"W	23.29'
C200	2.00'	59°56'17"	2.09'	S65°35'23"W	2.00'
C201	6.00'	60°22'06"	6.32'	S59°26'51"E	6.03'
C202	50.50'	90°00'00"	79.33'	S44°37'54"W	71.42'
C203	44.00'	49°25'41"	37.96'	S65°59'53"E	36.79'
C204	29.00'	90°00'00"	45.55'	N45°42'35"W	41.01'
C205	15.00'	90°00'00"	23.56'	S441°7'25"W	21.21'
C206	29.00'	27°48'31"	15.08'	N01°06'43"E	13.94'
C207	29.00'	29°58'40"	14.17'	S29°57'01"E	15.00'
C208	29.00'	27°56'49"	14.15'	N39°11'34"W	14.01'
C209	29.00'	28°34'35"	14.47'	S101°43'34"E	14.32'
C210	29.00'	33°39'33"	11.97'	S68°32'07"E	11.89'



- ROADWAY CONSTRUCTION:
1. THE IMPROVEMENTS PROPOSED WITH THIS INFRASTRUCTURE SITE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR HARMONY FILING 16 HOMES.
 2. THE DEVELOPER IS RESPONSIBLE FOR STRIPING, PLACING TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON E 6TH AVENUE AND POWHATAN ROAD.
 3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
 4. TRANSITION PAVING WILL BE CONSTRUCTED AS DEPICTED ON THESE PLANS.
 5. THE METRO DISTRICT IS RESPONSIBLE FOR STREET LIGHTS ALONG THE SOUTH SIDE OF E 6TH AVENUE AND THE WEST SIDE OF POWHATAN ROAD.
 6. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN. IN THE CIVIL PI AN SI/IRMITTAL

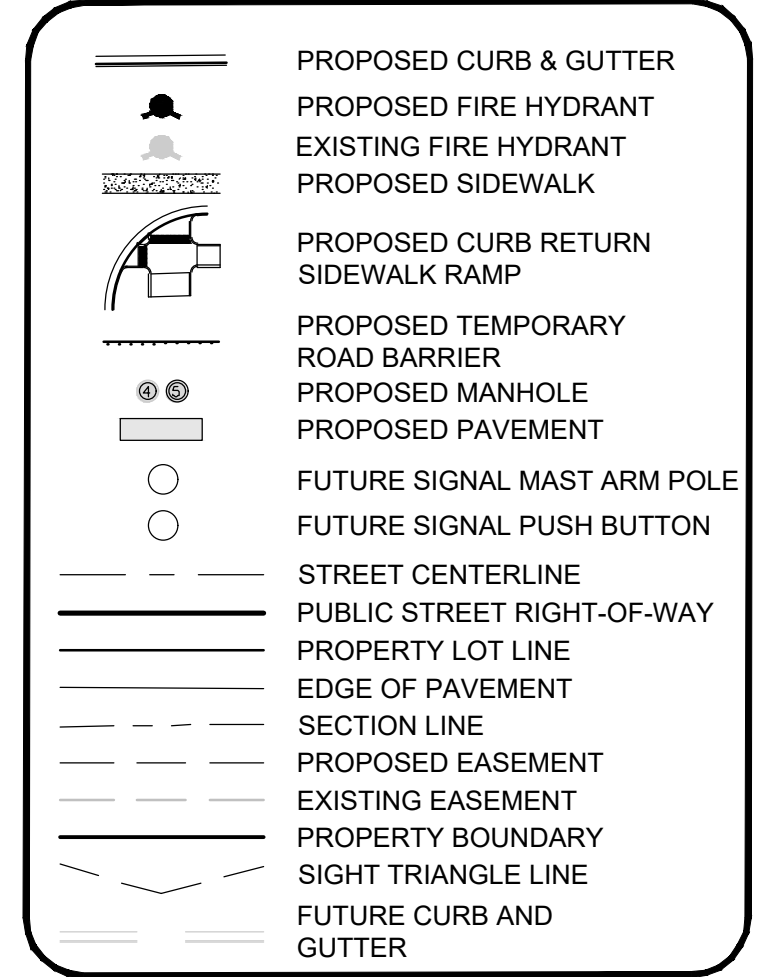
1. BMPs and EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.



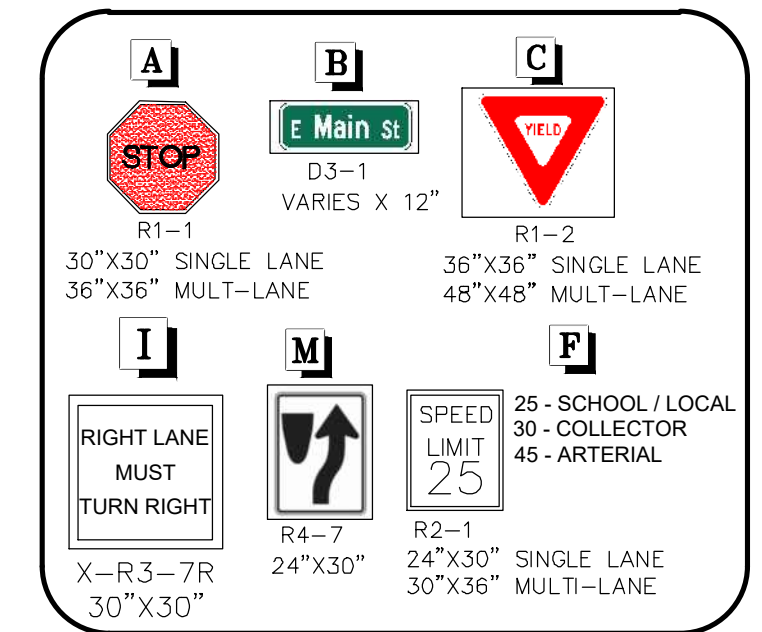


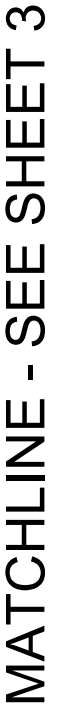
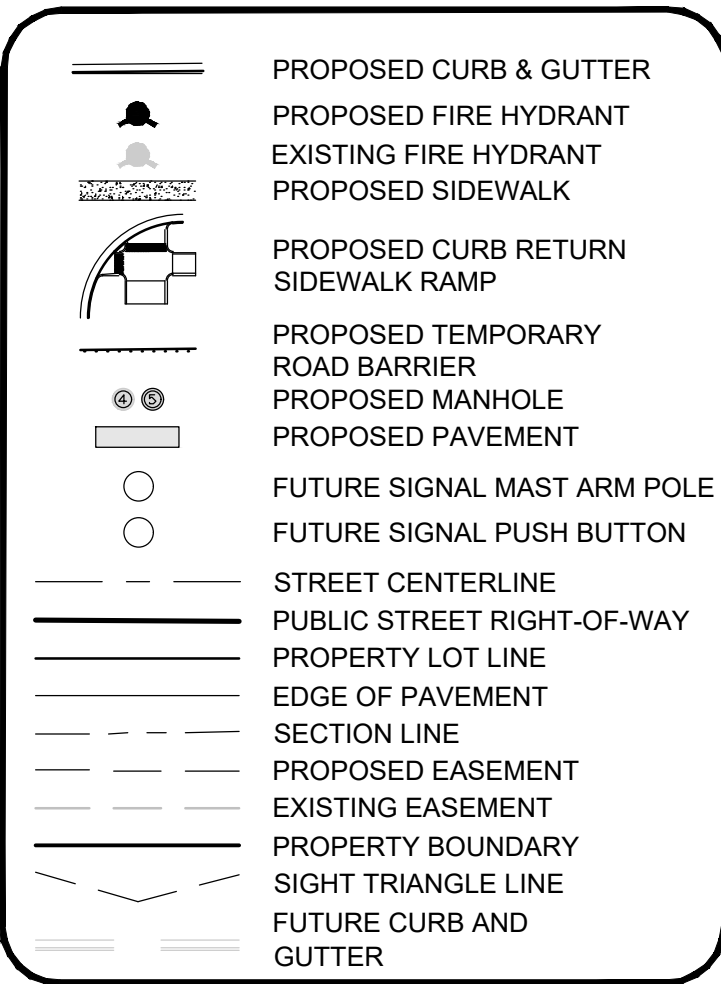
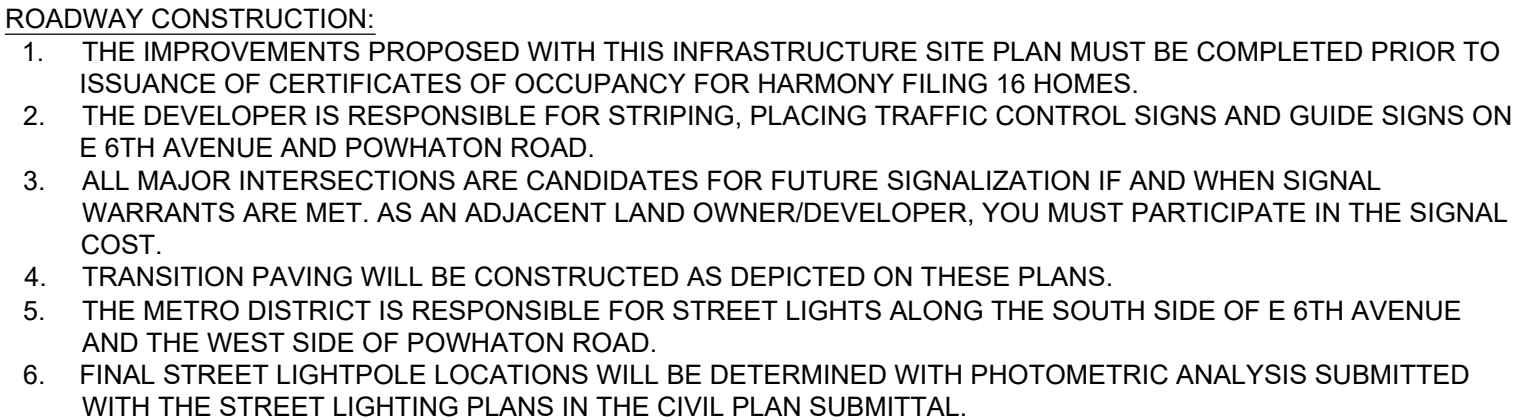
1. THE IMPROVEMENTS PROPOSED WITH THIS INFRASTRUCTURE SITE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR HARMONY FILING 16 HOMES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STRIPING, PLACING TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON E 6TH AVENUE AND POWHATON ROAD.
3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
4. TRANSITION PAVING WILL BE CONSTRUCTED AS DEPICTED ON THESE PLANS.
5. THE METRO DISTRICT IS RESPONSIBLE FOR STREET LIGHTS ALONG THE SOUTH SIDE OF E 6TH AVENUE AND THE WEST SIDE OF POWHATON ROAD.
6. FINAL STREET LIGHTPOLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

1. BMP'S AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIIVE CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.



MATCHLINE - SEE SHEET 4

[illegible]



MATCHLINE - SEE SHEET 5

No.	Revisions	Date	Init.	Appr.	Date

Westwood

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

POWHATON ROAD METRO DISTRICT
C/O Marathon Land Company

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

POWHATON ROAD METRO DISTRICT
INFRASTRUCTURE SITE PLAN NO. 6
ROW AND EASEMENT PLAN

DRAWN BY:	DJG	SCALE:	AS SHOWN
CHECKED BY:	BPW	FILE NO:	8130214922
DATE:	MARCH, 2023		

SHEET NUMBER

4

OF 11

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\3 SHEET SET\CS\PS\SITE PLAN 6\SP\EASEMENT EXHIBIT.DWG - AALAMAR, 6/13/23

MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE BELOW

MATCHLINE - SEE SHEET 4

PROPOSED SLOPE
EASEMENT BY
SEPARATE DOCUMENT

PROPOSED SLOPE
EASEMENT BY
SEPARATE DOCUMENT

PROPOSED SLOPE
EASEMENT BY
SEPARATE DOCUMENT

PROPOSED SLOPE
EASEMENT BY
SEPARATE DOCUMENT

PROPOSED SLOPE
EASEMENT BY
SEPARATE DOCUMENT

PROPOSED DRAINAGE
EASEMENT

STORM SEWER
EASEMENT
(WIDTH VARIES)



LEGEND

	PROPOSED CURB & GUTTER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED SIDEWALK
	PROPOSED CURB RETURN SIDEWALK RAMP
	PROPOSED TEMPORARY ROAD BARRIER
	PROPOSED MANHOLE
	PROPOSED PAVEMENT
	FUTURE SIGNAL MAST ARM POLE
	FUTURE SIGNAL PUSH BUTTON
	STREET CENTERLINE
	PUBLIC STREET RIGHT-OF-WAY
	PROPERTY LOT LINE
	EDGE OF PAVEMENT
	SECTION LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	SIGHT TRIANGLE LINE
	FUTURE CURB AND GUTTER



SCALE: 1" = 50'

ROADWAY CONSTRUCTION:

1. THE IMPROVEMENTS PROPOSED WITH THIS INFRASTRUCTURE SITE PLAN MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR HARMONY FILING 16 HOMES.
2. THE DEVELOPER IS RESPONSIBLE FOR STRIPING, PLACING TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON E 6TH AVENUE AND POWHATON ROAD.
3. ALL MAJOR INTERSECTIONS ARE CANDIDATES FOR FUTURE SIGNALIZATION IF AND WHEN SIGNAL WARRANTS ARE MET. AS AN ADJACENT LAND OWNER/DEVELOPER, YOU MUST PARTICIPATE IN THE SIGNAL COST.
4. TRANSITION PAVING WILL BE CONSTRUCTED AS DEPICTED ON THESE PLANS.
5. THE METRO DISTRICT IS RESPONSIBLE FOR STREET LIGHTS ALONG THE SOUTH SIDE OF E 6TH AVENUE AND THE WEST SIDE OF POWHATON ROAD.
6. FINAL STREET LIGHTPOLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

STORM SEWER SYSTEM:

1. BMP'S AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSINGS AND WITHIN EXISTING CHANNEL CONVEYANCE PATHS.

SHEET NUMBER
5
OF 11

DRAWN BY: D.J.G.
CHECKED BY: B.W.
DATE: MAR 04, 2023

SCALE:
AS SHOWN
FILE NO:
8130214922

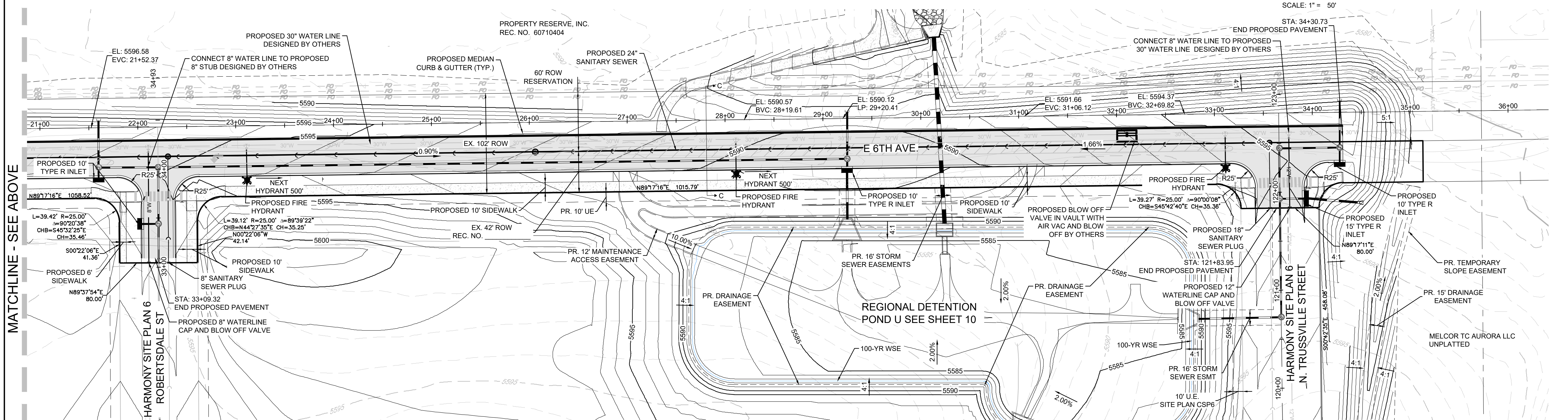
POWHATON ROAD METRO DISTRICT
INFRASTRUCTURE SITE PLAN NO. 6
ROW AND EASEMENT PLAN

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

Westwood
10333 E DRY CREEK RD.,
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodpc.com
Westwood Professional Services, Inc.

No.	Revisions	Date	Init.	Appr.	Date

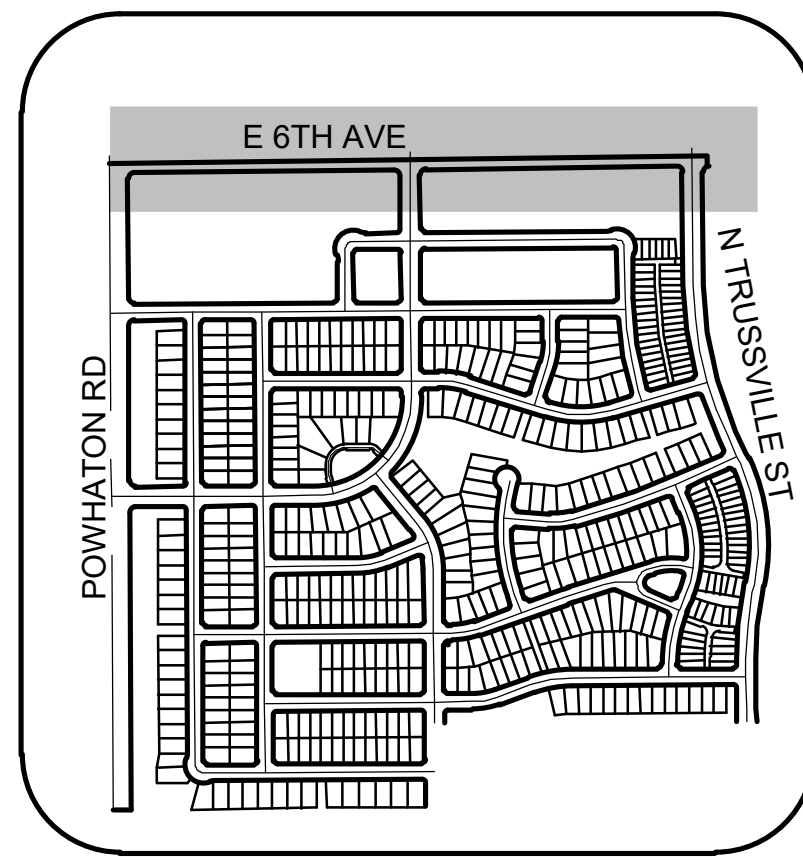
N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SHSHEET SETS\CSP\SITE PLAN 01SP6TH AVE PLAN VIEW.DWG, BPWILSON, 01/13/23



MATCHLINE - SEE ABOVE

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE BELOW

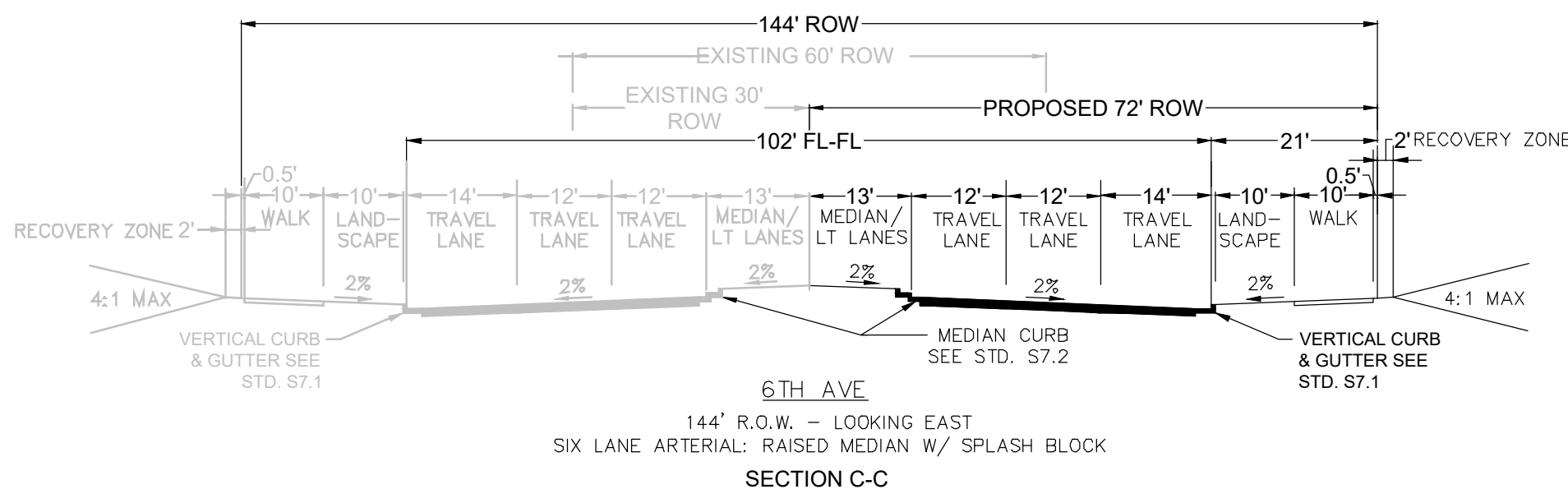


LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED CURB RETURN
- SIDEWALK RAMP
- PROPOSED TEMPORARY
- ROAD BARRIER
- PROPOSED MANHOLE
- PROPOSED PAVEMENT
- FUTURE SIGNAL MAST ARM POLE
- FUTURE SIGNAL PUSH BUTTON
- STREET CENTERLINE
- PUBLIC STREET RIGHT-OF-WAY
- PROPERTY LOT LINE
- EDGE OF PAVEMENT
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPERTY BOUNDARY
- SIGHT TRIANGLE LINE
- FUTURE CURB AND GUTTER

50 25 0 50 100

SCALE: 1" = 50'



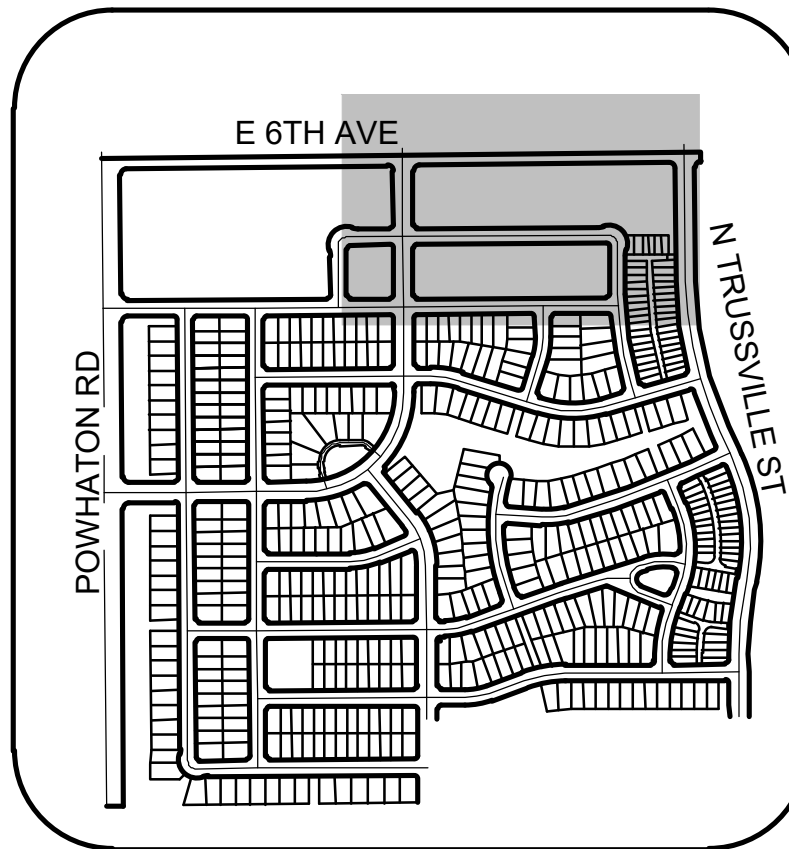
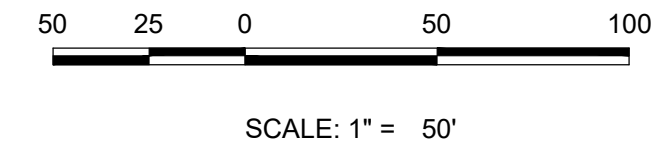
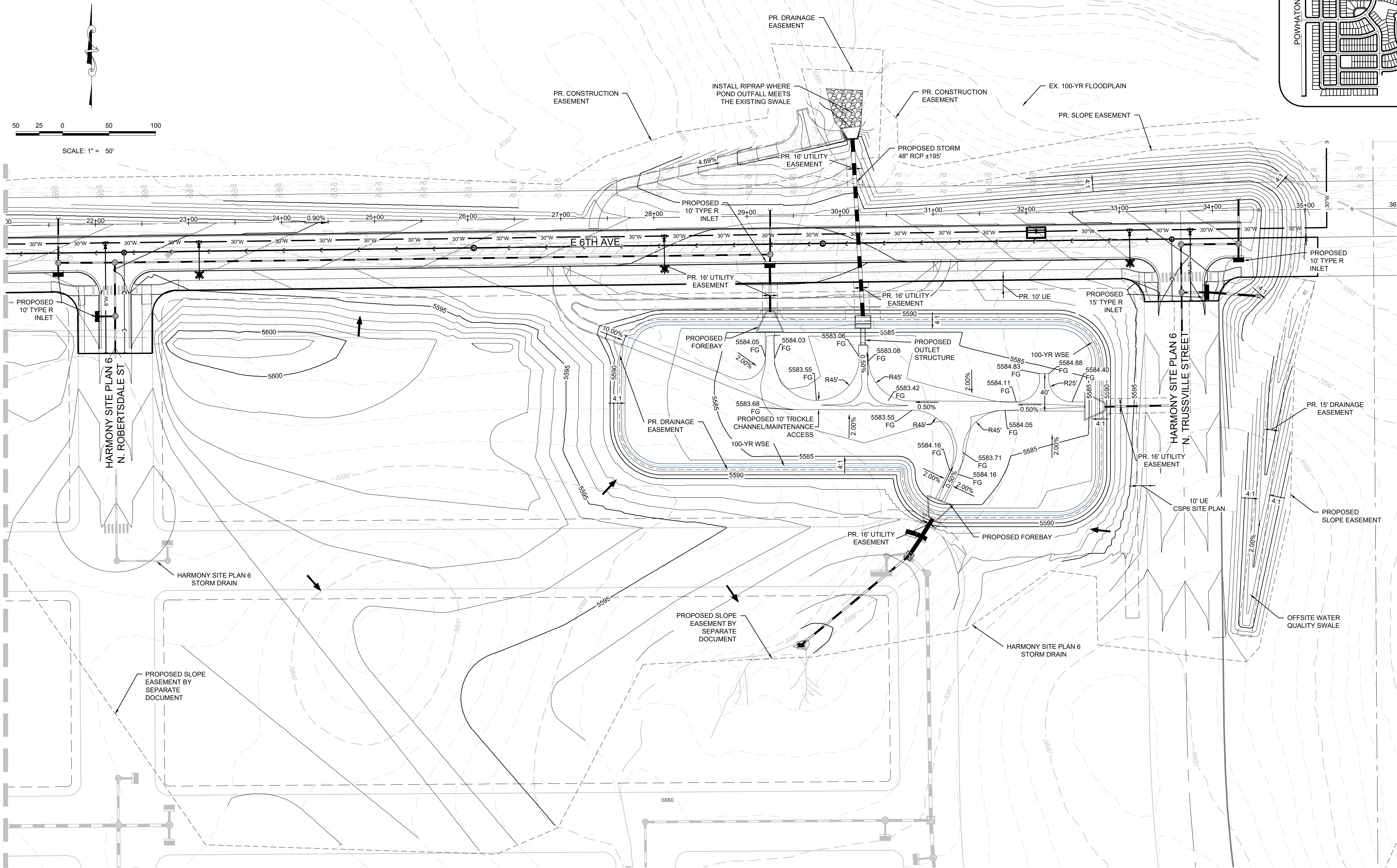
NOTES:

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

SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: MAR 01, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	POW HATON ROAD METRO DISTRICT INFRASTRUCTURE SITE PLAN NO. 6 6TH AVENUE PLAN VIEW	POW HATON ROAD METRO DISTRICT C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood	10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526	Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SSHEETS\SET\SP\STORM\PLAN VIEW\DWG_A\ALAMAR_6/13/23

MATCHLINE - SEE SHEET 9



NOTES:

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

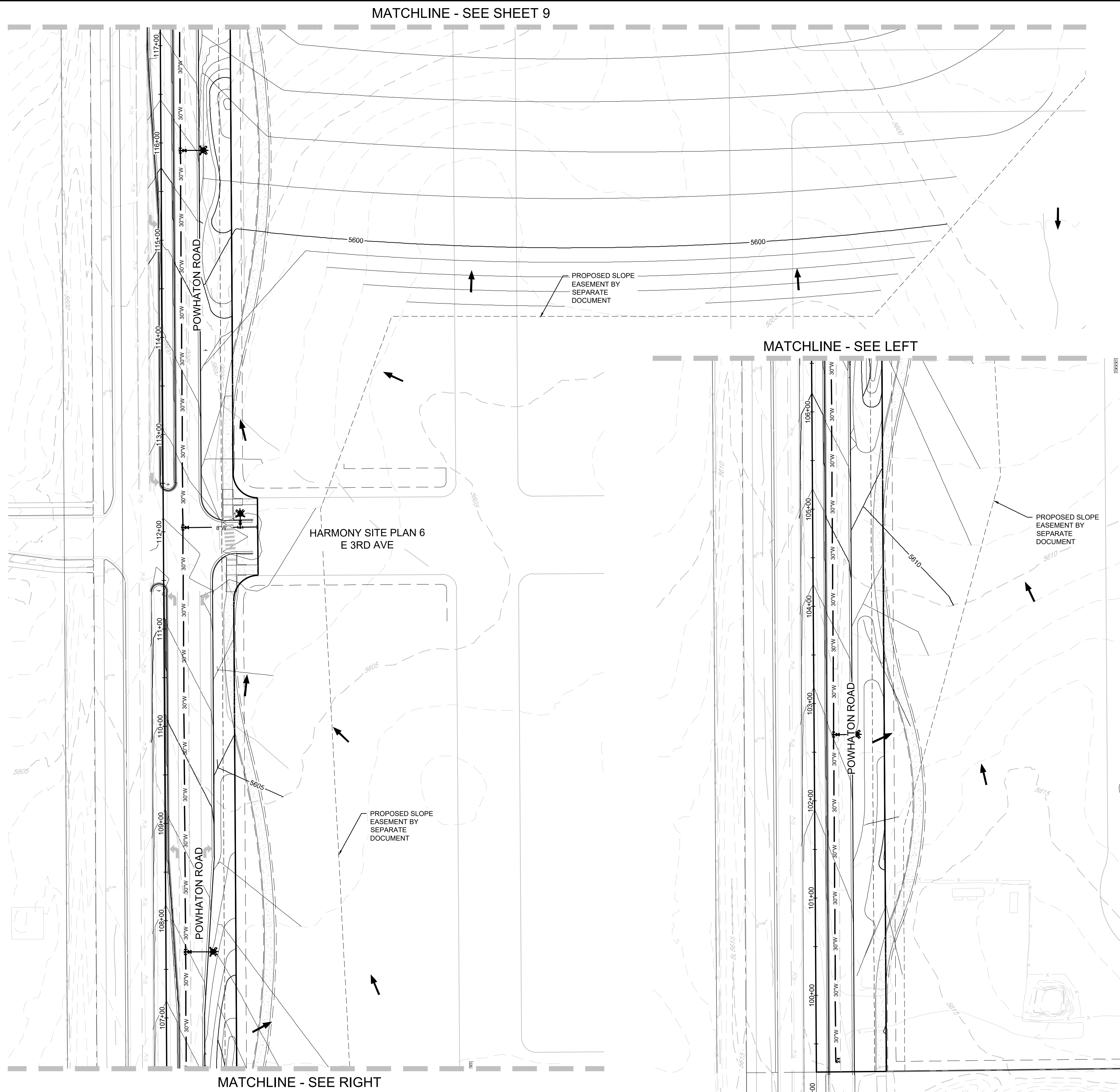
SHEET NUMBER	DRAWN BY: STF		SCALE:	AS SHOWN	8130214922
			FILE NO:		
	CHECKED BY: BPW	DATE:	MARCH, 2023		
	10	OF 11			

POWHATON ROAD METRO DISTRICT
INFRASTRUCTURE SITE PLAN NO. 6
DETENTION POND U PLAN VIEW
WITH AREA GRADING

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










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SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

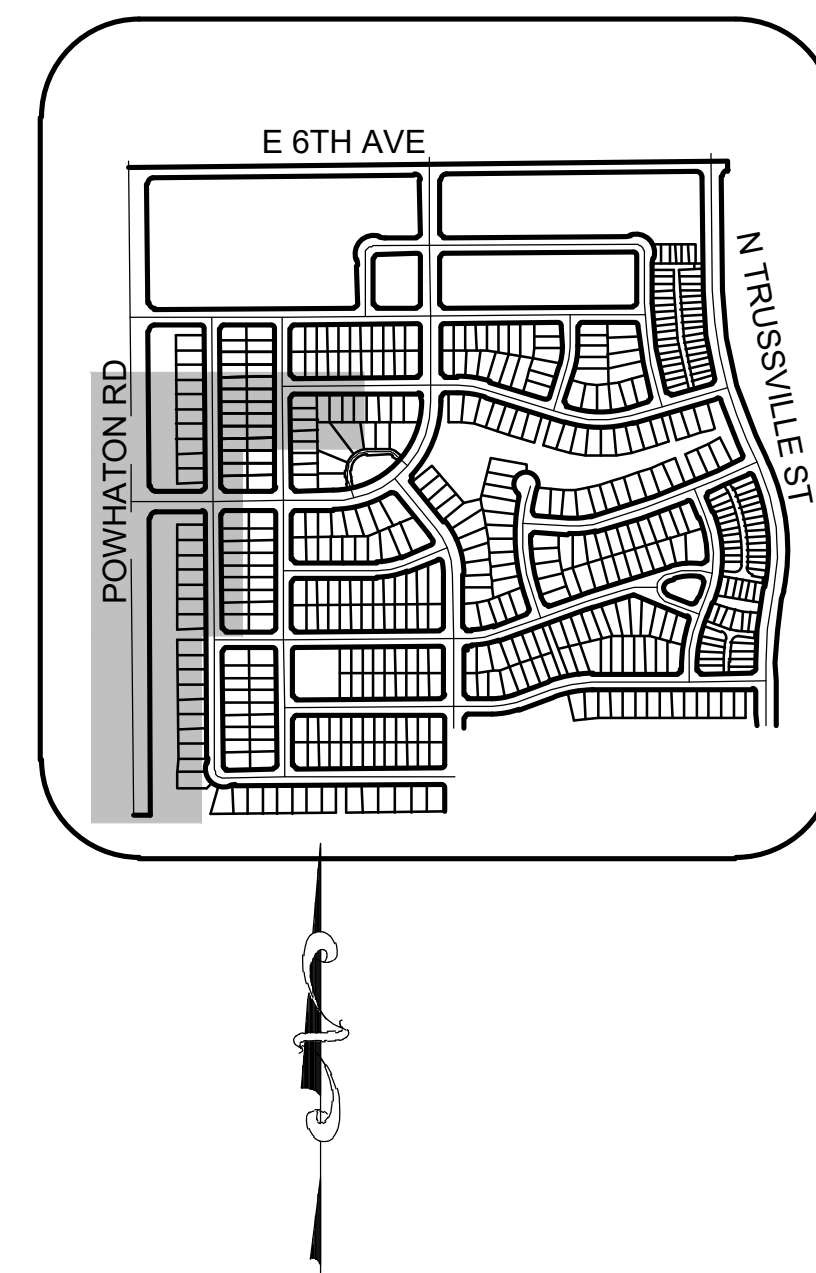
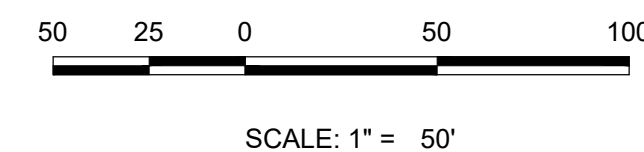
No.	Revisions	Date	Init.	Apr.	Date



NOTES:

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

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

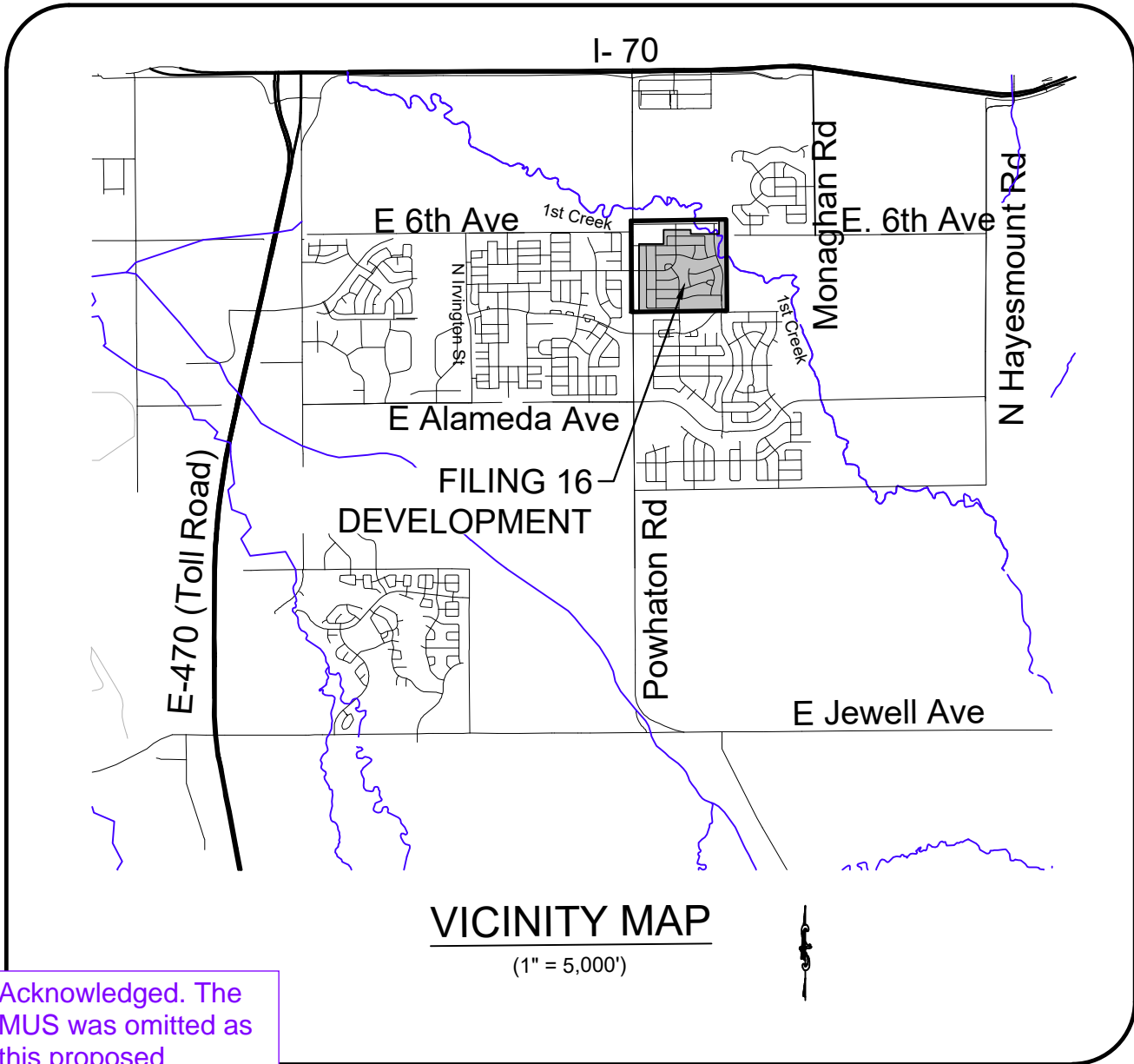
[illegible]

HARMONY SITE PLAN NO. 6

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

SHEET LIST TABLE	
SHEET #	SHEET INDEX
1.0	COVER
1.1	NOTES
1.2	LOT MATRIX
1.3	OVERALL LOT TYPE
2.0	OVERALL SITE PLAN
2.1	AREA SITE PLAN
2.2	AREA SITE PLAN
2.3	AREA SITE PLAN
2.4	AREA SITE PLAN
2.5	AREA SITE PLAN
2.6	AREA SITE PLAN
2.7	AREA SITE PLAN
2.8	AREA SITE PLAN
2.9	AREA SITE PLAN
2.10	AREA SITE PLAN
2.11	AREA SITE PLAN
2.12	AREA SITE PLAN
3.0	OVERALL GRADING PLAN
3.1	AREA GRADING PLAN
3.2	AREA GRADING PLAN
3.3	AREA GRADING PLAN
3.4	AREA GRADING PLAN
3.5	AREA GRADING PLAN
3.6	AREA GRADING PLAN
4.0	OVERALL UTILITY PLAN
4.1	AREA UTILITY PLAN
4.2	AREA UTILITY PLAN
4.3	AREA UTILITY PLAN
4.4	AREA UTILITY PLAN
4.5	AREA UTILITY PLAN
4.6	AREA UTILITY PLAN
4.7	AREA UTILITY PLAN
4.8	AREA UTILITY PLAN

SHEET LIST TABLE	
SHEET #	SHEET INDEX
4.9	AREA UTILITY PLAN
4.10	AREA UTILITY PLAN
4.11	AREA UTILITY PLAN
4.12	AREA UTILITY PLAN
5.0	PHASING PLAN
L0.0	COVER SHEET
L0.1	OVERALL LANDSCAPE PLAN
L0.2	PLANT SCHEDULE & SEED MIXES
L0.3	LANDSCAPE TABULATION PLAN
L0.4	WATER USE PLAN
L0.5	TAP & WATER USAGE CALCULATIONS
L0.6	OVERALL FENCE PLAN
L0.7	RESIDENTIAL LOT TYPE PLAN
L0.8-0.11	RESIDENTIAL LOT LANDSCAPE PLANS
L1.0-1.19	LANDSCAPE PLANS
L1.20	PARK A: ENLARGEMENT PLAN
L1.21-1.22	PARK B: ENLARGEMENT PLANS
L2.0-2.5	LANDSCAPE DETAILS



Acknowledged. The MUS was omitted as this proposed construction does not deviate from the Master.

Master Utility Study Amendment was not uploaded with this round of review. Please ensure the routing and sizing on this site plan matches the approved MUS amendment.

The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Acknowledged, thank you.

Change 2015 to 2021.
Change 2015 to 2021. Change IRC to IRC since these structures are being built under the currently adopted Residential code.

Changed to 2021 IRC.

Revised to an asterisk. Reference to planning notes on following sheet.

DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	136.318 AC
NUMBER OF UNITS PROPOSED	500
NUMBER OF STORIES	1-3
MAXIMUM HEIGHT OF BUILDINGS	38'-0"
HEIGHT OF BUILDINGS TO EAVES	VARIABLE BY BUILDER
HARD SURFACE AREA	24.14 AC. 18% (6)
OPEN SPACE	12.20 AC. 9% (6)
LANDSCAPE AREA	31.86 AC. 23% (6)
LOT AREA	62.31 AC. (A) 46% (A)(B)
TRACT AREA	38.74 AC. (A) 28% (A)(B)
PUBLIC R.O.W. AREA	35.27 AC. (A) 26% (A)(B)
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.	21 S.F. SIGNAGE SEE LANDSCAPE SHEET L2.3
PARKING SPACES REQUIRED	2 PER UNIT (1000 PARKING SPACES) & 7 ADDITIONAL GUEST PARKING SPACES
PARKING SPACES PROVIDED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT MINIMUM
BICYCLE PARKING SPACES PROVIDED	12
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
2015 IBC CONSTRUCTION TYPE	V-B
2015 IBC OCCUPANCY CLASS	R-3
SPRINKLERED	NO

NOTES:
A. THE LAND AREA WITHIN PROPERTY LINES IS COMPRISED OF LOT AREA, TRACT AREA, AND PUBLIC R.O.W AREA.
B. PERCENTAGES ARE IN RELATION TO THE TOTAL LAND AREA WITHIN PROPERTY LINES.

OWNER'S SIGNATURES
HARMONY SITE PLAN NO. 6

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

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

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado)ss

County of _____)

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

(Principals or Owners)

Witness my hand and official seal _____ Notary Seal

(Notary Public)

Notary Business Address: _____

My commission expires _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

AMENDMENTS

APPLICANT:

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

PLANNER/
LANDSCAPE
ARCHITECT:

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

SURVEYOR/
ENGINEER:

Westwood

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

Westwoodps.com
Westwood Professional Services, Inc.

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

Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9526
Westwoodps.com
Westwood Professional Services, Inc.

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

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
COVER SHEET

SCALE:
AS SHOWN
FILE NO:
8130214922
DRAWN BY: STF
CHECKED BY: BPW
DATE: JUNE 2023

SHEET NUMBER
1.0
1 OF 80

FILING	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS				CLASSIFICATION
					FRONT		SIDE	SIDE*	
					FT	FT			
16	1	1	7944	71.21	10	5	10	LARGE SINGLE FAMILY	
16	1	2	7426	66.00	10	5		LARGE SINGLE FAMILY	
16	1	3	7446	66.00	10	5		LARGE SINGLE FAMILY	
16	1	4	7466	66.00	10	5		LARGE SINGLE FAMILY	
16	1	5	7487	66.00	10	5		LARGE SINGLE FAMILY	
16	1	6	7507	66.00	10	5		LARGE SINGLE FAMILY	
16	1	7	6853	60.00	10	5		LARGE SINGLE FAMILY	
16	1	8	6870	60.00	10	5		LARGE SINGLE FAMILY	
16	1	9	6887	60.00	10	5		LARGE SINGLE FAMILY	
16	1	10	6904	60.00	10	5		LARGE SINGLE FAMILY	
16	1	11	6921	60.00	10	5		LARGE SINGLE FAMILY	
16	1	12	6937	60.00	10	5		LARGE SINGLE FAMILY	
16	1	13	6954	60.01	10	5		LARGE SINGLE FAMILY	
16	1	14	8351	61.14	10	5		LARGE SINGLE FAMILY	
16	1	15	8231	53.17	10	5		LARGE SINGLE FAMILY	
16	1	16	6284	55.34	10	5		LARGE SINGLE FAMILY	
16	1	17	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	18	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	19	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	20	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	21	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	22	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	23	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	24	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	1	25	6900	60.00	10	5		LARGE SINGLE FAMILY	
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16	1	31	7475	65.00	10	5		LARGE SINGLE FAMILY	
16	2	1	7954	72.75	10	5	10	LARGE SINGLE FAMILY	
16	2	2	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	3	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	4	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	5	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	6	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	7	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	8	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	9	7954	72.75	10	5	10	LARGE SINGLE FAMILY	
16	2	10	7954	72.75	10	5	10	LARGE SINGLE FAMILY	
16	2	11	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	12	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	13	5500	50.00	10	5		STANDARD SINGLE FAMILY	
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16	2	17	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	2	18	7954	72.75	10	5	10	LARGE SINGLE FAMILY	
16	3	1	7762	71.00	10	5	10	LARGE SINGLE FAMILY	
16	3	2	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	3	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	4	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	5	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	6	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	7	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	8	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	9	7762	71.00	10	5	10	LARGE SINGLE FAMILY	
16	3	10	7762	71.00	10	5	10	LARGE SINGLE FAMILY	
16	3	11	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	12	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	13	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	14	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	15	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	16	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	17	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	3	18	7762	71.00	10	5	10	LARGE SINGLE FAMILY	
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16	4	2	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	4	3	6900	60.00	10	5		LARGE SINGLE FAMILY	
16	4	4	6900	60.00	10	5		LARGE SINGLE FAMILY	
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16	5	19	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	20	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	21	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	22	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	23	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	24	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	25	5500	50.00	10	5		STANDARD SINGLE FAMILY	
16	5	26	7102	65.00	10	5	10	LARGE SINGLE FAMILY	

FILING	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS				CLASSIFICATION	
					FRONT	SIDE	FT	SIDE*		
16	6	1	6585	61.00	FT	FT	FT	FT	10	LARGE SINGLE FAMILY
16	6	2	4894	45.00	10	5				SMALL SINGLE FAMILY
16	6	3	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	4	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	5	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	6	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	7	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	8	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	9	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	10	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	11	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	12	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	13	6617	61.27	10	5		10	LARGE SINGLE FAMILY	
16	6	14	6623	61.37	10	5		10	LARGE SINGLE FAMILY	
16	6	15	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	16	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	17	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	18	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	19	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	20	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	21	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	22	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	23	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	24	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	25	4894	45.00	10	5			SMALL SINGLE FAMILY	
16	6	26	6585	61.00	10	5		10	LARGE SINGLE FAMILY	
16	7	1	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	2	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	3	4815	45.00	10	5			SMALL SINGLE FAMILY	
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16	7	6	4815	45.00	10	5			SMALL SINGLE FAMILY	
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16	7	8	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	9	5486	51.70	10	5		10	STANDARD SINGLE FAMILY	
16	7	10	5492	51.80	10	5		10	STANDARD SINGLE FAMILY	
16	7	11	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	12	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	13	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	14	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	15	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	16	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	17	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	7	18	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	1	6372	60.00	10	5		10	LARGE SINGLE FAMILY	
16	8	2	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	3	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	4	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	5	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	6	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	7	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	8	4828	45.04	10	5			SMALL SINGLE FAMILY	
16	8	9	5011	45.60	10	5			SMALL SINGLE FAMILY	
16	8	10	5480	47.10	10	5			SMALL SINGLE FAMILY	
16	8	11	6223	48.52	10	5			SMALL SINGLE FAMILY	
16	8	12	7041	48.54	10	5			SMALL SINGLE FAMILY	
16	8	13	10762	54.93	10	5		10	LARGE SINGLE FAMILY	
16	8	14	6590	62.06	10	5		10	LARGE SINGLE FAMILY	
16	8	15	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	16	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	17	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	18	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	19	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	20	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	21	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	22	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	23	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	24	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	25	4815	45.00	10	5			SMALL SINGLE FAMILY	
16	8	26	6372	60.00	10	5		10	LARGE SINGLE FAMILY	
16	9	1	6379	60.00	10	5		10	LARGE SINGLE FAMILY	
16	9	2	5356	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	3	5816	50.08	10	5			STANDARD SINGLE FAMILY	
16	9	4	6071	50.63	10	5			STANDARD SINGLE FAMILY	
16	9	5	6542	51.50	10	5			STANDARD SINGLE FAMILY	
16	9	6	7001	51.40	10	5			STANDARD SINGLE FAMILY	
16	9	7	6800	51.68	10	5			STANDARD SINGLE FAMILY	
16	9	8	9624	68.51	10	5		10	LARGE SINGLE FAMILY	
16	9	9	11170	98.09	10	5		10	LARGE SINGLE FAMILY	
16	9	10	6715	49.01	10	5			STANDARD SINGLE FAMILY	
16	9	11	8009	80.46	10	5			STANDARD SINGLE FAMILY	
16	9	12	6119	57.00	10	5			STANDARD SINGLE FAMILY	
16	9	13	5344	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	14	5344	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	15	5344	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	16	5344	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	17	5344	50.00	10	5			STANDARD SINGLE FAMILY	
16	9	18	6365	60.00	10	5		10	LARGE SINGLE FAMILY	
16	10	1	7102	65.00	10	5		10	LARGE SINGLE FAMILY	
16	10	2	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	3	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	4	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	5	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	6	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	7	4950	45.00	10	5			SMALL SINGLE FAMILY	
16	10	8	6277	57.50	10	5		10	STANDARD SINGLE FAMILY	
16	10	9	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	10	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	11	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	12	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	13	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	14	5750	50.00	10	5			STANDARD SINGLE FAMILY	
16	10	15	5750	50.00	10	5			STANDARD SINGLE FAMILY	

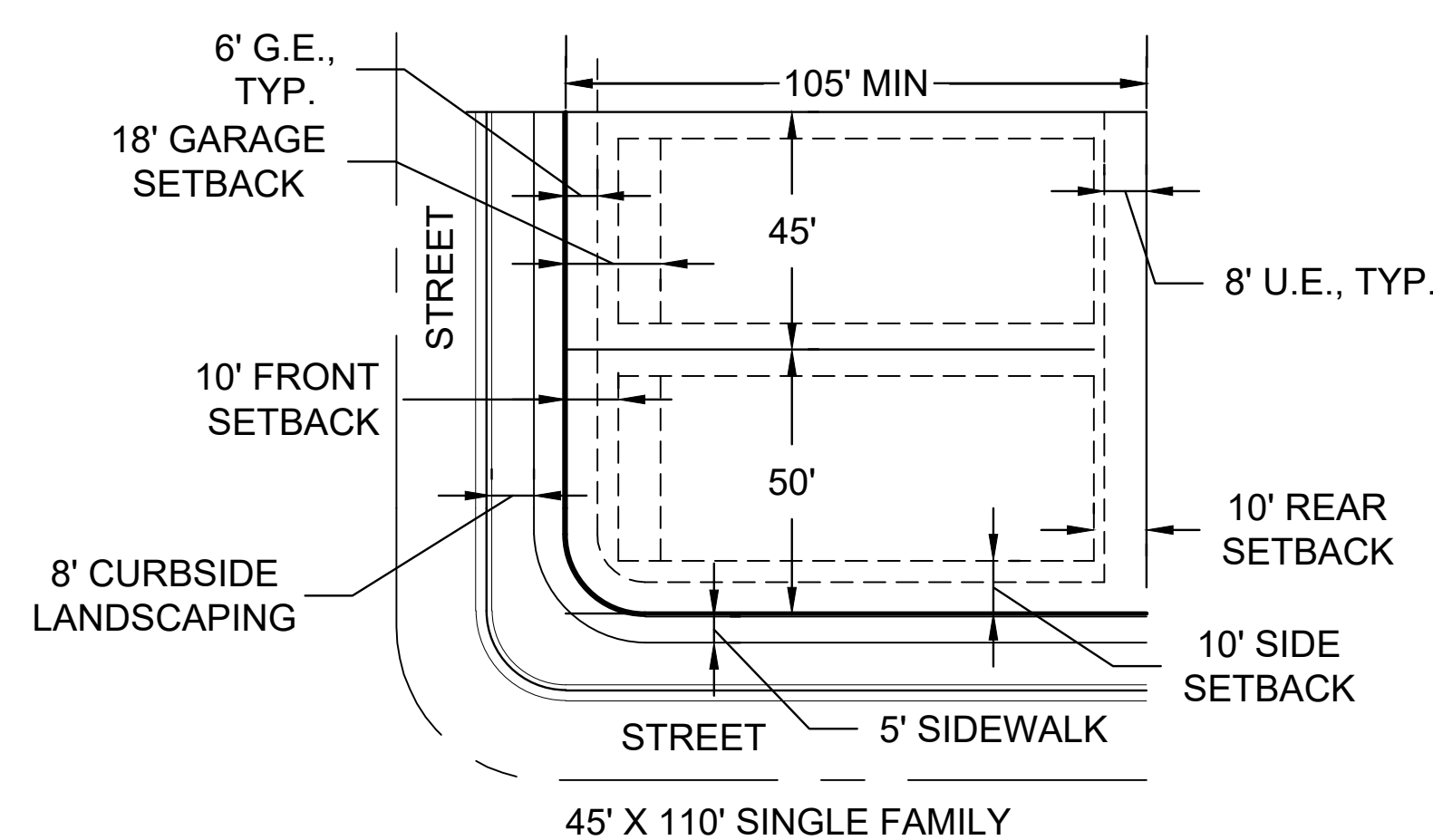
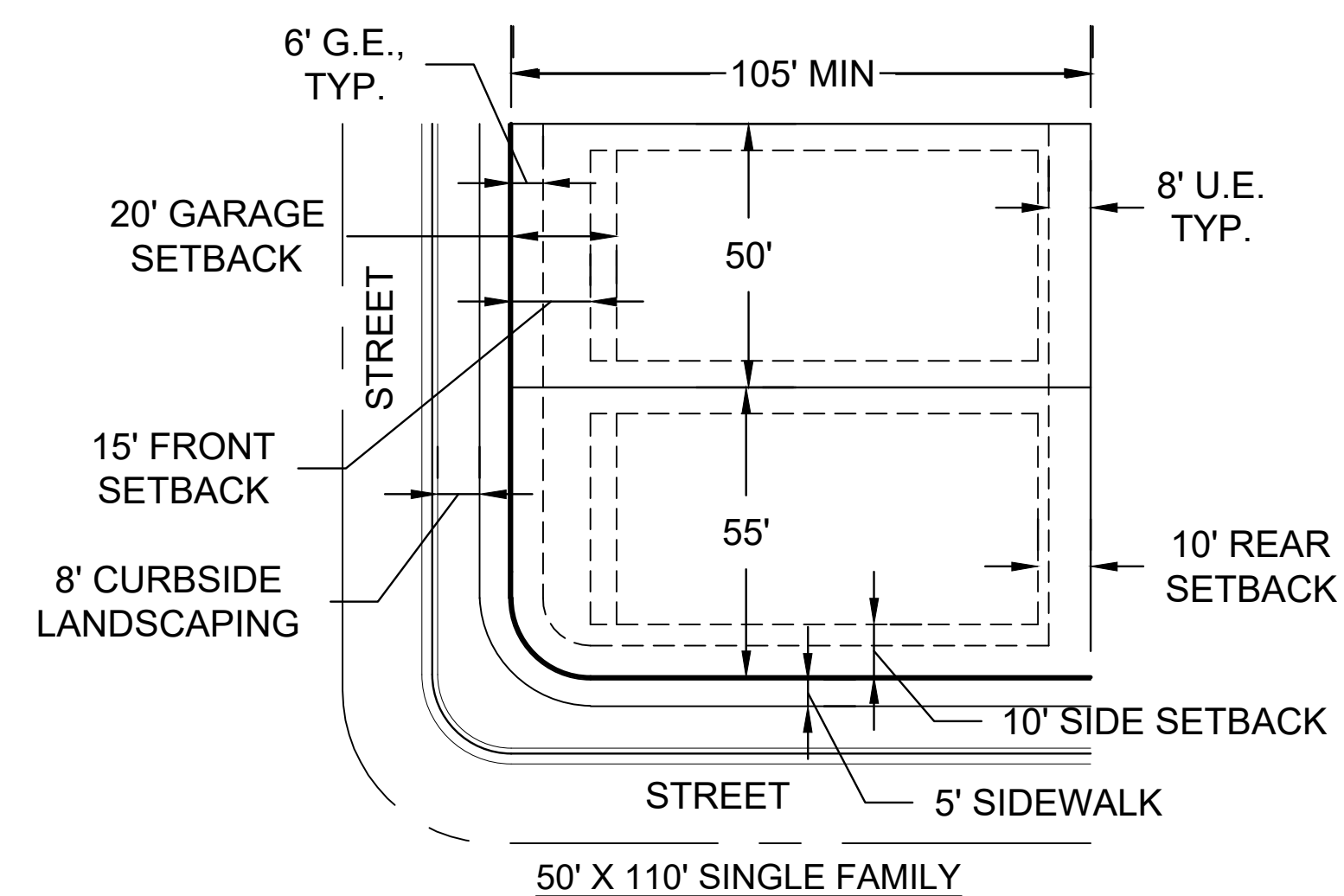
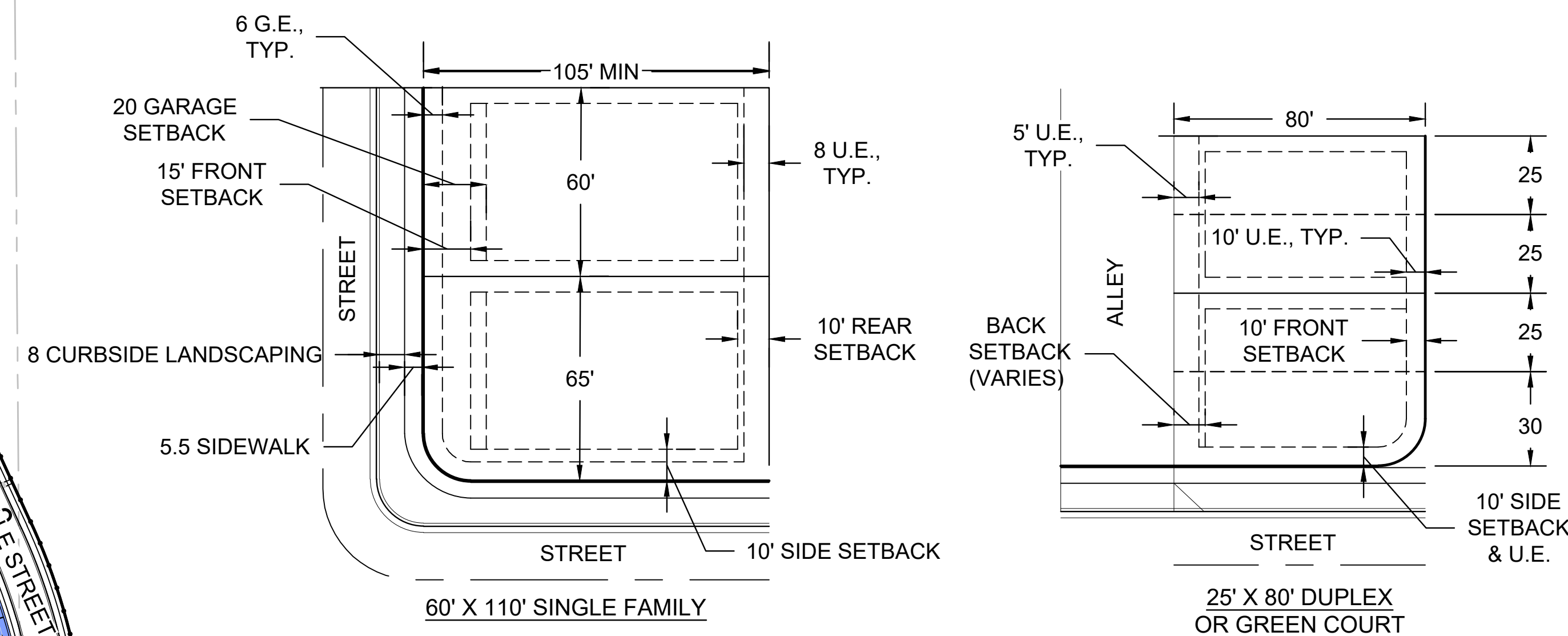
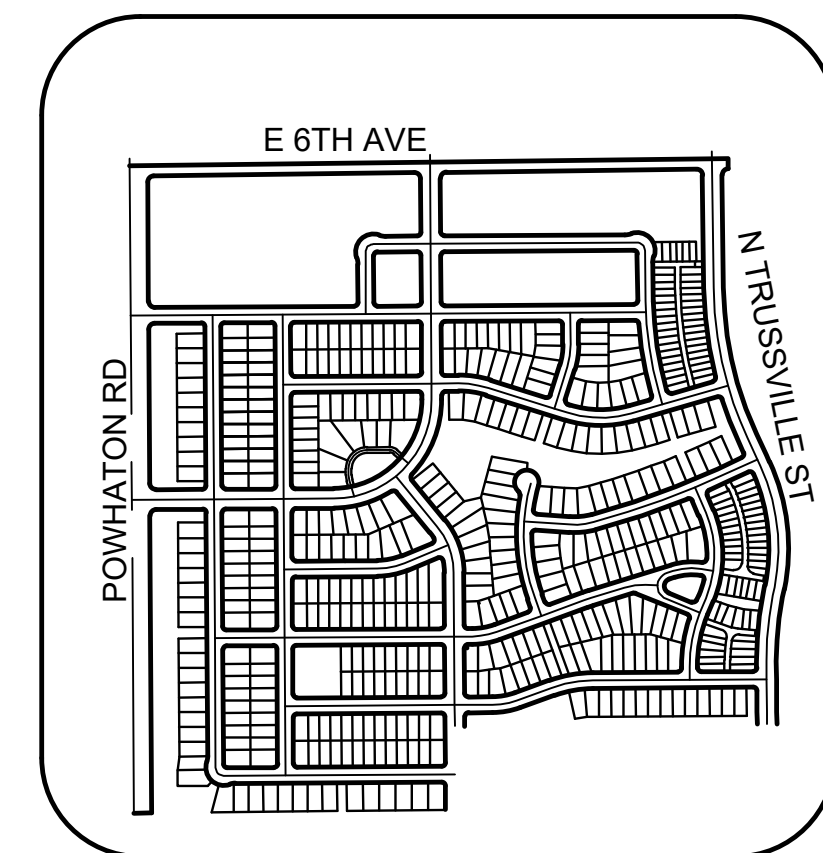
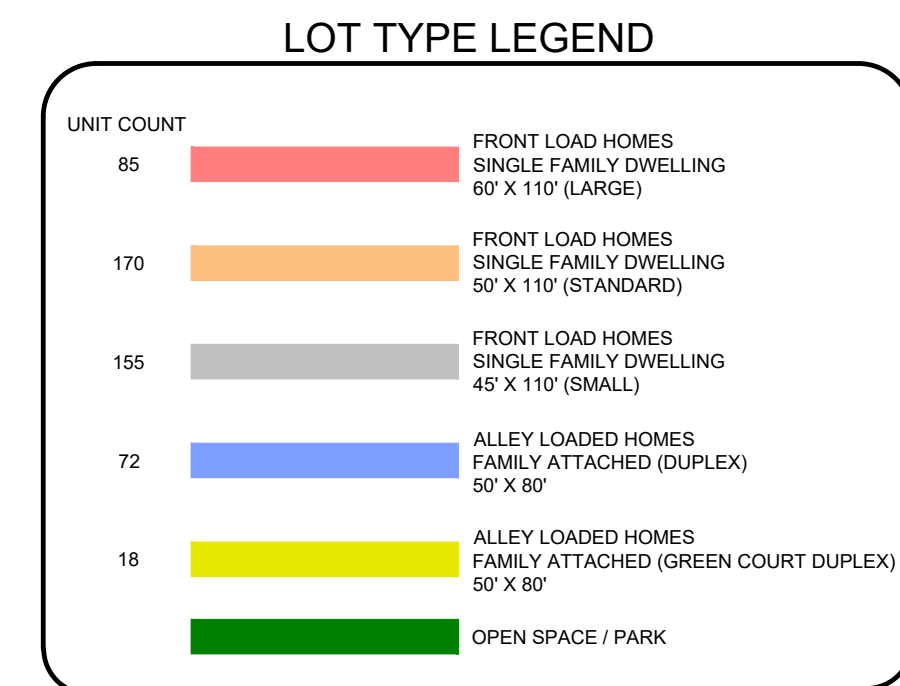
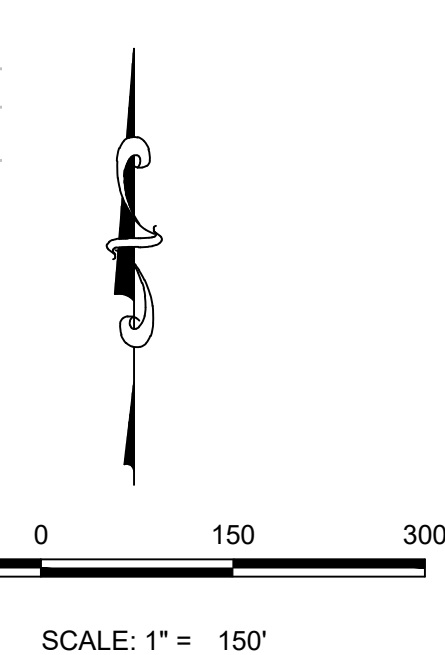
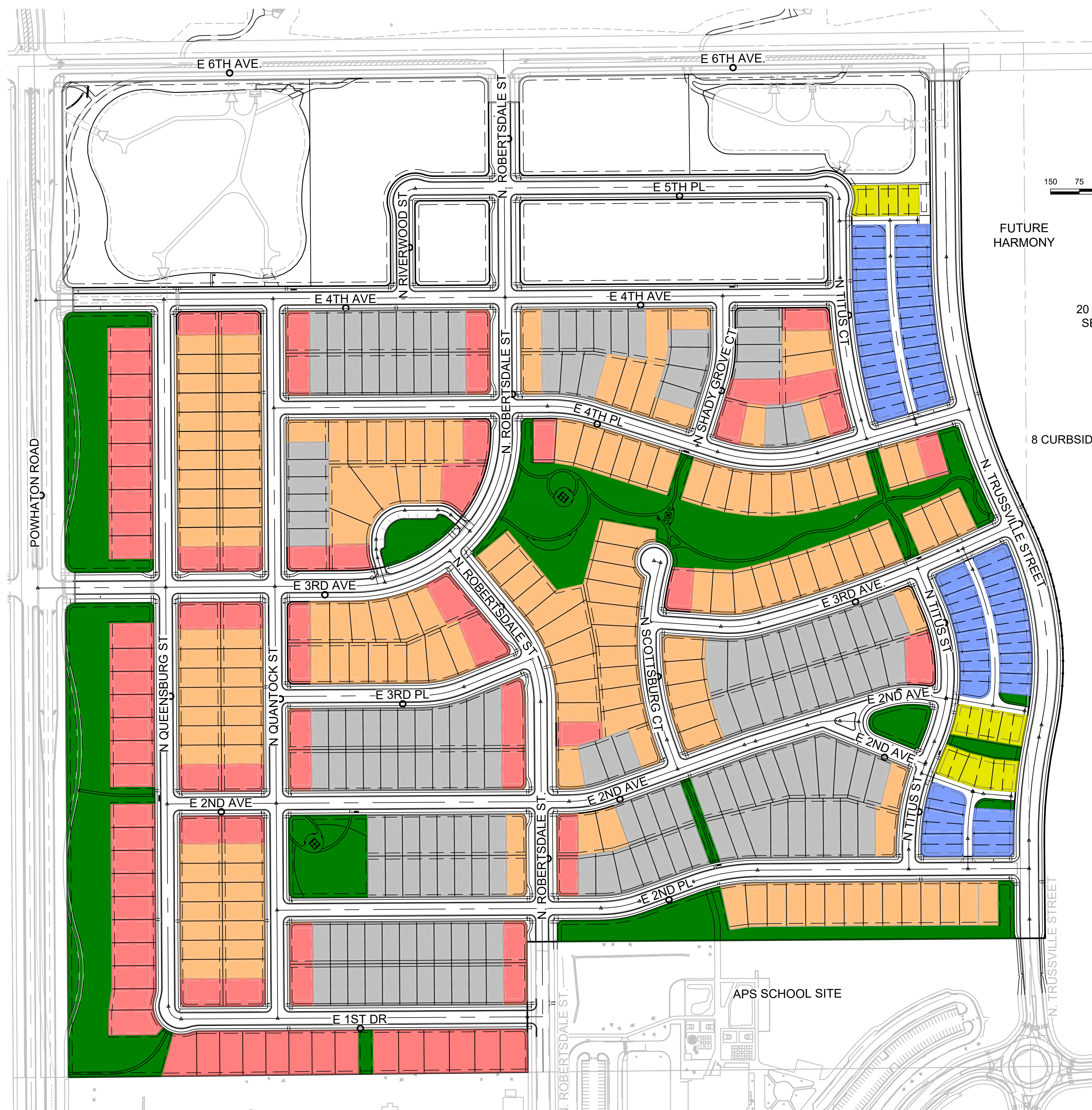
FURN.	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS				CLASSIFICATION
					FRONT	SIDE	SIDE*	FRONT	
16	10	16	7912	71.50	10	5	10	LARGE SINGLE FAMILY	
16	10	17	11536	62.68	10	5	10	LARGE SINGLE FAMILY	
16	10	18	5652	53.08	10	5		STANDARD SINGLE FAMILY	
16	10	19	5958	51.65	10	5		STANDARD SINGLE FAMILY	
16	10	20	9921	49.36	10	5		STANDARD SINGLE FAMILY	
16	10	21	13781	49.38	10	5		STANDARD SINGLE FAMILY	
16	10	22	7732	49.82	10	5		STANDARD SINGLE FAMILY	
16	10	23	7256	65.76	10	5	10	LARGE SINGLE FAMILY	
16	11	1	6909	63.25	10	5	10	LARGE SINGLE FAMILY	
16	11	2	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	3	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	4	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	5	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	6	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	7	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	8	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	9	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	10	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	11	6909	63.25	10	5	10	LARGE SINGLE FAMILY	
16	11	12	6909	63.25	10	5	10	LARGE SINGLE FAMILY	
16	11	13	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	14	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	15	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	16	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	17	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	18	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	19	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	20	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	21	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	11	22	6909	63.25	10	5	10	LARGE SINGLE FAMILY	
16	12	1	6002	55.00	10	5	10	STANDARD SINGLE FAMILY	
16	12	2	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	12	3	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	12	4	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	12	5	5129	45.00	10	5		SMALL SINGLE FAMILY	
16	12	6	5486	45.00	10	5		SMALL SINGLE FAMILY	
16	12	7	5843	45.00	10	5		SMALL SINGLE FAMILY	
16	12	8	7980	58.30	10	5		STANDARD SINGLE FAMILY	
16	12	9	6041	55.00	10	5	10	STANDARD SINGLE FAMILY	
16	12	10	5070	46.80	10	5		SMALL SINGLE FAMILY	
16	12	11	5962	61.68	10	5		SMALL SINGLE FAMILY	
16	12	12	5861	61.42	10	5		SMALL SINGLE FAMILY	
16	12	13	4950	45.00	10	5		SMALL SINGLE FAMILY	
16	12	14	6002	55.00	10	5	10	STANDARD SINGLE FAMILY	
16	12	15	7274	50.68	10	5		STANDARD SINGLE FAMILY	
16	12	16	6832	50.00	10	5		STANDARD SINGLE FAMILY	
16	12	17	6722	50.01	10	5		STANDARD SINGLE FAMILY	
16	12	18	6341	45.08	10	5		SMALL SINGLE FAMILY	
16	12	19	5849	45.08	10	5		SMALL SINGLE FAMILY	
16	12	20	5416	45.03	10	5		SMALL SINGLE FAMILY	
16	12	21	6002	40.00	10	5	10	STANDARD SINGLE FAMILY	
16	13	1	8840	48.71	10	5		SMALL SINGLE FAMILY	
16	13	2	5809	45.96	10	5		SMALL SINGLE FAMILY	
16	13	3	5542	43.44	10	5		SMALL SINGLE FAMILY	
16	13	4	5502	45.00	10	5		SMALL SINGLE FAMILY	
16	13	5	6066	50.00	10	5	10	SMALL SINGLE FAMILY	
16	13	6	7415	61.21	10	5	10	LARGE SINGLE FAMILY	
16	13	7	7654	50.00	10	5		STANDARD SINGLE FAMILY	
16	13	8	7356	50.00	10	5		STANDARD SINGLE FAMILY	
16	13	9	9236	55.65	10	5		LARGE SINGLE FAMILY	
16	13	10	6320	57.10	10	5	10	LARGE SINGLE FAMILY	
16	13	11	5606	51.99	10	5		STANDARD SINGLE FAMILY	
16	13	12	5999	62.50	10	5		SMALL SINGLE FAMILY	
16	13	13	5708	59.49	10	5		SMALL SINGLE FAMILY	
16	13	14	6318	65.76	10	5		STANDARD SINGLE FAMILY	
16	13	15	7223	63.78	10	5	10	LARGE SINGLE FAMILY	
16	14	1	2610	37.99	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	14	2	2640	33.00	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	3	2000	25.00	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	4	2000	25.00	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	5	2200	27.50	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	6	2200	27.50	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	7	2780	29.57	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	8	2816	29.95	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	9	2387	25.02	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	10	2386	25.03	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	11	2460	25.43	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	12	2458	25.43	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	13	2418	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	14	2415	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	15	2412	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	16	2409	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	17	2404	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	18	2400	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	19	2395	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	20	2391	25.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	21	2388	25.04	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	22	2377	25.06	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	23	2453	25.47	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	24	2823	15.49	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	14	25	2981	19.72	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	14	26	2695	29.71	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	27	2520	27.80	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	28	2387	25.16	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	29	2537	27.88	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	30	2591	29.09	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	31	2540	27.96	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	32	2581	29.01	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	33	2531	28.04	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	34	2557	28.93	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	35	2508	28.12	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	36	2520	28.83	10	5		DUPLEX ALLEY/SMALL LOT	
16	14	37	2471	28.19	10	5		DUPLEX ALLEY/SMALL LOT	

FILING	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE	SETBACKS			CLASSIFICATION
					FRONT	SIDE	SIDE #	
				FT	FT	FT	FT	
16	14	38	2471	28.73	10	5		DUPLEX ALLEY/SMALL LOT
16	14	39	2425	28.04	10	5		DUPLEX ALLEY/SMALL LOT
16	14	40	2398	27.49	10	5		DUPLEX ALLEY/SMALL LOT
16	14	41	2704	30.73	10	5		DUPLEX ALLEY/SMALL LOT
16	14	42	2405	25.97	10	5	10	DUPLEX ALLEY/SMALL LOT
16	15	1	6777	62.63	10	5		LARGE SINGLE FAMILY
16	15	2	7098	72.73	10	5		STANDARD SINGLE FAMILY
16	15	3	6066	55.40	10	5		STANDARD SINGLE FAMILY
16	15	4	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	5	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	6	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	7	6325	55.00	10	5		STANDARD SINGLE FAMILY
16	15	8	6348	55.00	10	5		STANDARD SINGLE FAMILY
16	15	9	6403	50.00	10	5		STANDARD SINGLE FAMILY
16	15	10	6403	50.00	10	5		STANDARD SINGLE FAMILY
16	15	11	6403	50.00	10	5		STANDARD SINGLE FAMILY
16	15	12	6403	50.00	10	5		STANDARD SINGLE FAMILY
16	15	13	6403	50.00	10	5		STANDARD SINGLE FAMILY
16	15	14	6146	50.00	10	5		STANDARD SINGLE FAMILY
16	15	15	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	16	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	17	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	18	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	19	6900	60.00	10	5		LARGE SINGLE FAMILY
16	15	20	6095	53.00	10	5		STANDARD SINGLE FAMILY
16	15	21	6177	54.37	10	5		STANDARD SINGLE FAMILY
16	15	22	6212	54.96	10	5		STANDARD SINGLE FAMILY
16	15	23	6239	54.32	10	5		STANDARD SINGLE FAMILY
16	15	24	6466	58.32	10	5		STANDARD SINGLE FAMILY
16	15	25	6377	56.42	10	5		STANDARD SINGLE FAMILY
16	15	26	7245	64.09	10	5		STANDARD SINGLE FAMILY
16	15	27	5860	51.85	10	5		STANDARD SINGLE FAMILY
16	15	28	5860	51.85	10	5		STANDARD SINGLE FAMILY
16	15	29	5860	51.85	10	5		STANDARD SINGLE FAMILY
16	15	30	7165	73.81	10	5		STANDARD SINGLE FAMILY
16	15	31	6636	64.98	10	5		STANDARD SINGLE FAMILY
16	15	32	5750	50.00	10	5		STANDARD SINGLE FAMILY
16	15	33	7496	70.48	10	5	10	LARGE SINGLE FAMILY
16	15	34	7775	47.38	10	5		STANDARD SINGLE FAMILY
16	15	35	5764	52.38	10	5		STANDARD SINGLE FAMILY
16	15	36	7140	60.40	10	5		STANDARD SINGLE FAMILY
16	15	37	8023	50.00	10	5		STANDARD SINGLE FAMILY
16	15	38	6966	50.00	10	5		STANDARD SINGLE FAMILY
16	15	39	6125	50.00	10	5		STANDARD SINGLE FAMILY
16	15	40	5719	50.00	10	5		STANDARD SINGLE FAMILY
16	15	41	5722	50.00	10	5		STANDARD SINGLE FAMILY
16	15	42	5933	50.00	10	5		STANDARD SINGLE FAMILY
16	15	43	6962	50.00	10	5		STANDARD SINGLE FAMILY
16	15	44	6073	55.21	10	5	10	STANDARD SINGLE FAMILY
16	15	45	4950	45.00	10	5		SMALL SINGLE FAMILY
16	15	46	4950	45.00	10	5		SMALL SINGLE FAMILY
16	15	47	6098	65.26	10	5		SMALL SINGLE FAMILY
16	15	48	7276	74.86	10	5	10	STANDARD SINGLE FAMILY
16	15	49	7012	64.77	10	5		LARGE SINGLE FAMILY
16	15	50	5832	50.00	10	5		STANDARD SINGLE FAMILY
16	15	51	6411	48.66	10	5		STANDARD SINGLE FAMILY
16	15	52	6730	48.57	10	5		STANDARD SINGLE FAMILY
16	15	53	7490	48.57	10	5		STANDARD SINGLE FAMILY
16	15	54	8599	48.57	10	5		STANDARD SINGLE FAMILY
16	15	55	8962	48.80	10	5		STANDARD SINGLE FAMILY
16	15	56	5500	50.00	10	5		STANDARD SINGLE FAMILY
16	15	57	5500	50.00	10	5		STANDARD SINGLE FAMILY
16	15	58	5500	50.00	10	5		STANDARD SINGLE FAMILY
16	15	59	5500	50.00	10	5		STANDARD SINGLE FAMILY
16	16	1	6120	56.63	10	5	10	STANDARD SINGLE FAMILY
16	16	2	6453	63.33	10	5		STANDARD SINGLE FAMILY
16	16	3	6410	62.99	10	5		STANDARD SINGLE FAMILY
16	16	4	6418	62.99	10	5		STANDARD SINGLE FAMILY
16	16	5	7031	69.72	10	5	10	STANDARD SINGLE FAMILY
16	16	6	7813	55.98	10	5		SMALL SINGLE FAMILY
16	16	7	6798	45.00	10	5		SMALL SINGLE FAMILY
16	16	8	6018	44.04	10	5		SMALL SINGLE FAMILY
16	16	9	5194	45.00	10	5		SMALL SINGLE FAMILY
16	16	10	5134	45.00	10	5		SMALL SINGLE FAMILY
16	16	11	5118	45.00	10	5		SMALL SINGLE FAMILY
16	16	12	5132	45.00	10	5		SMALL SINGLE FAMILY
16	16	13	5175	45.00	10	5		SMALL SINGLE FAMILY
16	16	14	5249	45.00	10	5		SMALL SINGLE FAMILY
16	16	15	5352	45.00	10	5		SMALL SINGLE FAMILY
16	16	16	5535	45.00	10	5		SMALL SINGLE FAMILY
16	16	17	6231	50.22	10	5	10	STANDARD SINGLE FAMILY
16	16	18	10121	73.03	10	5	10	LARGE SINGLE FAMILY
16	16	19	6449	45.00	10	5		SMALL SINGLE FAMILY
16	16	20	5831	45.00	10	5		SMALL SINGLE FAMILY
16	16	21	5342	48.11	10	5		SMALL SINGLE FAMILY
16	16	22	5349	48.09	10	5		SMALL SINGLE FAMILY
16	16	23	5359	48.09	10	5		SMALL SINGLE FAMILY
16	16	24	5370	48.10	10	5		SMALL SINGLE FAMILY
16	16	25	5427	48.10	10	5		SMALL SINGLE FAMILY
16	16	26	6547	55.60	10	5		SMALL SINGLE FAMILY
16	16	27	7046	59.26	10	5		SMALL SINGLE FAMILY
16	16	28	5557	45.27	10	5		SMALL SINGLE FAMILY
16	17	1	3121	37.80	10	5	10	DUPLEX ALLEY/SMALL LOT
16	17	2	2071	24.69	10	5		DUPLEX ALLEY/SMALL LOT
16	17	3	2156	25.00	10	5		DUPLEX ALLEY/SMALL LOT
16	17	4	2170	25.00	10	5		DUPLEX ALLEY/SMALL LOT
16	17	5	2193	25.03	10	5		DUPLEX ALLEY/SMALL LOT
16	17	6	2214	24.99	10	5		DUPLEX ALLEY/SMALL LOT
16	17	7	2247	25.04	10	5		DUPLEX ALLEY/SMALL LOT
16	17	8	2275	24.98	10	5		DUPLEX ALLEY/SMALL LOT
16	17	9	2319	25.05	10	5		DUPLEX ALLEY/SMALL LOT
16	17	10	2352	24.97	10	5		DUPLEX ALLEY/SMALL LOT
16	17	11	2587	27.94	10	5		DUPLEX ALLEY/SMALL LOT

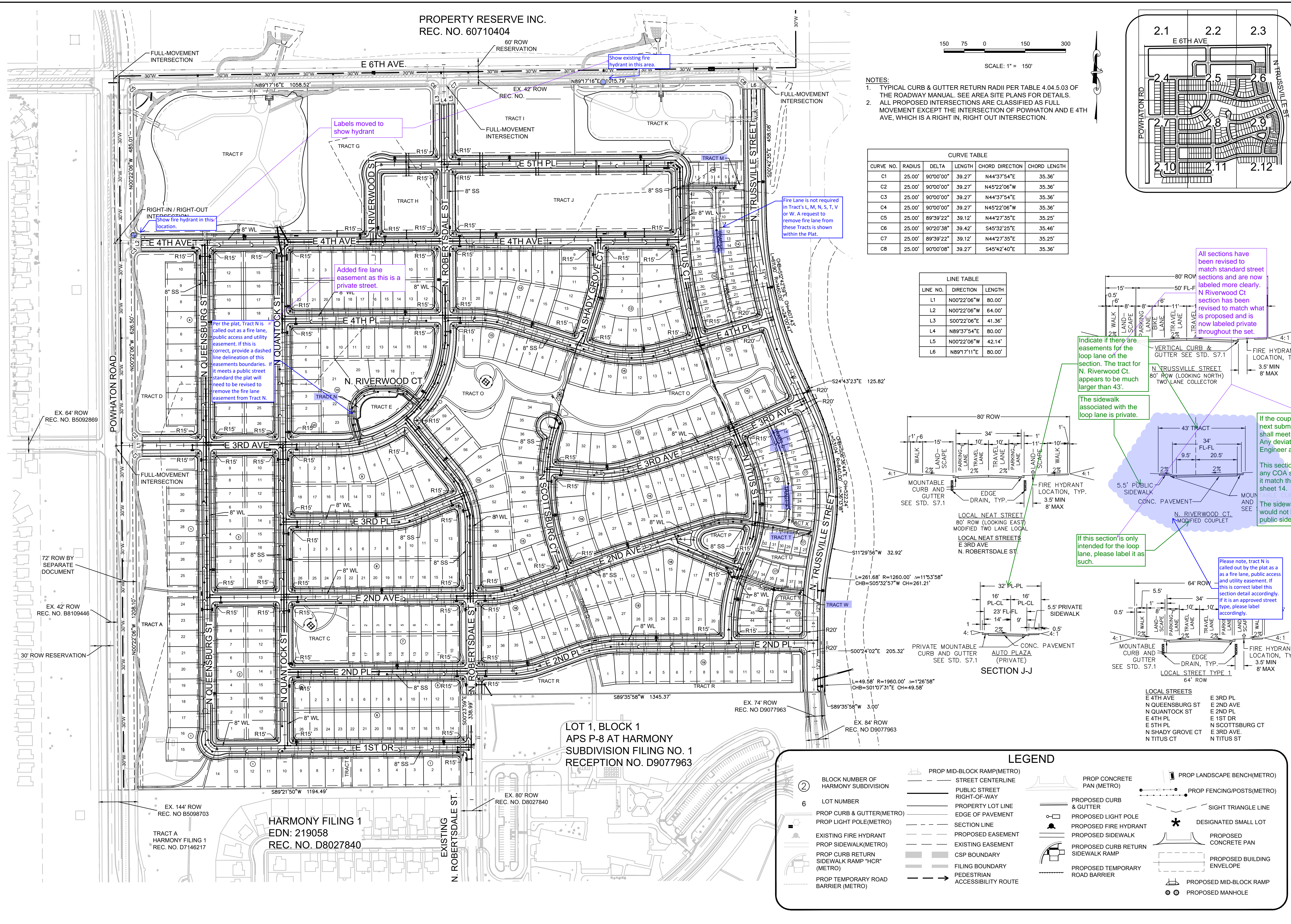
FILING	BLOCK #	LOT #	SQUARE FOOTAGE	FRONTAGE		SETBACKS			CLASSIFICATION
				FRONT	FRONT	SIDE	SIDE*		
				FT	FT	FT	FT		
16	17	12	2918	18.34	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	17	13	3301	21.67	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	17	14	2833	32.05	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	15	2515	28.51	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	16	2485	28.51	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	17	2453	28.43	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	18	2424	28.44	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	19	2411	28.57	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	20	2350	28.15	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	21	2344	28.27	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	22	2307	28.31	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	23	2291	28.19	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	24	2257	28.24	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	25	2145	25.86	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	26	2309	30.47	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	27	2716	32.98	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	28	2490	32.42	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	29	2070	24.58	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	30	2036	25.45	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	31	2042	30.42	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	32	2007	41.57	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	33	2661	31.73	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	34	2544	33.88	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	35	3102	32.49	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	36	3138	32.32	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	37	2284	27.20	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	38	2890	37.93	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	39	3295	29.71	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	40	3388	30.22	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	41	3227	30.00	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	42	3179	14.99	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	17	43	3545	17.79	10	5	10	DUPLEX ALLEY/SMALL LOT	
16	17	44	2999	27.28	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	45	3061	32.35	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	46	3233	37.25	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	47	2602	25.01	10	5		DUPLEX ALLEY/SMALL LOT	
16	17	48	3593	44.12	10	5		DUPLEX ALLEY/SMALL LOT	
16	18	1	6036	55.57	10	5	10	LARGE SINGLE FAMILY	
16	18	2	6115	44.99	10	5		STANDARD SINGLE FAMILY	
16	18	3	6742	52.56	10	5		STANDARD SINGLE FAMILY	
16	18	4	5063	45.00	10	5		SMALL SINGLE FAMILY	
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16	18	10	5681	45.00	10	5		SMALL SINGLE FAMILY	
16	18	11	5912	45.01	10	5		SMALL SINGLE FAMILY	
16	18	12	6088	45.00	10	5		SMALL SINGLE FAMILY	
16	18	13	6807	55.84	10	5		SMALL SINGLE FAMILY	
16	18	14	7383	60.74	10	5		SMALL SINGLE FAMILY	
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16	18	17	6045	49.17	10	5		SMALL SINGLE FAMILY	
16	18	18	5559	45.00	10	5		SMALL SINGLE FAMILY	
16	18	19	5815	52.39	10	5	10	STANDARD SINGLE FAMILY	
16	18	20	7175	55.01	10	5	10	STANDARD SINGLE FAMILY	
16	18	21	6323	45.00	10	5		SMALL SINGLE FAMILY	
16	18	22	6837	45.00	10	5		SMALL SINGLE FAMILY	
16	18	23	6938	45.00	10	5		SMALL SINGLE FAMILY	
16	18	24	7181	45.00	10	5		SMALL SINGLE FAMILY	
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16	18	32	5052	45.00	10	5		SMALL SINGLE FAMILY	
16	18	33	5063	45.00	10	5		SMALL SINGLE FAMILY	
16	18	34	5955	60.28	10	5		SMALL SINGLE FAMILY	
16	18	35	6360	68.17	10	5		SMALL SINGLE FAMILY	
16	18	36	4837	45.00	10	5		SMALL SINGLE FAMILY	
16	18	37	5760	55.51	10	5	10	LARGE SINGLE FAMILY	
16	19	1	6530	64.46	10	5		STANDARD SINGLE FAMILY	
16	19	2	6148	57.37	10	5		STANDARD SINGLE FAMILY	
16	19	3	5750	50.00	10	5		STANDARD SINGLE FAMILY	
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16	19	10	5750	50.00	10	5		STANDARD SINGLE FAMILY	
16	19	11	5750	50.00	10	5		STANDARD SINGLE FAMILY	
16	19	12	5750	50.00	10	5		STANDARD SINGLE FAMILY	
16	19	13	5750	50.00	10	5		STANDARD SINGLE FAMILY	
16	19	14	5750	50.00	10	5		STANDARD SINGLE FAMILY	


SIDE* VALUE SPECIFIES THE SETBACK SIDE LOT DISTANCE IF ADJACENT TO A ROADWAY

[illegible]



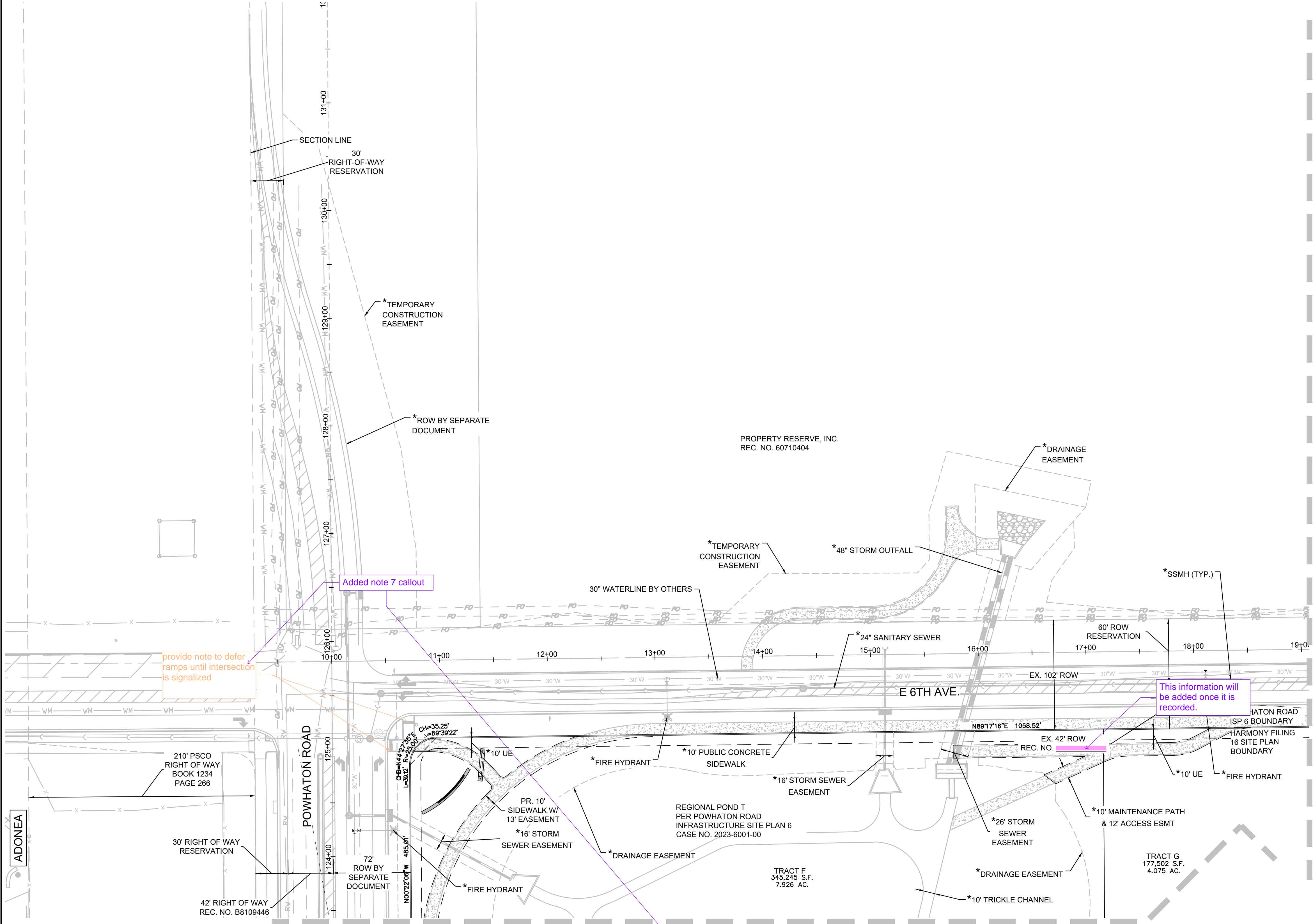
SHEET NUMBER <div>1.3</div> 4 OF 80	DRAWN BY:	DJG	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 OVERALL LOT TYPE	MelcorTC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoodsps.com Westwood Professional Services, Inc.</div>						
	CHECKED BY:	BWP	FILE NO:									
	DATE:	JUNE, 2023	8130214922									
	No.	Revisions	Date				Init.	Appr.				



SHEET NUMBER 2.0 OF 80	DRAWN BY:	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 OVERALL SITE PLAN	Melcor/TC A C/O Marathon LLC 9750 W. Camel Littleton, CO Tel: (303) 920-9400 Fax: (303) 920-9940 Westwood@ps.com Westwood Professional Services, Inc. 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526		remains on the the section A standards. requires City approval.	does not match standard nor does street shown on	within a tract considered k.								
	STF	AS SHOWN														
	CHECKED BY:	FILE NO.														
	BPW	8130214922														
DATE:	JUNE, 2023								No.	Revisions	Date	Init.	Appr.			

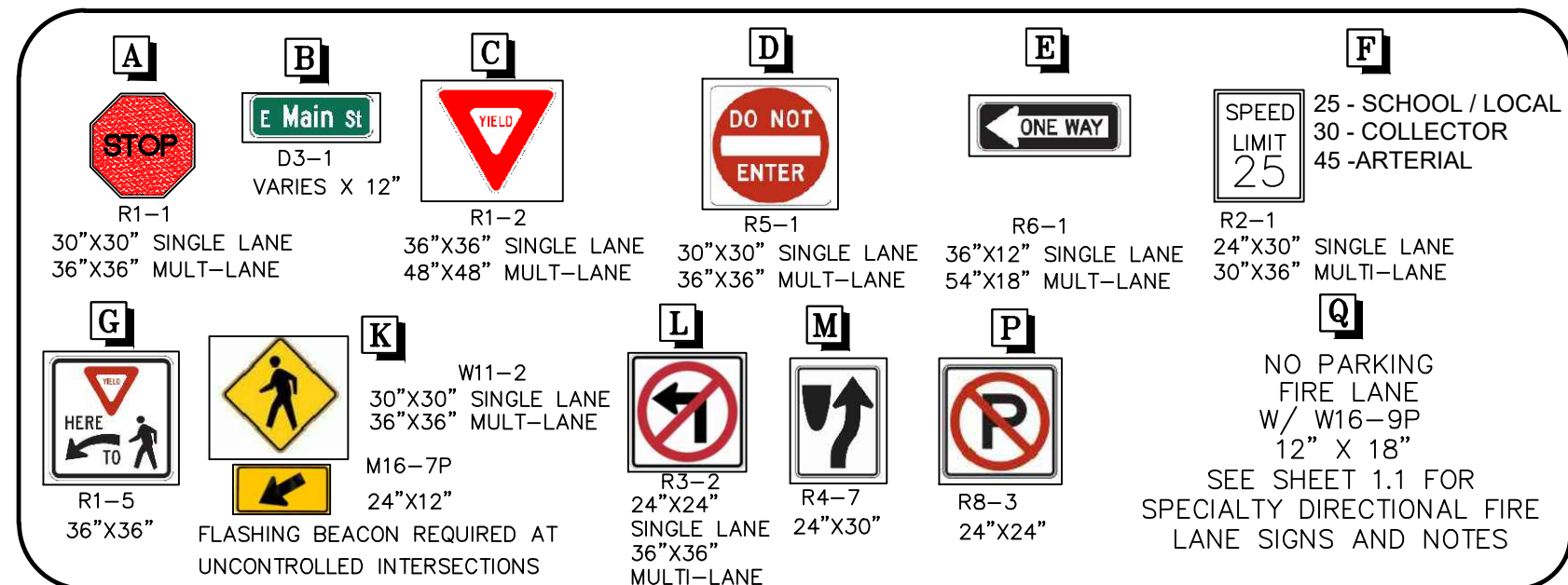
N:\PROJECTS\30175604 SAND CREEK\CD\ENGINEERING\SHEET SETS\CS\SITE PLAN\AREA SITE PLANNING\ALAMAR_6/12/23

ADONEA



MATCHLINE - SEE SHEET 2.4

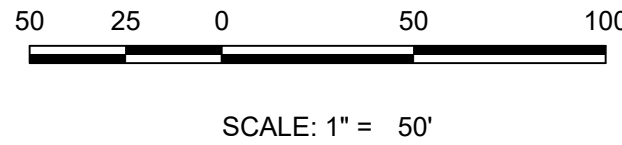
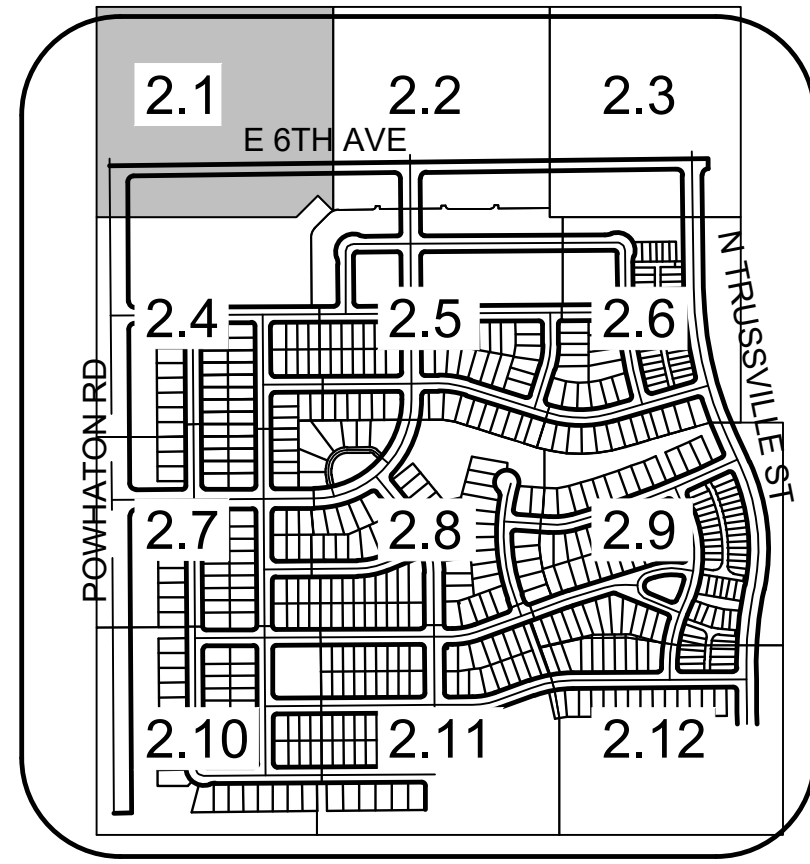
- NOTES:
- SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS IN THE LIGHTING PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.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



* ELEMENT PER POWHATON ROAD INFRASTRUCTURE
SITE PLAN 6 CASE NO. 2023-6001-00

LEGEND

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



MATCHLINE - SEE SHEET 2.2

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8/30214922	JUNE 2023	Revisions	No.	Date	Appr.	Date
2.1	STF	BPW											
6 OF 80													

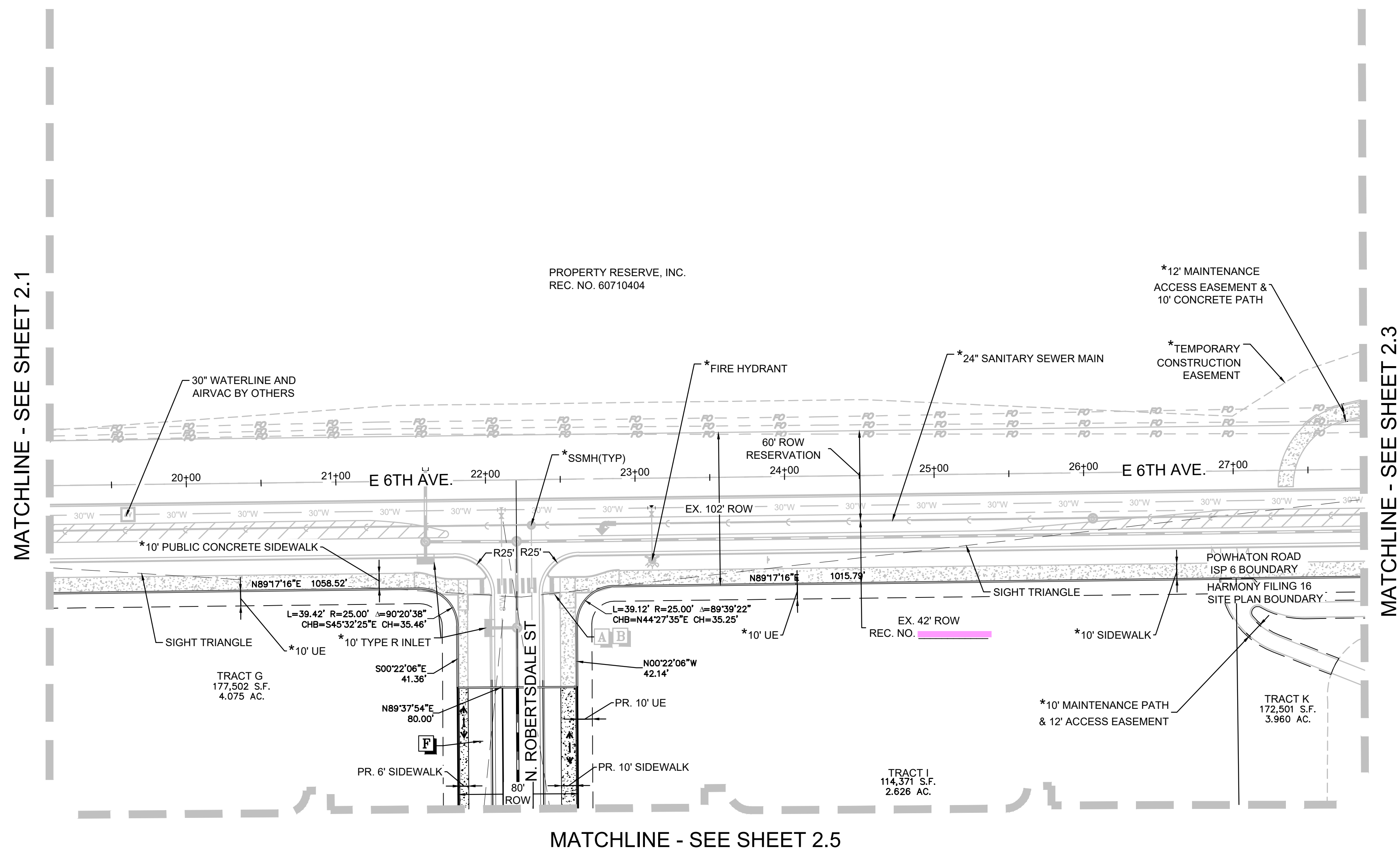
Westwood

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

Westwoodps.com
Westwood Professional Services, Inc.

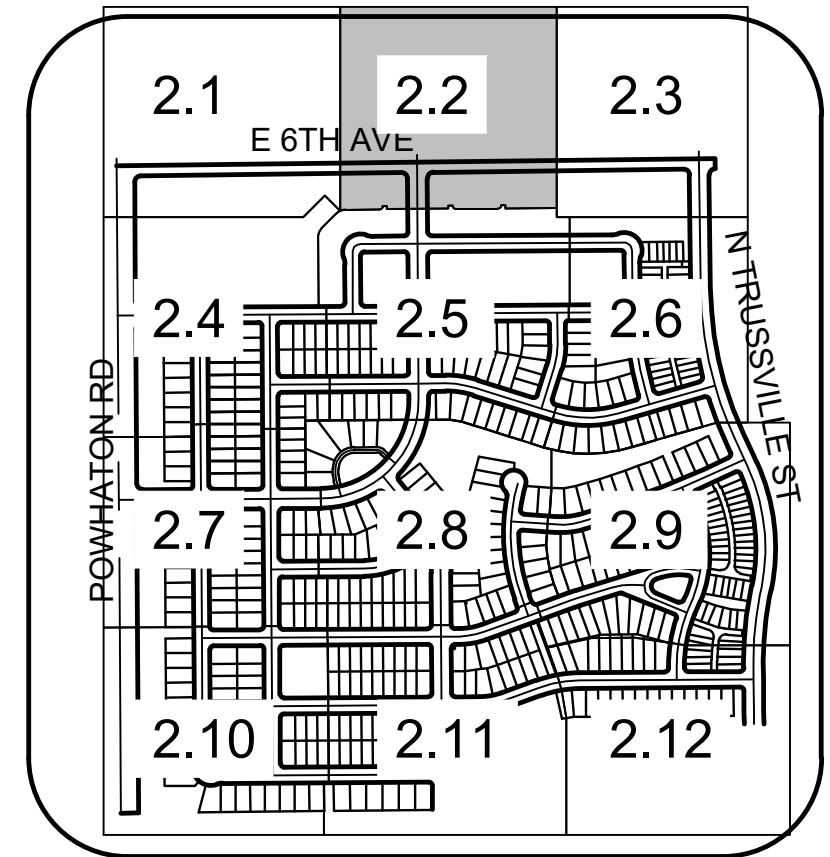
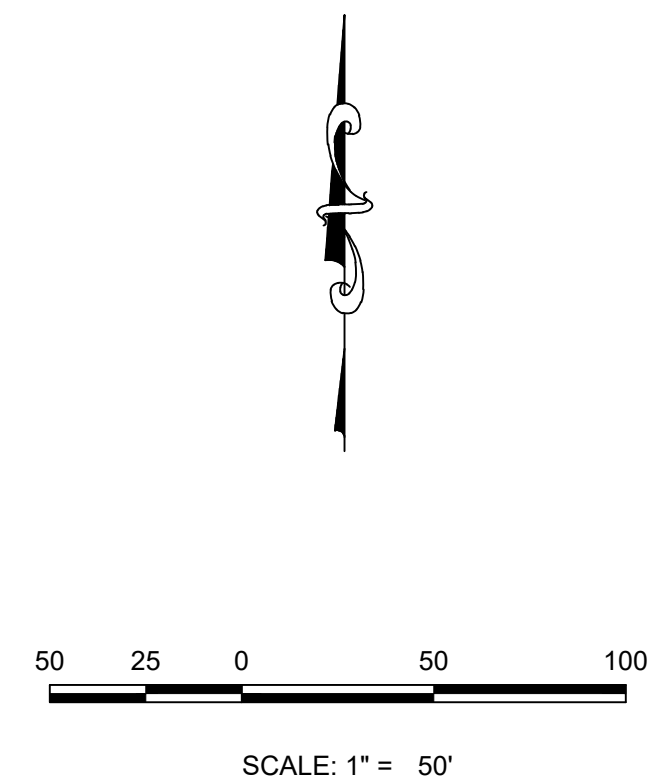
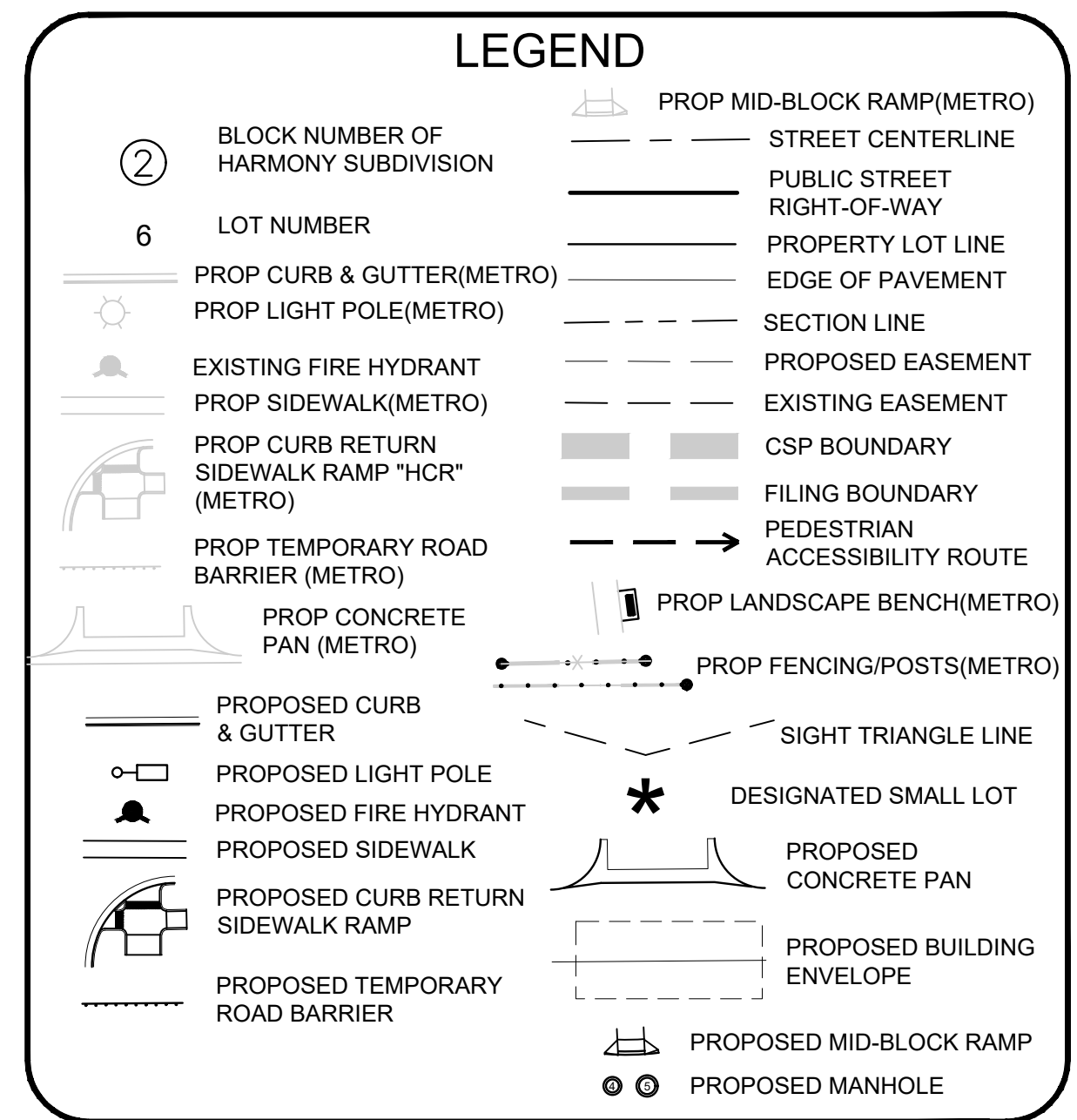
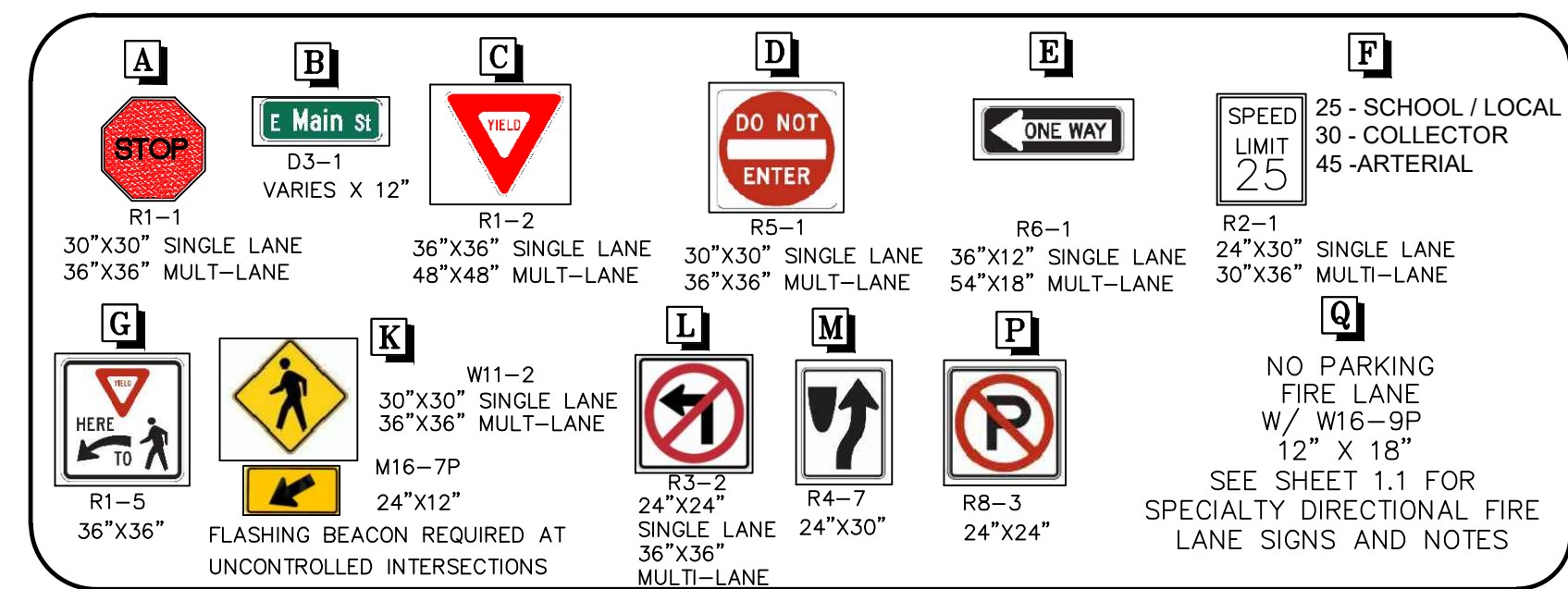
MelcorTC Aurora, LLC
C/O Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440


HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA SITE PLAN

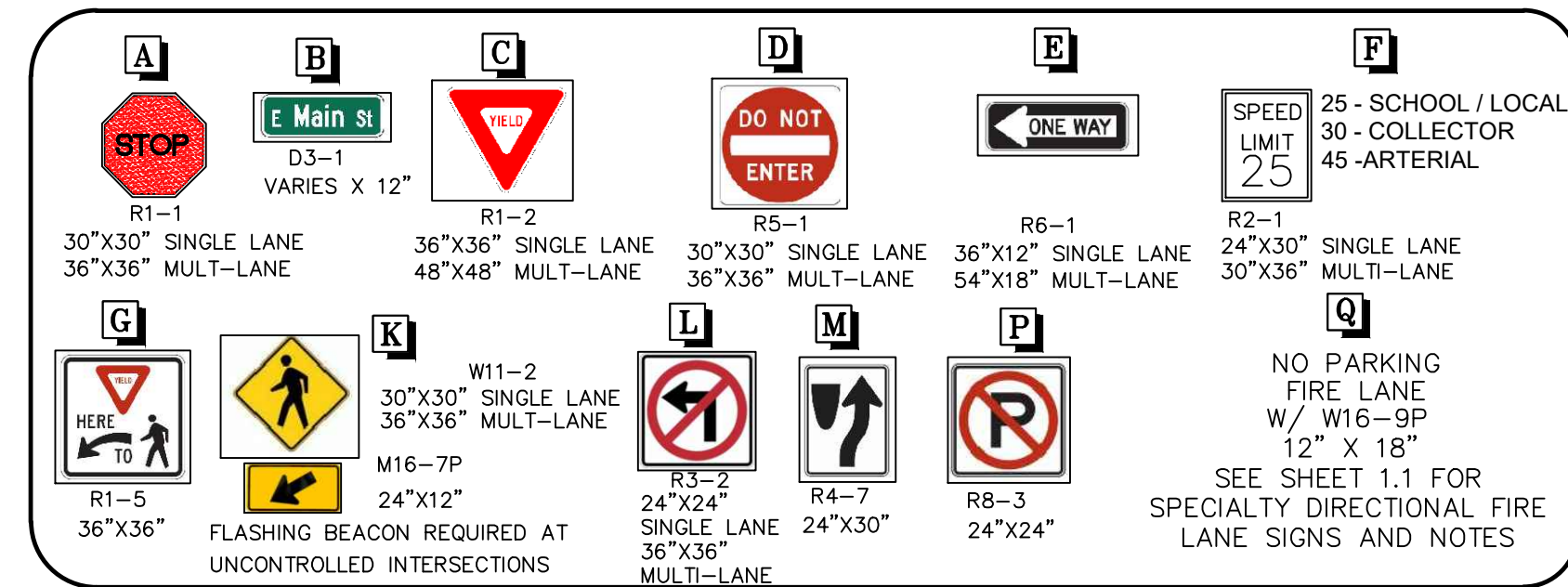
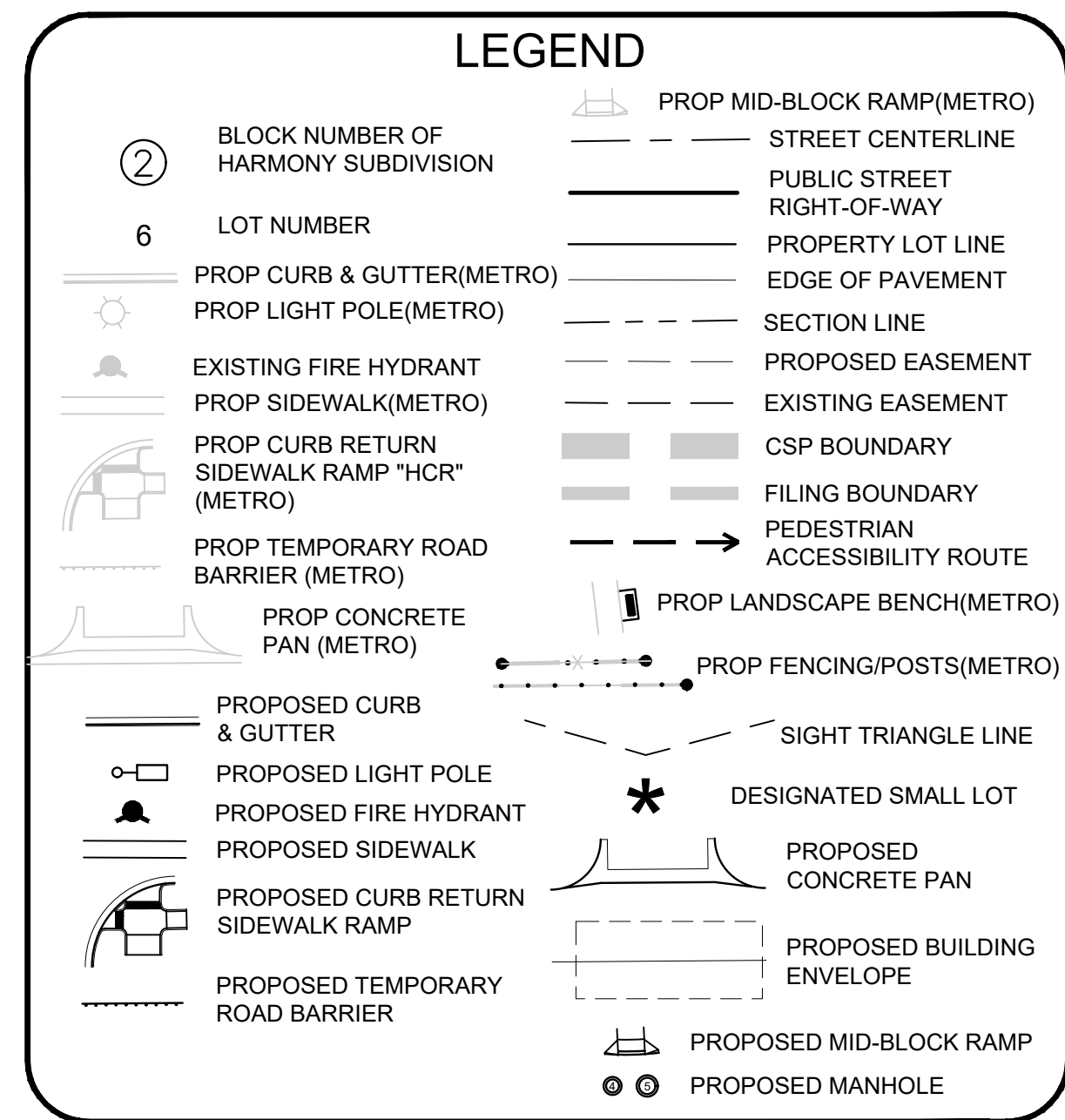
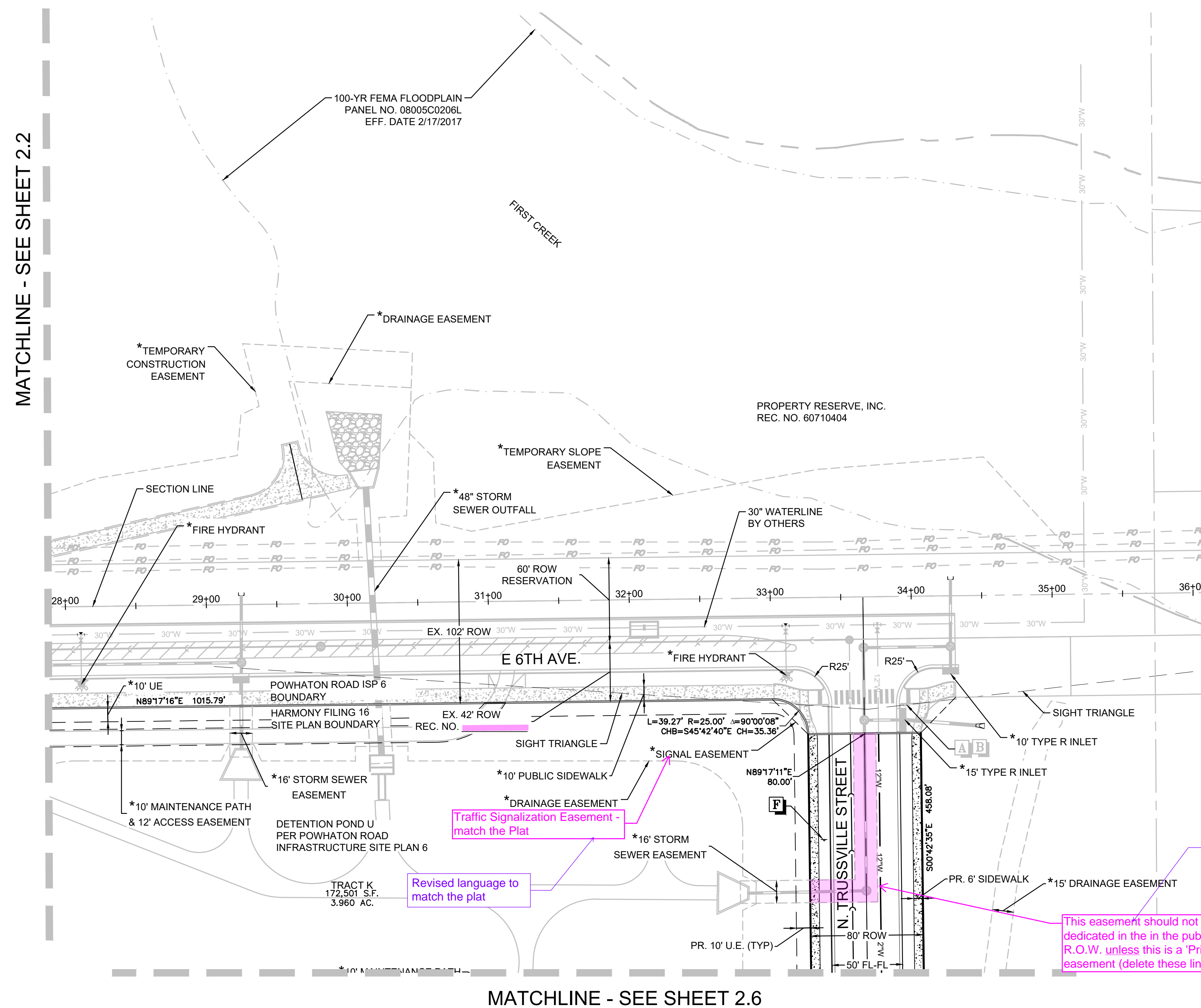


NOTES:

1. SEE SHEET 20 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
2. STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE CIVIL ENGINEER'S ANALYSIS OF THE PLANS SUBMITTED WITH THE CIVIL PLANS. LIGHT FIXTURE TYPE TO BE INCLUDED WITH THIS PHOTOMETRIC PLAN.
3. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
4. FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
5. SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.
6. FINAL LIGHT POLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

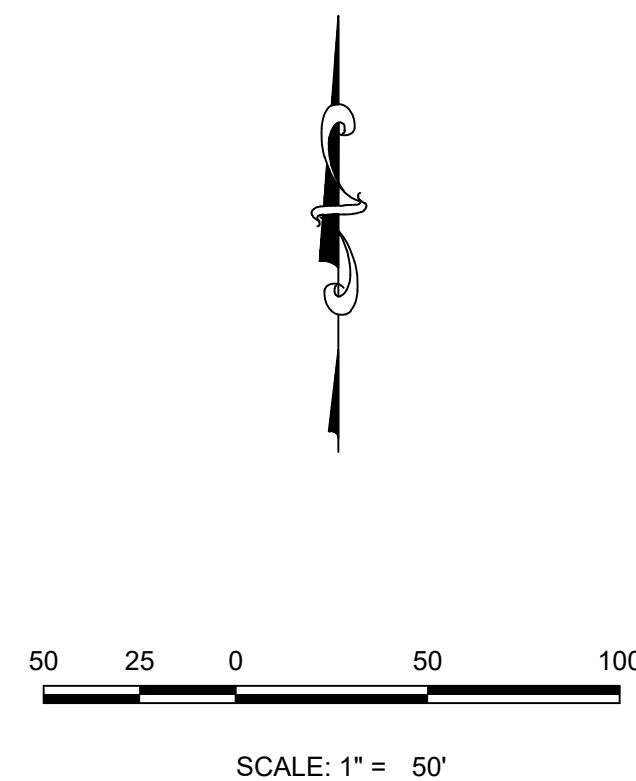
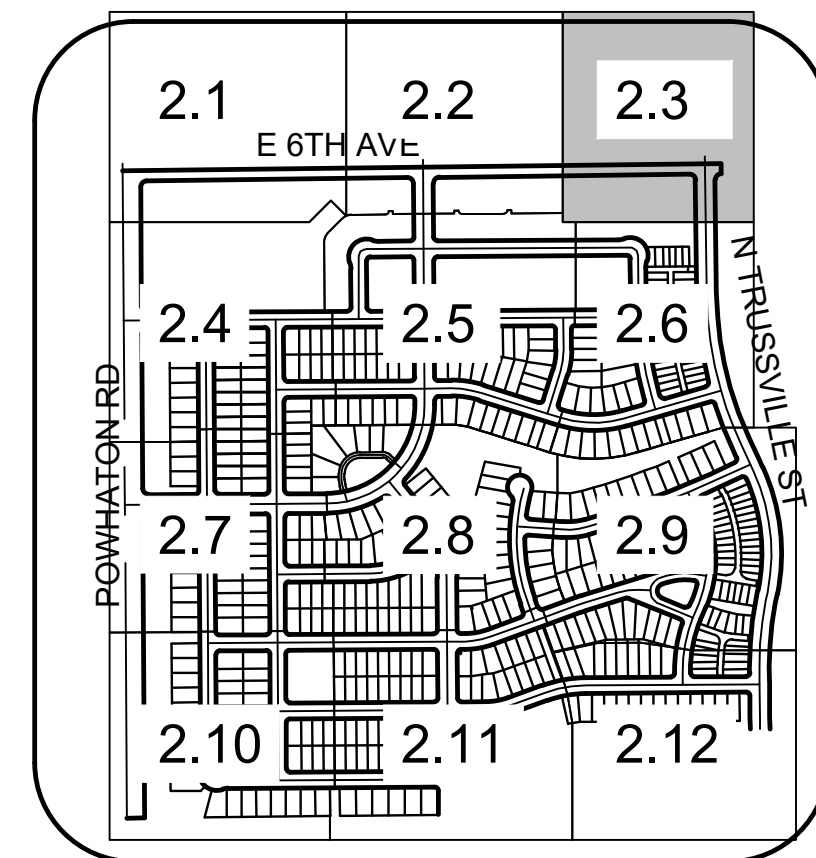



SHEET NUMBER <div>2.2</div> 7 OF 80	DRAWN BY:	STF	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	<div></div> <div>10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div> <div>Westwoods.com Westwood Professional Services, Inc.</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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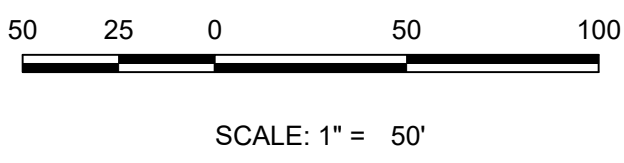
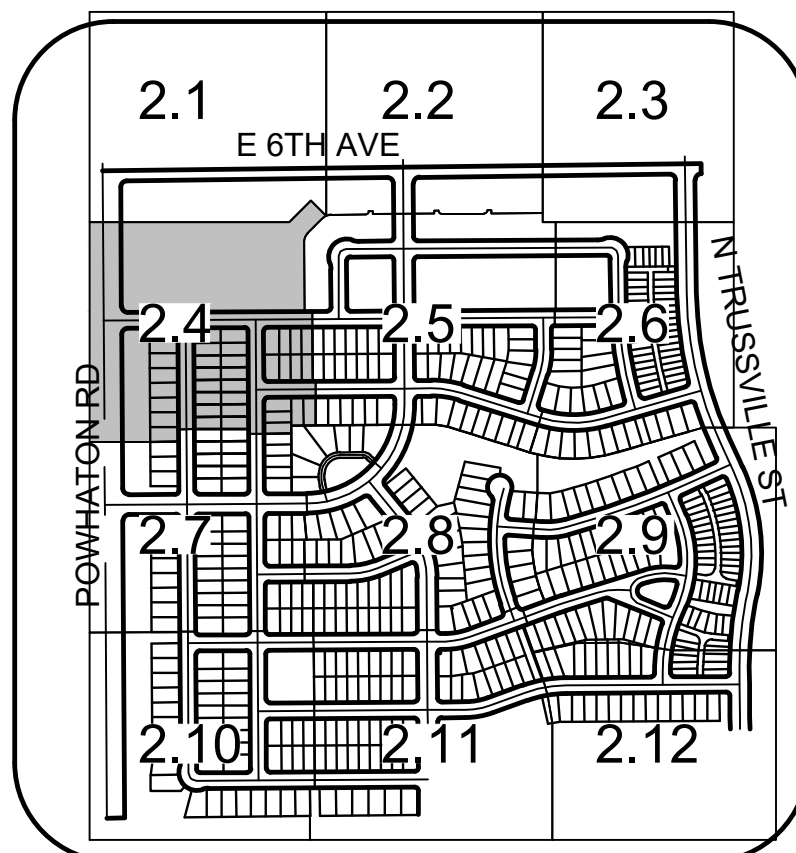
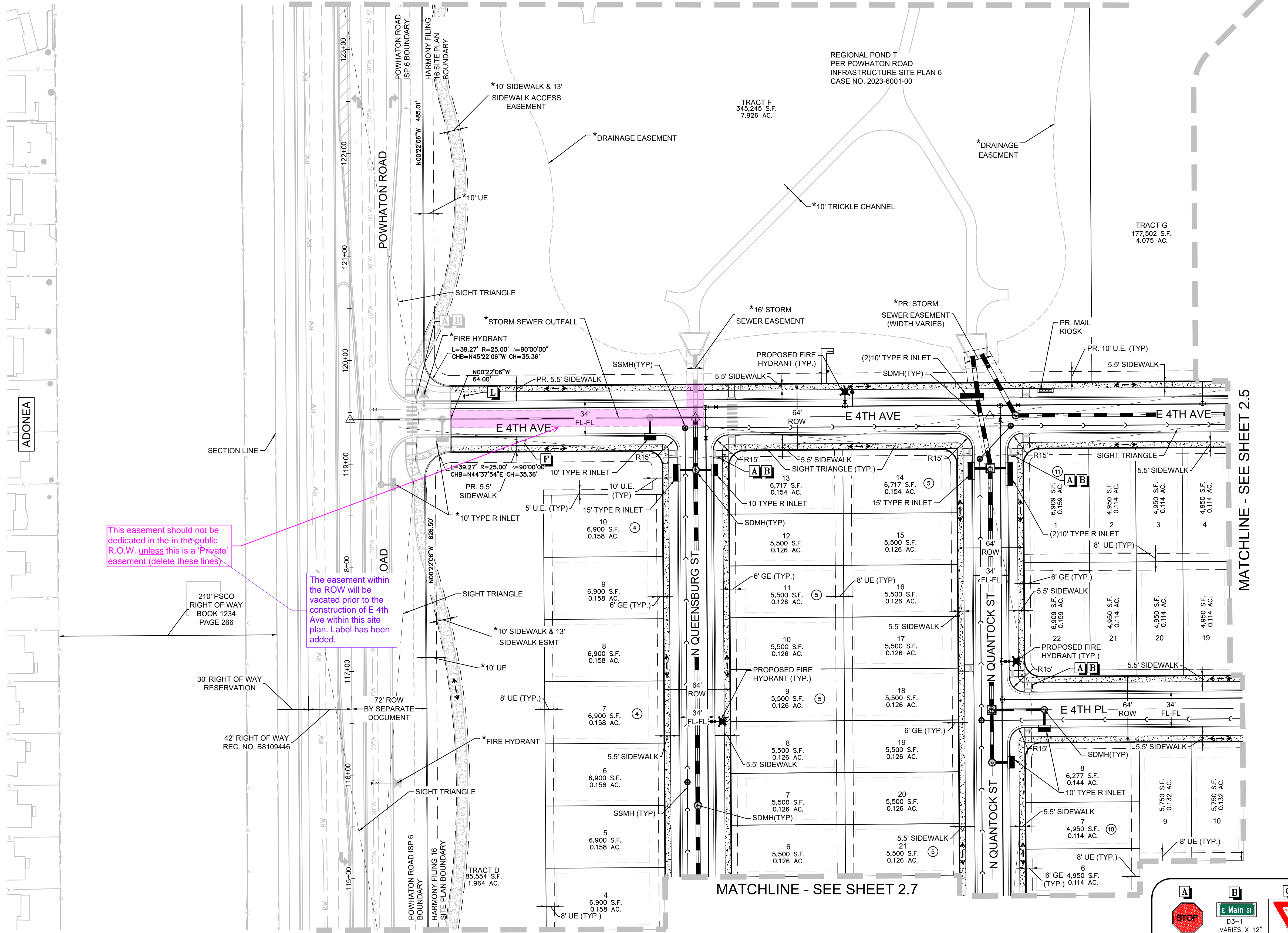
NOTES:

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



SHEET NUMBER 2.3 8 OF 80	DRAWN BY: STF		SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.

N:\PROJECTS\30175604 SAND CREEK\CD\ENGINEERING\30175604 SITE PLAN\DWG\ALAMAR_6/12/23



LEGEND

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

NOTES:

- SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
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TRAFFIC SIGNS:

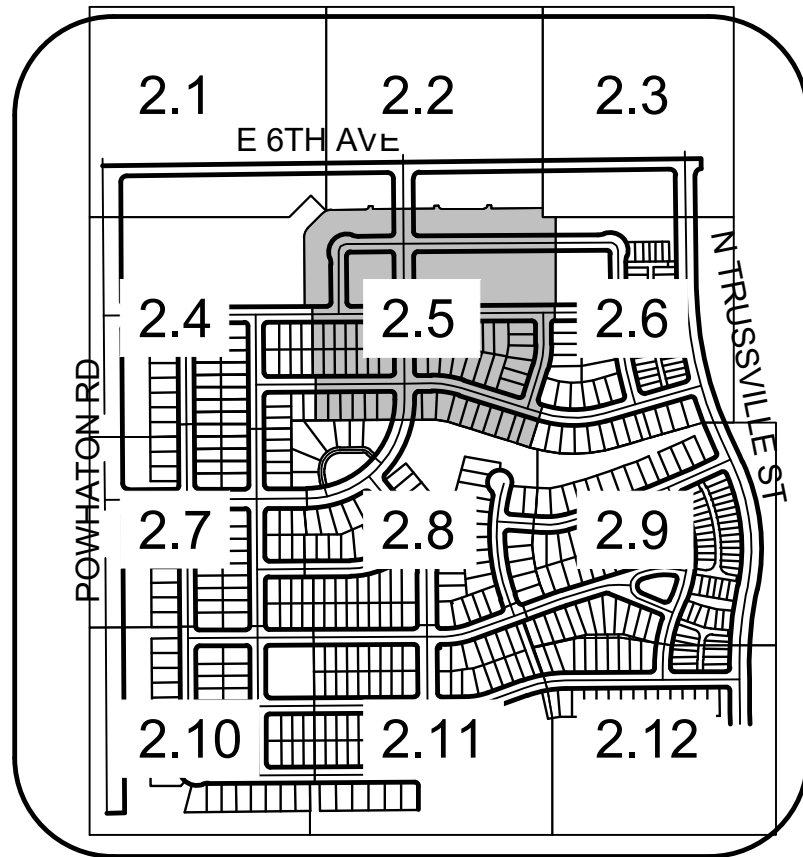
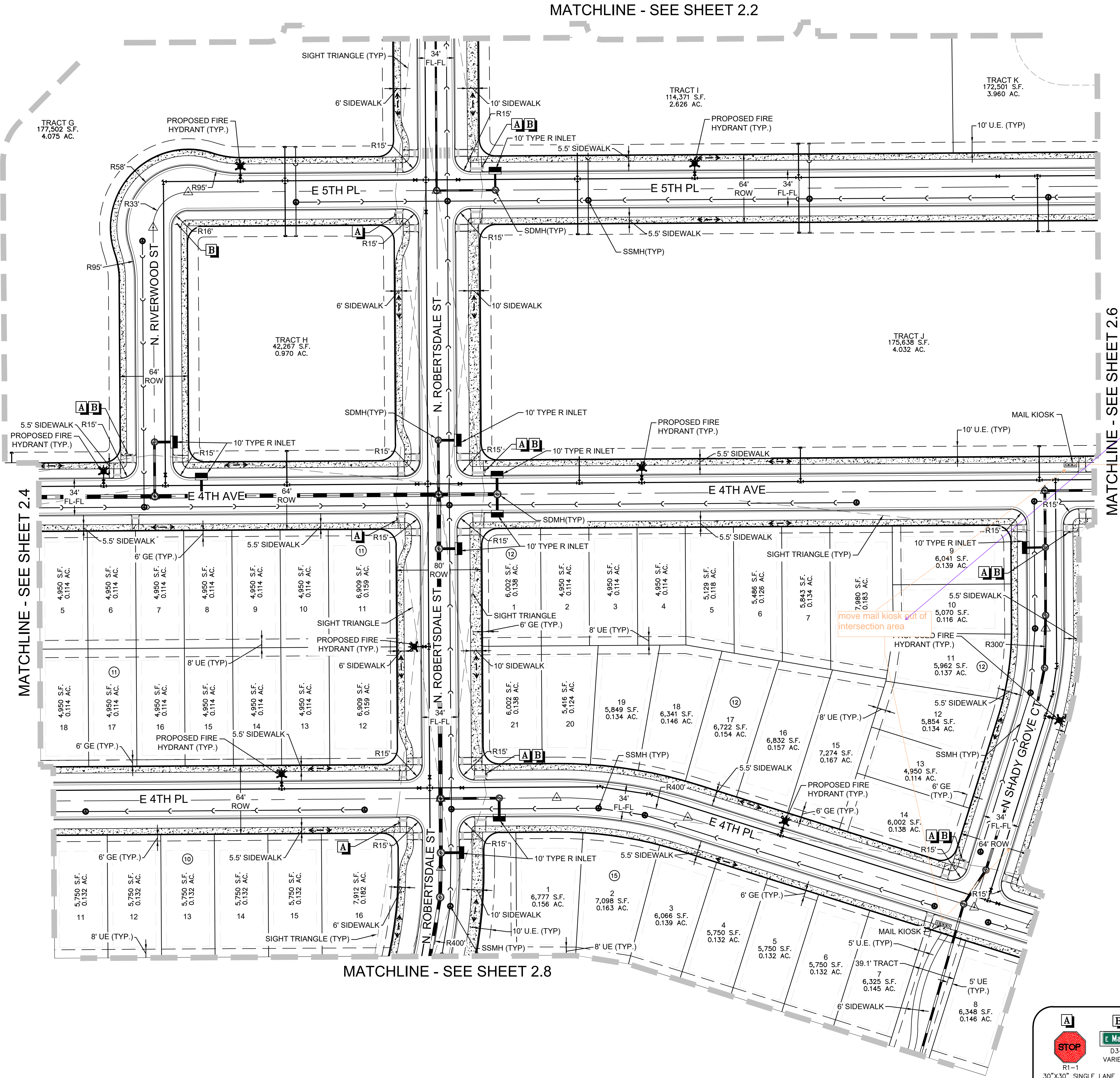
R1-1 30"x30" SINGLE LANE 36"x36" MULT-LANE	D3-1 VARIES X 12"	R1-2 36"x36" SINGLE LANE 48"x48" MULT-LANE	R5-1 30"x30" SINGLE LANE 36"x36" MULT-LANE	R6-1 36"x12" SINGLE LANE 54"x18" MULT-LANE	R2-1 24"x30" SINGLE LANE 30"x36" MULT-LANE
G1-1 36"x36"	K1-1 FLASHING BEACON REQUIRED AT UNCONTROLLED INTERSECTIONS	M16-7P 30"x30" SINGLE LANE 36"x36" MULT-LANE	L1-1 24"x24" SINGLE LANE 36"x36" MULT-LANE	M1-1 NO PARKING FIRE LANE W/ W16-9P 12" X 18"	Q1-1 SEE SHEET 1.1 FOR SPECIALTY DIRECTIONAL FIRE LANE SIGNS AND NOTES

SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Init.	Appr.	Date

2.4
9 OF 80

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\30175604 SAND CREEK\30175604 SAND CREEK SITE PLAN\AREA SITE PLANNING\ALAMAR_6/12/23

MATCHLINE - SEE SHEET 2.2



All mailbox kiosks have been moved to adhere to the criteria outlined below, typ all sheets

In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by COA Roadway Manual, standard TE-130 Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise) A minimum of 30' away from stop signs (for stop sign visibility) A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway) Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosk within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994

LEGEND

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

NOTES:

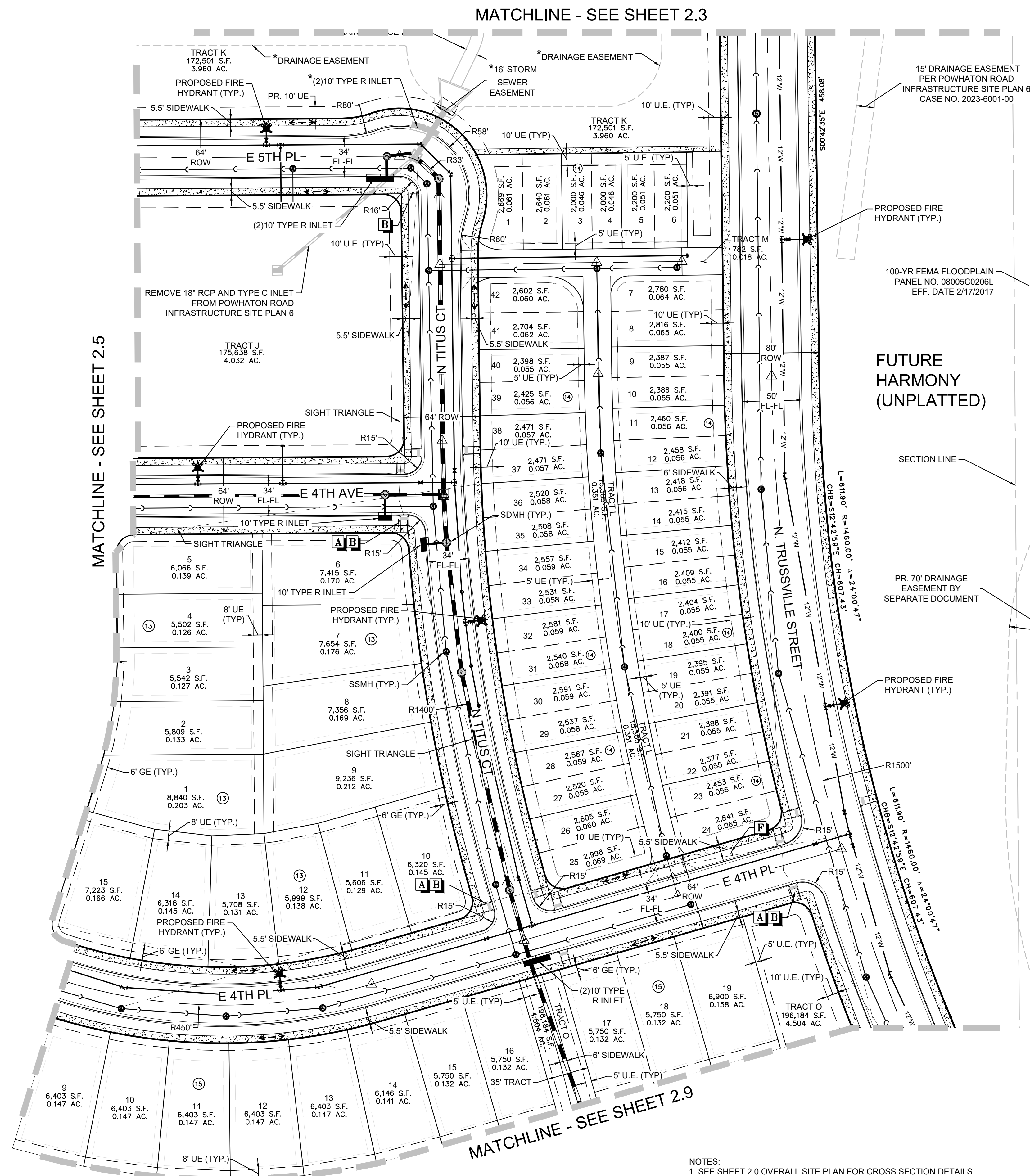
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A	B	C	D	E	F
R1-1 30"x30" SINGLE LANE 36"x36" MULT-LANE	R1-2 36"x36" SINGLE LANE 48"x48" MULT-LANE	R1-3 30"x30" SINGLE LANE 36"x36" MULT-LANE	R1-4 30"x30" SINGLE LANE 36"x36" MULT-LANE	R1-5 36"x12" SINGLE LANE 54"x18" MULT-LANE	R1-6 25 - SCHOOL / LOCAL 30 - COLLECTOR 45 - ARTERIAL
G	K	L	M	P	Q
R1-5 36"x36"	W11-2 30"x30" SINGLE LANE 36"x36" MULT-LANE	R3-2 24"x24" SINGLE LANE 36"x36" MULT-LANE	R4-7 24"x30"	R8-3 24"x24"	NO PARKING FIRE LANE W/ W16-9P 12" X 18"
					SEE SHEET 1.1 FOR SPECIALTY DIRECTIONAL FIRE LANE SIGNS AND NOTES

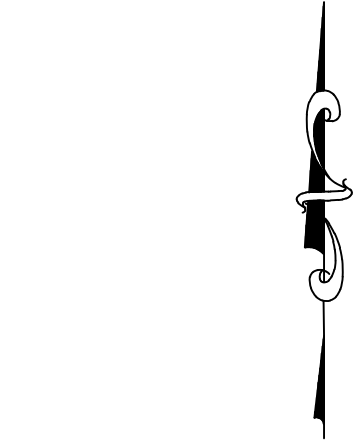
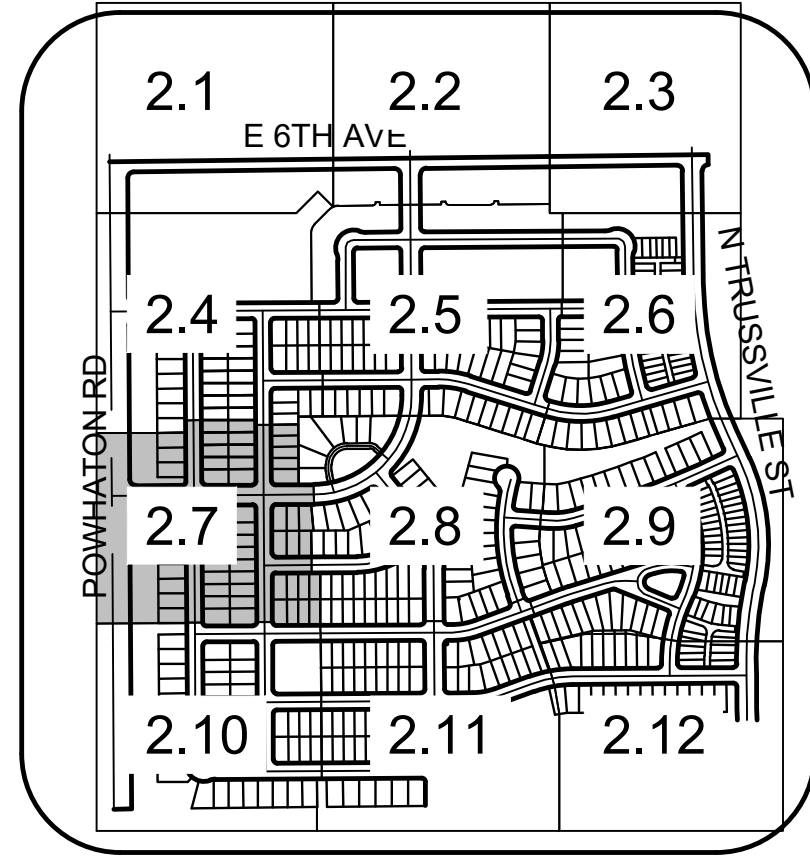
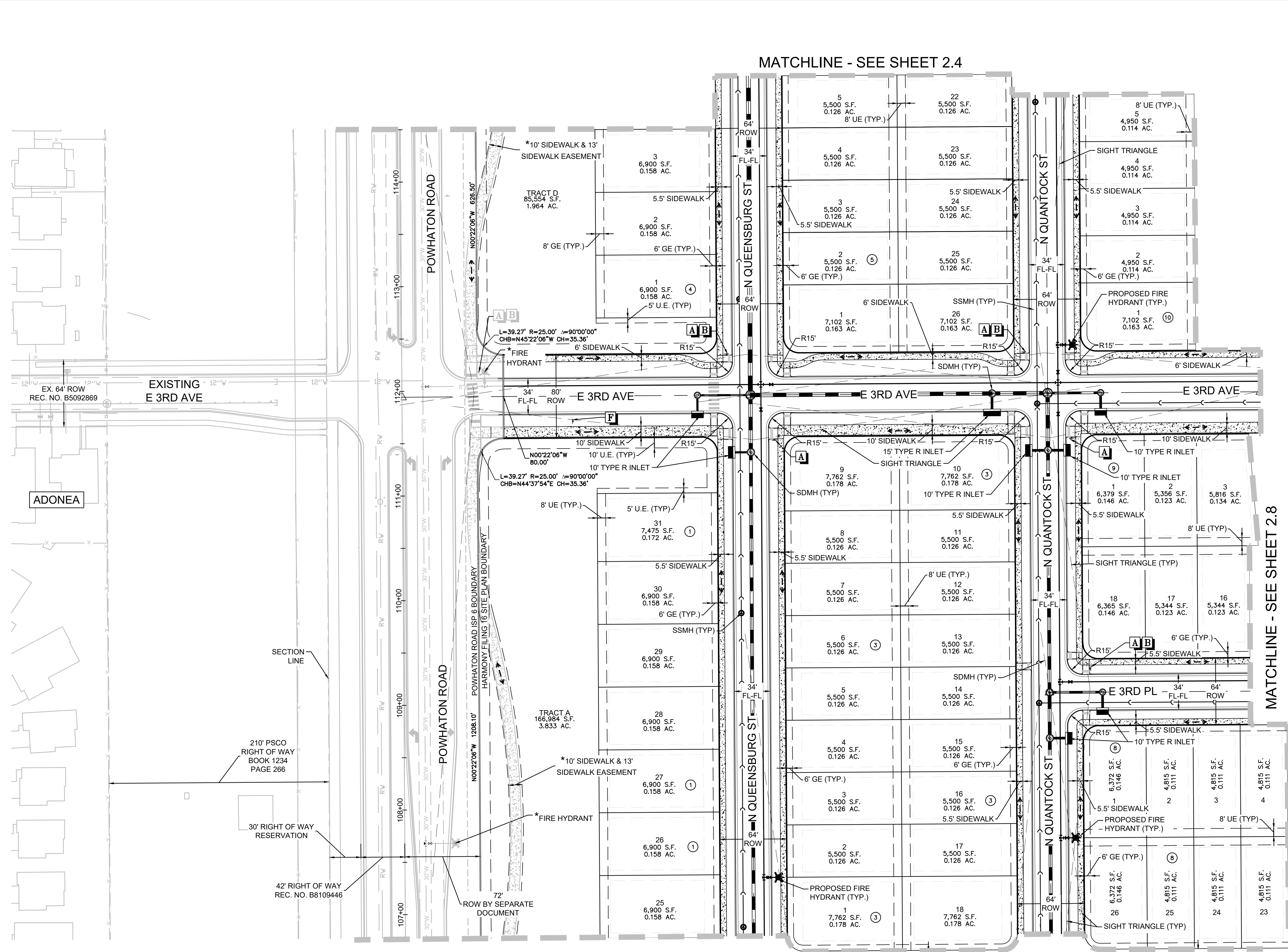
SHEET NUMBER	DRAWN BY:	CHECKED BY:	SCALE:	AS SHOWN	FILE NO:	DATE:	Revisions	No.	Date	Appr.	Date
2.5	STF	BPW	1" = 50'	10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526	8130214922	JUNE 2023					
10 OF 80											

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

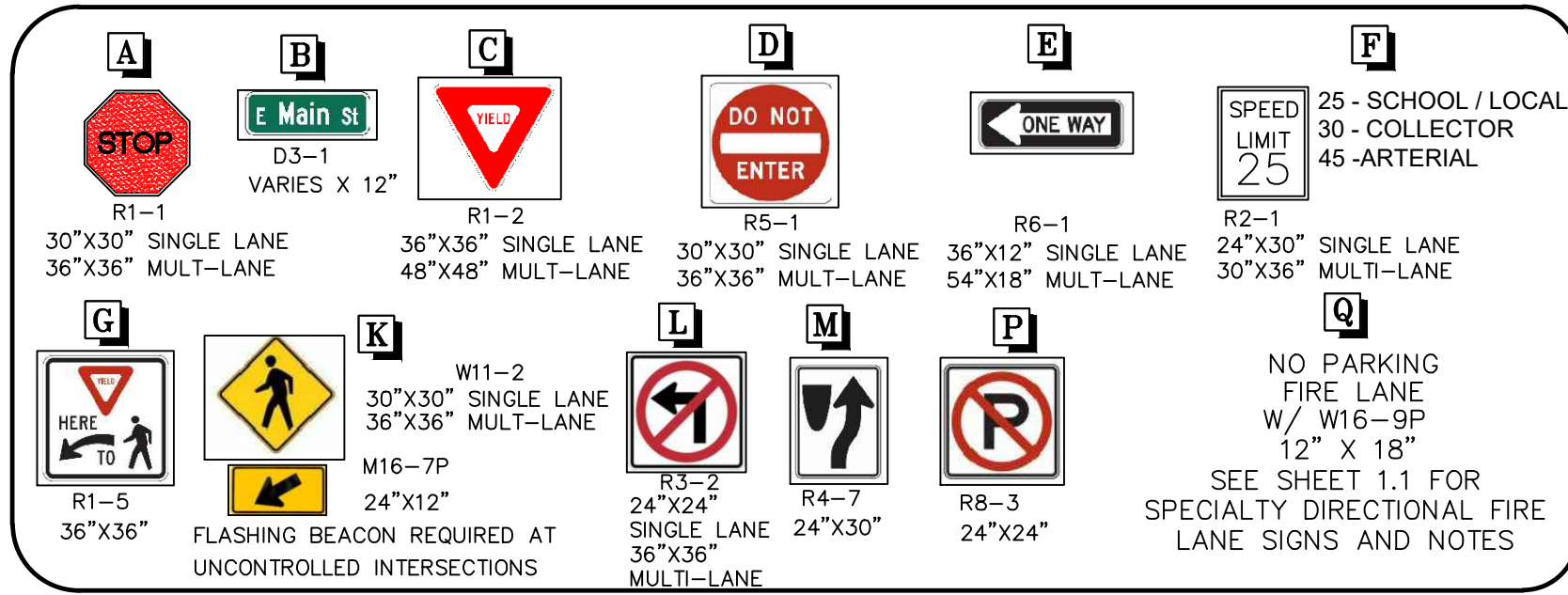
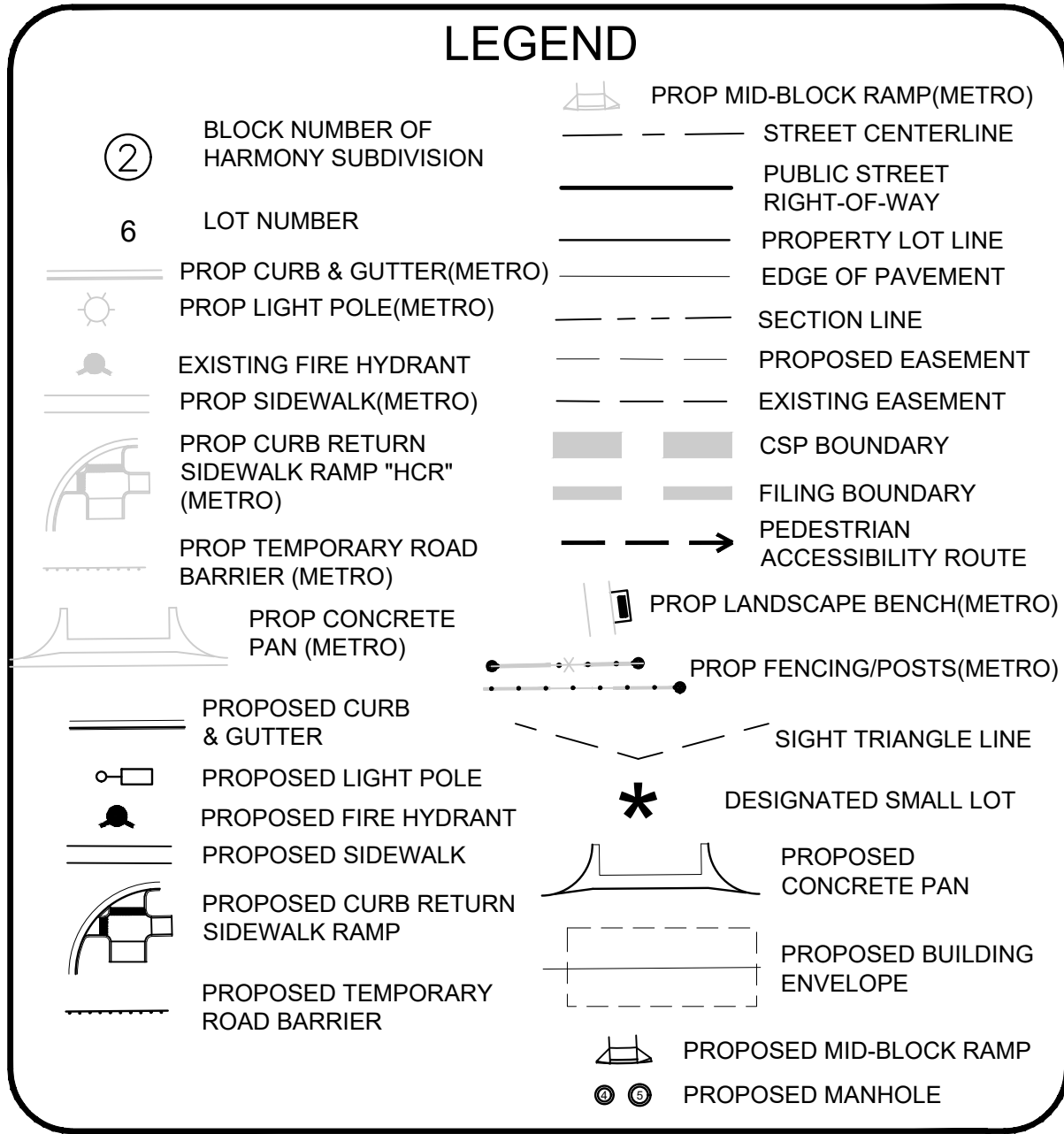
HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA SITE PLAN



N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\30175604 SAND CREEK SITE PLAN.DWG ALAMAR 6/1/23



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SCALE: 1" = 50'

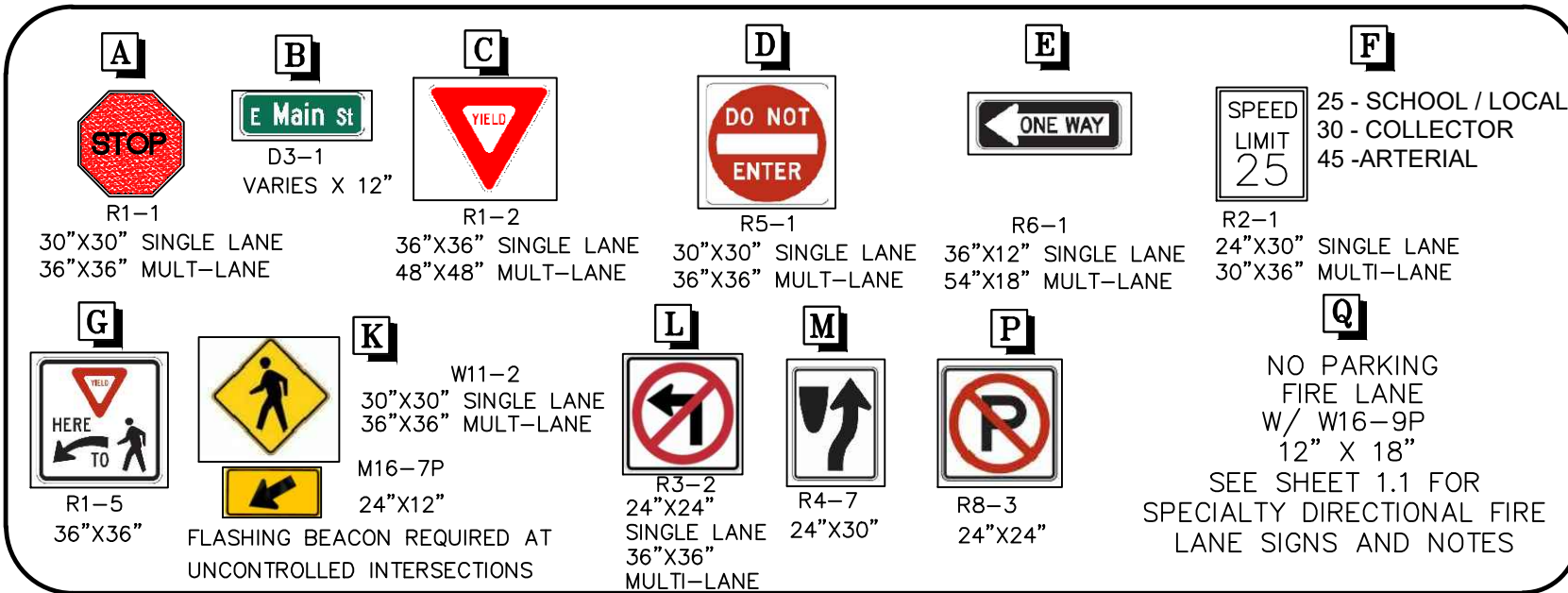
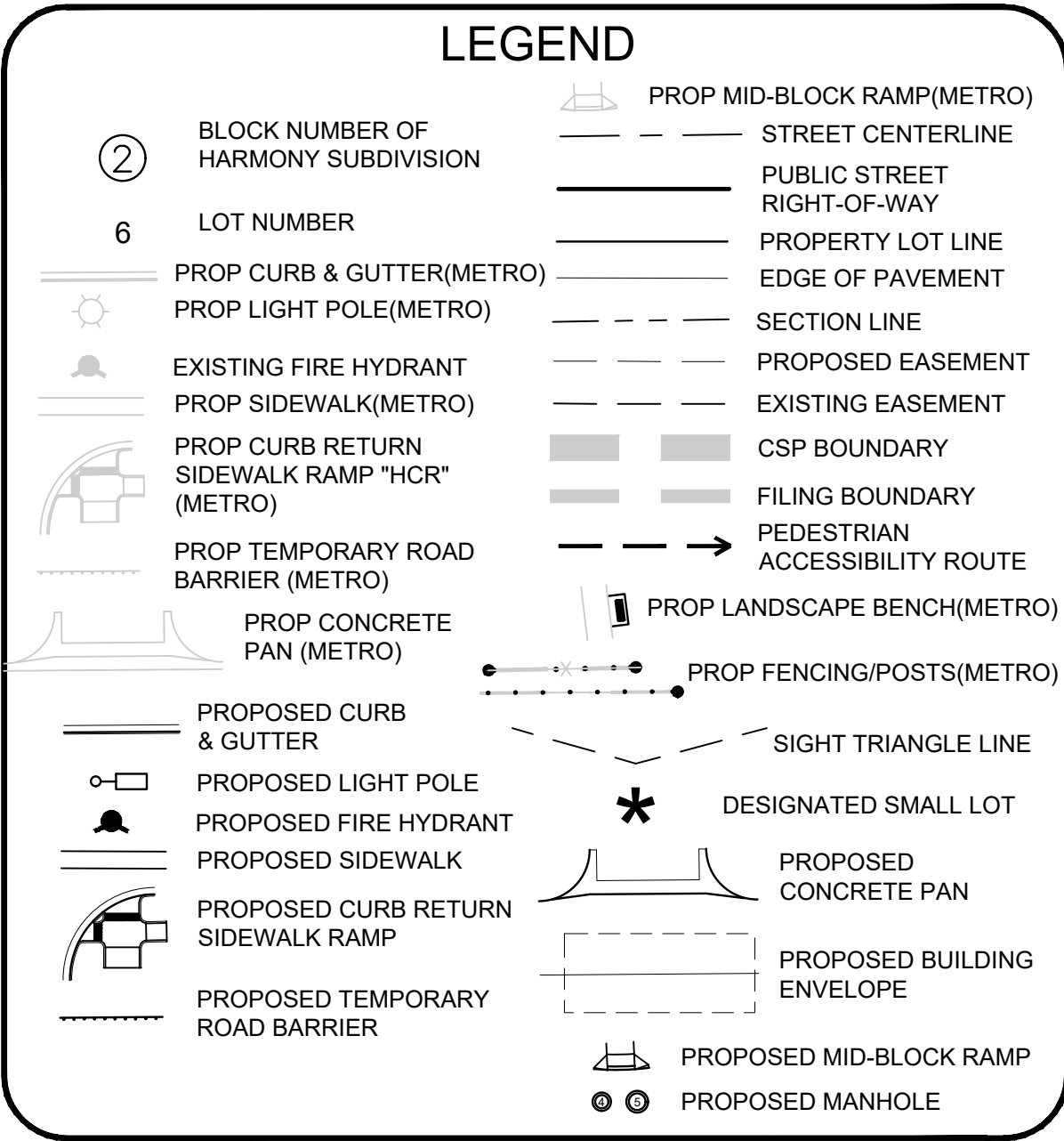
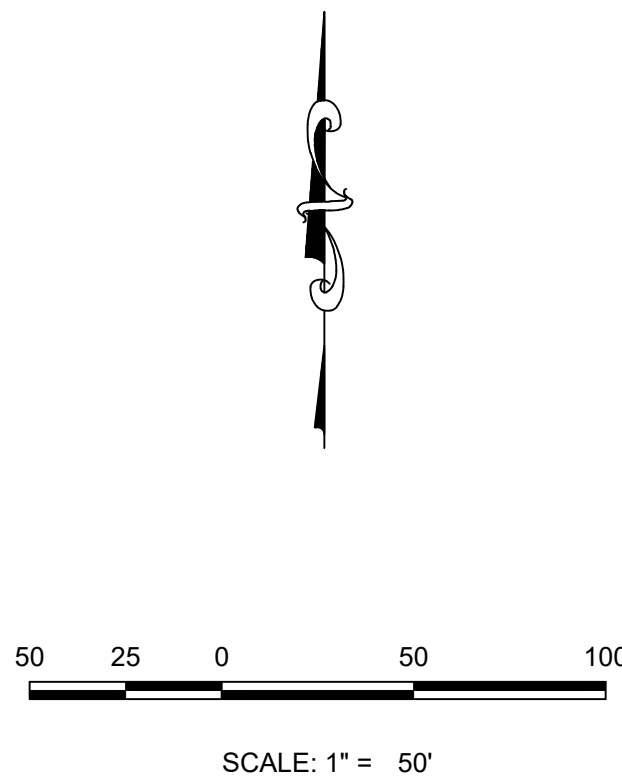
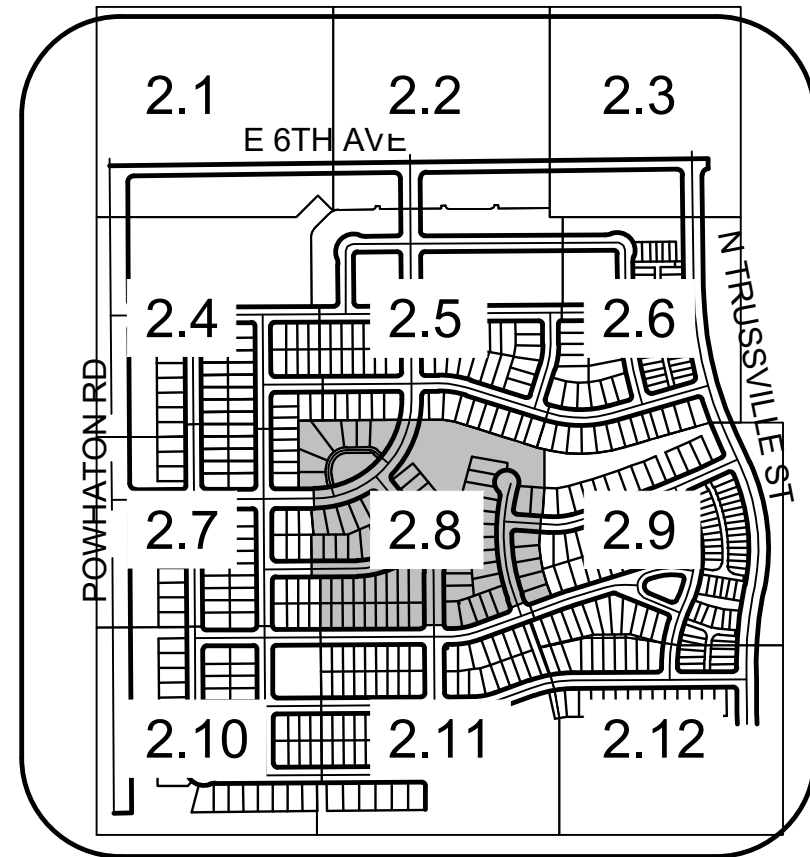
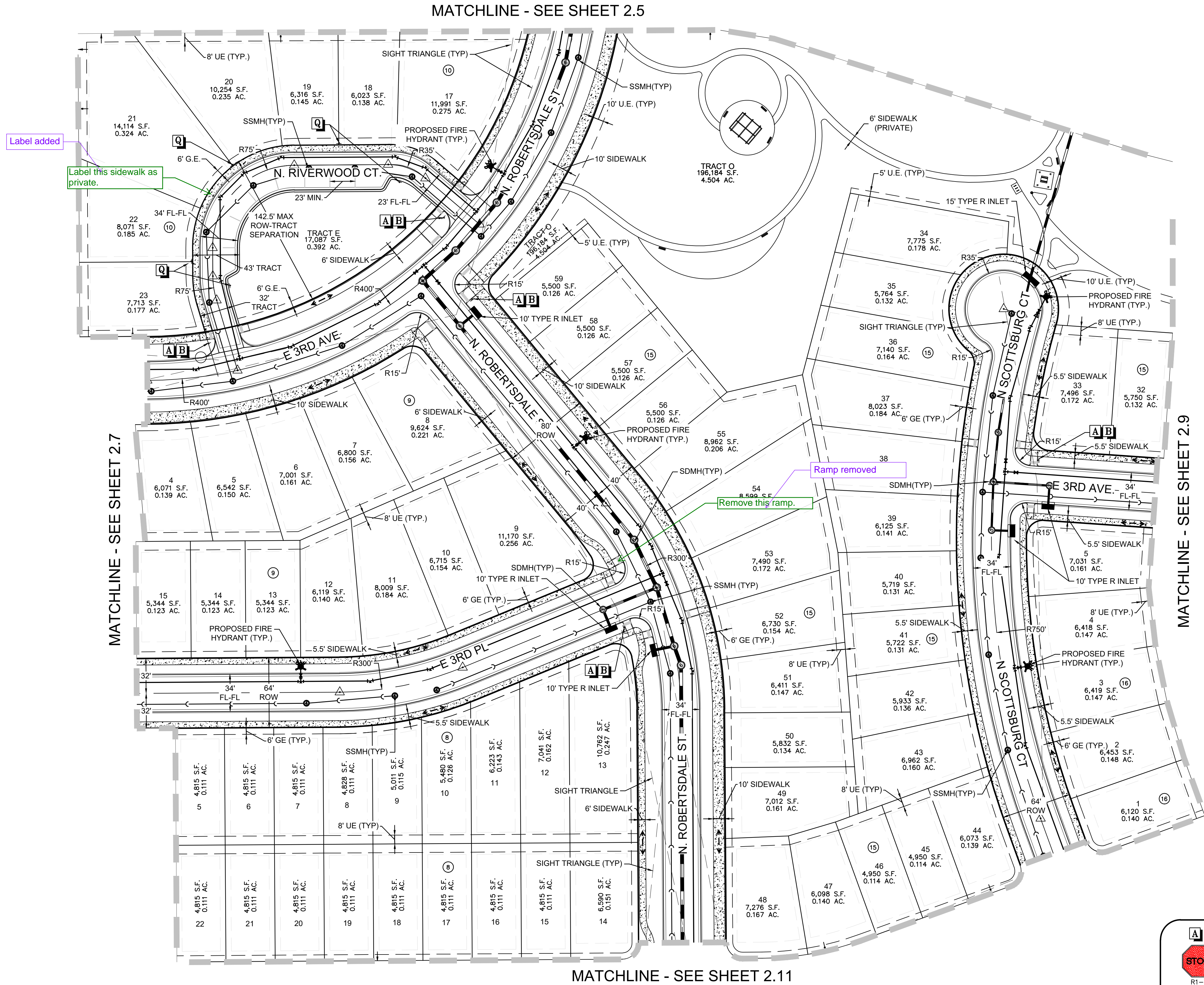


SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Revisions	No.	Date	Init.	Appr.	Date

2.7

12 OF 80

N:\PROJECTS\30175604 SAND CREEK\CD\ENGINEERING\SHEET SETS\CS\SITE PLAN\AREA SITE PLANNING - ALAMAR, 6/12/23



- NOTES:
- SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
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2.8	STF	BPW	AS SHOWN	8130214922	JUNE 2023					
13 OF 80										

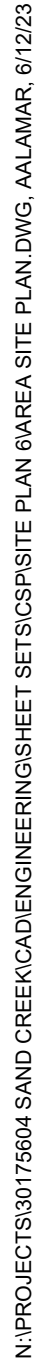
Westwood

10333 E DRY CREEK RD.
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720.482.9516

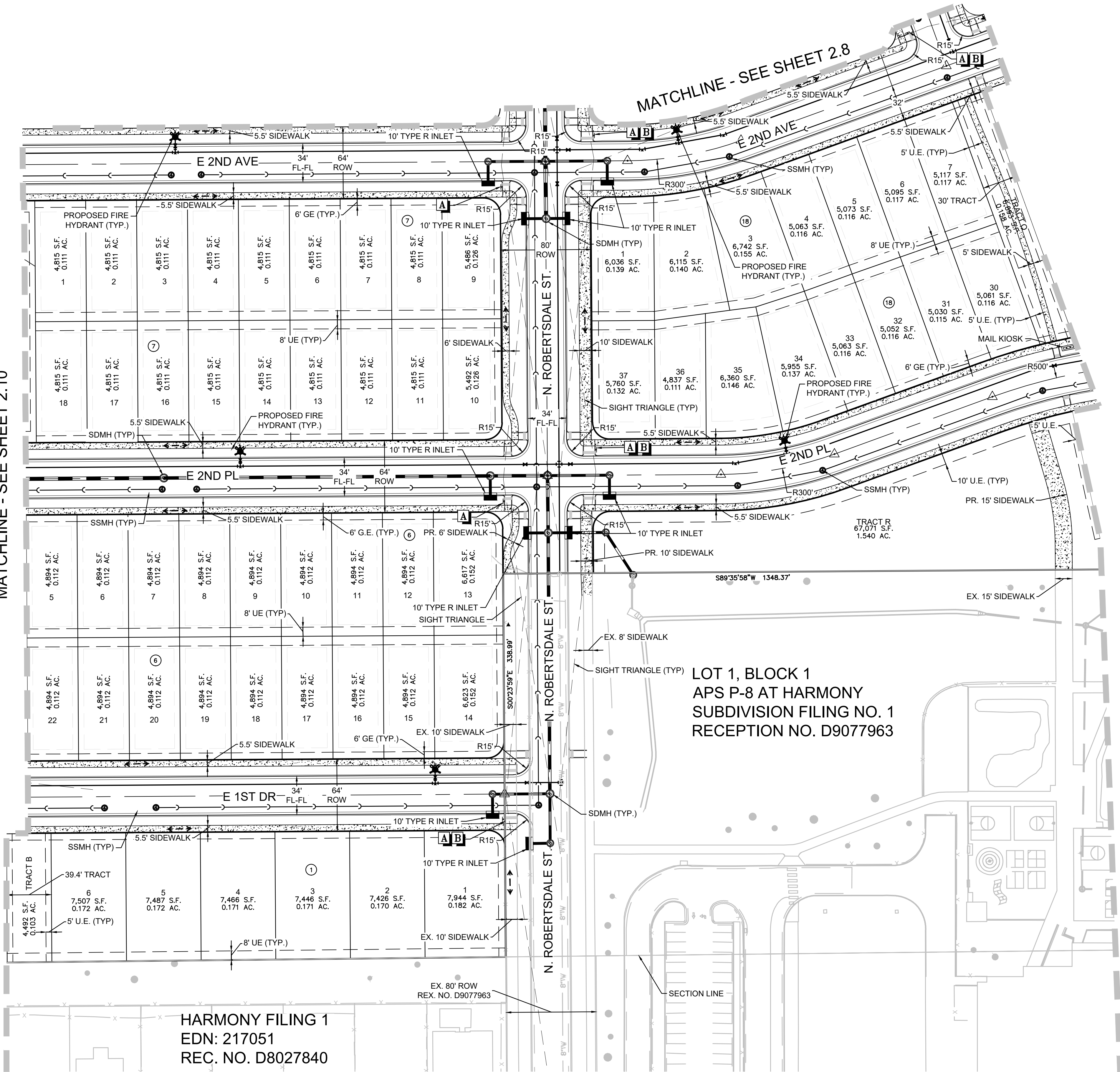
Westwoodps.com
Westwood Professional Services, Inc.

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

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA SITE PLAN



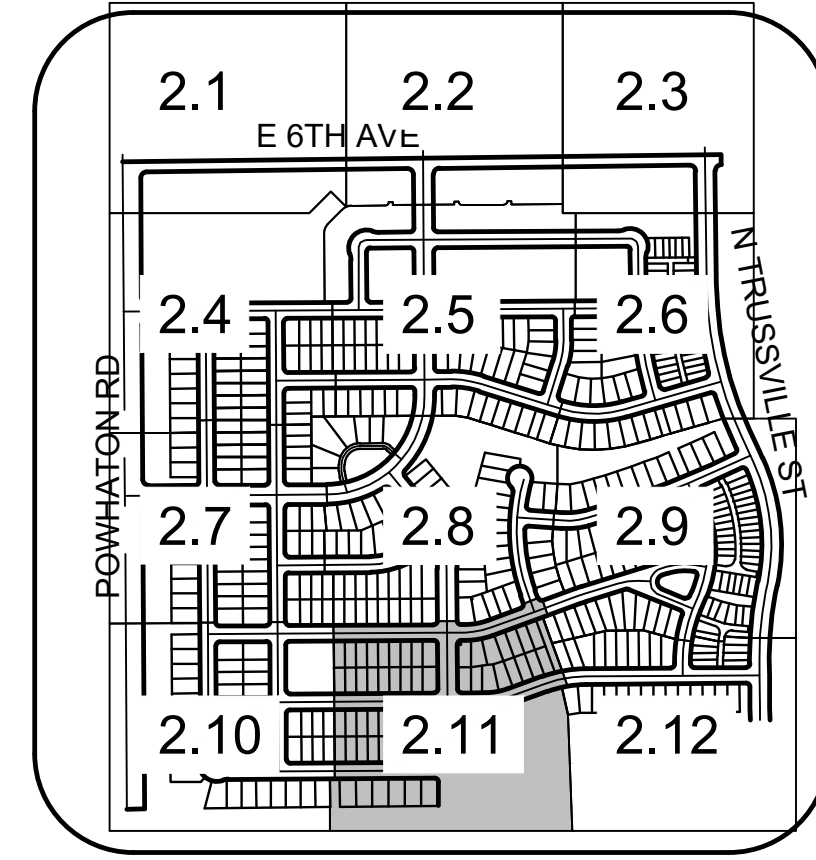
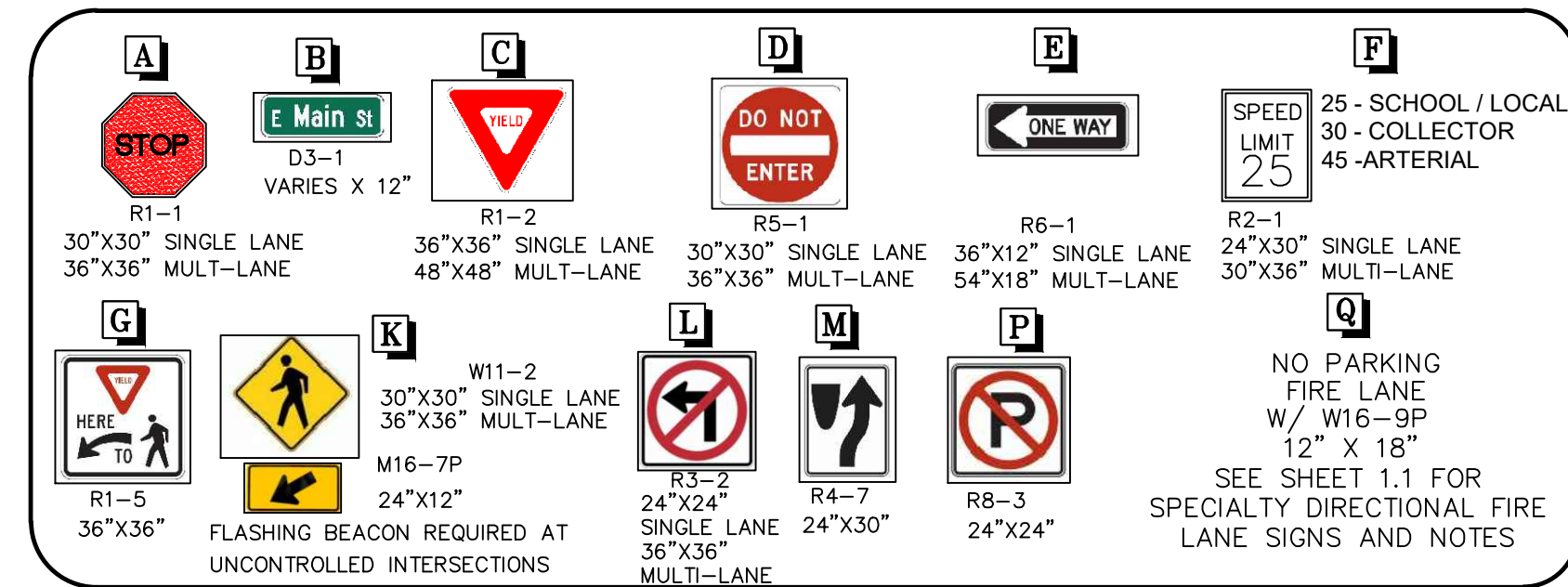
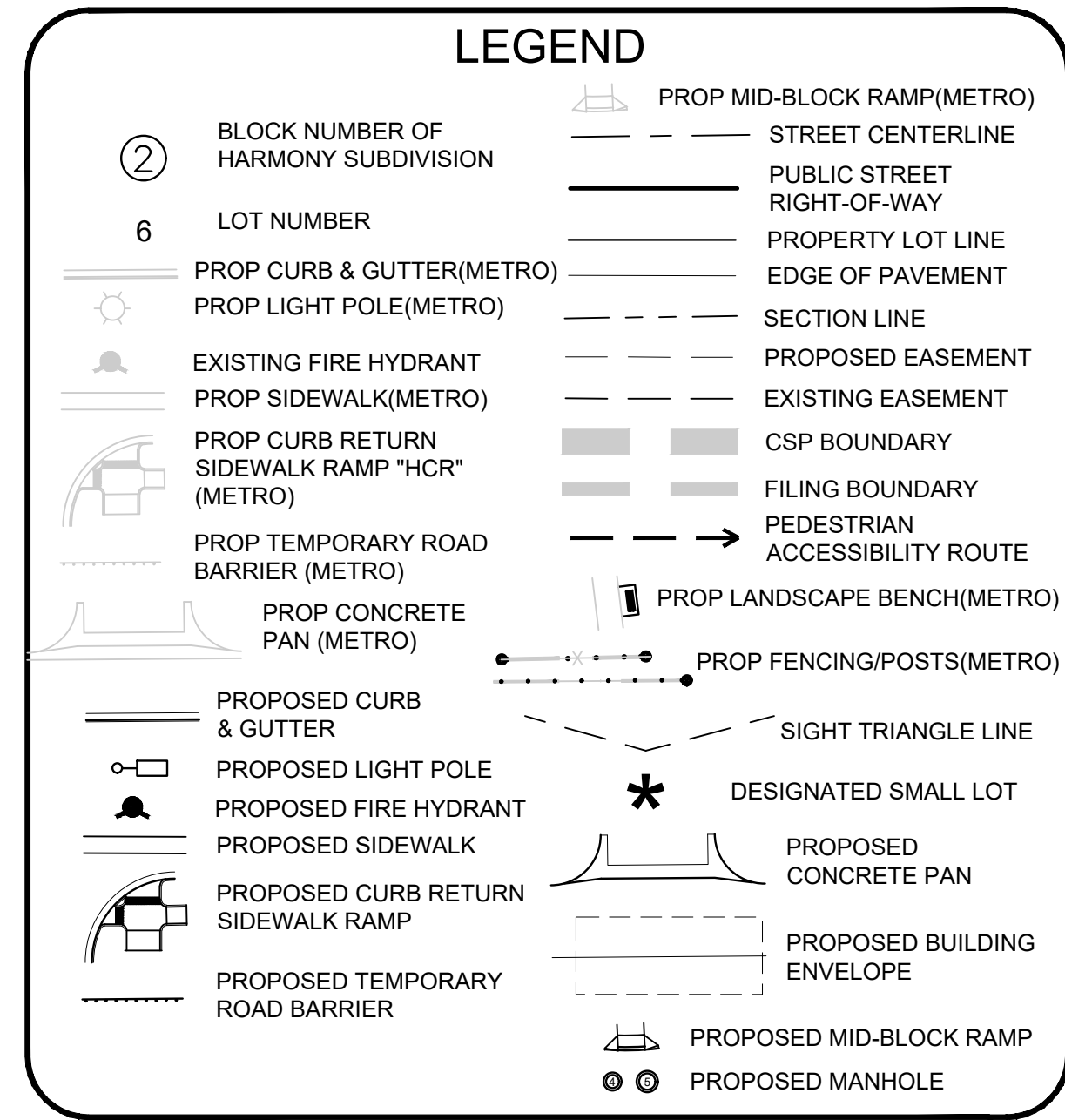
MATCHLINE - SEE SHEET 2.10



LOT 1, BLOCK 1
APS P-8 AT HARMONY
SUBDIVISION FILING NO. 1
RECEPTION NO. D9077963

HARMONY FILING 1
EDN: 217051
REC. NO. D8027840

- NOTES:
- SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 - 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.
 - ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 - FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 - SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.
 - FINAL LIGHTPOLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



50 25 0 50 100
SCALE: 1" = 50'

SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

2.11
16 OF 80

MATCHLINE - SEE SHEET 2.11

MATCHLINE - SEE SHEET 2.9

LOT 1, BLOCK 1
APS P-8 AT HARMONY
SUBDIVISION FILING NO. 1
RECEPTION NO. D9077963

- NOTES:
- SEE SHEET 2.0 OVERALL SITE PLAN FOR CROSS SECTION DETAILS.
 - 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.
 - ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED.
 - FENCING DESIGN, TYPE AND LOCATION ARE ON THE LANDSCAPING SHEETS.
 - SIGNAGE AND STRIPING FOR CONSTRUCTION WILL BE PROVIDED WITH THE CIVIL PLANS.
 - FINAL LIGHTPOLE LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

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" MULT-LANE
G HERE TO R1-5 36"x36"	K W11-2 30"x30" SINGLE LANE 36"x36" MULT-LANE M16-7P 24"x12"	L R3-2 24"x24" SINGLE LANE 36"x36" MULT-LANE	M R4-7 24"x30"	P R8-3 24"x24"	Q NO PARKING FIRE LANE W/ W16-9P 12" X 18" SEE SHEET 1.1 FOR SPECIALTY DIRECTIONAL FIRE LANE SIGNS AND NOTES

Revised existing conditions to exclude this stretch of sidewalk. Called out as future sidewalk to be constructed with Filing 7.

Repeat: Is this sidewalk being proposed with a different site plan? Please include the case number if so. As of April 3, 2023, aerial imagery does not show this sidewalk as existing. Please provide the sidewalk up to the crossing.

UTILITY LEGEND

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

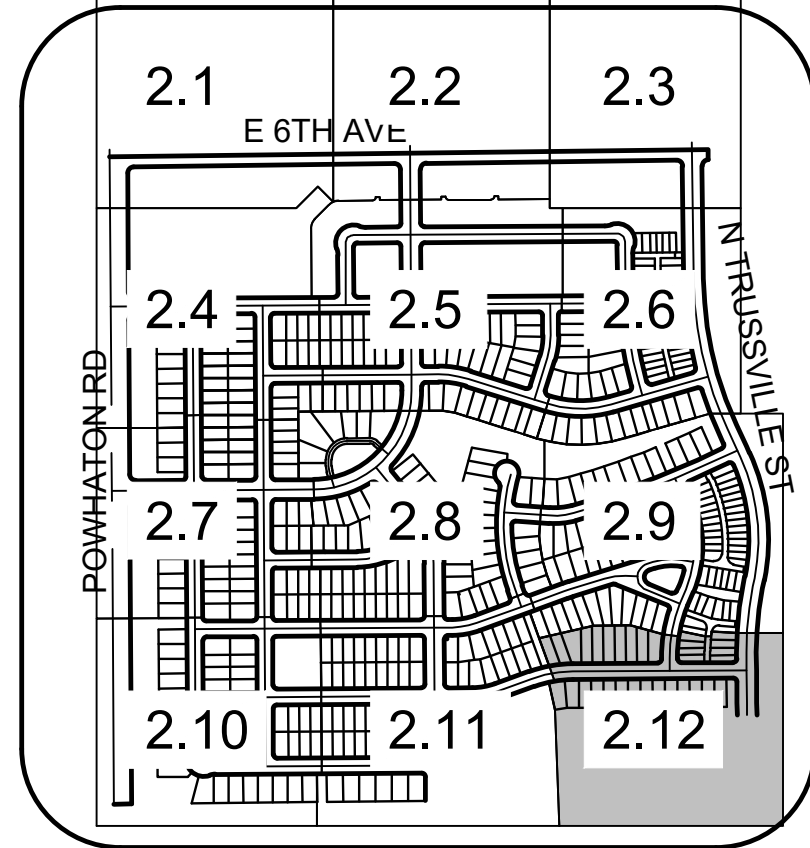
ABBREVIATIONS

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

SCALE: 1" = 50'

UTILITY LEGEND

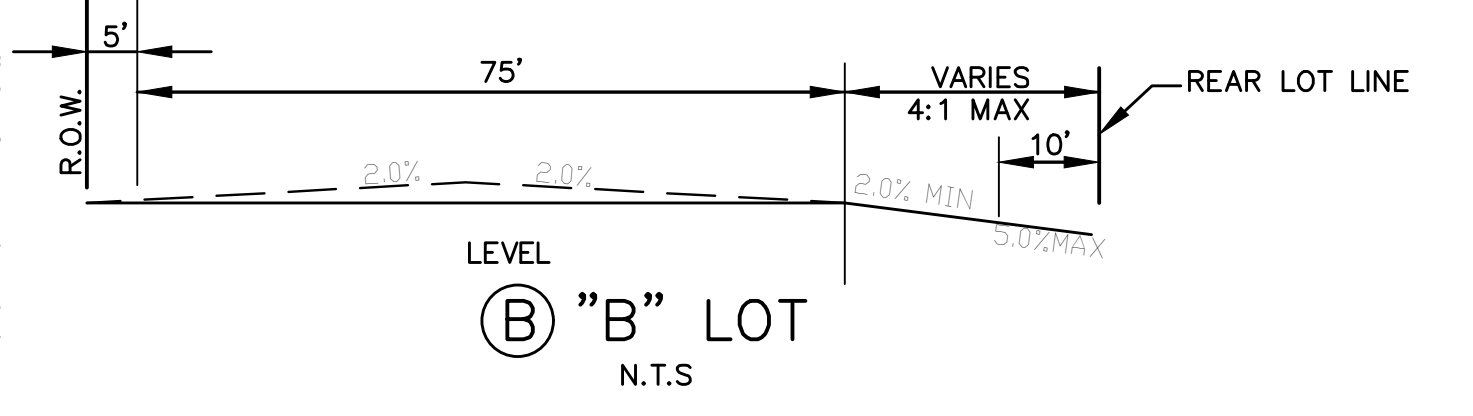
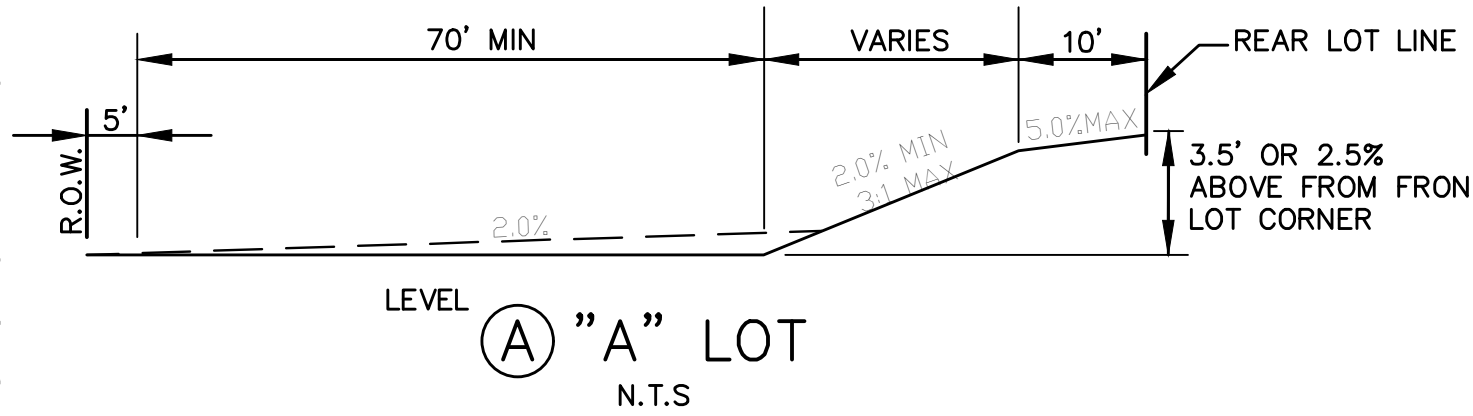
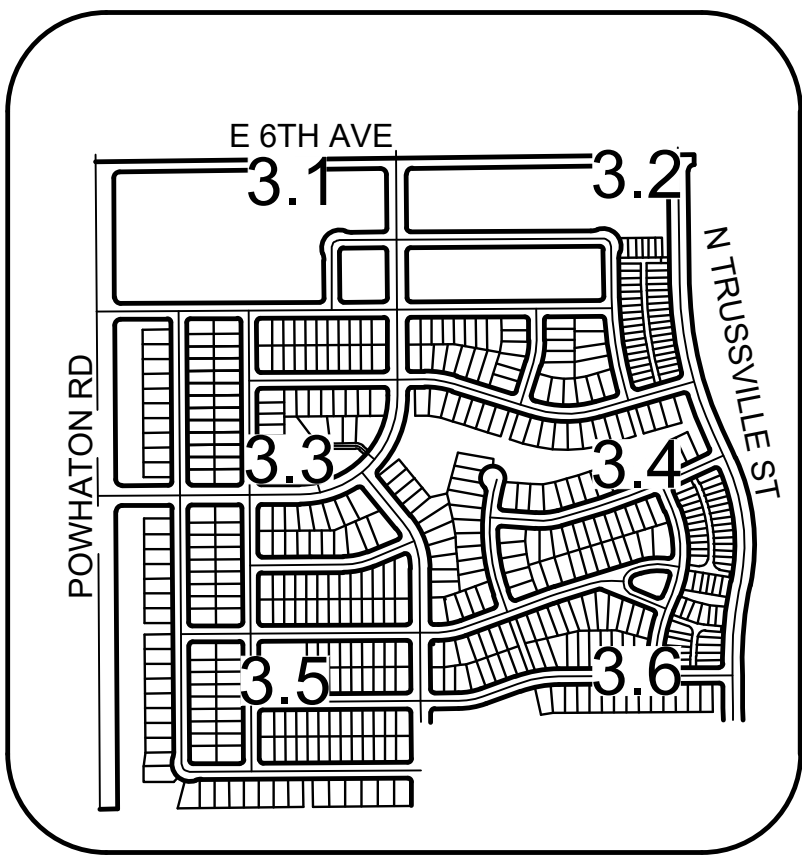
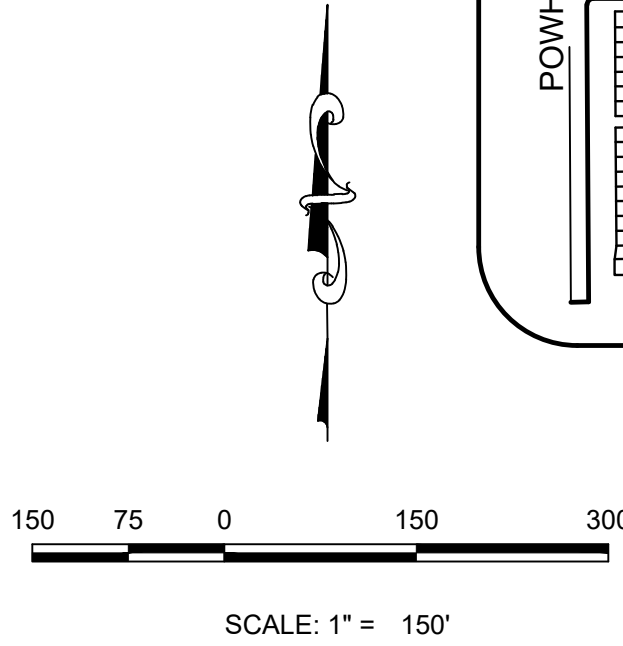
ABBREVIATIONS



SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA SITE PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	Date	Appr.	Date
										No.	Date	Init.

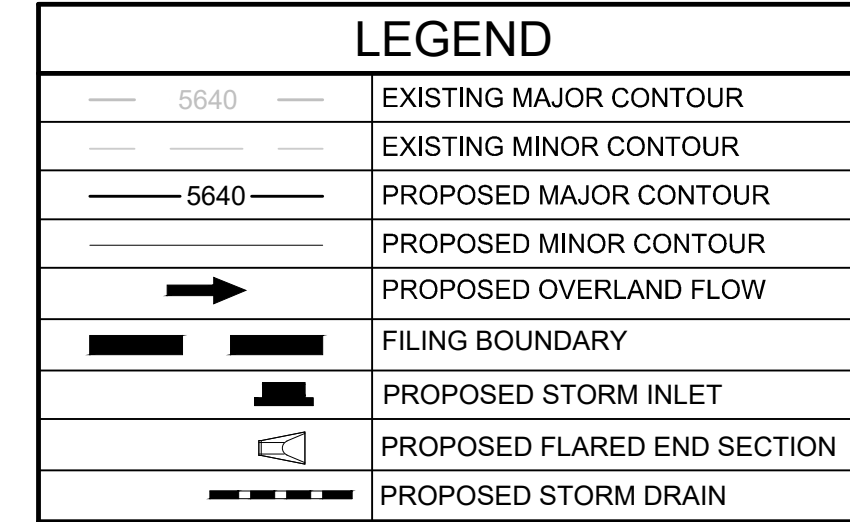
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17 OF 80

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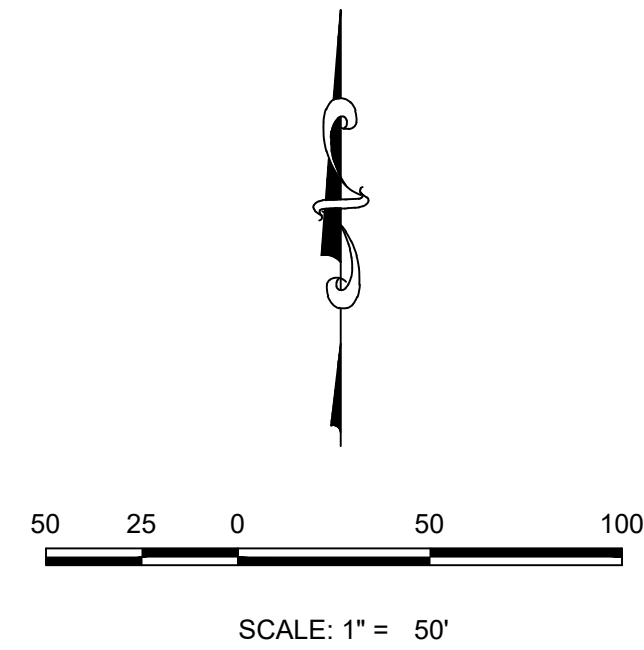


LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	FILING BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

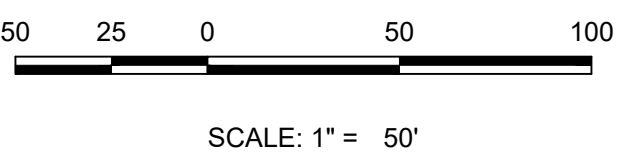
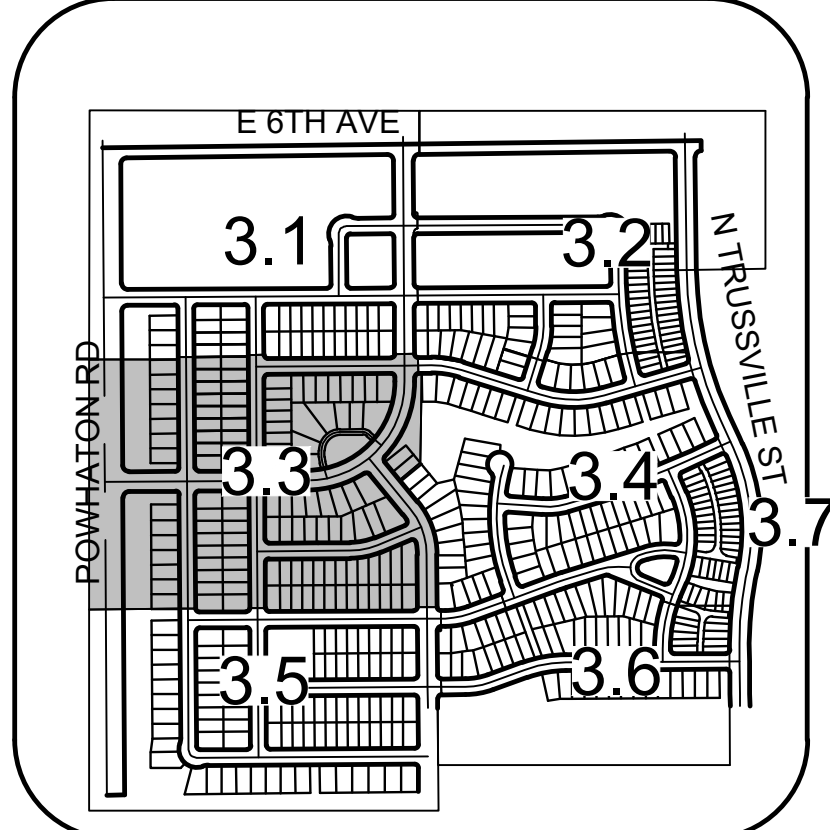
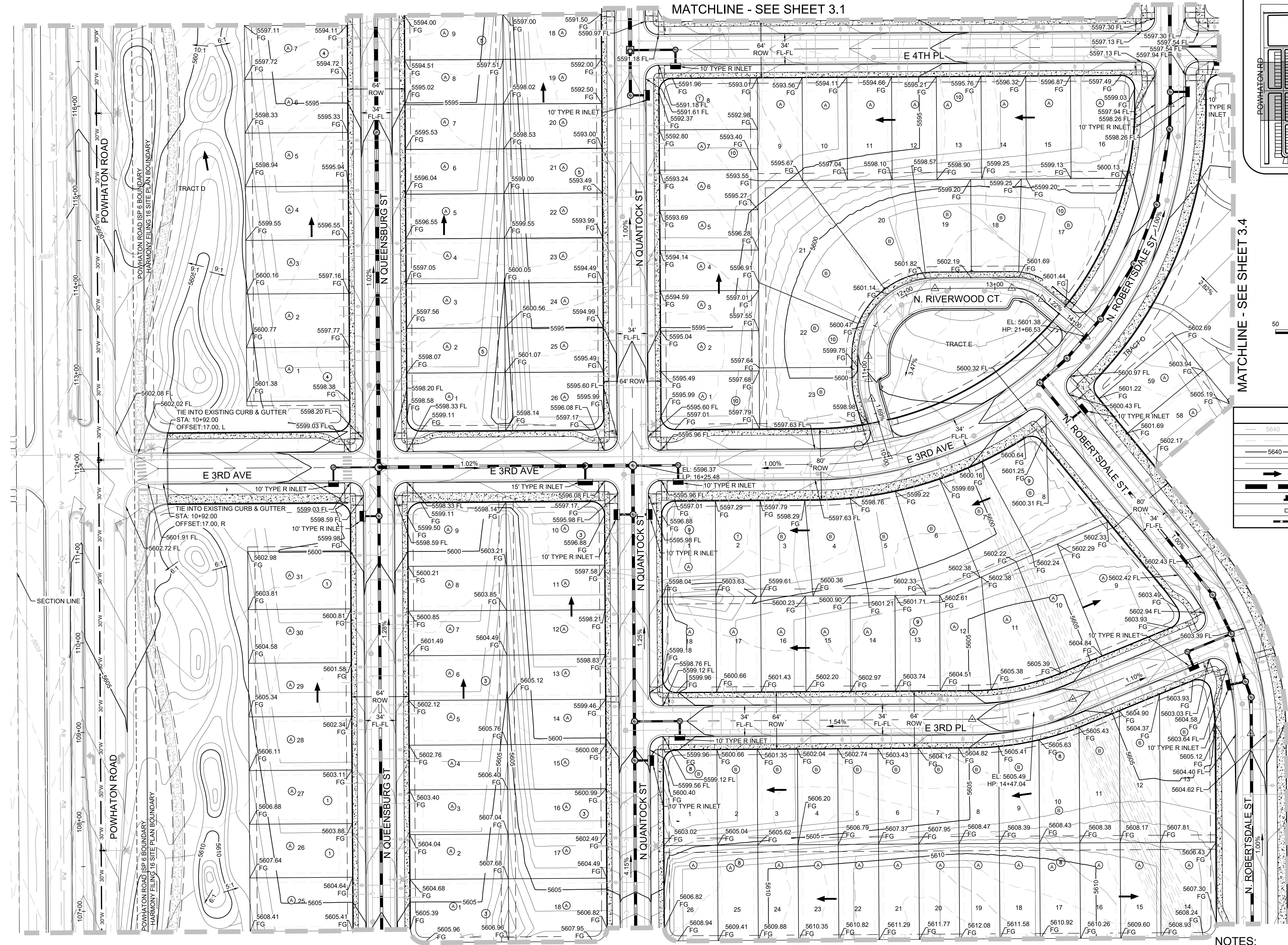
SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 OVERALL GRADING PLAN	MelcorTC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	No.	Revisions			Date	Appr.	Date
3.0	18 OF 80														



1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED



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

MATCHLINE - SEE SHEET 3.4

MATCHLINE - SEE SHEET 3.1

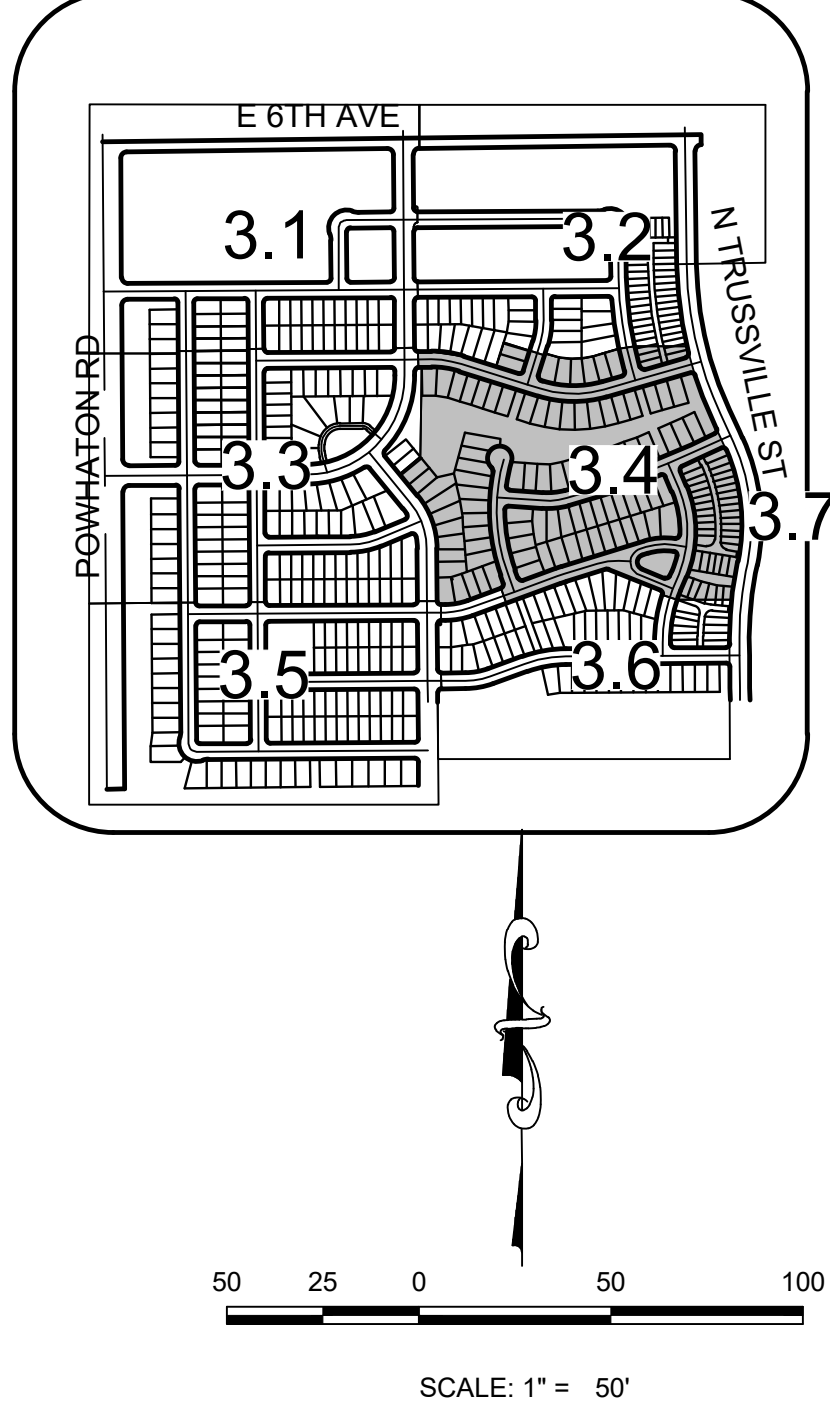
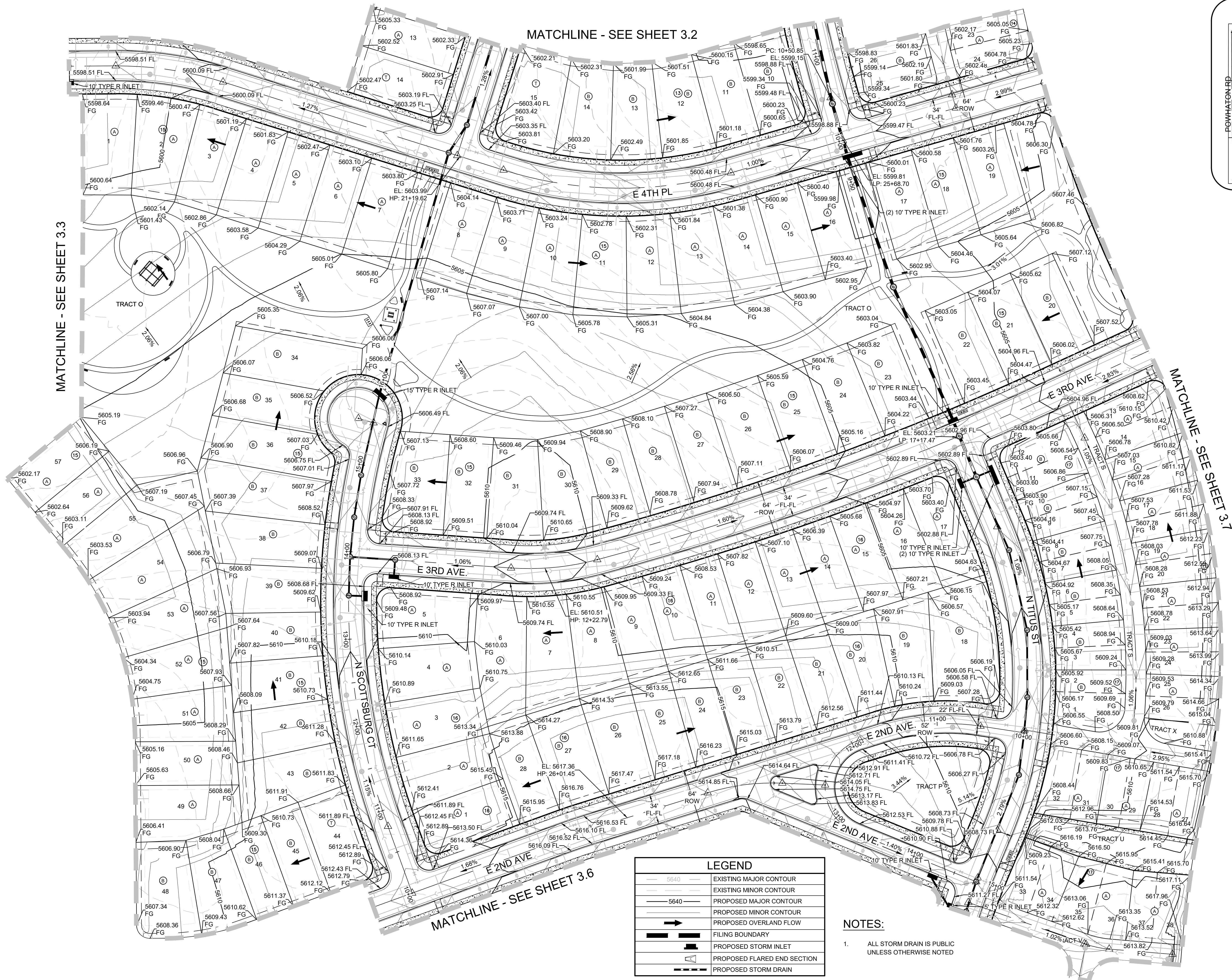
MATCHLINE - SEE SHEET 3.5

NOTES:

1. ALL STORM DRAIN IS PUBLIC UNLESS OTHERWISE NOTED

SHEET NUMBER	DRAWN BY: STF		SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA GRADING PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions		No.		Date	Appr.	Date
	CHECKED BY: BPW	FILE NO: 8130214922	DATE: JUNE, 2023										

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

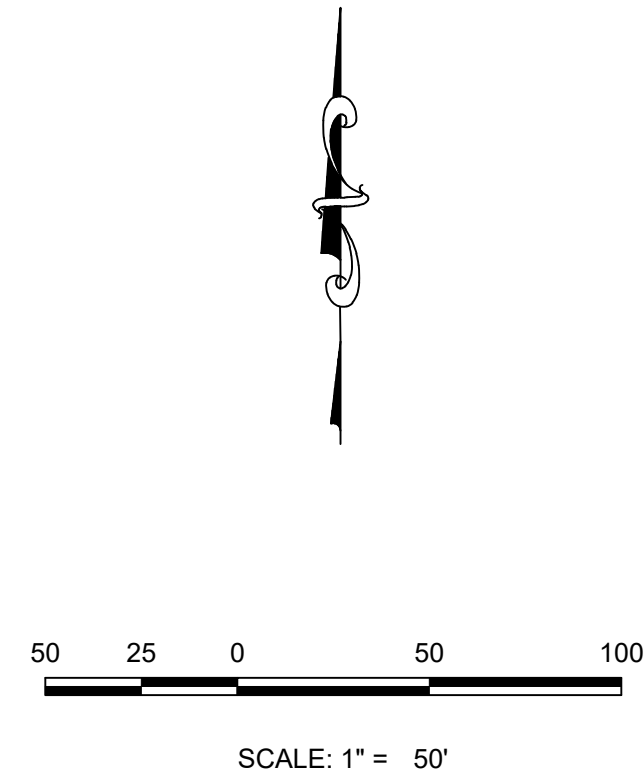
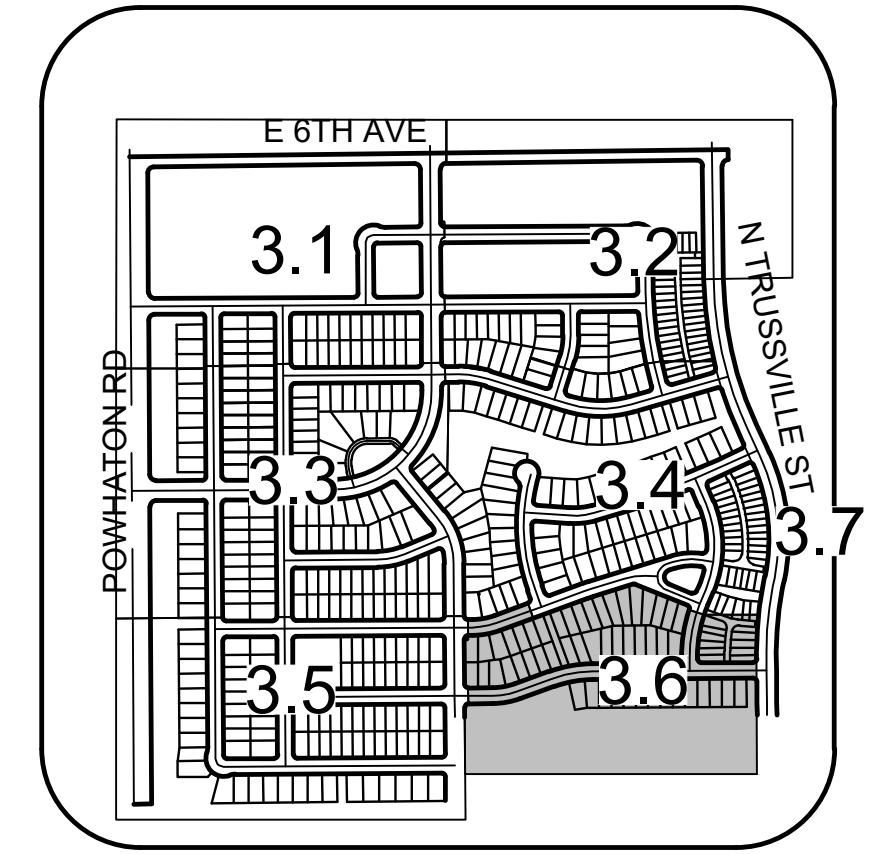
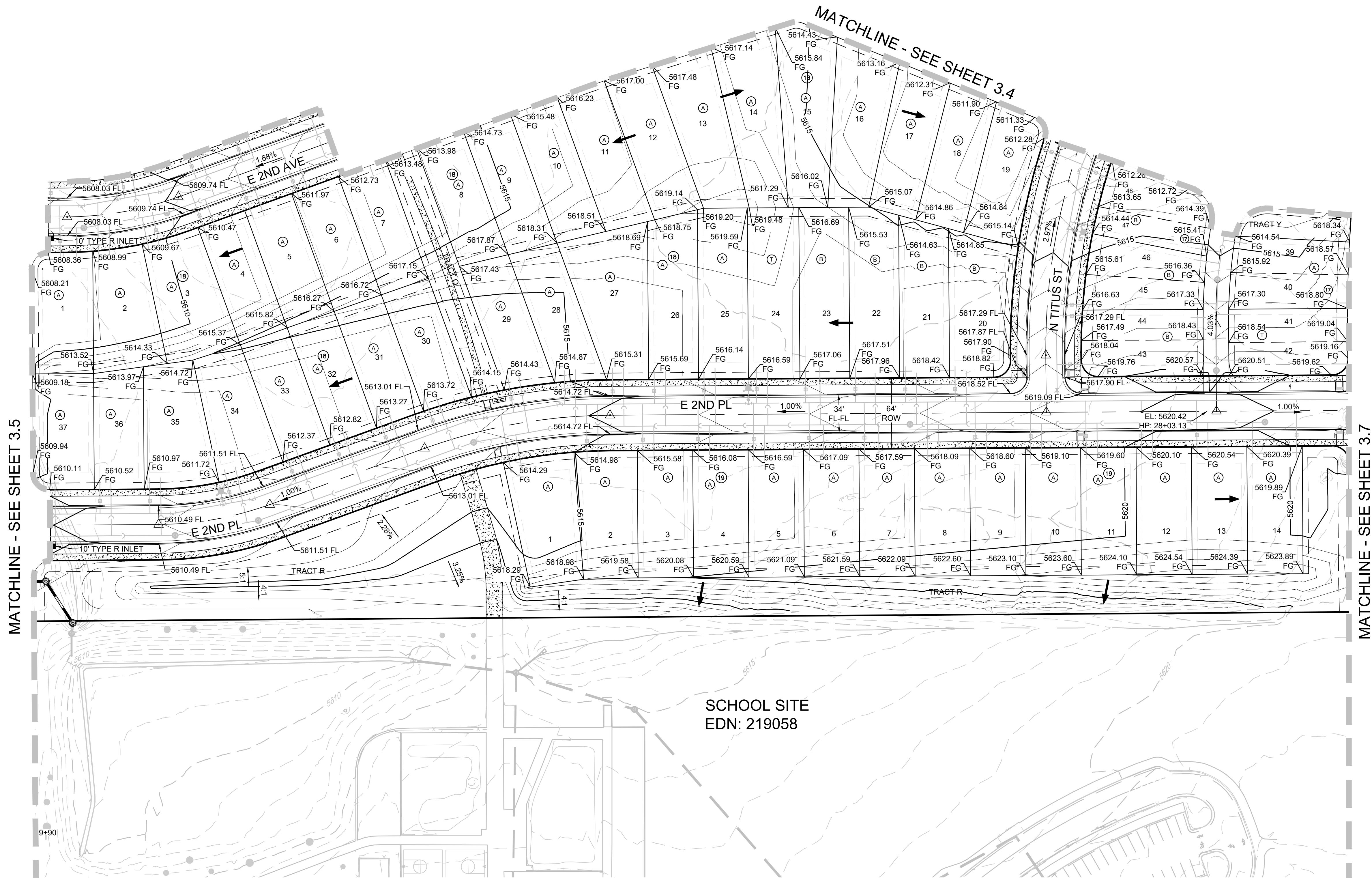
NOTES:

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3.4
22 OF 80

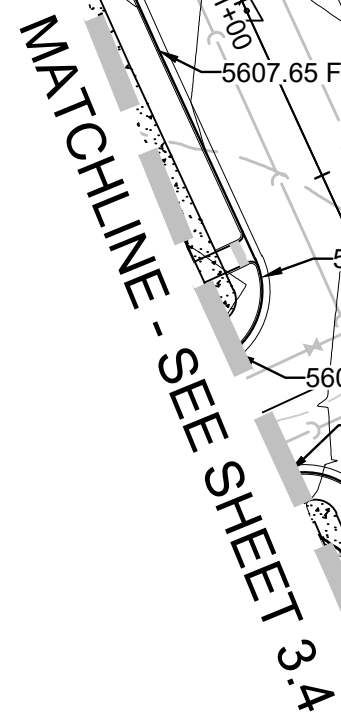
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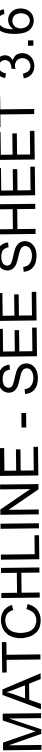
LEGEND	
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	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED OVERLAND FLOW
	FILING BOUNDARY
	PROPOSED STORM INLET
	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES:
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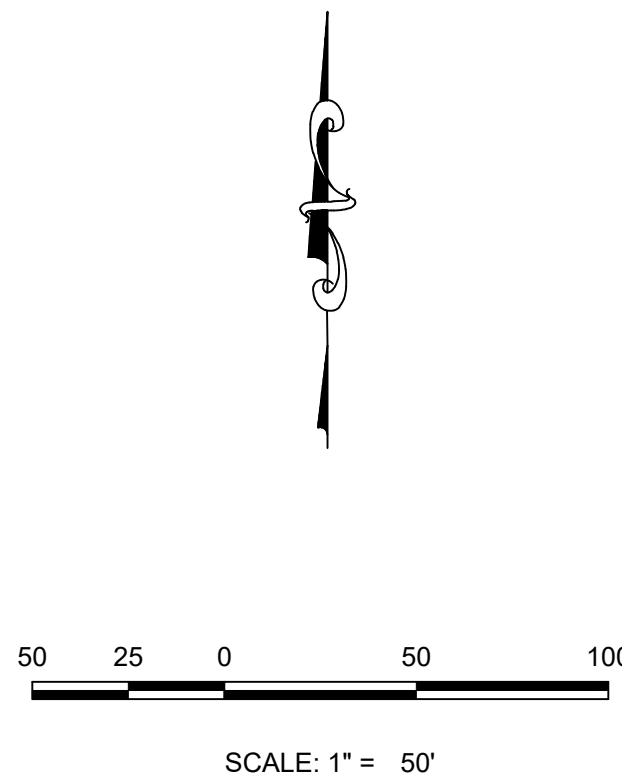
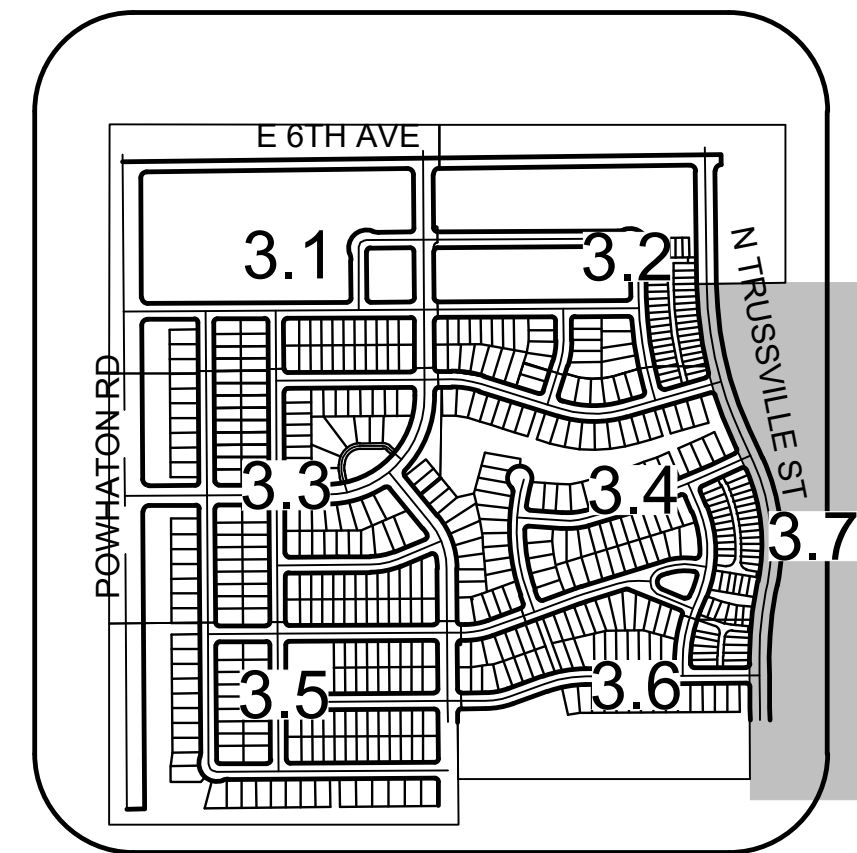











MATCHLINE - SEE RIGHT



MATCHLINE - SEE LEFT

E. ELLSWORTH AVENUE



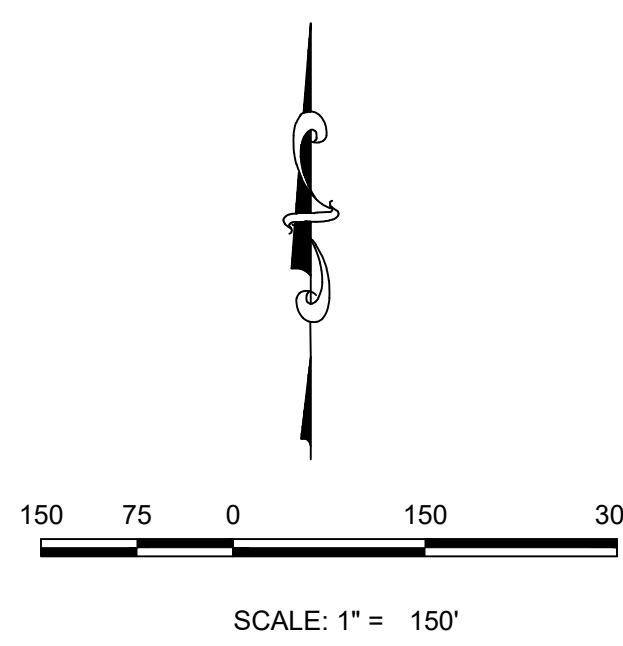
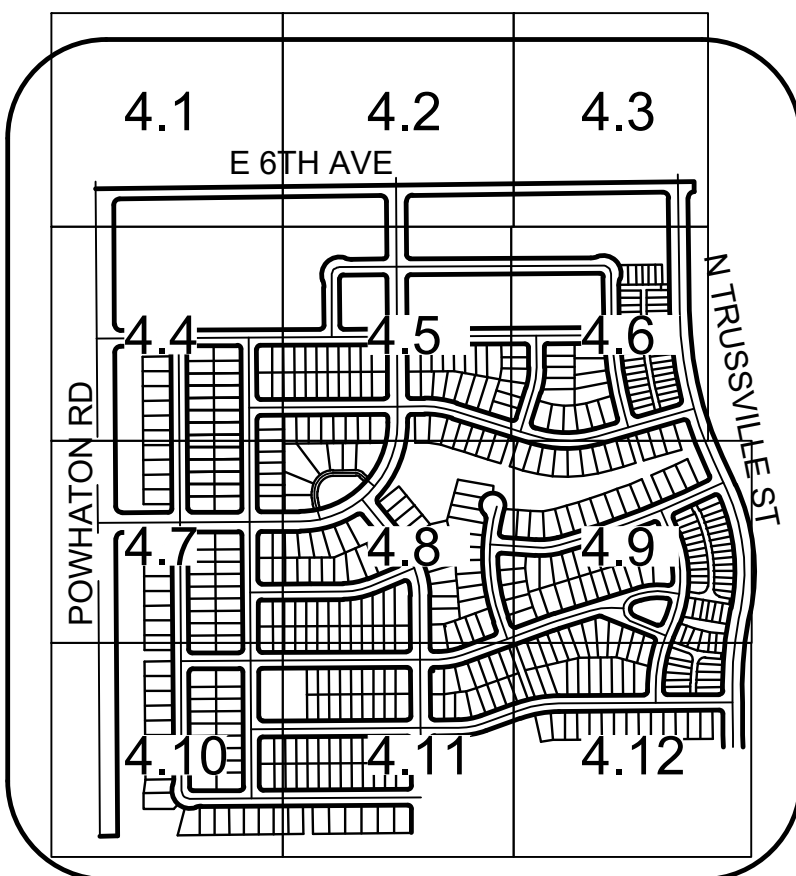
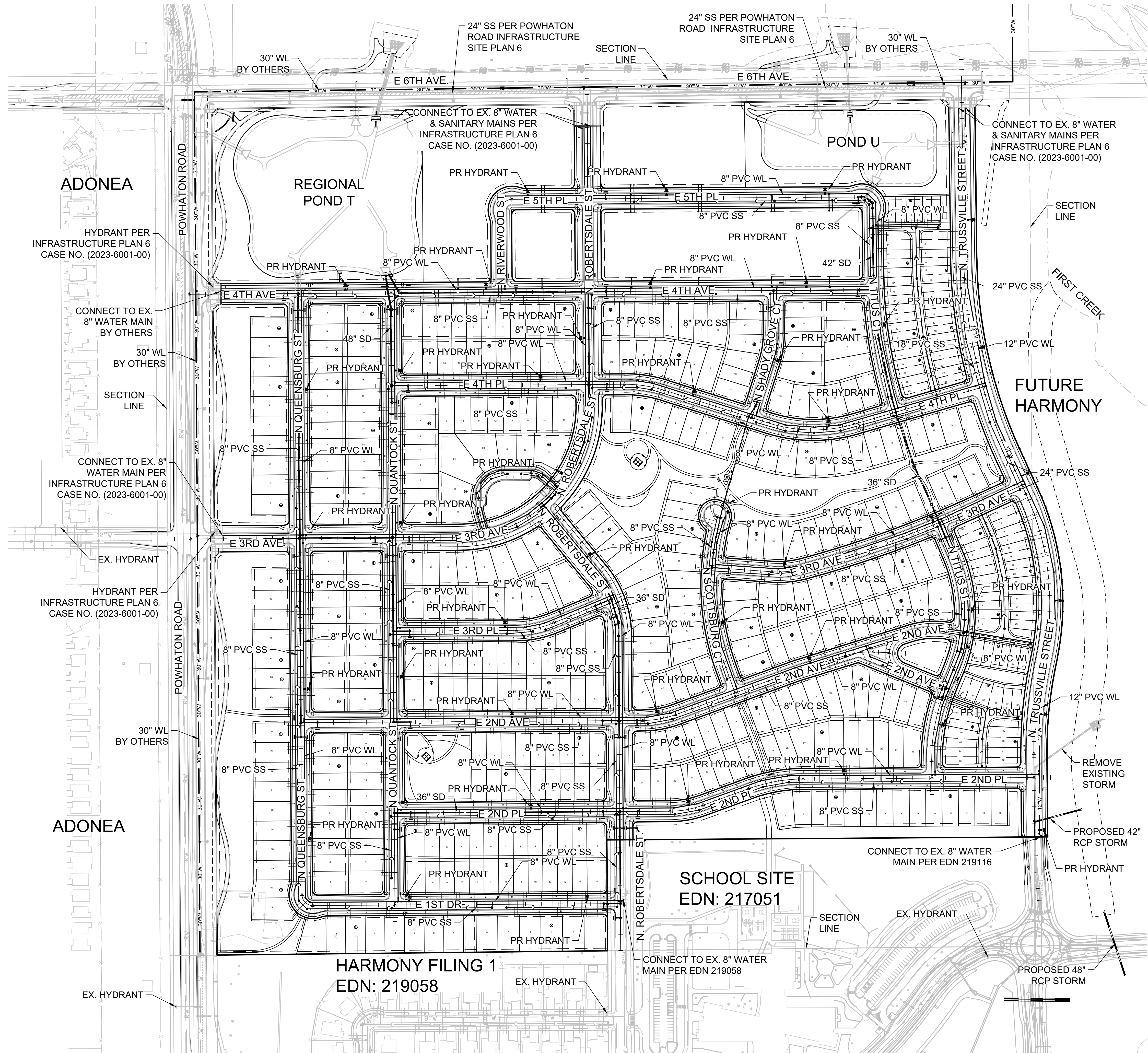
LEGEND	
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	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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	PROPOSED FLARED END SECTION
	PROPOSED STORM DRAIN

NOTES:

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









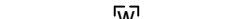









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NOTE:
PRIVATE UNDERDRAIN SYSTEM TO BE INSTALLED WITH
ALL SANITARY SEWER LINES UNLESS NOTED OTHERWISE.

UTILITY LEGEND

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

ABBREVIATIONS

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

Westwood

10333 E DRY CREEK RD.
SUITE 240
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TEL: 720.482.9526

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Westwood Professional Services, Inc.

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

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
OVERALL UTILITY PLAN

SCALE:
AS SHOWN

DRAWN BY: STF
CHECKED BY: BPW

FILE NO:
8130214922

DATE:
JUNE, 2023

SHEET NUMBER
4.0
26 OF 80

No.

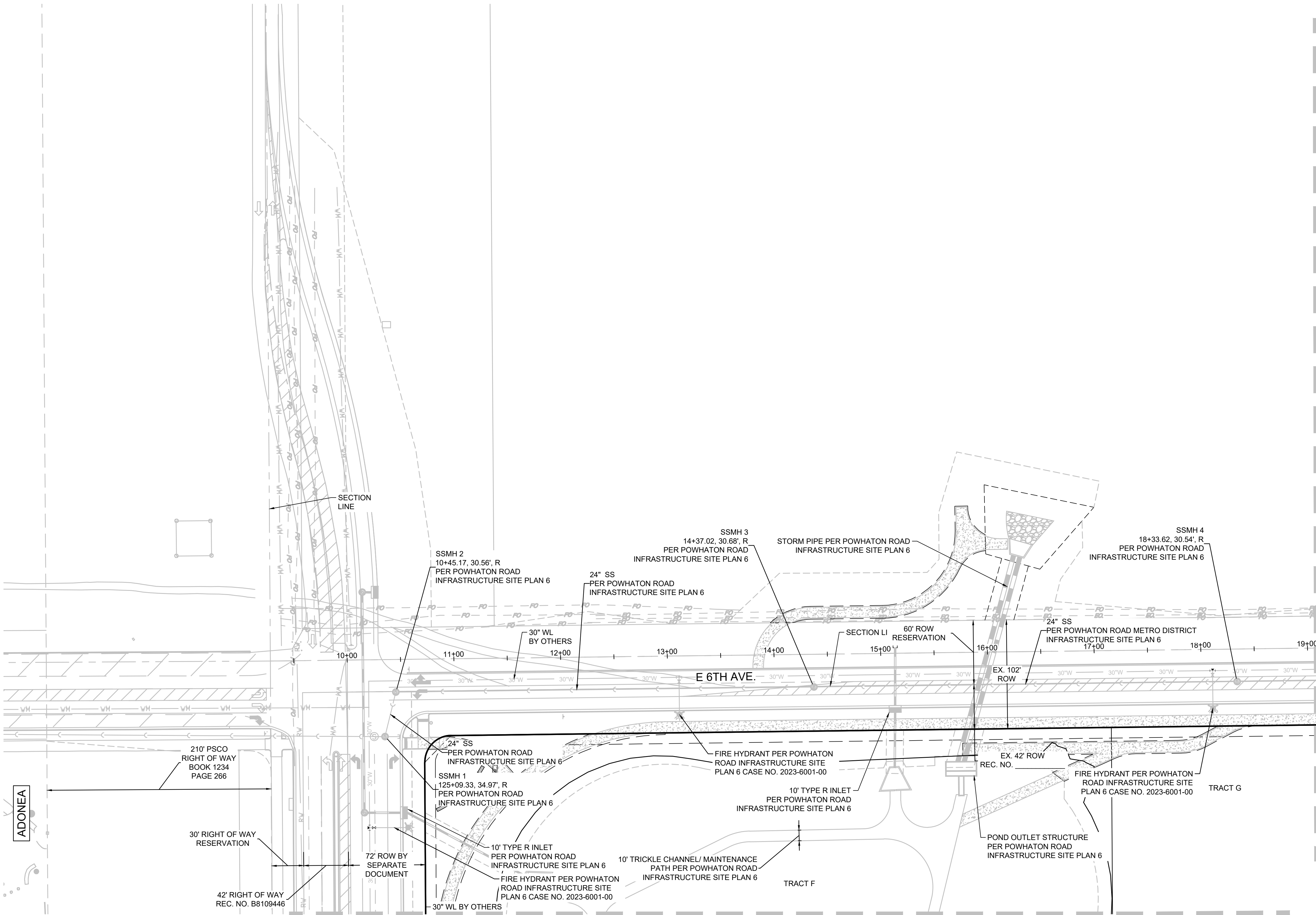
Revisions

Date

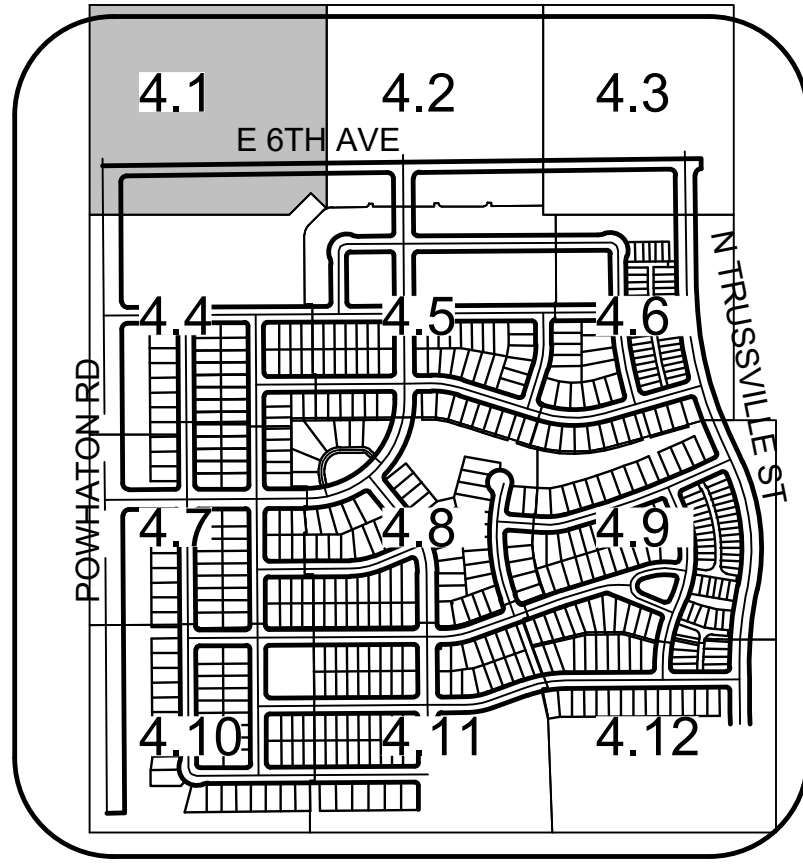
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Date

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UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
-2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
-5 FT SEPARATION FROM HYDRANT AND LIGHT POLES
-5 FT SEPARATION FROM SIDE LOT LINES



50 25 0 50 100
SCALE: 1" = 50'

UTILITY LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
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EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
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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		

NOTE:
THE IMPROVEMENTS SHOWN ON THIS SHEET ARE PROPOSED WITH POWHATON ROAD INFRASTRUCTURE SITE PLAN 6 AND ARE SHOWN FOR REFERENCE ONLY.

MATCHLINE - SEE SHEET 4.2

MATCHLINE - SEE SHEET 4.4

Westwood

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SUITE 240
ENGLEWOOD, CO 80112
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HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA UTILITY PLAN

DRAWN BY: SCALE: AS SHOWN

CHECKED BY: STF

DATE: BPW

FILE NO: 8130214922

JUNE, 2023

SHEET NUMBER

4.1

27 OF 80

Date

Appr.

Init.

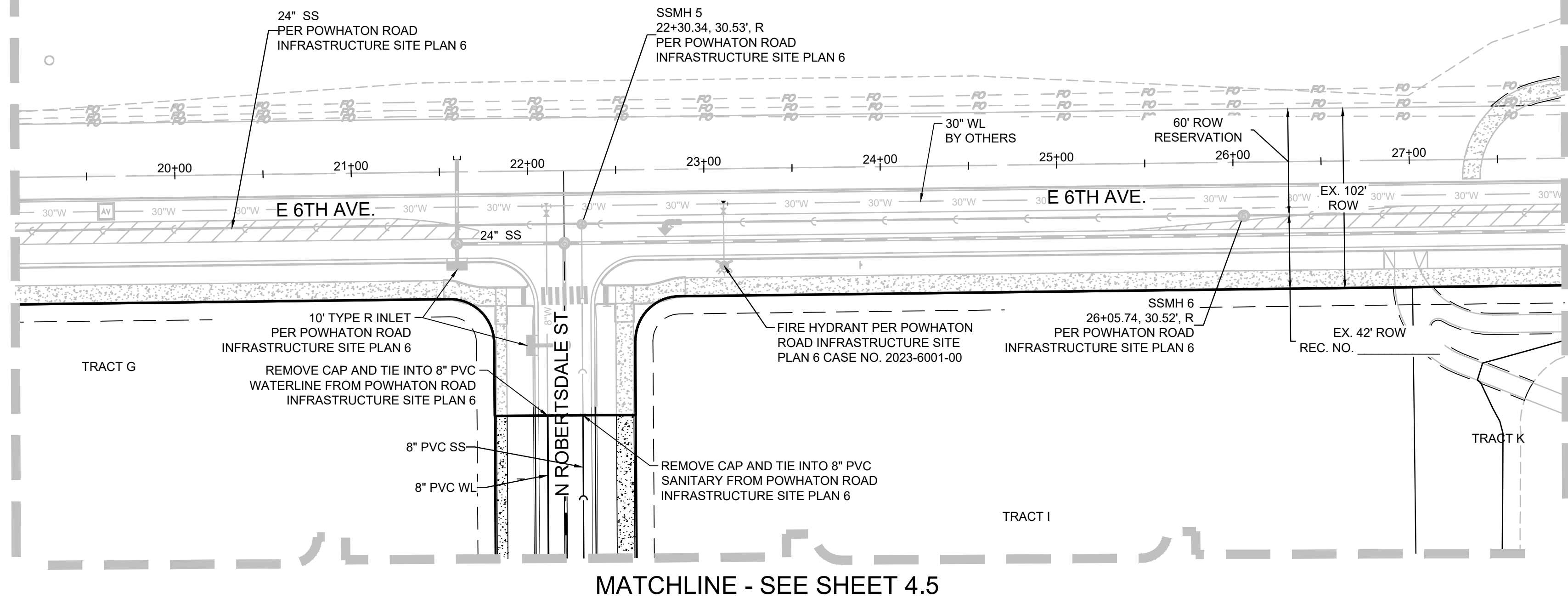
Date

No.

Revisions

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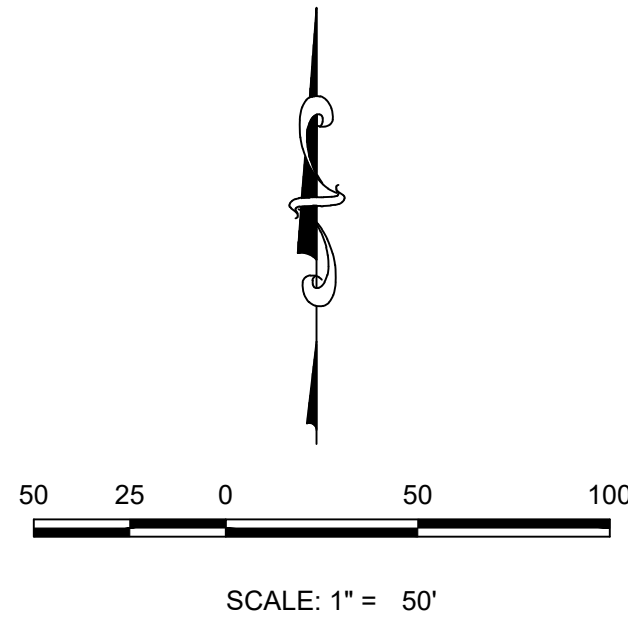
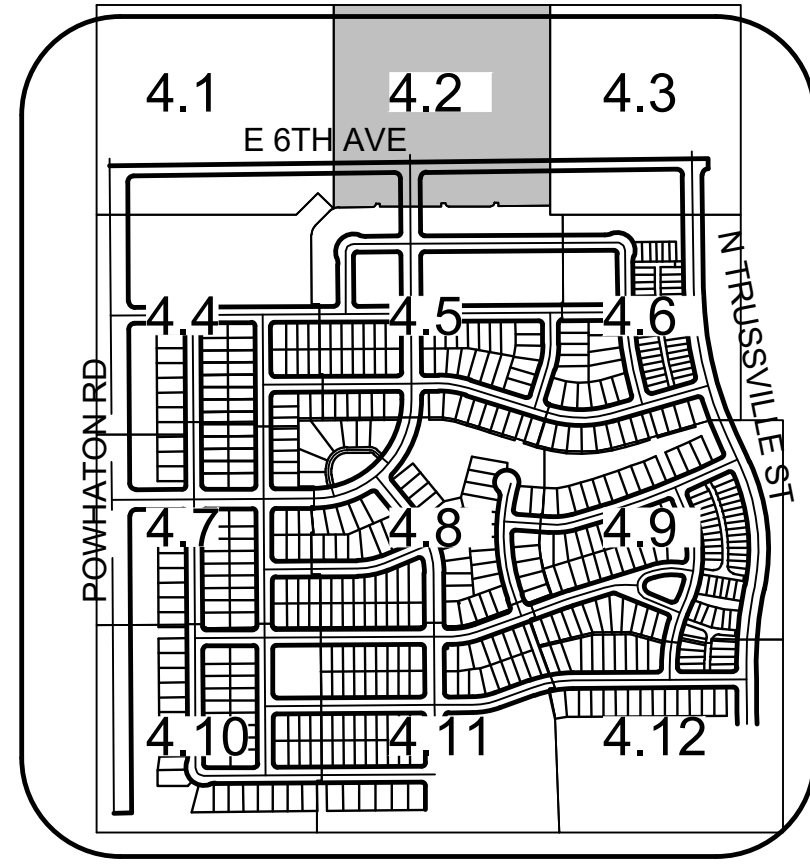
MATCHLINE - SEE SHEET 4.1



MATCHLINE - SEE SHEET 4.5

MATCHLINE - SEE SHEET 4.3

UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
-2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
-5 FT SEPARATION FROM HYDRANT AND LIGHT POLES
-5 FT SEPARATION FROM SIDE LOT LINES



UTILITY LEGEND

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

ABBREVIATIONS

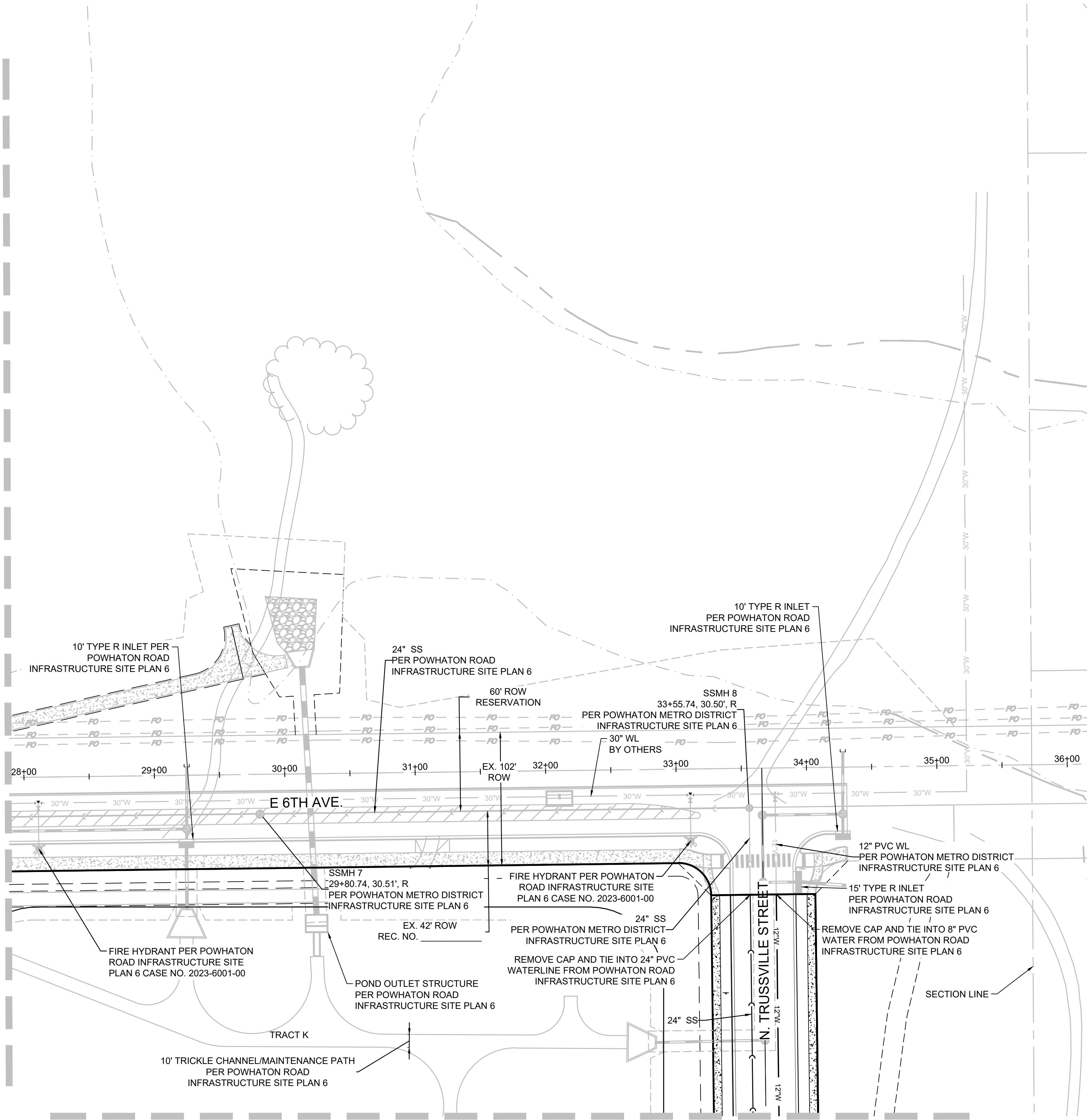
AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL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

NOTE:
THE IMPROVEMENTS SHOWN ON THIS SHEET
ARE PROPOSED WITH POWHATON ROAD
INFRASTRUCTURE SITE PLAN 6 AND ARE
SHOWN FOR REFERENCE ONLY.

SHEET NUMBER	4.2	28 OF 80	DRAWN BY:	STF	CHECKED BY:	BPW	DATE:	JUNE, 2023	SCALE:	AS SHOWN	FILE NO:	8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood Westwoodps.com 10333 E DRY CREEK RD., SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.	Date

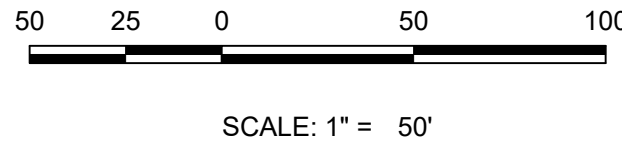
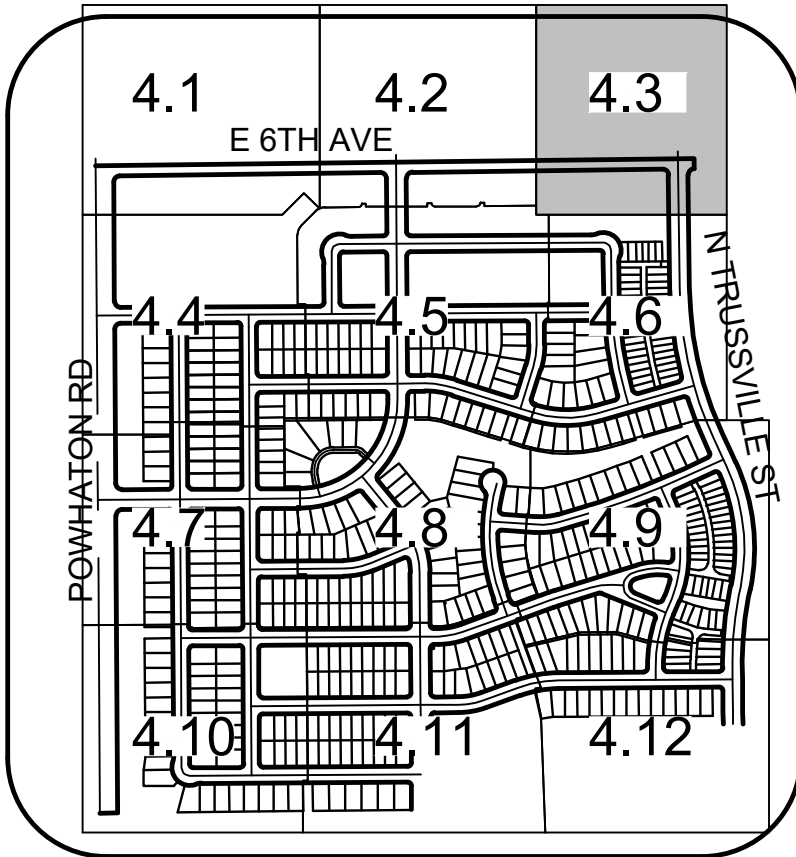
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MATCHLINE - SEE SHEET 4.2



MATCHLINE - SEE SHEET 4.6

UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
-2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
-5 FT SEPARATION FROM HYDRANT AND LIGHT POLES
-5 FT SEPARATION FROM SIDE LOT LINES



UTILITY LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
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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		

NOTE:
THE IMPROVEMENTS SHOWN ON THIS SHEET ARE PROPOSED WITH POWHATON ROAD INFRASTRUCTURE SITE PLAN 6 AND ARE SHOWN FOR REFERENCE ONLY.

Westwood

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

Westwoodps.com
Westwood Professional Services, Inc.

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

HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA UTILITY PLAN

DRAWN BY: SCALE: AS SHOWN

CHECKED BY: STF

DATE: BPW

FILE NO: 8130214922

JUNE, 2023

SHEET NUMBER

4.3

29 OF 80

Date

Apr.





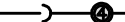





















Init.

Date

No.

Revisions



 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
			PROPOSED STORM INLET
	FILING NO 12 BOUNDARY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPOSED IRRIGATION SLEEVE		EASEMENT LINE
	CENTERLINE		PROPOSED SWALE
	RIGHT-OF-WAY		PROPOSED AREA INLET
	PROPERTY LINE		AIR RELEASE VALVE
	PROPOSED WATER METER		STREET LIGHT
	PROPOSED IRRIGATION		LOT NUMBER
	PROPOSED UNDER DRAIN		BLOCK NUMBER
	PROPOSED 6" FIRE HYDRANT ASSEMBLY		
	EXISTING FIRE HYDRANT		

ABBREVIATIONS

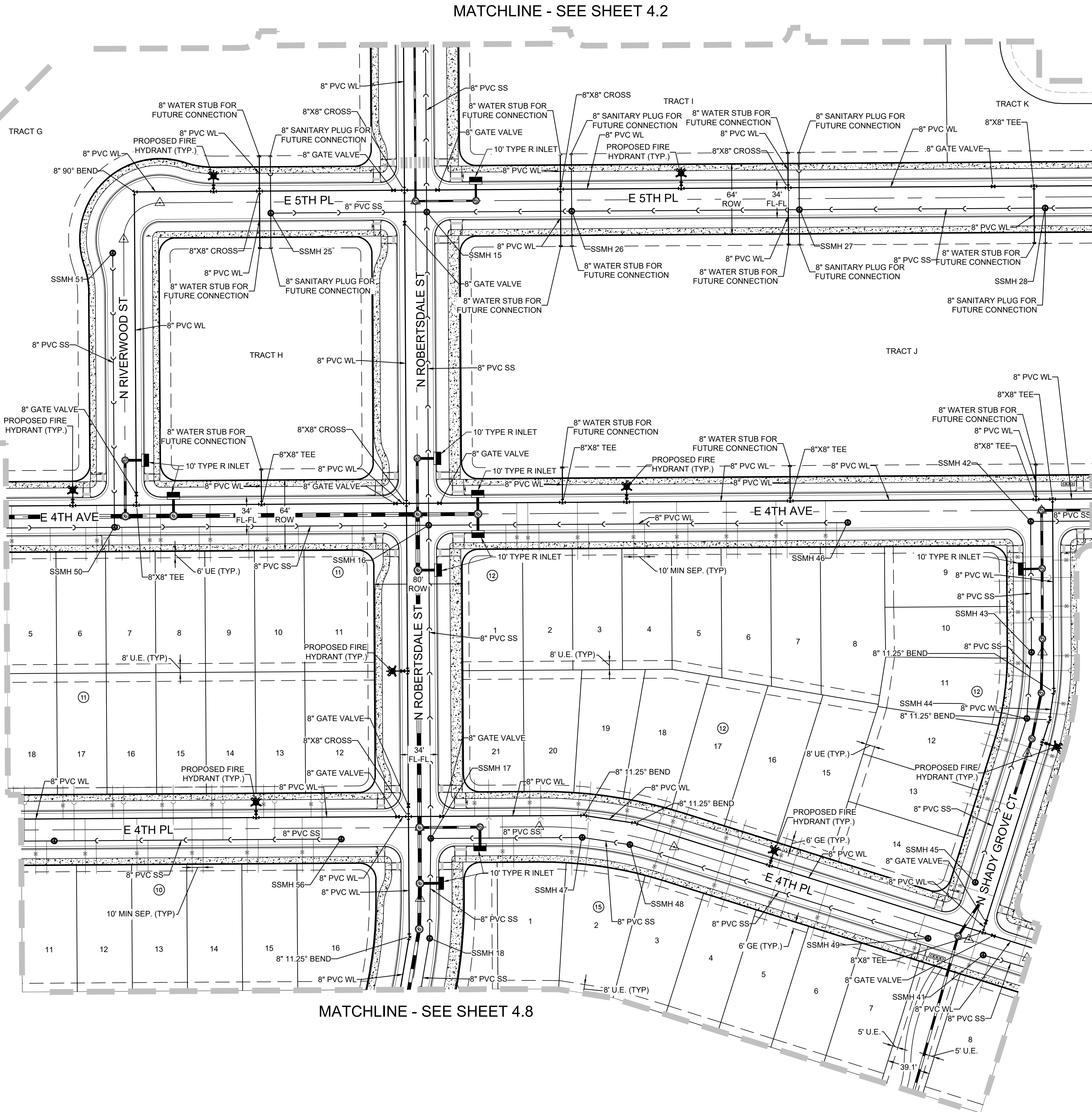
UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:

- 2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
- 5 FT SEPARATION FROM HYDRANT AND LIGHT POLES
- 5 FT SEPARATION FROM SIDE LOT LINES

4.4

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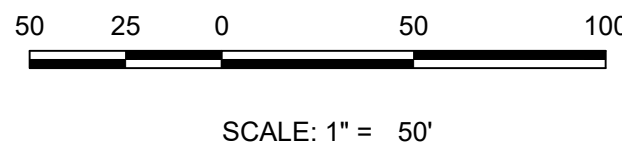
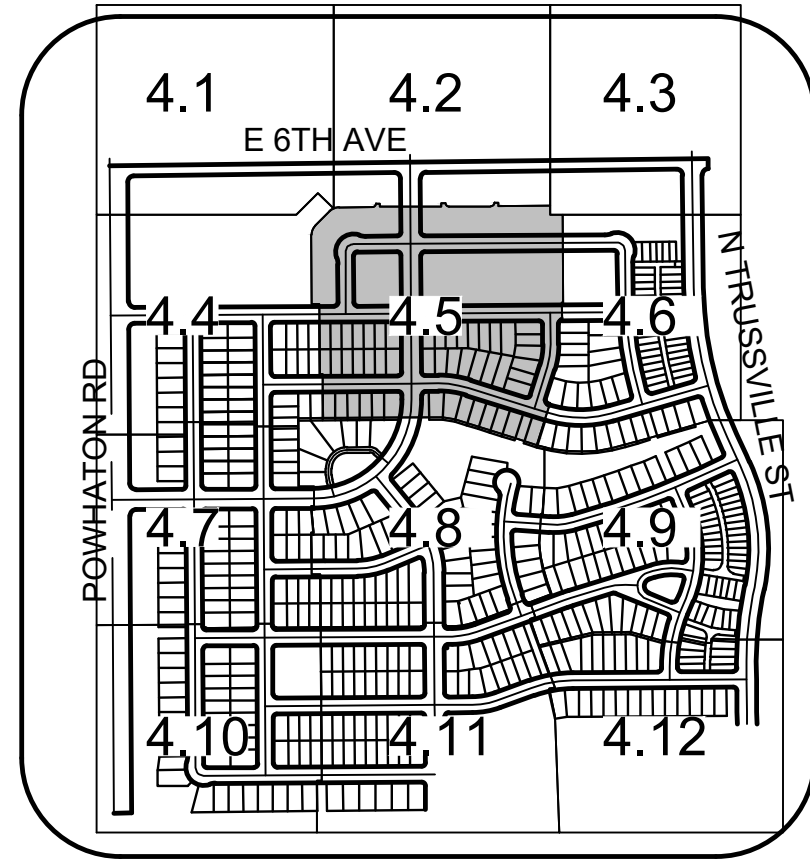
MATCHLINE - SEE SHEET 4.4



MATCHLINE - SEE SHEET 4.8

MATCHLINE - SEE SHEET 4.2

MATCHLINE - SEE SHEET 4.6



UTILITY LEGEND

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

ABBREVIATIONS

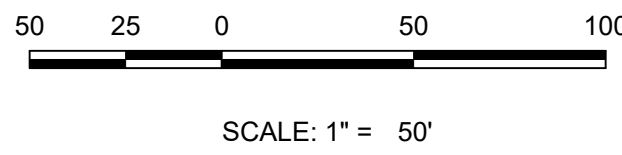
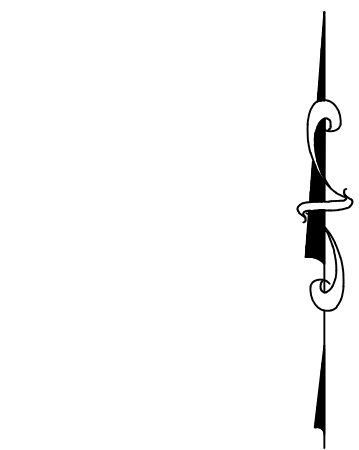
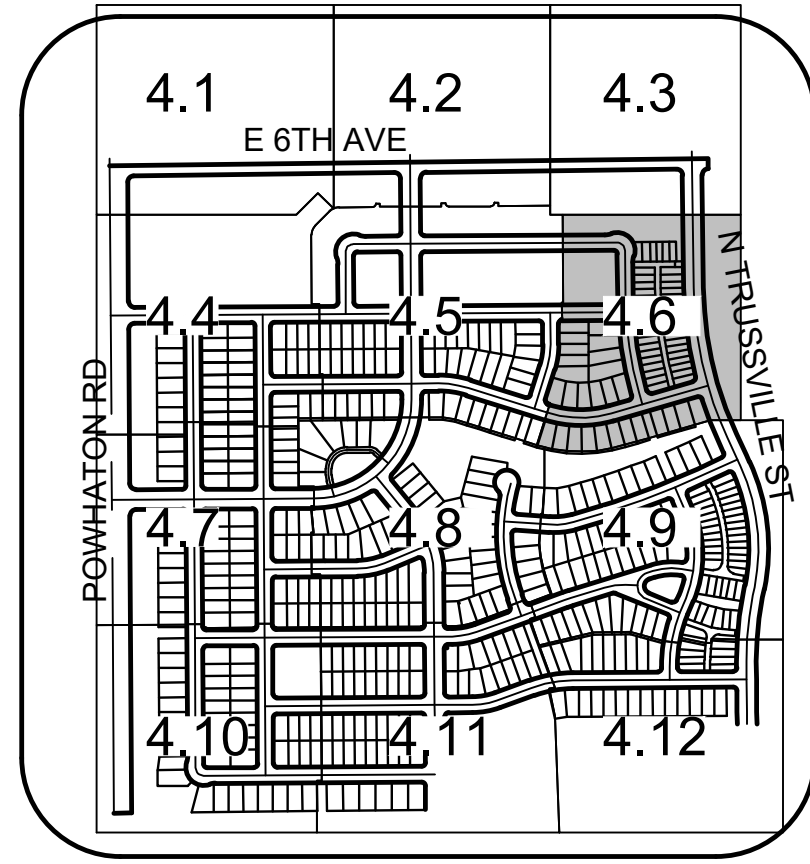
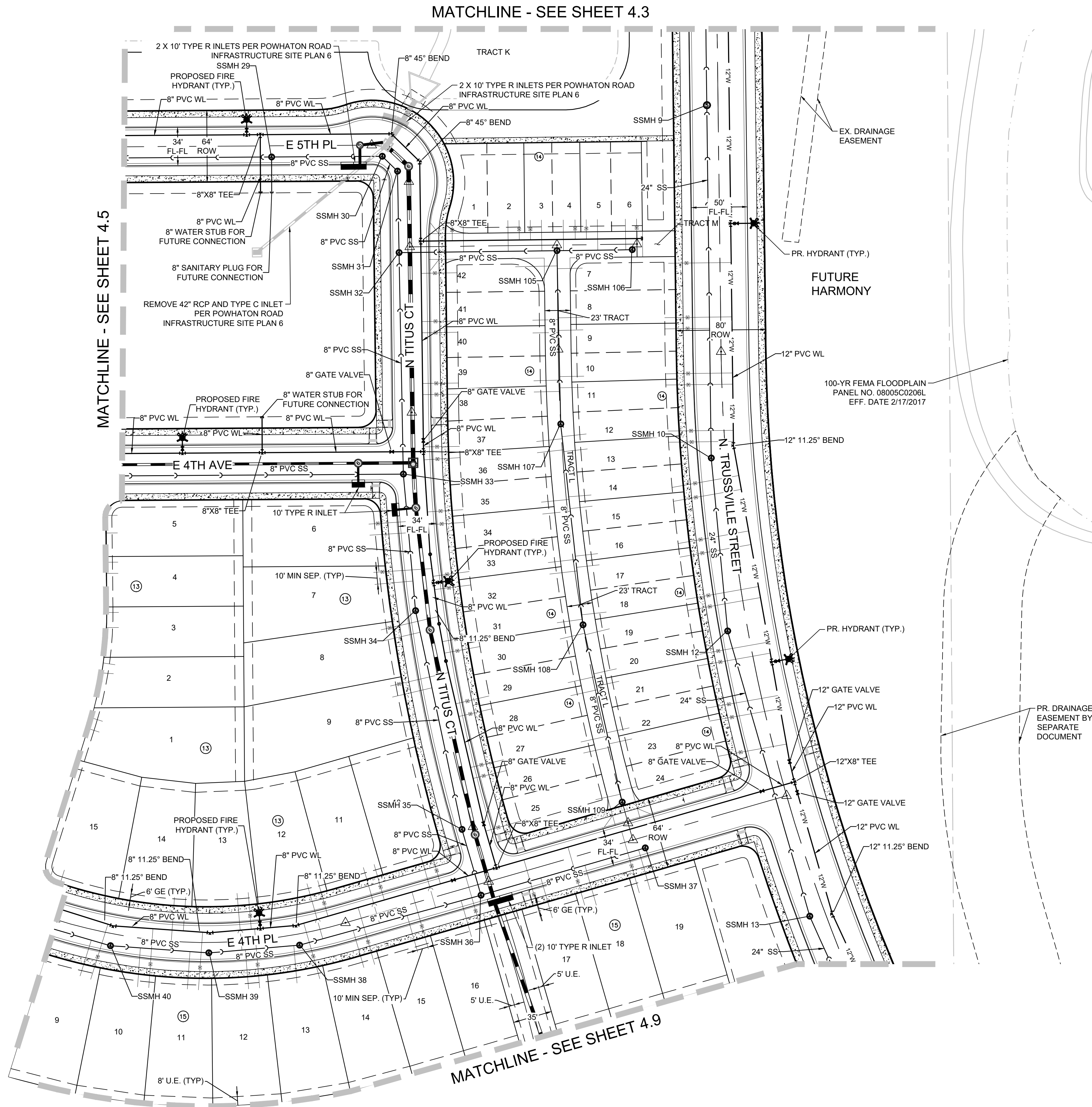
AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL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

UTILITY NOTES:

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 - 5 FT SEPARATION FROM SIDE LOT LINES

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8/30214922	JUNE, 2023	31 OF 80	4.5	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SSHEETS\SSPSITE PLAN 6\AREA UTILITY PLAN.DWG, AULAMAR, 6/12/23



UTILITY LEGEND

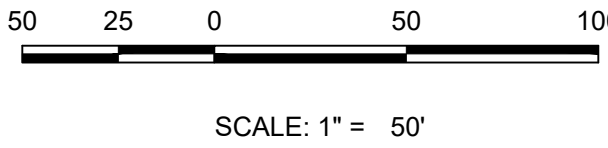
	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
	FILING NO 12 BOUNDARY		PROPOSED STORM INLET
	PROPOSED IRRIGATION SLEEVE		PROPOSED STORM DRAIN WITH MANHOLE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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
BVP	BEGIN VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
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EP	EDGE OF PAVEMENT	RW	RAW WATER LINE
EVC	END VERTICAL CURVE	SD	STORM DRAIN
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FG	FINISHED GROUND	SO	EDGE OF 6' SHOULDER OFFSET
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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		















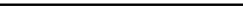











UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
- 2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
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- 5 FT SEPARATION FROM SIDE LOT LINES

SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	No.	Revisions	Date	Appr.	Date
Westwood 10333 E DRY CREEK RD., SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.										
Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440										
HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN										




UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
-2 FT SEPARATION FROM HARDSCAPE (INCLUDING CURB RAMPS)
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UTILITY LEGEND

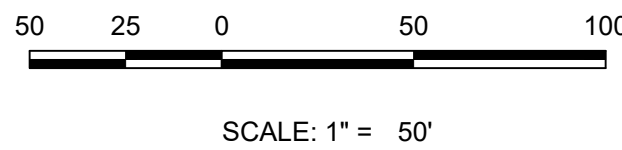
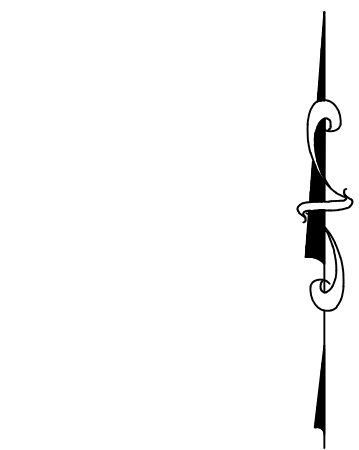
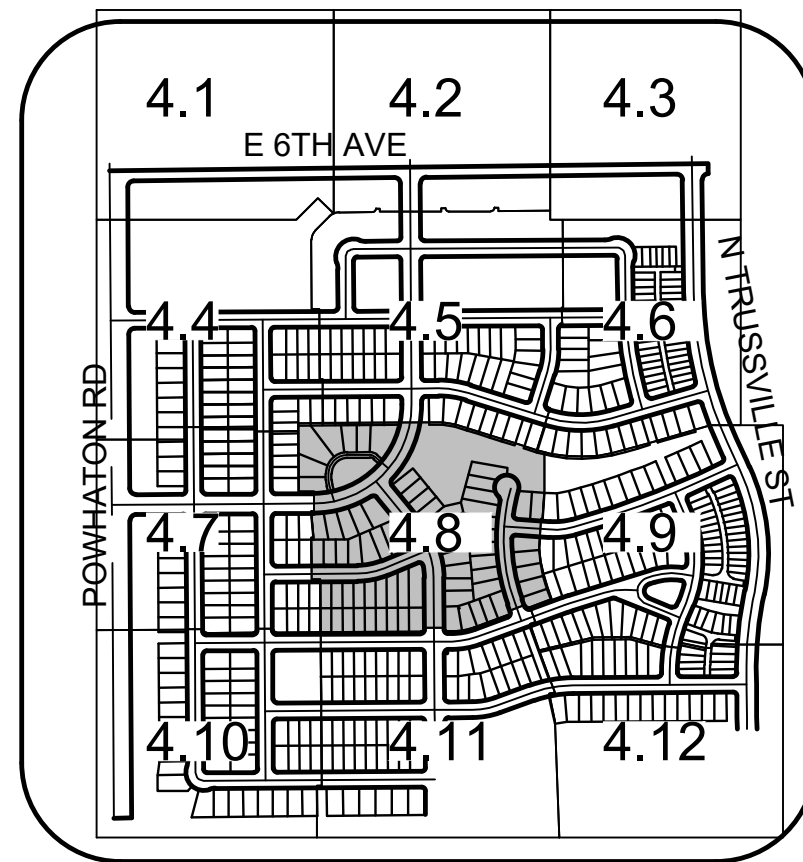
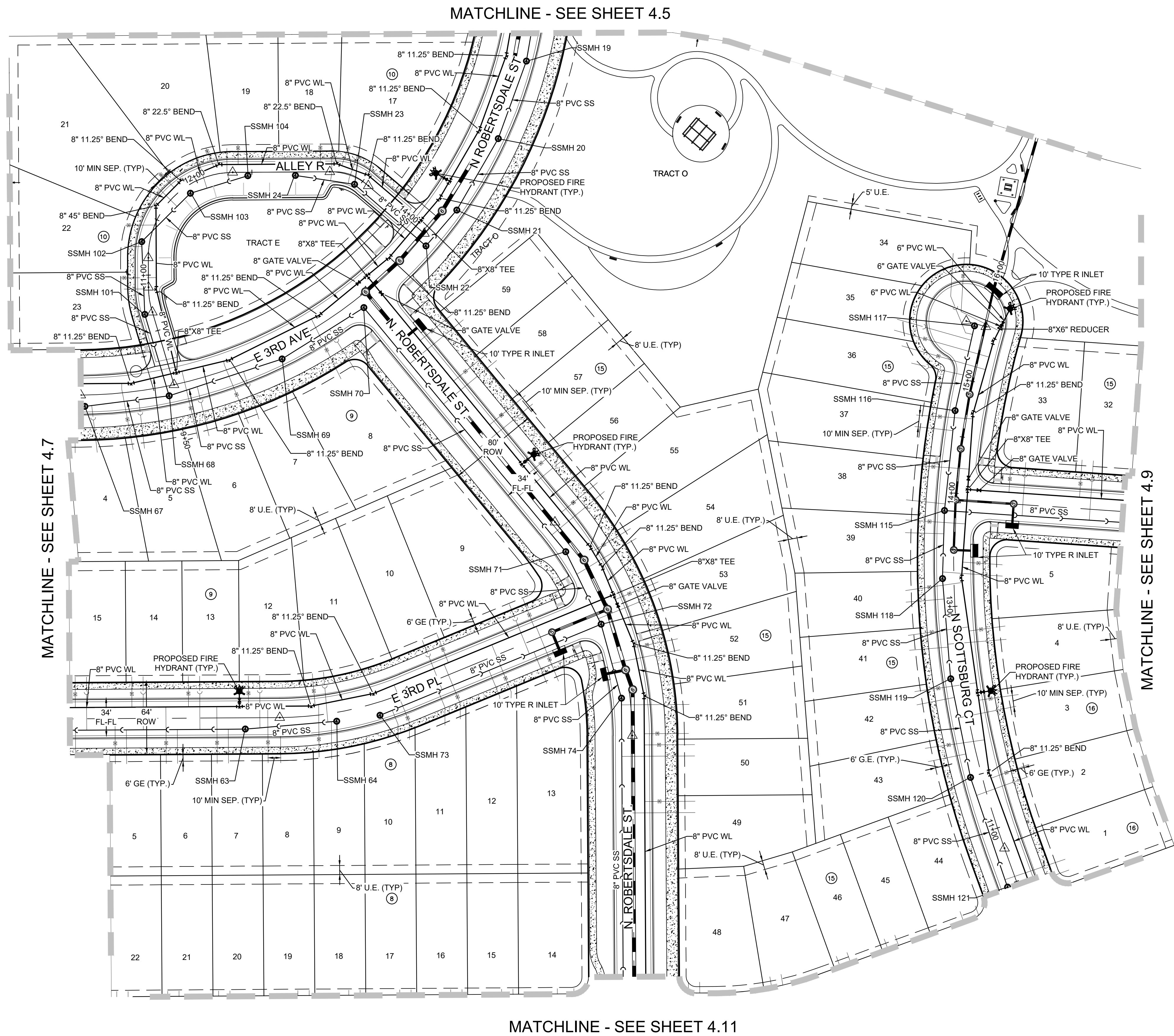
 ———	PROPOSED 8" WATERLINE UNLESS OTHERWISE NOTED		PROPOSED CAP W/ BLOW OFF
	PROPOSED GATE VALVE		EXISTING TREE
 ———	PROPOSED 8" SANITARY SEWER WITH MANHOLE UNLESS OTHERWISE NOTED		PROPOSED FLARED END SECTION
			PROPOSED STORM INLET
	FILING NO 12 BOUNDARY		PROPOSED STORM DRAIN WITH MANHOLE
	PROPOSED IRRIGATION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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
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K	CURVATURE COEFFICIENT	T.O.S.	TOP OF PIPE
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MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
PL	PROPERTY LINE	WSE	WATER SURFACE ELEVATION
PVC	POLYVINYL CHLORIDE		
PVI	POINT OF VERTICAL INTERSECTION		

SHEET NUMBER 4.7 33 OF 80	DRAWN BY: STP		SCALE: AS SHOWN	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.	No.	Revisions	Date	Init.	Appr.

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SSHEETS\SS\SS\SITE PLAN\AREA UTILITY PLAN.DWG, A:\ALAMAR, 6/12/23



UTILITY LEGEND

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

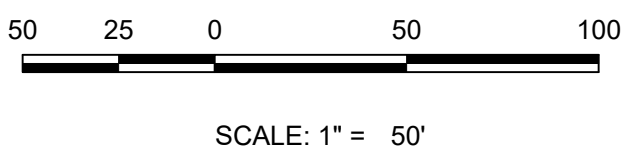
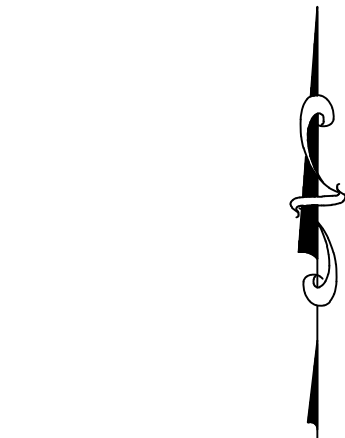
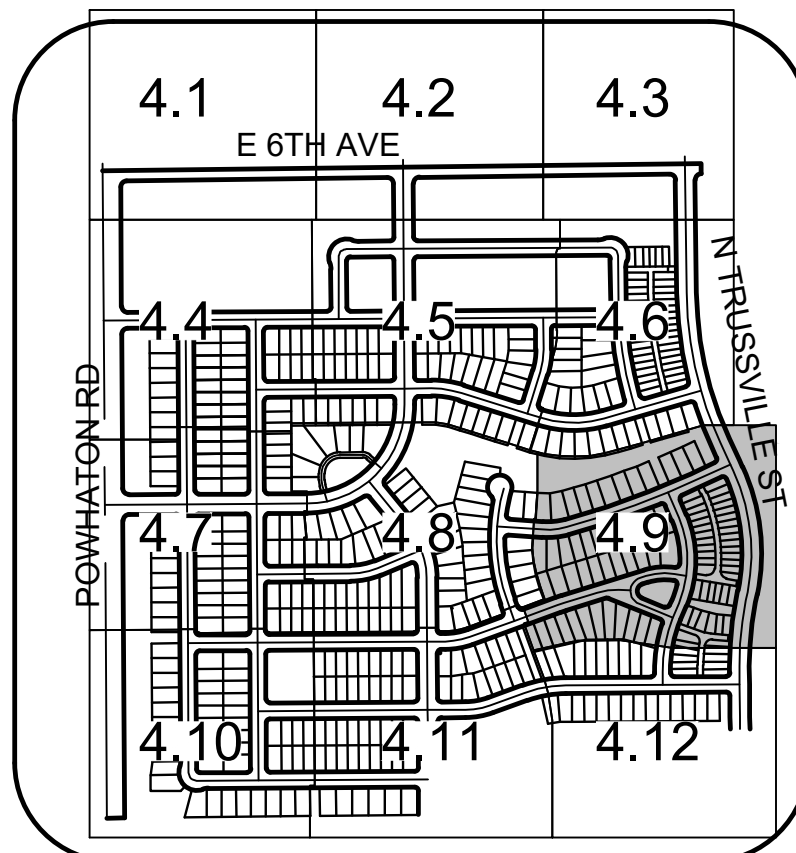
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVT	POINT OF VERTICAL TANGENT
BVC	BEGIN VERTICAL CURVE	RCBC	REINFORCED CONCRETE BOX CULVERT
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EP	EDGE OF PAVEMENT	RAW	RAW WATER LINE
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HP	HIGH POINT	STA	STATION
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MH	MANHOLE	VC	VERTICAL CURVE
N.T.S.	NOT TO SCALE	WL	WATER LINE
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PVC	POLYVINYL CHLORIDE		
PVI	POINT OF VERTICAL INTERSECTION		

UTILITY NOTES:
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-5 FT SEPARATION FROM SIDE LOT LINES

SHEET NUMBER	DRAWN BY: STF	CHECKED BY: BPW	DATE: JUNE, 2023	SCALE: AS SHOWN	FILE NO: 8130214922	HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN	Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440	Westwood 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\30175604 SAND CREEK\CAD\ENGINEERING\SSHEETS\CS\SITE PLAN\6 AREA UTILITY PLAN.DWG, A:\ALAMAR, 6/12/23



UTILITY LEGEND

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

ABBREVIATIONS

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

UTILITY NOTES:
1. WATER METERS SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BELOW:
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Westwood

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Melcor/TC Aurora, LLC

C/O Marathon Land Company

9750 W. Cambridge Place
Littleton, CO 80127
Tel: (303) 920-9400 Fax: (303) 920-9440

HARMONY SUBDIVISION

CIVIL SITE PLAN NO. 6

AREA UTILITY PLAN

DRAWN BY: STF

CHECKED BY: BPW

DATE: JUNE, 2023

SCALE: AS SHOWN

FILE NO: 8130214922

SHEET NUMBER 4.9

35 OF 80

No.

Revisions

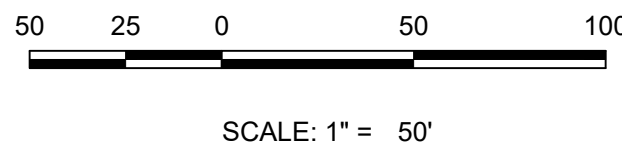
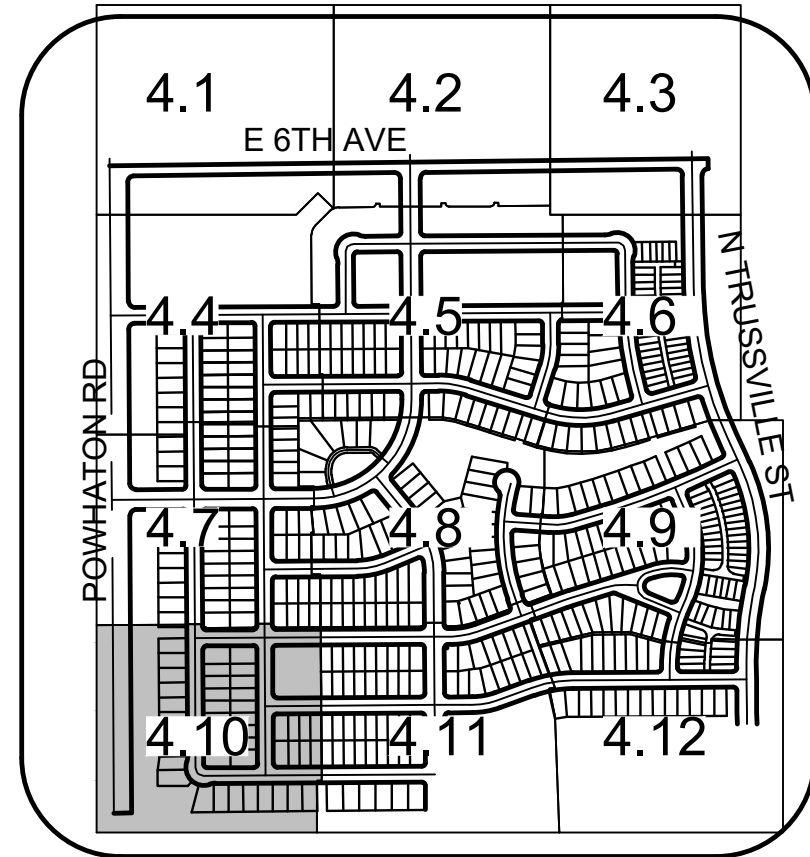
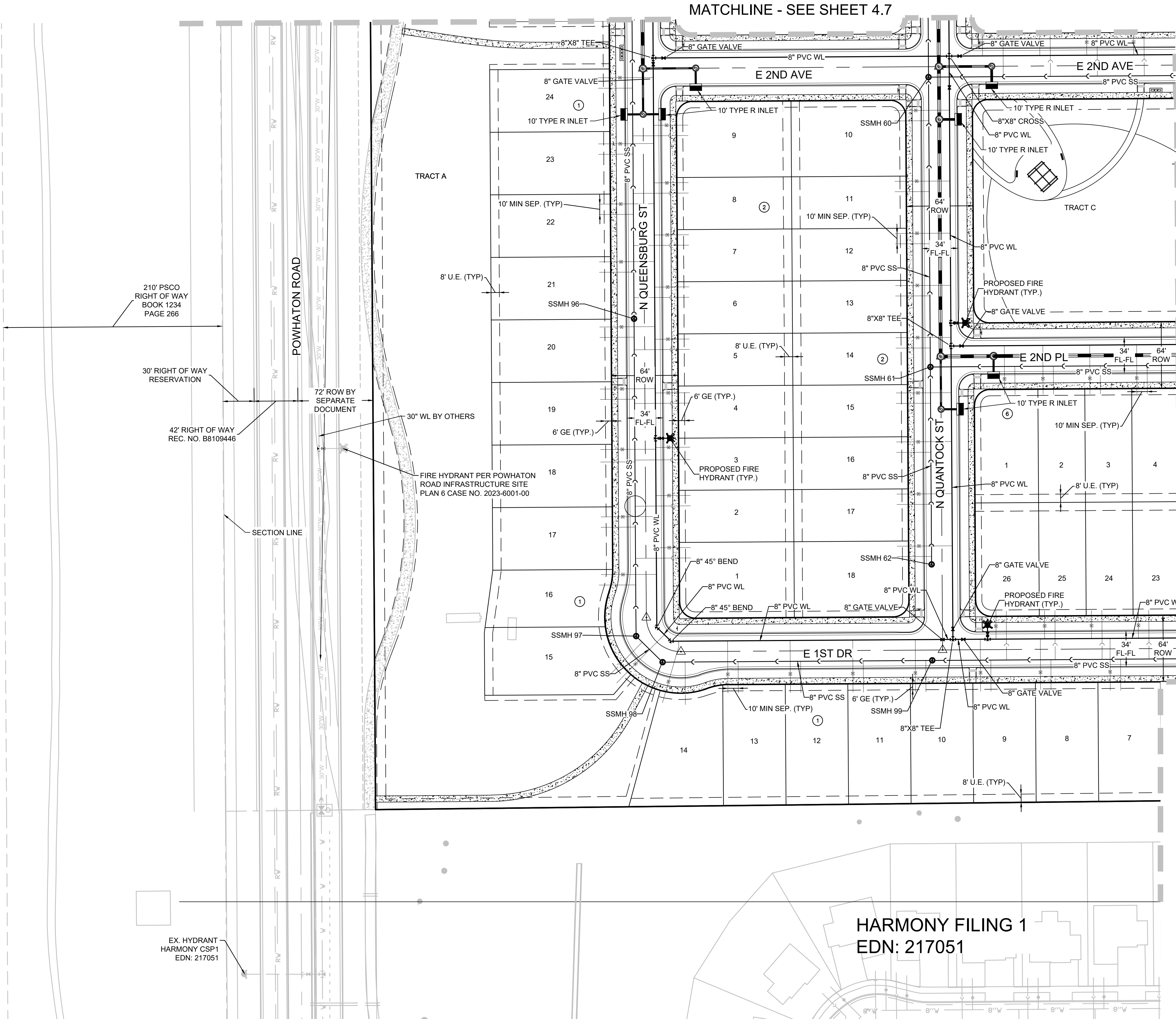
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Date

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ADONEA



UTILITY LEGEND

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ABBREVIATIONS

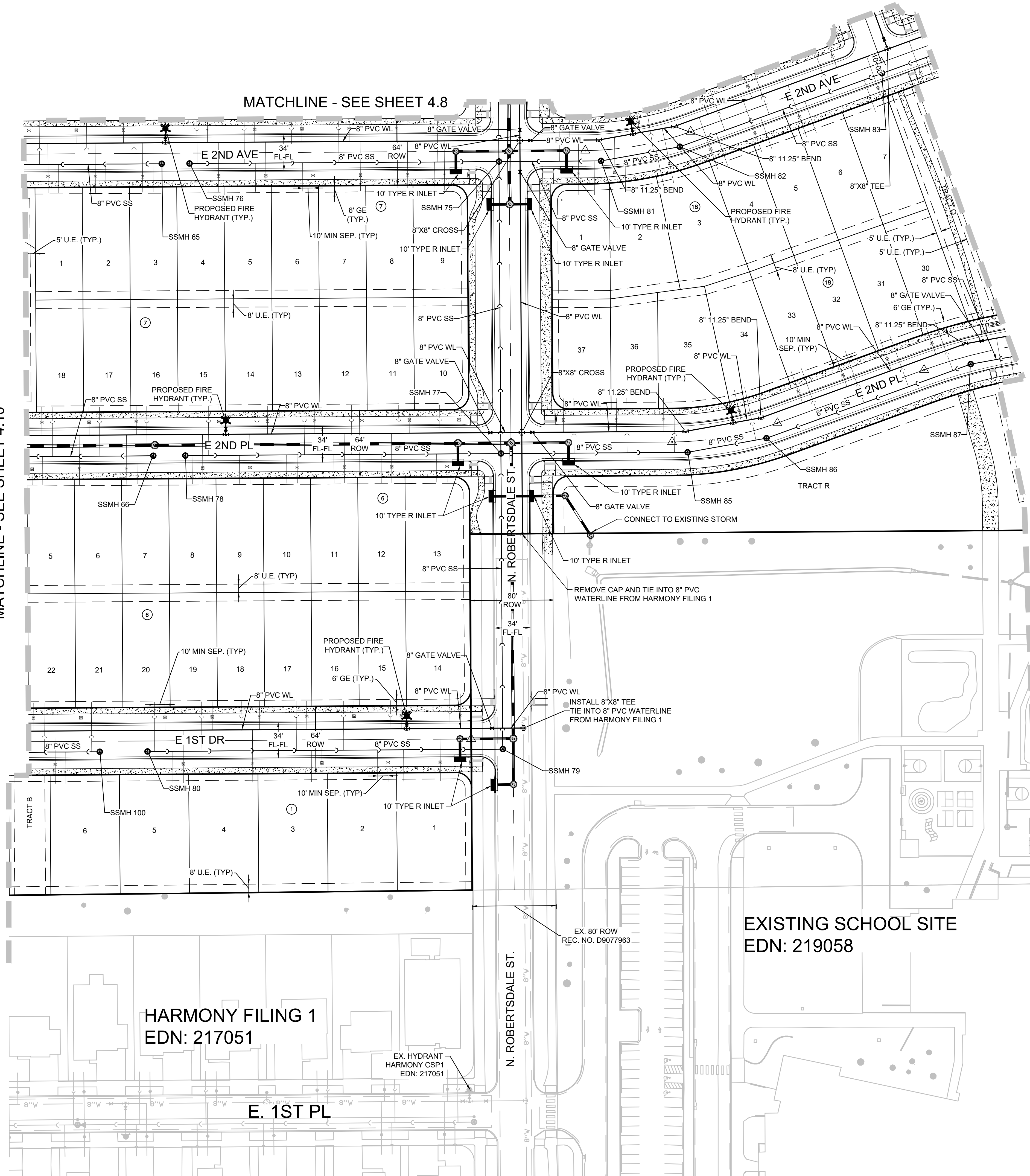
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130214922	JUNE 2023	36 OF 80	4.10	Revisions	No.	Date	Appr.	Date
<div><div>Westwood</div><div>10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526</div><div>Westwoodps.com Westwood Professional Services, Inc.</div></div>															
<div><div>Melcor/TC Aurora, LLC C/O Marathon Land Company 9750 W. Cambridge Place Littleton, CO 80127 Tel: (303) 920-9400 Fax: (303) 920-9440</div><div>HARMONY SUBDIVISION CIVIL SITE PLAN NO. 6 AREA UTILITY PLAN</div></div>															

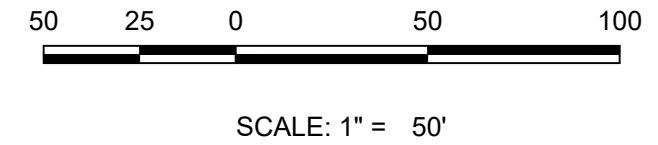
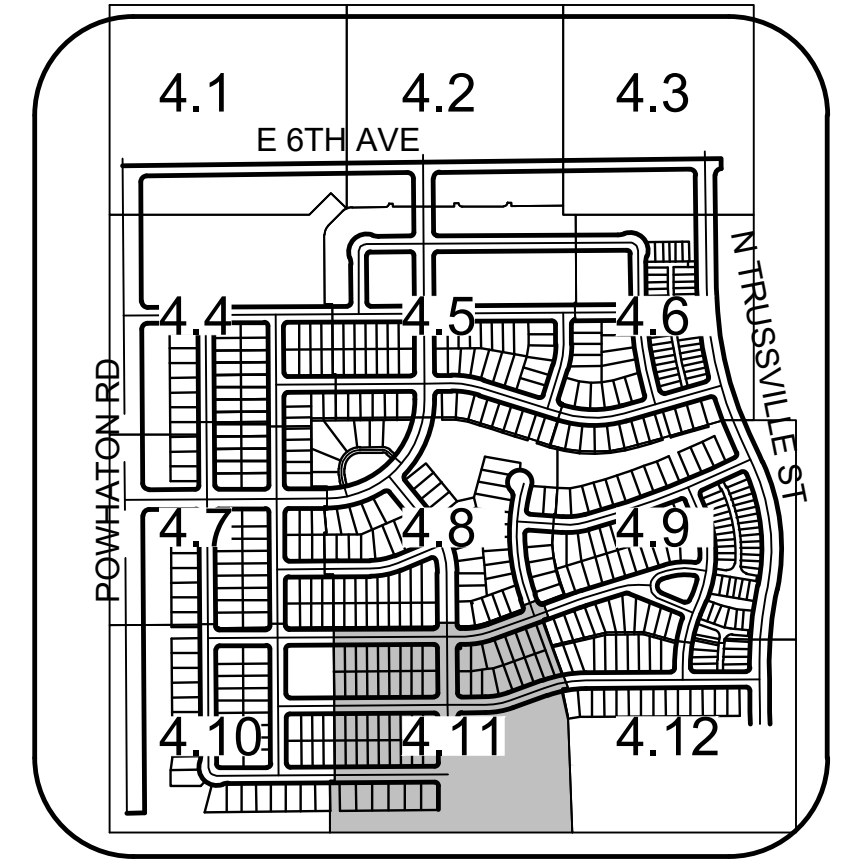
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MATCHLINE - SEE SHEET 4.10



MATCHLINE - SEE SHEET 4.8

MATCHLINE - SEE SHEET 4.12



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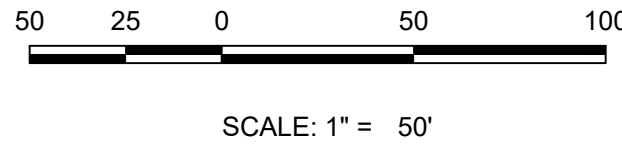
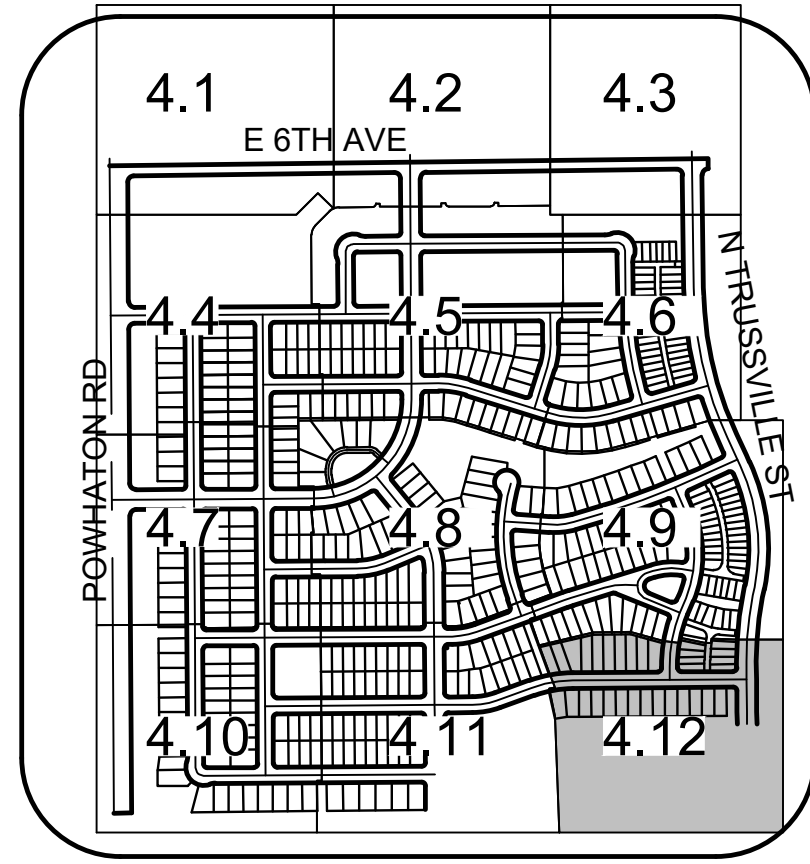
MATCHLINE - SEE SHEET 4.11

MATCHLINE - SEE SHEET 4.9

EXISTING SCHOOL SITE
EDN: 219058

EX. 74' ROW
REC. NO. D8095417

EX. HYDRANT
HARMONY CSP2
EDN: 219116



UTILITY LEGEND

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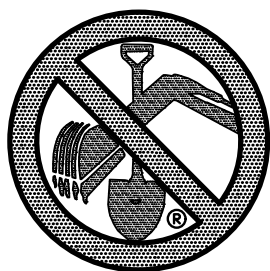
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HARMONY SUBDIVISION
CIVIL SITE PLAN NO. 6
AREA UTILITY PLAN

DRAWN BY: SCALE: AS SHOWN
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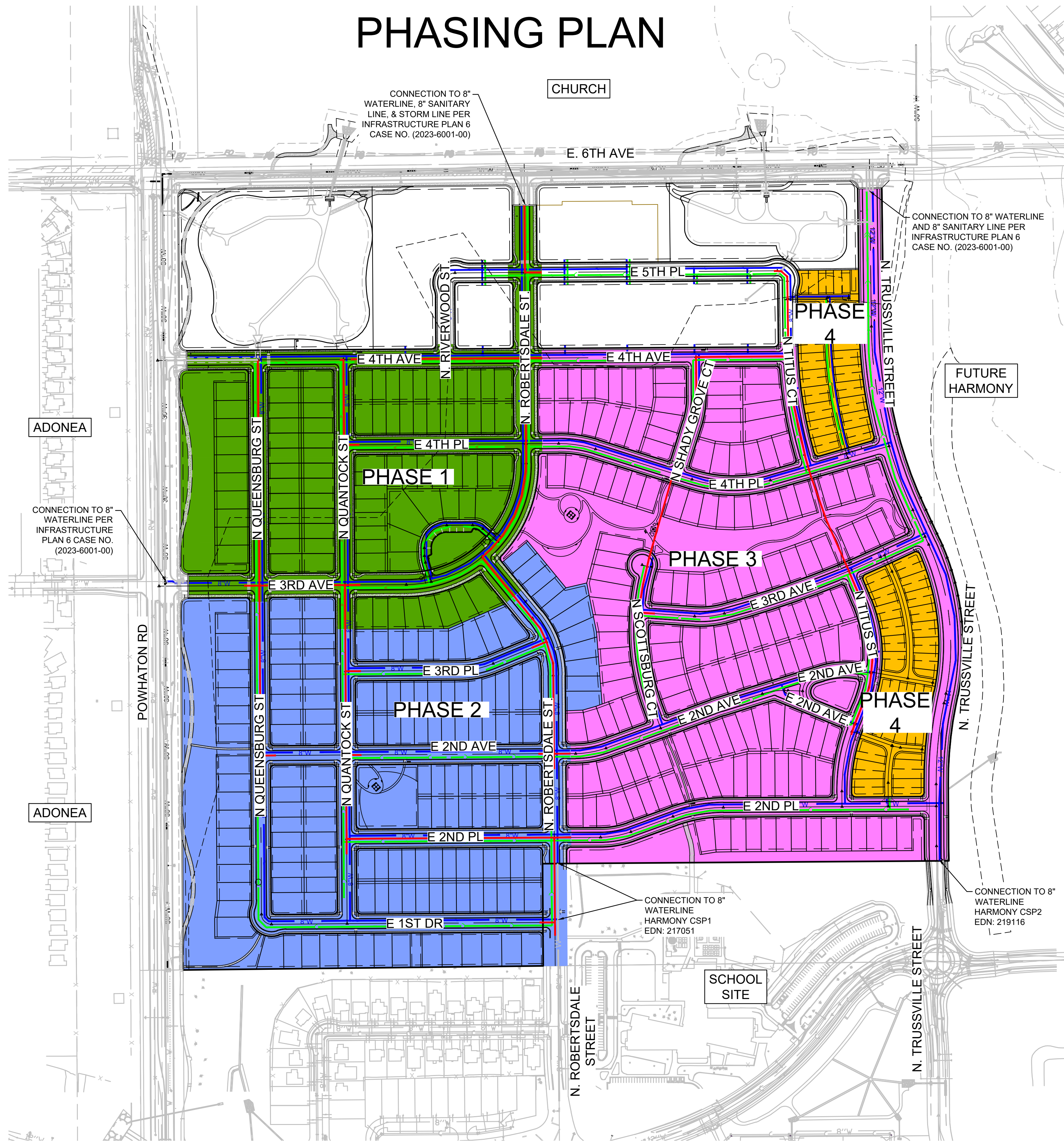
SHEET NUMBER
4.12
38 OF 80

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CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

HARMONY FILING 16 PHASING PLAN



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4

FILING 16 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. STREET IMPROVEMENTS FOR TRUSSVILLE, 6TH, AND POWHATON ARE REQUIRED TO BE INITIALLY ACCEPTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
7. 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.

FILING 16 - 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 FILING NO. 16 BOUNDARY SHALL BE CONSTRUCTED TO FULL WIDTH INCLUDING STRIPING, SIDEWALKS, MEDIAN, STORM DRAIN, INLETS, STREET LIGHTING, ETC. AS SHOWN ON THE FILING 16 CD'S.

PHASE 1:

PHASE 1 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ADJACENT HOMES WHERE APPLICABLE:

- EAST 4TH AVE FROM POWHATON RD TO N. ROBERTSDALE ST.
- EAST 4TH PL FROM N. QUANTOCK ST. TO N. ROBERTSDALE ST.
- EAST 3RD AVE FROM POWHATON RD TO N. ROBERTSDALE ST.
- N. QUEENSBURG ST FROM EAST 3RD AVE TO EAST 4TH AVE.
- N. QUANTOCK ST. FROM MID BLOCK BETWEEN EAST 3RD PL AND EAST 3RD AVE TO EAST 4TH AVE.
- N. ROBERTSDALE ST FROM EAST 3RD AVE TO 6TH AVE.

PHASE 1 SHALL INCLUDE THE CONSTRUCTION OF THE POCKET PARK NORTH OF THE INTERSECTION OF E 3RD AVE AND N. ROBERTSDALE ST..

PHASE 2:

PHASE 2 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ADJACENT HOMES WHERE APPLICABLE:

- E. 3RD PL.
- E. 2ND AVE BETWEEN N. QUEENSBURG ST. AND N. ROBERTSDALE ST.
- E. 2ND PL. BETWEEN N. QUEENSBURG ST. AND N. ROBERTSDALE ST.
- E. 1ST DR.
- N. QUEENSBURG ST. FROM E. 3RD AVE. AND E. 1ST DR.
- N. QUANTOCK ST. FROM E. 3RD AVE. AND E. 1ST DR.
- N. ROBERTSDALE ST. FROM E 3RD AVE. TO E. 2ND PL.

PHASE 2 SHALL INCLUDE THE CONSTRUCTION OF THE POCKET PARK BETWEEN INTERSECTION E. 2ND AVE/N. QUANTOCK ST. AND E. 2ND PL./N. QUANTOCK ST.

PHASE 3:

PHASE 3 SHALL INCLUDE THE FOLLOWING ROADWAYS AND ALL ADJACENT HOMES WHERE APPLICABLE:

- E. 4TH AVE. FROM N. ROBERTSDALE ST. TO N. TITUS CT.
- E. 4TH PL. FROM N. ROBERTSDALE ST. TO N. TRUSSVILLE ST.
- E. 3RD AVE. FROM N. SCOTTSBURG CT. TO N. TRUSSVILLE ST.
- E. 2ND AVE. FROM N. ROBERTSDALE ST. TO N. TITUS ST.
- E. 2ND PL. FROM N. ROBERTSDALE ST. TO N. TRUSSVILLE ST.
- N. SHADY GROVE CT.
- N. TITUS CT. FROM E. 4TH AVE. TO E. 4TH PL.
- N. SCOTTSBURG CT.
- N. TITUS ST.

PHASE 3 SHALL INCLUDE THE OPEN SPACE BETWEEN N. ROBERTSDALE ST. AND N. TRUSSVILLE ST. AND E. 4TH PL AND E. 3RD AVE.

PHASE 4:

PHASE 4 SHALL INCLUDE THE CONSTRUCTION OF ALL DUPLEX HOMES, TRACTS AND RELATED ALLEYS.

BASIS OF BEARINGS

BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING SOUTH 00°29'32" WEST, 2627.72 FEET AND BEING MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 16 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "T4S R65W C1/4 S16 2008 PLS 35593" AND AT THE SOUTH 1/4 CORNER OF SAID SECTION 16 BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED "T4S R65W 1/4 S16/S21 2017 PLS 24657".

BENCH MARK

CITY OF AURORA BENCHMARK KNOWN AS 4S6508SE001 (OLD REFERENCE NAME 23-045), BEING A 3" DIAMETER BRASS CAP STAMPED "C.O.A. BM, 23-45" ATOP THE NORTHEAST CONCRETE BASE OF THE TOWER FOR THE OVERHEAD TRANSMISSION LINES LOCATED ON THE WEST SIDE OF POWHATON ROAD IN THE VICINITY OF THE EAST-WEST CENTERLINE OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 65 WEST HAVING A PUBLISHED ELEVATION OF 5612.875' NAVD 88 DATUM.

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

5.0	CHECKED BY:		AS SHOWN		FILING 16 CONSTRUCTION DRAWINGS				C/O Marathon Land Company				10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526		
	BPW		FILE NO:		HARMONY SUBDIVISION				9750 W. Cambridge Place						
	DATE:		8/13/0214922		PHASING PLAN				Littleton, CO 80127						
	MARCH, 2023								Tel: (303) 920-9400 fax: (303) 920-9440						
									Westwoodps.com						
									Westwood Professional Services, Inc.						
						Revisions		Date		Init.		Appr.		Date	
						No.									



May 15, 2023

Mr. James Spehalski
Marathon Land Company
9750 W. Cambridge Place
Littleton, CO 80127

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

comments provided on
07/6/23 seg

1. verify Site Plan
intersection laneage is
consistent with TIS laneage
2. see additional comment

Responses by Chris McGranahan
LSC Transportation Consultants, Inc.
August 31, 2023

Re: Harmony Phase 6
Aurora, CO
LSC #220300

Dear Mr. Spehalski:

In response to your request, LSC Transportation Consultants, Inc. has prepared this updated traffic impact analysis for the proposed Harmony Phase 6 development to address City comments. As shown on Figure 1, the site is located south of E. 6th Avenue and east of S. Powhaton Road in eastern Aurora, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; the typical weekday site-generated traffic volume projections for the site; the assignment of the projected traffic volumes to the area roadways; the projected 2024 and 2040 background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

RECENT TRAFFIC STUDIES

update to reflect master
study finalized in March

LSC prepared an updated master traffic impact study (MTIS) for the entire Harmony Master Plan, dated November 4, 2022. This study is currently being updated to address minor changes to the overall project.


LSC has also prepared site-specific traffic reports for the ASP Harmony Ridge P-8 School, dated October 12, 2018, Harmony Phase 3, dated November 4, 2020, Harmony Phase 4, dated July 16, 2021, Harmony Phase 5, dated August 25, 2022 and Harmony Phase 9 dated August 5, 2022.

LAND USE AND ACCESS


The site is proposed to include 663 residential dwelling units including a mix of single-family detached and attached dwelling units. Three full-movement access points are proposed to

Summary of Comments on SP6 TIS_Redlines With LSC Response (002).pdf


Page: 1

 Number: 1 Author: segomez Subject: Text Box Date: 7/6/2023 10:20:33 AM
comments provided on 07/6/23 seg


1. verify Site Plan intersection laneage is consistent with TIS laneage
2. see additional comment

 Author: kdferrin Subject: Sticky Note Date: 8/31/2023 2:31:34 PM
LSC Response

1. The Site Plan has been updated to be consistent with the TIS
2. See below

 Number: 2 Author: lsc Subject: Text Box Date: 8/31/2023 2:55:23 PM
[Responses by Chris McGranahan](#)
[LSC Transportation Consultants, Inc.](#)
[August 31, 2023](#)

 Number: 3 Author: AGuccione Subject: Discipline Approver Date: 7/5/2023 1:07:41 PM
update to reflect master study finalized in March

 Author: kdferrin Subject: Sticky Note Date: 8/31/2023 2:31:46 PM
LSC Response: Revised as requested
