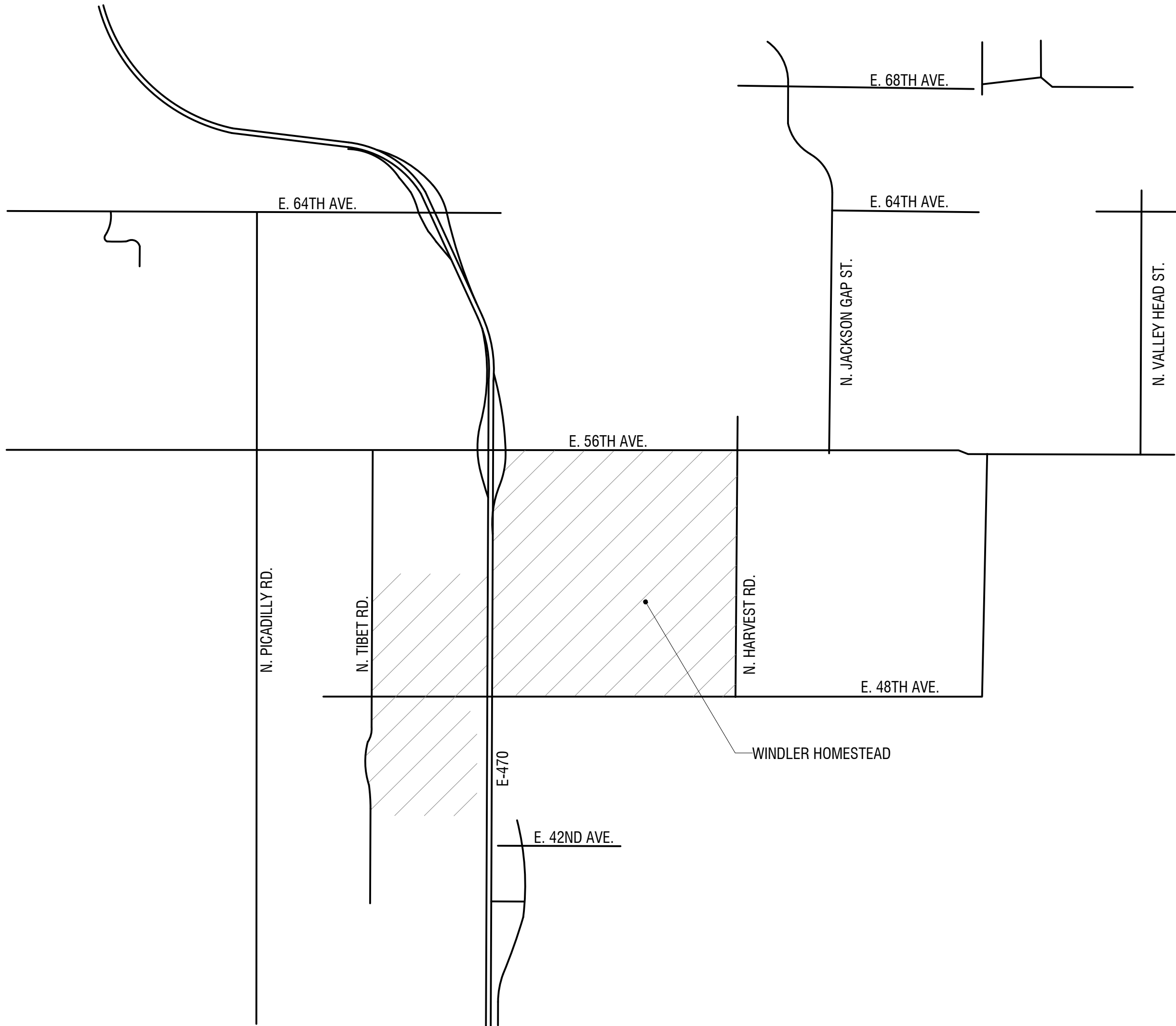


| SHEET INDEX | |
|-------------|---|
| SHT NO. | SHT NAME |
| 1 | COVER SHEET |
| 2 | LEGAL DESCRIPTION |
| 3 | SHEET INDEX |
| 4 | OS TRACKING |
| 5 | AMENITY TRACKING AND OVERALL PLANT SCHEDULE |
| 6 | AREA GRADING PLAN |
| 7 | AREA UTILITY PLAN |
| 8 | OPEN SPACE LAYOUT |
| 9 | OPEN SPACE PLANTING |
| 10 | PAVE DETAILS |
| 11 | FURNISHING DETAILS |
| 12 | PLANTING DETAILS |

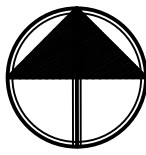
SITE PLAN - NORTH PARK PHASE II

DA-1707-45

LOCATION IN SECTION 18 AND 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST AND 66 WEST, WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
1" = 2000'



| SITE DATA | | | |
|--|-------------------|--------|------|
| | | SF | AC |
| MASTER PLAN PLANNING AREA | PK-1 | | |
| PRESENT ZONING CLASSIFICATION | NEIGHBORHOOD PARK | | |
| AVERAGE RESIDENTIAL DENSITY | N/A | | |
| LAND AREA WITHIN PROPERTY LIMITS | | 73,562 | 1.69 |
| NUMBER OF SINGLE FAMILY UNITS PROPOSED | N/A | | |
| NUMBER OF BUILDINGS | N/A | | |
| MAX HEIGHT OF SINGLE FAMILY BUILDINGS | N/A | | |
| LANDSCAPE AREA | | 73,562 | 1.69 |
| LOT AREA | N/A | | |
| TRACT/ OPEN SPACE AREA | | 73,562 | 1.69 |
| ROAD ROW AREA | N/A | | |
| ALLEY AREA | N/A | | |
| CONSTRUCTION TYPE | N/A | | |
| FIRE SPRINKLED | N/A | | |

DESIGN TEAM CONTACTS

| | | |
|--|--|--|
| DEVELOPER CONTACT GVP WINDLER LLC 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 CONTACT: DON PROVOST PHONE: (720) 227-3618 EMAIL: DCP@ALBDEV.COM | ENGINEER WESTWOOD PROFESSIONAL SERVICES 10333 E. DRY CREEK ROAD, SUITE 400 ENGLEWOOD, CO 80112 CONTACT: ALINA RANDALL PHONE: (720) 249-3575 EMAIL: ALINA.RANDALL@WESTWOODPS.COM | SURVEYOR WESTWOOD PROFESSIONAL SERVICES 10333 E. DRY CREEK ROAD, SUITE 400 ENGLEWOOD, CO 80112 CONTACT: PAT STEENBURG PHONE: (720) 249 -35437 EMAIL: PATRICK.STEENBURG@WESTWOODPS.COM |
|--|--|--|

PLANNER/LANDSCAPE ARCHITECT
CIVITAS
1200 BANNOCK ST.
DENVER, CO 80204
CONTACT: CRAIG VICKERS
PHONE: (303) 571-0053x124
EMAIL: CVICKERS@CIVITASINC.COM

SIGNATURE BLOCKS

WINDLER NORTH PARK PHASE II SITE PLAN

LEGAL DESCRIPTION:

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
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO _____

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)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK ____ M, THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____ DEPUTY: _____

ADJUSTMENTS

AMENDMENTS

| | |
|--|--|
| | |
|--|--|

1

DRAWN BY: RA

CHECKED BY: CV

DATE: 04/09/2025

SCALE: AS SHOWN

FILE NO:

1200 Bannock St.
Denver, CO 80204
303.571.0053
civitasinc.com

Westwood

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

WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA)

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

NORTH PARK PHASE II
SITE PLAN
COVER SHEET

LEGAL DESCRIPTION
A PARCEL OF LAND, BEING A PART OF TRACT A, WINDLER SUBDIVISION FILING NO. 4, AMENDMENT NO. 1, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000056704, SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R66W/R65W S12/S7/S13/S18 2023 PLS 38004, IN A RANGE BOX, IS ASSUMED TO BEAR SOUTH 89°19'44" WEST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 41°02'31" WEST, A DISTANCE OF 2132.77 FEET, TO THE WESTERLY RIGHT-OF-WAY OF NORTH BUCHANAN STREET, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NO. 2024000013716, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING TEN (10) COURSES;

1. SOUTH 00°35'14" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 253.04 FEET, TO A POINT OF CURVATURE;
- DEPARTING SAID RIGHT-OF-WAY, AND ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY OF EAST 53RD AVENUE, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AT RECEPTION NOS. 2024000013716 AND 2024000067706, THE FOLLOWING FOUR (4) COURSES;
2. SOUTHWESTERLY, A DISTANCE OF 31.42 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 44°24'46" WEST, AND A CHORD LENGTH OF 28.28 FEET, TO A POINT OF TANGENCY;
3. SOUTH 89°24'46" WEST, A DISTANCE OF 194.94 FEET, TO A POINT OF CURVATURE;
4. NORTHWESTERLY, A DISTANCE OF 15.36 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.50 FEET, A CENTRAL ANGLE OF 30°52'28", A CHORD BEARING OF NORTH 75°08'60" WEST, AND A CHORD LENGTH OF 15.17 FEET, TO A POINT OF COMPOUND CURVATURE;
5. NORTHWESTERLY, A DISTANCE OF 33.11 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.10 FEET, A CENTRAL ANGLE OF 23°59'03", A CHORD BEARING OF NORTH 47°43'14" WEST, AND A CHORD LENGTH OF 32.87 FEET, TO A POINT OF COMPOUND CURVATURE;
6. NORTHWESTERLY, A DISTANCE OF 84.87 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 179.50 FEET, A CENTRAL ANGLE OF 27°05'21", A CHORD BEARING OF NORTH 12°49'21" WEST, AND A CHORD LENGTH OF 84.08 FEET, TO A POINT OF NON-TANGENCY;
7. DEPARTING SAID RIGHT-OF-WAY, NORTH 02°54'46" EAST, A DISTANCE OF 14.27 FEET, TO A POINT OF NON-TANGENTIAL CURVATURE;
8. NORTHWESTERLY, A DISTANCE OF 53.42 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2037.50 FEET, A CENTRAL ANGLE OF 01°30'08", A CHORD BEARING OF NORTH 03°29'25" WEST, AND A CHORD LENGTH OF 53.42 FEET, TO A REVERSE CURVATURE;
9. NORTHWESTERLY, A DISTANCE OF 99.83 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1567.00 FEET, A CENTRAL ANGLE OF 03°39'01", A CHORD BEARING OF NORTH 02°24'59" WEST, AND A CHORD LENGTH OF 99.81 FEET, TO A POINT OF NON-TANGENCY;
10. SOUTH 89°59'18" EAST, A DISTANCE OF 276.52 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 73.562 SQUARE FEET OR 1.689 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY, THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.

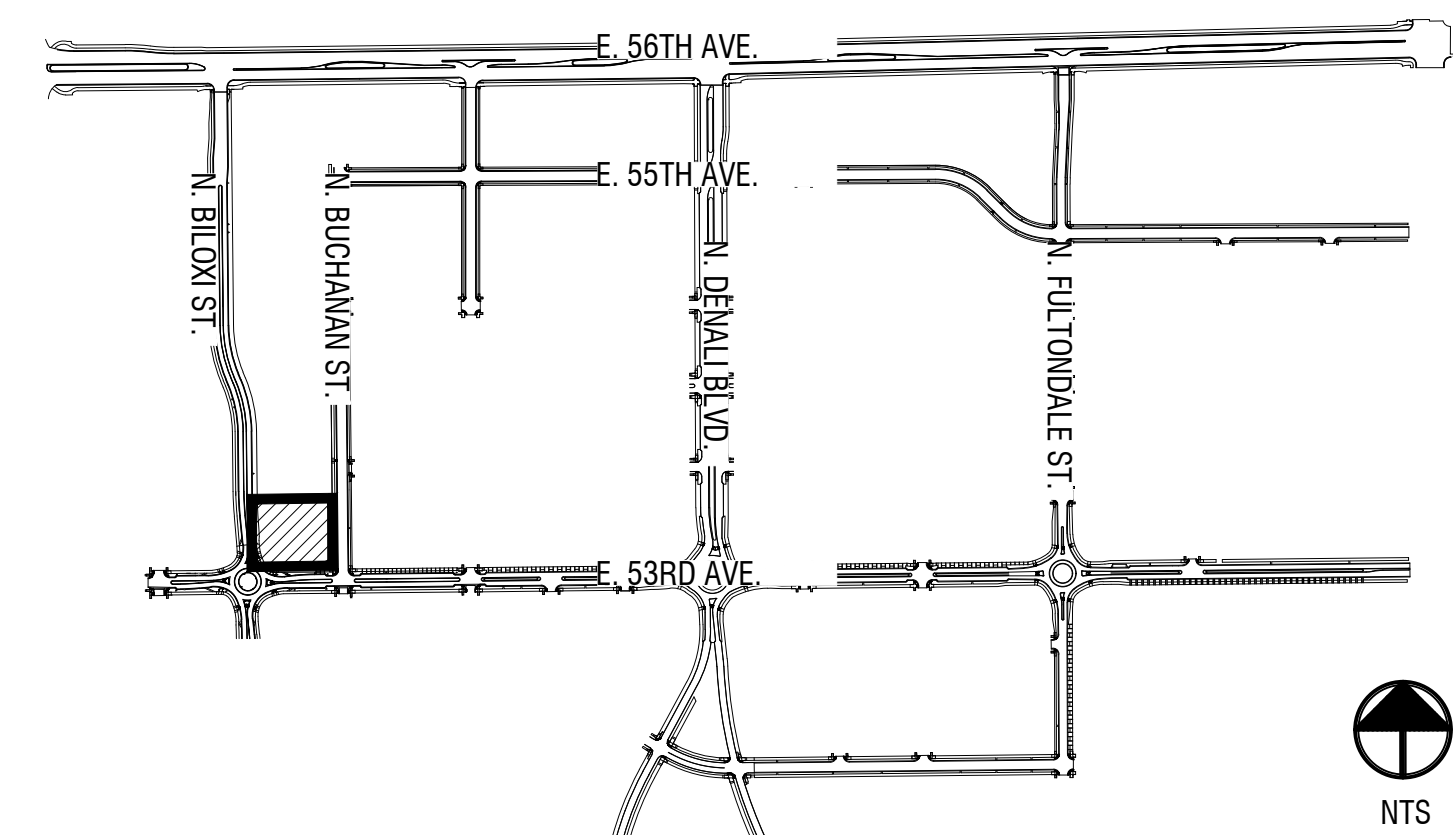
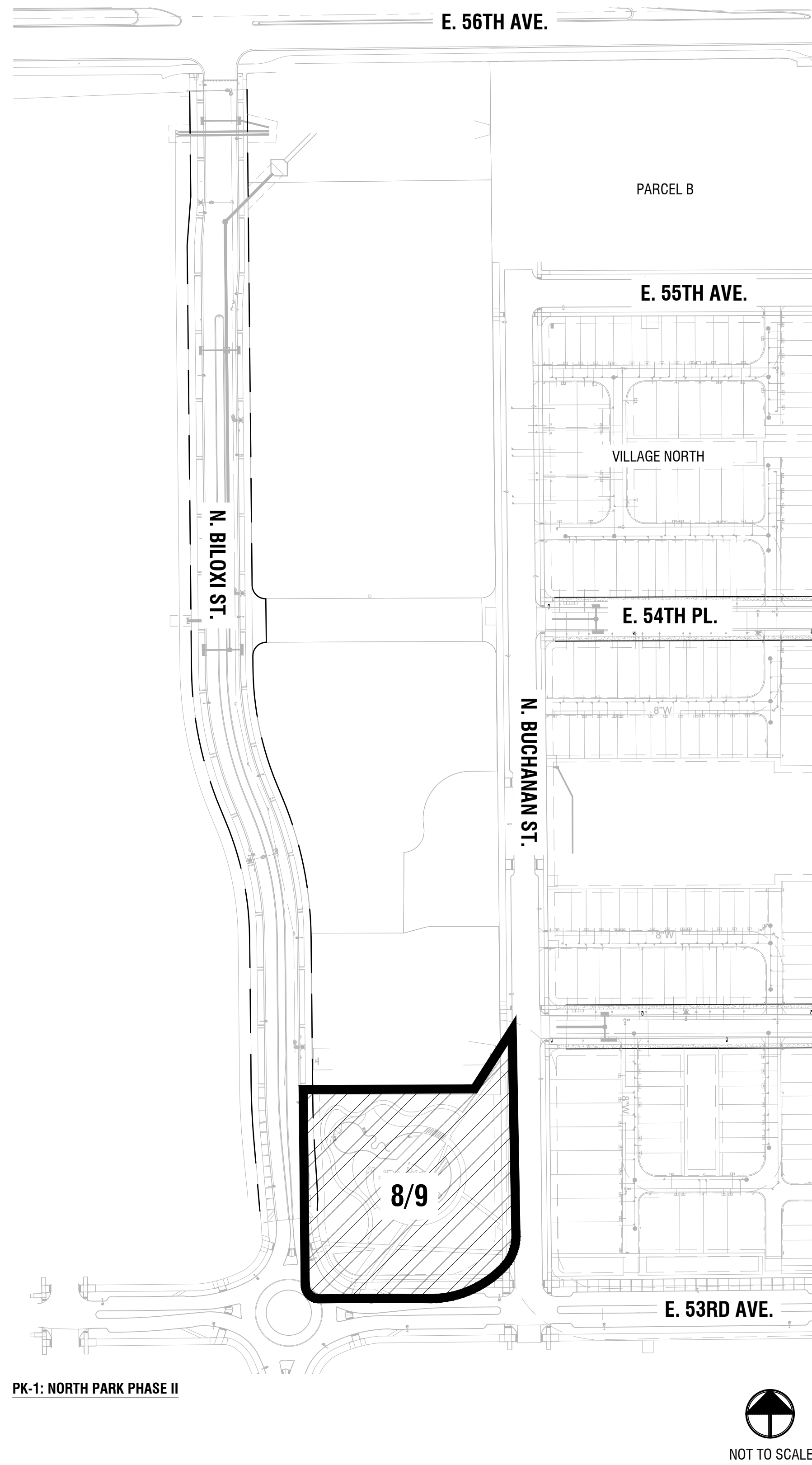
NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.



ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

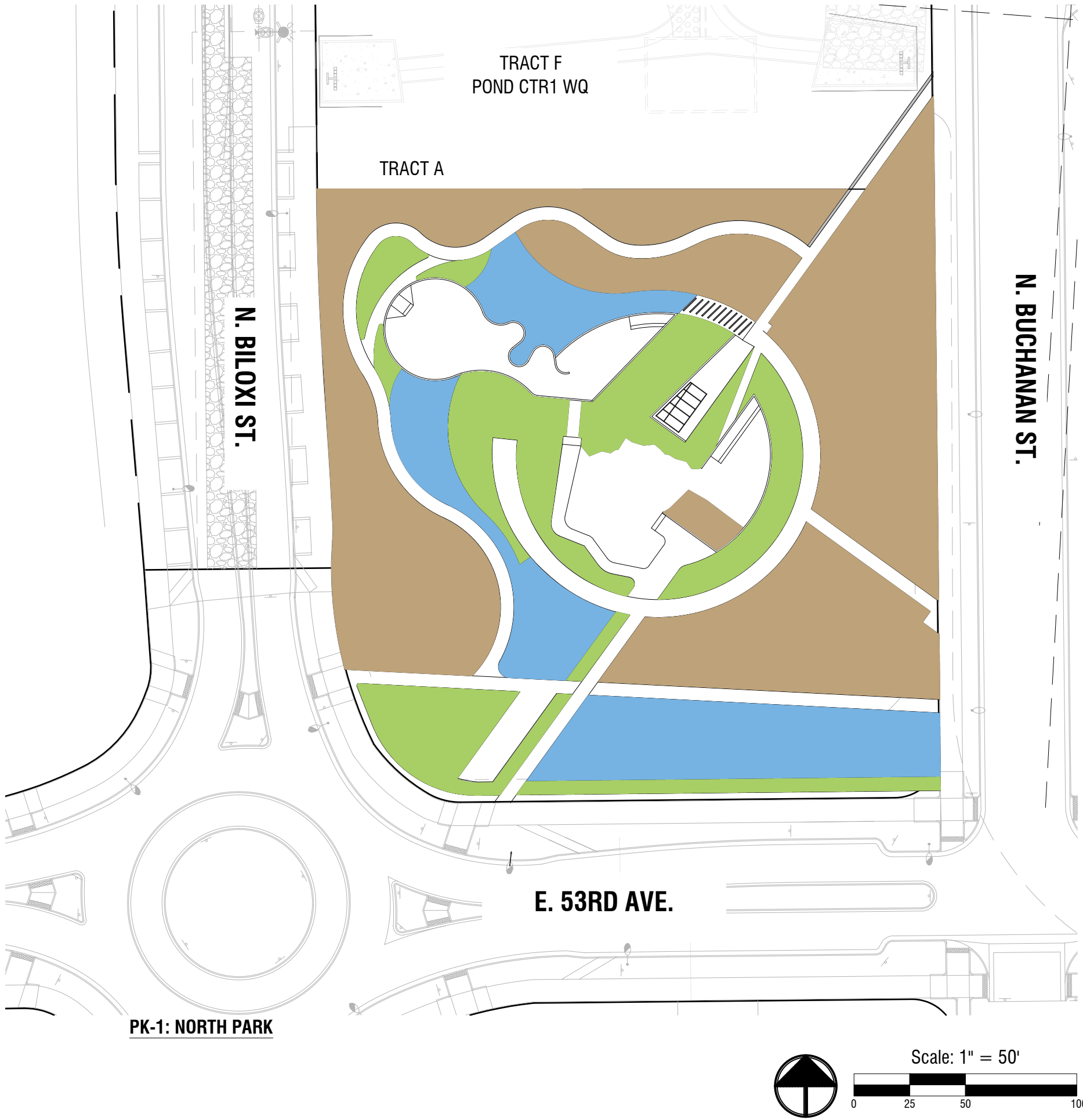
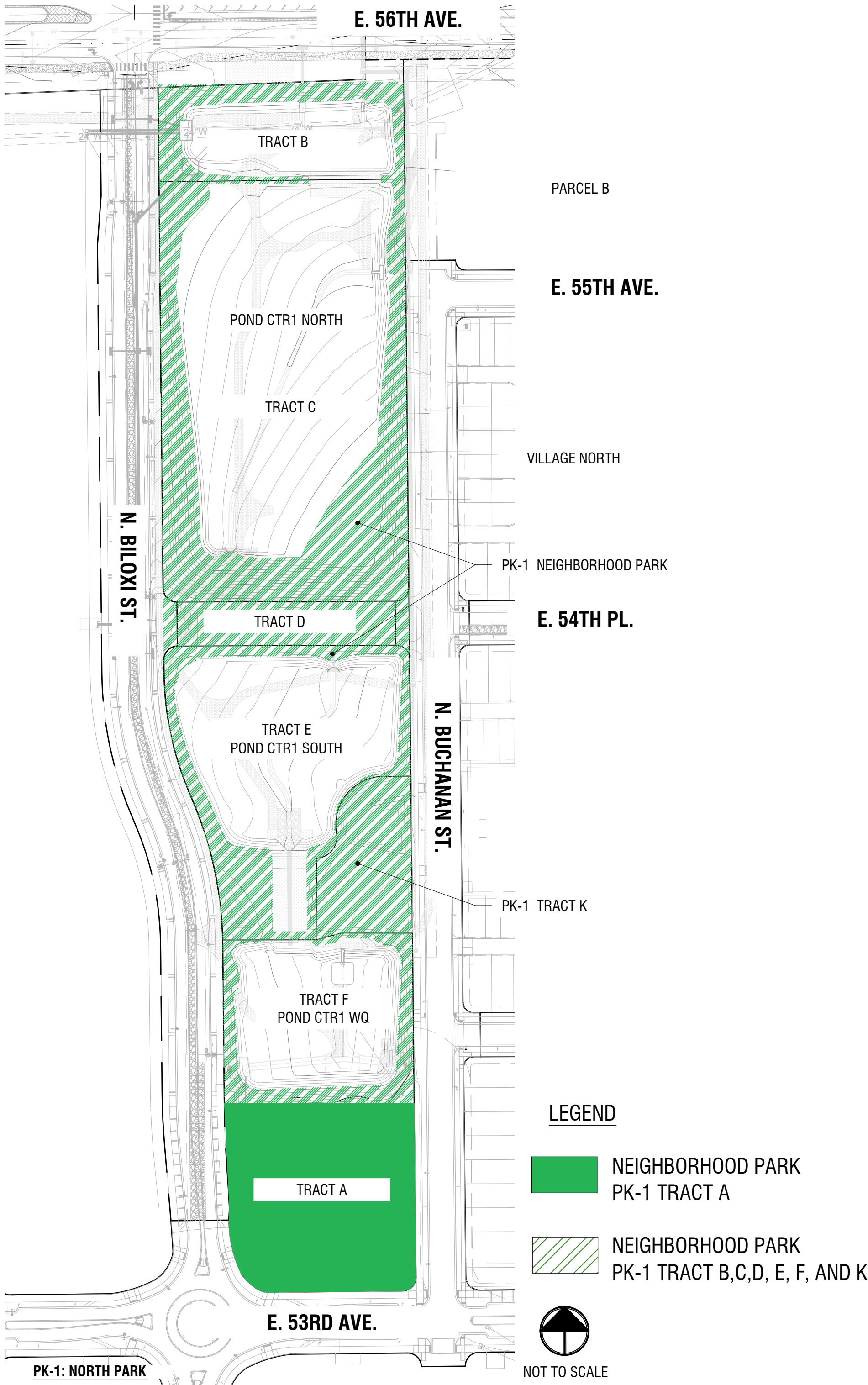
MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.

THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.

| | | | | | | | | | | |
|--------------|-------------|------------|---------------------|--|--|--|---|--|--|--|
| SHEET NUMBER | DRAWN BY: | SCALE: | NORTH PARK PHASE II | | | | | | | |
| | RA | AS SHOWN | SITE PLAN | | | | WINDLER PUBLIC IMPROVEMENT | | | |
| | CHECKED BY: | | | | | | AUTHORITY (WPIA) | | | |
| | CY | FILE NO: | | | | | 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900 | | | |
| 2 | DATE: | 04/09/2025 | LEGAL DESCRIPTION | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | LVI TAS | | | |
| | | | | | | | 1200 Bannock St. Denver, CO 80204 | | | |
| | | | | | | | 303.571.0053 civilasinc.com | | | |
| | | | | | | | Westwoodps.com | | | |
| | | | | | | | ENGLEWOOD , CO 80112 | | | |
| | | | | | | | Westwood Professional Services, Inc. TEL: 720.482.9526 | | | |
| | | | | | | | 10333 E DRY CREEK RD. SUITE 400 | | | |
| | | | | | | | Westwood | | | |
| | | | | | | | Date | | | |
| | | | | | | | Revisions | | | |
| | | | | | | | Date | | | |
| | | | | | | | Init. | | | |
| | | | | | | | Appr. | | | |



| | | | | | | | | | | | | | |
|--------------|-------------|----|------------|---|---|--|--------------------------------------|---|-----|-----------|------|-------|------|
| SHEET NUMBER | DRAWN BY: | | SCALE: | NORTH PARK PHASE II SITE PLAN SHEET INDEX | WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9165 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900 |  | 1200 Bannock St. Denver, CO 80204 |  | | | | | |
| | CHECKED BY: | RA | AS SHOWN | | | | | | | | | | |
| | DATE: | CV | FILE NO: | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 3 | | | 04/09/2025 | | | | | | No. | Revisions | Date | Appr. | Date |



| WINDLER MASTER PLAN - TAB 9 - FORM J | | | | | SITE PLAN | | | |
|--------------------------------------|------------|---------------------|----------------|---------------------|-----------|-----------|---------------------|----------------|
| PLANNING AREA | OPEN SPACE | PROS CLASSIFICATION | FORM J PLANNED | PARK DEPT. CREDITED | PK-1 | | | |
| | | | ACRES | ACRES | TRACT | SF | PARK CLASSIFICATION | ACRES CREDITED |
| PA-1 | PK-1 | NEIGHBORHOOD PARK | 16.6 | 5.5 | A | 73,562 | NEIGHBORHOOD PARK | 1.69 |
| | | | | | B | 17,330* + | | .40 |
| | | | | | C | 88,519* + | | 2.03 |
| | | | | | D | 20,353+ | | .47 |
| | | | | | E | 28,786* + | | .66 |
| | | | | | F | 17,453* + | | .40 |
| | | | | | K | 27,591 | | .63 |
| | | | 16.6 | 5.5 | | 273,594 | | 6.28 |
| 16.6 | | | | 5.5 | 273,594 | | 6.28 | |

* SQUARE FOOTAGE CALCULATED ABOVE 100 YR WSEL
+ DESIGN WAS INCLUDED IN 56TH AVE ISP SUBMITTAL, CN#2021-6037-01

| IRRIGATION CALCULATIONS | | | |
|-------------------------|---|--------|------------|
| WATER CONSERVATION AREA | DESCRIPTION | SQ FT | PERCENTAGE |
| A | BLUEGRASS BLEND TURF: NON-WATER CONSERVING SPRAY | 11,310 | 21% |
| B | TREES AND SHRUBS IN LANDSCAPE BEDS: WATER CONSERVING DRIP IRRIGATION | 12,149 | 22% |
| C | TREES IN NATIVE GRASS: WATER CONSERVING (DRIP IRRIGATION AT TREES ONLY) | 31,609 | 57% |

Westwood

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

1200 Bannock St.
Denver, CO 80204
303.571.0053
civilasinc.com

CIVILAS

WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)
9155 E. NICHOLS AVE., SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

NORTH PARK PHASE II
SITE PLAN
OS TRACKING

DRAWN BY: RA

CHECKED BY: CV

DATE: 04/09/2025

AS SHOWN
FILE NO:

4

Revisions

No.

Init.

Appr.

Date

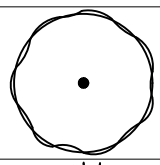
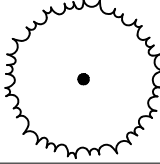
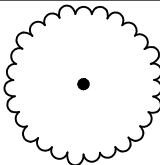
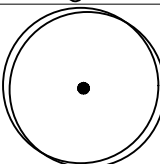
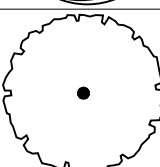
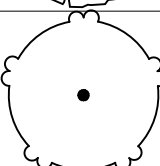
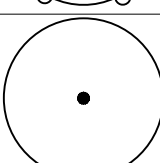
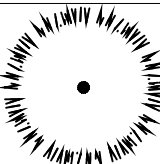
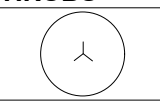
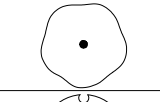
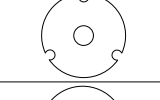
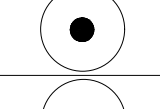
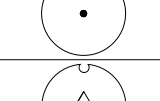
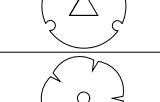
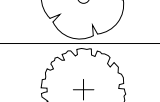
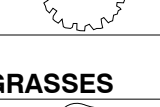
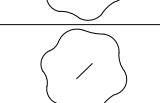
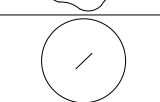
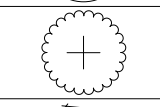
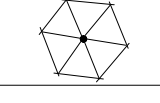
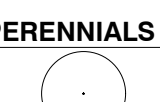
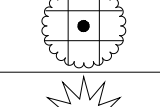
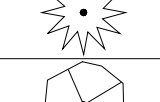
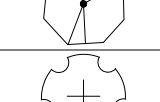

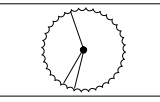
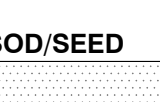
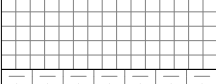
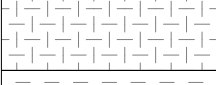
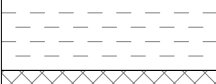

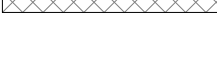
NORTH PARK PHASE II SITE PLAN OPEN SPACE AMENITY + BUFFER TRACKING

| OPEN SPACE | PK-1 | | | | | | |
|---|-------------------|---|---|---|---|---|---|
| PARK TYPE | NEIGHBORHOOD PARK | | | | | | |
| TRACT | A | B | C | D | E | F | K |
| AMENITIES | | | | | | | |
| PLAYGROUND: (REFER TO SECTION 6.22.B FOR DESIGN CRITERIA) | Y | | | | | | Y |
| PICNIC FACILITY WITH SHELTER | Y | | | Y | | | Y |
| OPEN, MULTI-PURPOSE TURF AREA | Y | | | | | | Y |
| INTERNAL CIRCULATION PATHS | Y | | | Y | | | Y |
| LANDSCAPING AND BEAUTIFICATION PLANTINGS | Y | Y | | Y | | | Y |
| BENCHES | | | | | | | |
| MOVEABLE FURNITURE | Y | Y | | Y | | | Y |
| PICNIC TABLE(S) | Y | | | Y | | | Y |
| FIRE PIT(S) | | | | | | | |
| BBQ GRILLE(S) | | | | | | | |
| TRASH RECEPTACLE(S) | Y | Y | | Y | | | Y |
| BIKE RACK(S) | Y | | | Y | | | Y |
| WATER BOTTLE FILLER OR DRINKING FOUNTAIN(S) | | | | | | | |
| SECURITY LIGHTING | | | | | | | |
| LOW-LEVEL LIGHTING | | | | Y | | | Y |
| DOG WASTE STATION(S) | Y | | | Y | | | Y |
| LAWN GAME PLAY FEATURE(S) | | | | | | | Y |
| RESTROOM(S) | | | | | | | |
| COURT(S) | | | | | | | |
| PUBLIC ART ELEMENT(S) | | | | | | | |
| NATURAL RESOURCE AREA | Y | Y | Y | | Y | Y | Y |
| DEMONSTRATION GARDEN(S) | | | Y | Y | | | |
| COMMUNITY GARDEN(S) | | | | | | | |
| PLAY FOUNTAIN(S) | | | | | | | |
| BUFFER REQUIREMENTS | | | | | | | |
| ACTIVE RECREATION IS 50' FROM R.O.W. AND SINGLE FAMILY LOTS | Y | Y | Y | | Y | Y | Y |
| PARK IS COMPLETELY SURROUNDED BY STREETS | Y | Y | Y | | Y | Y | Y |
| PARK INCLUDES BUFFER FEATURE(S) 25' FROM R.O.W.: | | | | | | | |
| LANDSCAPING | Y | Y | Y | Y | Y | Y | Y |
| BERM(S) | | | | | | | |
| RAISED PLANTER (S) | | | | | | | |
| WALL(S) | | | | | | | |
| SEATWALL (S) | | | | | | | |
| OPEN STYLE FENCING | | | | | | | |

| OPEN SPACE PLANT CALCULATIONS | | | | | |
|-------------------------------|--------------|---|----------------|---|-----------------|
| TRACT NAME | SQ. FT. | TREES REQ. ($\frac{1}{4000}$ SQ. FT.) | TREES PROVIDED | SHRUBS REQ. ($\frac{1}{400}$ SQ. FT.) | SHRUBS PROVIDED |
| TRACT A | 73562 | 18 | 52 | 184 | 1406 |
| TOTAL | 73562 | 18 | 52 | 184 | 1406 |

| IRRIGATION CALCULATIONS | | | | |
|-------------------------|------------------------------------|---|--------------------|--|
| WCA ID | Landscape Description | Irrigation Types | Total Area (sf/ac) | Percent of Overall Landscape This Neighborhood |
| A (Very Low) | Trees in Native Grass | Water Conserving (Drip Irrigation for Trees Only) | 138,041 | 86% |
| B (Low) | Trees and Shrubs in Landscape Beds | Water Conserving (Drip Irrigation) | 20,325 | 13% |
| C (Medium) | Bluegrass Blend Turf | Non-Water Conserving Spray | 2,410 | 1% |
| D (High) | Sports Field | Non-Water Conserving Spray | N/A | N/A |

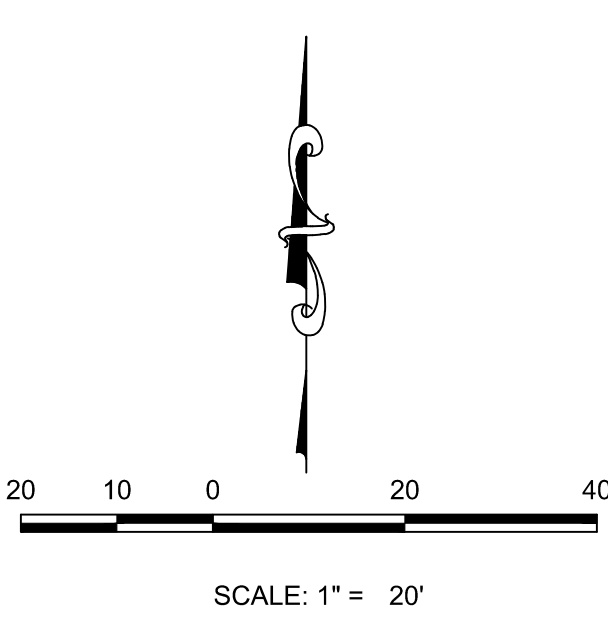
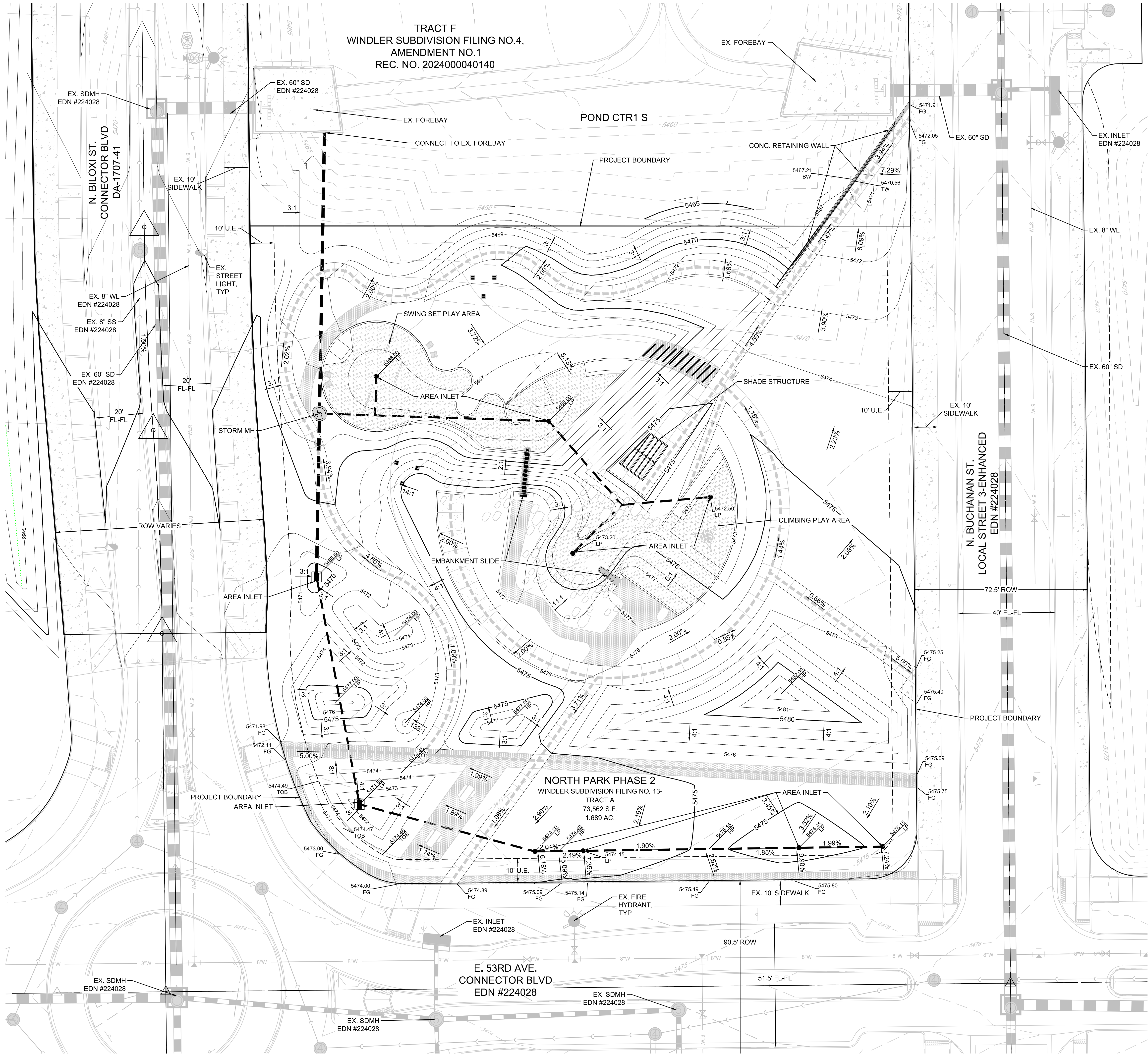
PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---------|-----------|---|-----------|
| DECIDUOUS TREES | | | | |
|  | BET NIG | 5 | Betula nigra / River Birch Multi-Trunk | 8` -10` H |
|  | CAT SPE | 2 | Catalpa speciosa / Northern Catalpa | 2.5" Cal. |
|  | GIN BIL | 20 | Ginkgo biloba / Maidenhair Tree | 2.5" Cal. |
|  | GLE TRI | 9 | Gleditsia triacanthos inermis 'Impcole' / Imperial Honey Locust | 2.5" Cal. |
|  | GLE SKY | 7 | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust | 2.5" Cal. |
|  | GYM DIO | 3 | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | 2.5" Cal. |
|  | ULM DAV | 2 | Ulmus davidiana japonica 'Prospector' / Prospector Elm | 2.5" Cal. |
| EVERGREEN TREES | | | | |
|  | PIC PUN | 4 | Picea pungens / Colorado Spruce | 6` Ht. |
| SHRUBS | | | | |
|  | ARC PAN | 274 | Arctostaphylos x coloradensis `Panchito` / Panchito Manzanita | 5 gal |
|  | COR FA | 43 | Cornus sericea 'Arctic Fire' / Arctic Fire Red Twig Dogwood | 5 gal |
|  | EUO ODO | 49 | Euonymus alatus 'Odom' / Little Moses Dwarf Burning Bush | 5 gal |
|  | POT MCK | 709 | Potentilla fruticosa 'McKay's White' / McKay's White Bush Cinquefoil | 5 gal |
|  | PRU PAW | 82 | Prunus besseyi 'P011S' TM / Pawnee Buttes Sand Cherry | 5 gal |
|  | QUE GAM | 4 | Quercus gambelii / Gambel Oak | 5 gal |
|  | RHU GRO | 179 | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 5 gal |
|  | WEI ARE | 15 | Weigela florida 'Alexandra' / Wine & Roses® Weigela | 5 gal. |
| GRASSES | | | | |
|  | BOU BLO | 131 | Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama | 1 gal |
|  | MUH UN5 | 264 | Muhlenbergia reverchonii 'PUND01S' / Undaunted® Ruby Muhly | 1 gal. |
|  | PAN SHD | 179 | Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass | 1 gal |
|  | SCH ST | 173 | Schizachyrium `Standing Ovation` / Standing Ovation Little Bluestem | 1 gal. |
|  | SPO HE | 46 | Sporobolus heterolepis / Prairie Dropseed | 1 gal. |
| PERENNIALS | | | | |
|  | AGA CR2 | 41 | Agastache aurantiaca 'Coronado' / Coronado Giant Hyssop | 1 gal |
|  | ECH C12 | 17 | Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower | 1 gal. |
|  | MON CAM | 46 | Monarda x 'Cambridge Scarlet' / Cambridge Scarlet Bee Balm | 1 gal |
|  | PEN PKP | 26 | Penstemon x mexicali 'P007S' / Pikes Peak Purple® Penstemon | 1 gal. |
|  | RAT MEX | 84 | Ratibida columnifera 'Mexican Hat' / Prairie Coneflower | 1 gal. |
| EVERGREEN SHRUBS | | | | |
|  | JUN M35 | 51 | Juniperus communis 'Mondap' TM / Alpine Carpet Common Juniper | 5 gal |
| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | SIZE |
| SOD/SEED | | | | |
|  | SOD | 11,287 sf | Cool Season Drought Resistant Sod / Colorado Hyper Blue - Graffs Turf | sod |
|  | POND C | 11,695 sf | Cool Season Seed Mix | seed |
|  | MIX G | 6,780 sf | Switchgrass and Little Bluestem Seed | seed |
|  | POND B | 2,758 sf | Warm Season Seed Mix | seed |
|  | MIX A | 10,376 sf | Warm Short Native | seed |

GENERAL NOTES:

1. FINAL TREE LOCATIONS TO BE FIELD LOCATED BASED ON ACTUAL BUILT UTILITY, ROAD AND ALLEY/DRIVEWAY ALIGNMENTS. ALL TREES SHALL BE A MINIMUM OF 8' FROM UTILITY LINES AND 5' FROM DRIVEWAY.
2. WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA), SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. INSTALLATION OF MONUMENT SIGNAGE AND IMMEDIATE LANDSCAPING AND WINDLER ENTRY LANDSCAPING IS INTENDED TO BE INSTALLED SHORTLY AFTER SITE PLAN APPROVAL AND POSSIBLY BEFORE NEIGHBORHOOD CONSTRUCTION TO BEGIN TO CREATE A SENSE OF PLACE FOR THE WINDLER NEIGHBORHOODS.
4. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
5. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
6. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
8. SEED MIXES: SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE UNLESS OTHERWISE NOTED.
9. UNLESS OTHERWISE NOTED, PLANTING BEDS SHALL BE MULCHED WITH SHREDDED RED CEDAR MULCH TO A DEPTH OF 3". WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
10. ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY A ROLLED TOP STEEL EDGER.
11. A SOILS ANALYSIS SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, FOR ALL AREAS TO BE LANDSCAPED PRIOR TO CONSTRUCTION. THE SOILS ANALYSIS WILL BE USED TO JUSTIFY FINAL SEEDING RATE, QUANTITY OF COMPOST, NEED FOR IRRIGATION, AND RECOMMENDED AMOUNT OF WATER TO BE APPLIED TO SEEDING AREA. THE SEED MIXTURE, IRRIGATION SYSTEM AND COMPOST RATES SHOWN ON PLANS MAY BE MODIFIED TO OPTIMIZE THE PERFORMANCE AND EXPEDITE THE RESTORATION OF THESE AREAS.
12. ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA.
13. ALL PROPOSED PLANTINGS MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
14. ANY PROPOSED PLANTS IN THE SIGHT TRIANGLE MUST COMPLY WITH CITY REQUIRED VERTICAL REQUIREMENTS AND COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 24" IN HEIGHT. VISIBILITY MUST REMAIN 75% OPEN FOR THE VERTICAL AREA FROM 2 TO 3 FEET AS IDENTIFIED IN THE COA ROADWAY DESIGN & SPECIFICATIONS MANUAL. ANY TREE LOCATED WITHIN A SIGHT TRIANGLE MUST BE PRUNED TO PROVIDE NO OBSTRUCTION BELOW 7 FT IN ACCORDANCE WITH THE SIGHT TRIANGLE DETAIL IN COA ROADWAY DESIGN MANUAL.
15. DEVELOPERS RESERVES THE RIGHT TO ADD AMENITIES AND FEATURES, ANY SUCH CHANGES WILL BE DOCUMENTED IN MINOR ADMINISTRATIVE UPDATE.
16. FIELD VERIFY THAT ALL TREES ARE 5 FEET CLEAR FROM UTILITIES PRIOR TO INSTALLATION.

N:\PROJECTS\WINDLER\NORTH PARK PHASE 2\CAD\ENGINEERING\SHS\SET\SITE\PLAN\AREA GRADING PLAN.DWG, 4/8/2025 11:08 AM

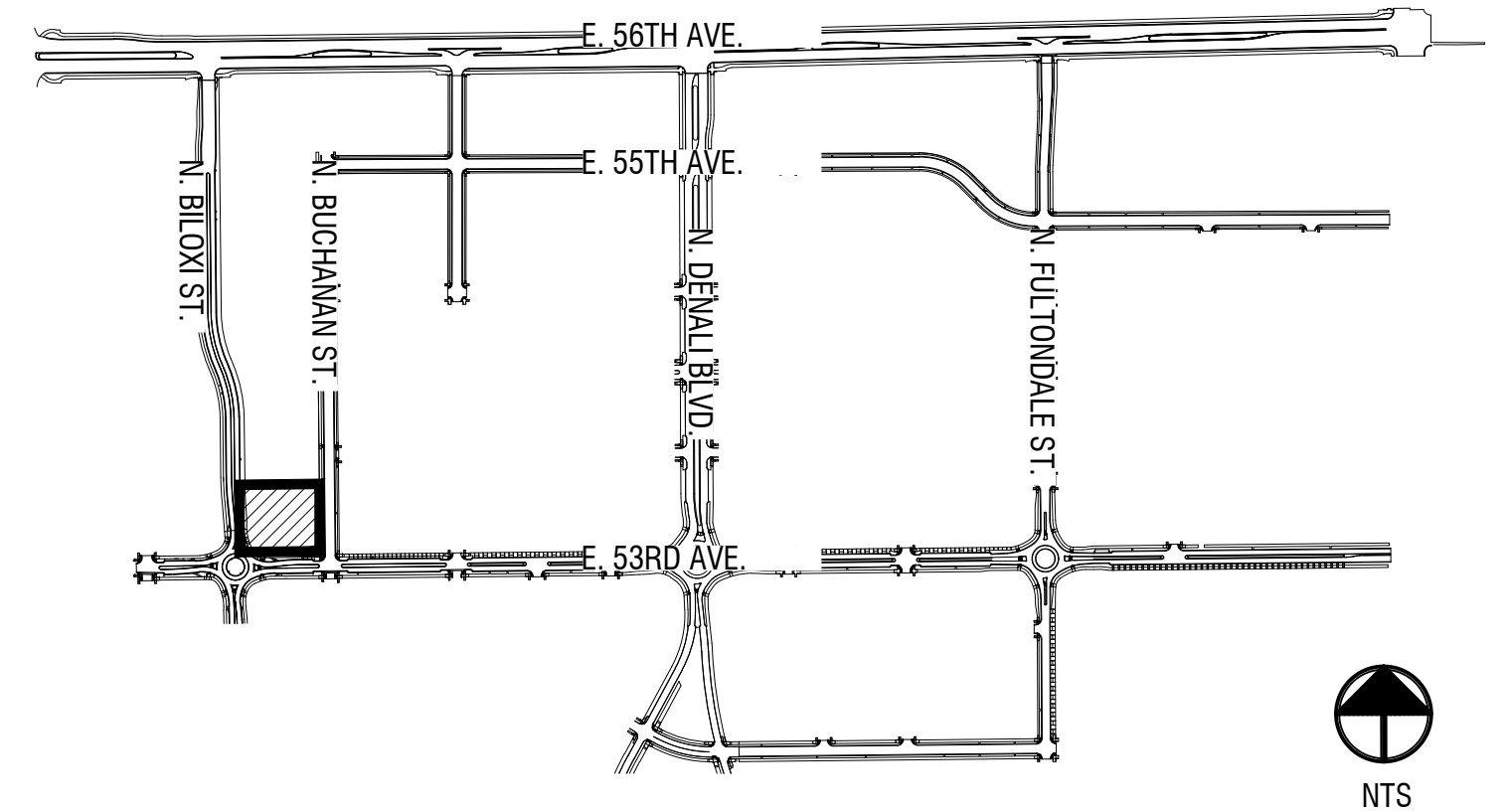
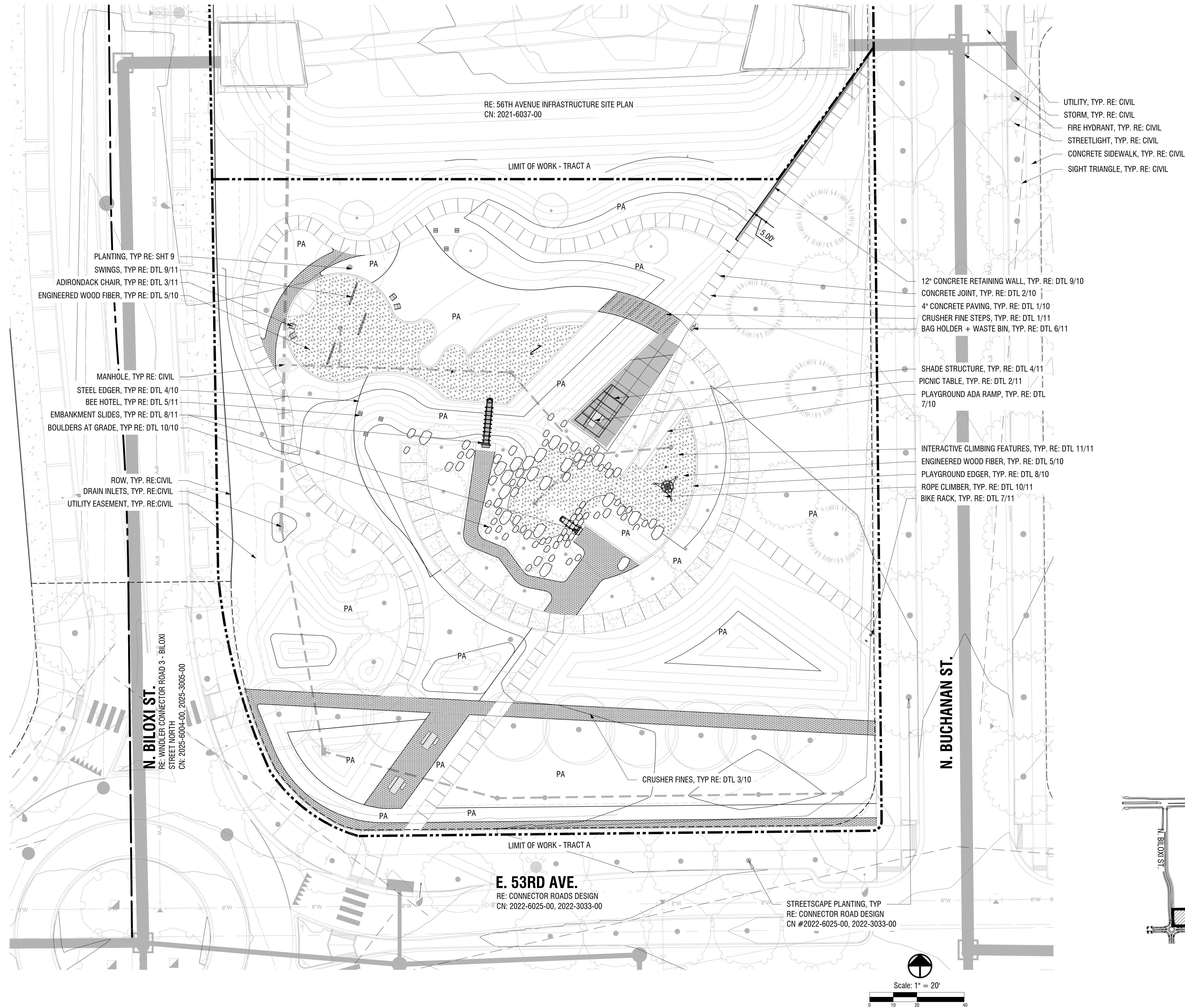


LEGEND

| SECTIONLINE | |
|-------------|---|
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| [Symbol] | PROPOSED EASEMENT |
| [Symbol] | EXISTING RIGHT OF WAY |
| [Symbol] | PROPOSED RIGHT OF WAY |
| [Symbol] | EXISTING STORM SEWER |
| [Symbol] | PROPOSED STORM SEWER |
| [Symbol] | EXISTING SANITARY SEWER |
| [Symbol] | PROPOSED SANITARY SEWER |
| [Symbol] | EXISTING/FUTURE WATER LINE |
| [Symbol] | PROPOSED WATER LINE |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | PROPOSED FIRE HYDRANT |
| [Symbol] | EXISTING GATE VALVE |
| [Symbol] | PROPOSED GATE VALVE |
| [Symbol] | PROPOSED OVERLAND FLOW |
| [Symbol] | EXISTING OVERLAND FLOW |
| [Symbol] | EXISTING SANITARY MANHOLE |
| [Symbol] | PROPOSED SANITARY MANHOLE |
| [Symbol] | EXISTING STORM MANHOLE |
| [Symbol] | PROPOSED STORM MANHOLE |
| [Symbol] | EX./FUT. CDOT TYPE R STORM INLET |
| [Symbol] | PR. CDOT TYPE R STORM INLET |
| [Symbol] | PROPOSED FLARED END SECTION |
| [Symbol] | PROPOSED SL-3 LIGHTING |
| [Symbol] | PROPOSED SL-1 LIGHTING |
| [Symbol] | EXISTING LIGHTING |
| [Symbol] | PROPOSED STREET SLOPE |
| [Symbol] | PROPOSED SIDEWALK |
| [Symbol] | PR. CURB RETURN PED. RAMP PER COA DTL5 S9.0-S9.8 |
| [Symbol] | EXISTING MAJOR CONTOUR |
| [Symbol] | EXISTING MINOR CONTOUR |
| [Symbol] | PROPOSED MAJOR CONTOUR |
| [Symbol] | PROPOSED MINOR CONTOUR |
| [Symbol] | PROPOSED ADA ROUTE |

- NOTES:**
1. ALL STORM SEWER FACILITIES ARE PRIVATE AND SHALL BE MAINTAINED BY THE METRO DISTRICT.
 2. NO OPEN SPACE/LANDSCAPE AREA SHALL BE LESS THAN 2% SLOPE UNLESS DESIGN AS RAIN GARDEN INFILTRATION AREA.
 3. SEE LANDSCAPE SHEETS FOR LARGER SCALE DETAILED DRAWINGS.
 4. ALL ROAD AND UTILITY INFRASTRUCTURE SHOWN IN DA-1707-41, RSN 1869474 WINDLER CONNECTOR ROADS 3 NORTH -INFRASTRUCTURE SITE PLAN AND PLAT SHALL BE IN PLACE TO FACILITATE THE NORTH PARK PHASE 2 PARK AND COMPLETED PRIOR TO TCO/CO FOR THIS PROJECT.
 5. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%
 6. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE THE ROW IS 3:1.
 7. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

| | | | | | | | | | | | | | | |
|--------------------------------------|--------------|--------------------------------------|------------|-------------|------------------------------|--|--|--|--|--|--|--|--|--|
| 6 | SHEET NUMBER | DRAWN BY: | DT | SCALE: | WINDLER - NORTH PARK PHASE 2 | | | | | | | | | |
| | | CHECKED BY: | CON | AS SHOWN | SITE PLAN | | | | | | | | | |
| | | | | FILE NO: | AREA GRADING PLAN | | | | | | | | | |
| | | DATE: | APRIL 2025 | R0060721.00 | | | | | | | | | | |
| | | WINDLER PUBLIC IMPROVEMENT AUTHORITY | | | | | | | | | | | | |
| | | 9155 E. NICHOLS AVENUE, SUITE 360 | | | | | | | | | | | | |
| | | CENTENNIAL, CO 80112 | | | | | | | | | | | | |
| | | PHONE: (303) 795-9500 | | | | | | | | | | | | |
| | | 10333 E DRY CREEK RD. | | | | | | | | | | | | |
| | | SUITE 400 | | | | | | | | | | | | |
| ENGLEWOOD, CO 80112 | | | | | | | | | | | | | | |
| TEL: 720.482.9526 | | | | | | | | | | | | | | |
| Westwoodps.com | | | | | | | | | | | | | | |
| Westwood Professional Services, Inc. | | | | | | | | | | | | | | |
| Revisions | | | | | | | | | | | | | | |
| No. | | | | | | | | | | | | | | |
| Date | | | | | | | | | | | | | | |
| Init. | | | | | | | | | | | | | | |
| Appr. | | | | | | | | | | | | | | |
| Date | | | | | | | | | | | | | | |



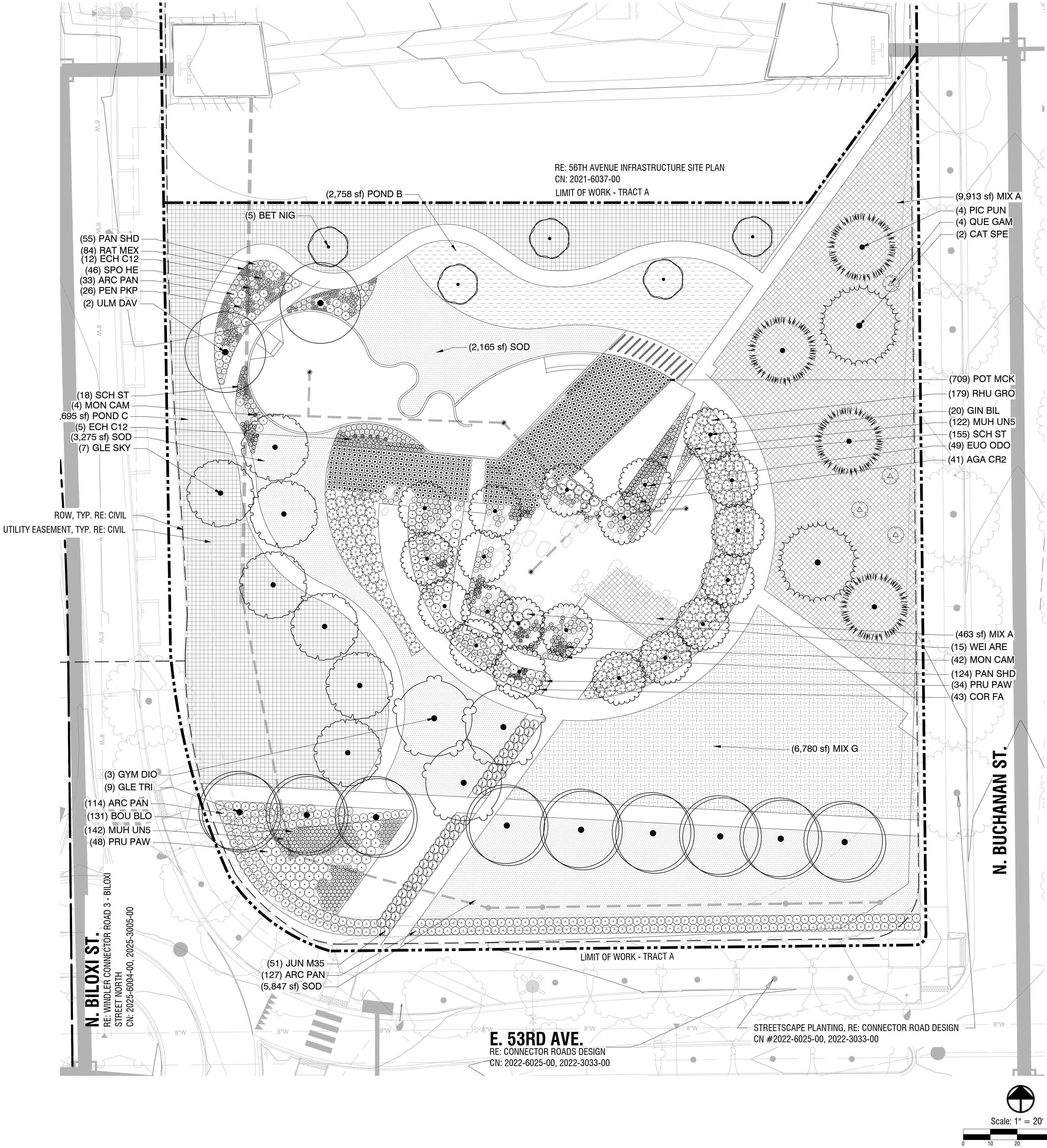
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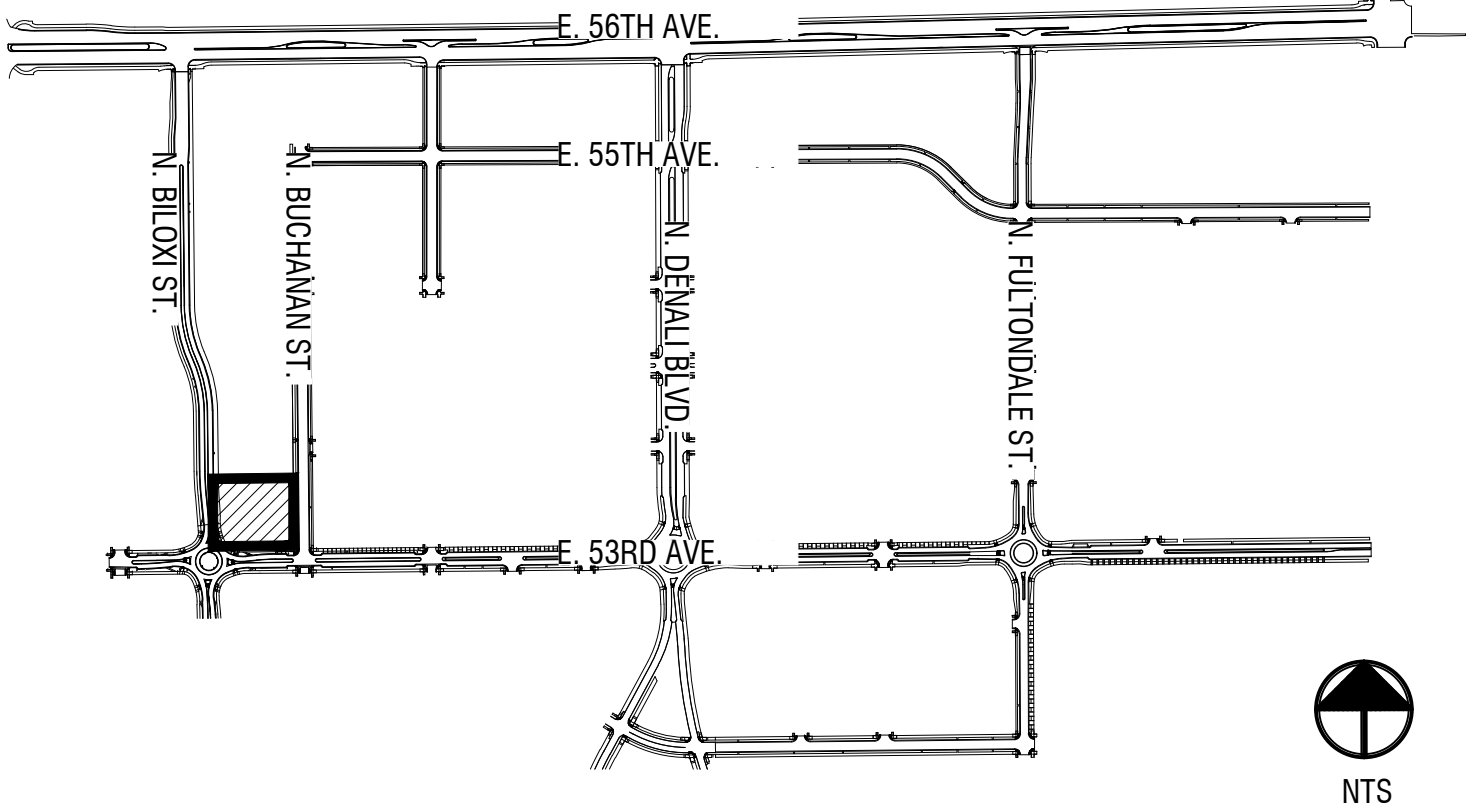
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LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED CONCRETE STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING FIBER OPTIC
- EXISTING NATURAL GAS
- EXISTING UNDERGROUND POWER
- EXISTING STORM SEWER
- EXISTING FENCE
- SIGHT TRIANGLE

| PLANT SCHEDULE SHT 9 | | |
|----------------------|-----------|--|
| CODE | QTY | COMMON / BOTANICAL NAME |
| DECIDUOUS TREES | | |
| GLE TRI | 9 | Imperial Honey Locust Gleditsia triacanthos inermis 'Impcole' |
| GYM DIO | 3 | Kentucky Coffeetree Gymnocladus dioica 'Espresso' |
| GIN BIL | 20 | Maidenhair Tree Ginkgo biloba |
| CAT SPE | 2 | Northern Catalpa Catalpa speciosa |
| ULM DAV | 2 | Prospector Elm Ulmus davidiana japonica 'Prospector' |
| BET NIG | 5 | River Birch Multi-Trunk Betula nigra |
| GLE SKY | 7 | Skyline Honey Locust Gleditsia triacanthos inermis 'Skyline' |
| EVERGREEN TREES | | |
| PIC PUN | 4 | Colorado Spruce Picea pungens |
| SHRUBS | | |
| COR FA | 43 | Arctic Fire Red Twig Dogwood Cornus sericea 'Arctic Fire' |
| QUE GAM | 4 | Gambel Oak Quercus gambelii |
| RHU GRO | 179 | Gro-Low Fragrant Sumac Rhus aromatica 'Gro-Low' |
| EUO ODO | 49 | Little Moses Dwarf Burning Bush Euonymus alatus 'Odom' |
| POT MCK | 709 | McKay's White Bush Cinquefoil Potentilla fruticosa 'McKay's White' |
| ARC PAN | 274 | Panchito Manzanita Arctostaphylos x coloradensis 'Panchito' |
| PRU PAW | 82 | Pawnee Buttes Sand Cherry Prunus besseyi 'P011S' TM |
| WEI ARE | 15 | Wine & Roses® Weigela Weigela florida 'Alexandra' |
| GRASSES | | |
| BOU BLO | 131 | Blonde Ambition Blue Grama Bouteloua gracilis 'Blonde Ambition' |
| SPO HE | 46 | Prairie Dropseed Sporobolus heterolepis |
| PAN SHD | 179 | Shenandoah Switch Grass Panicum virgatum 'Shenandoah' |
| SCH ST | 173 | Standing Ovation Little Bluestem Schizachyrium 'Standing Ovation' |
| MUH UN5 | 264 | Undaunted® Ruby Muhly Muhlenbergia reverchonii 'PUND01S' |
| PERENNIALS | | |
| MON CAM | 46 | Cambridge Scarlet Bee Balm Monarda x 'Cambridge Scarlet' |
| ECH C12 | 17 | Cheyenne Spirit Coneflower Echinacea x 'Cheyenne Spirit' |
| AGA CR2 | 41 | Coronado Giant Hyssop Agastache aurantiaca 'Coronado' |
| PEN PKP | 26 | Pikes Peak Purple® Penstemon Penstemon x mexicali 'P007S' |
| RAT MEX | 84 | Prairie Coneflower Ratibida columnifera 'Mexican Hat' |
| EVERGREEN SHRUBS | | |
| JUN M35 | 51 | Alpine Carpet Common Juniper Juniperus communis 'Mondap' TM |
| SOD/SEED | | |
| MIX A | 10,376 sf | Warm Short Native |
| POND B | 2,758 sf | Warm Season Seed Mix |
| POND C | 11,695 sf | Cool Season Seed Mix |
| MIX G | 6,780 sf | Switchgrass and Little Bluestem Seed |
| SOD | 11,287 sf | Colorado Hyper Blue - Graffs Turf Cool Season Drought Resistant Sod |



1200 Bannock St.
Denver, CO 80204
303.571.0053
civilasinc.com

Westwood

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

WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)
9155 E NICHOLS AVE, SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9900

NORTH PARK PHASE II
SITE PLAN

OPEN SPACE PLANTING

DRAWN BY: RA
CHECKED BY: CV
DATE: 04/09/2025

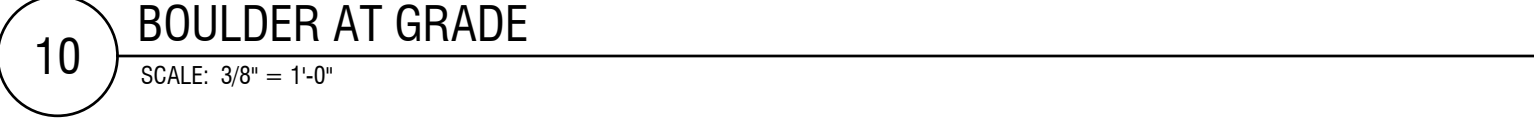
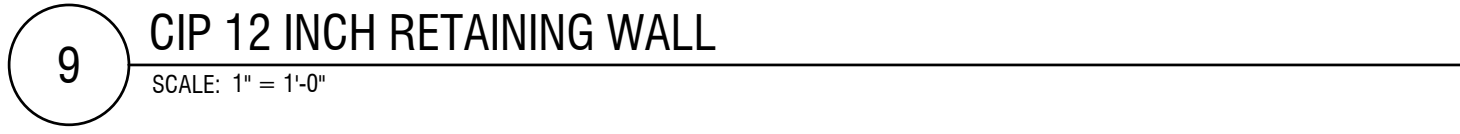
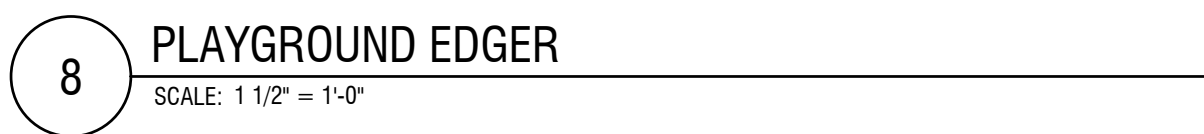
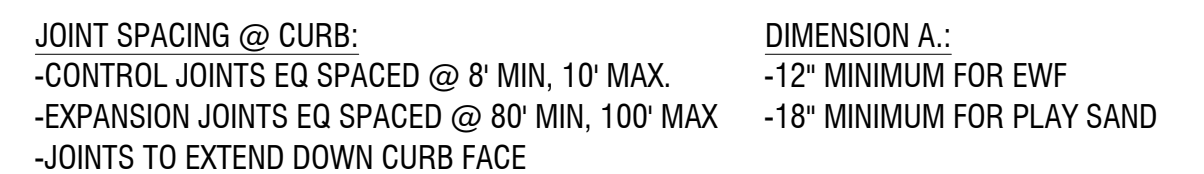
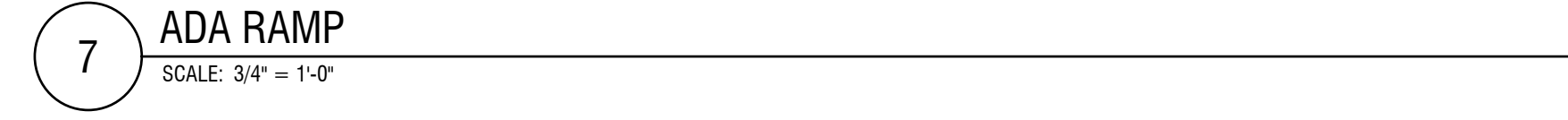
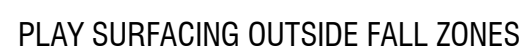
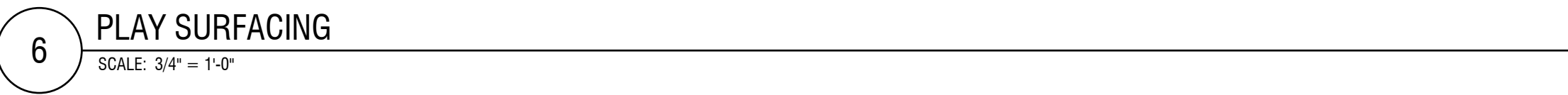
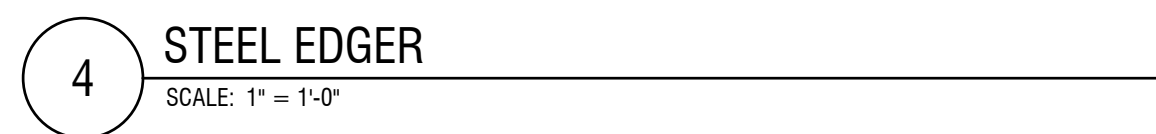
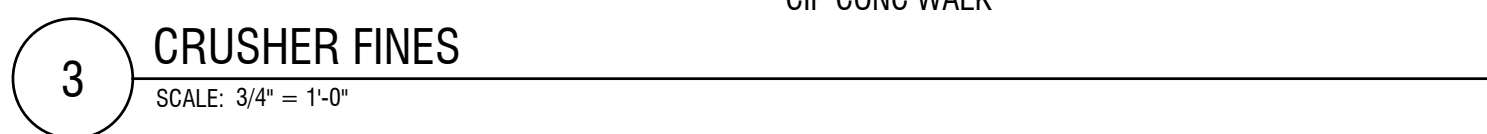
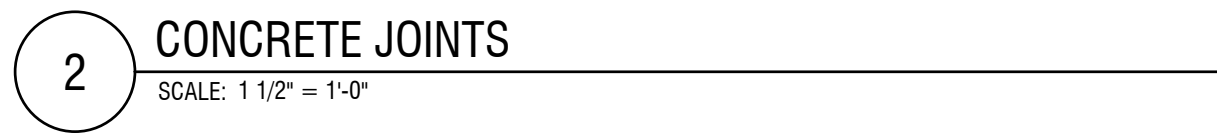
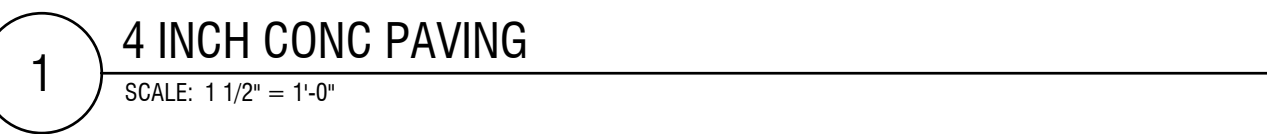
SCALE: AS SHOWN
FILE NO:

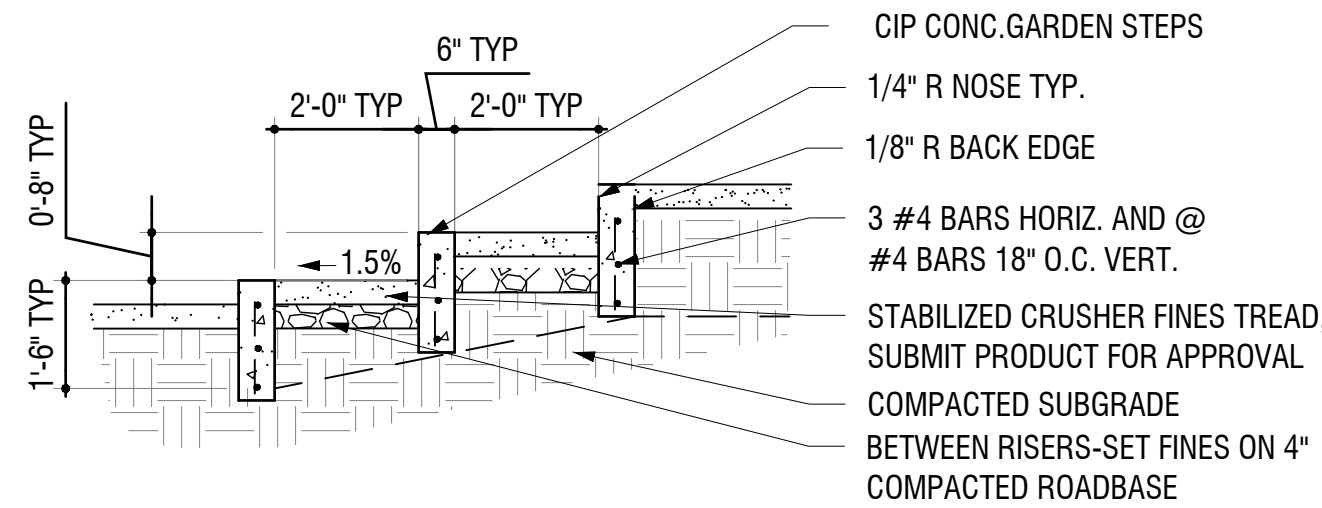
SHEET NUMBER 9

Appr.
Init.
Date

No.
Revisions

Date





1 CRUSHER FINES STEPS
SCALE: 3/8" = 1'-0"



2 ADA CONCRETE PICNIC TABLES
SCALE: NOT TO SCALE



3 ADIRONDACK CHAIR
SCALE: NOT TO SCALE



4 SHADE STRUCTURE
SCALE: NOT TO SCALE



5 BEE HOTEL
SCALE: NOT TO SCALE



6 DOG BAG HOLDER + WASTE BIN
SCALE: NOT TO SCALE



7 BIKE RACK
SCALE: NOT TO SCALE



8 CONCRETE EMBANKMENT SLIDE
SCALE: NOT TO SCALE



9 SWING
SCALE: NOT TO SCALE



10 ROPE CLIMBER
SCALE: NOT TO SCALE



11 INTERACTIVE CLIMBING FEATURES
SCALE: NOT TO SCALE

| | | | | | | | | | | | | | | | | |
|--------------|--------------|----------------|------------------|-----------------|----------|--|---|----------------|--|--|-----|-----------|------|-------|-------|------|
| SHEET NUMBER | DRAWN BY: RA | CHECKED BY: CV | DATE: 04/09/2025 | SCALE: AS SHOWN | FILE NO: | NORTH PARK PHASE II SITE PLAN FURNISHING DETAILS | WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E NICHOLS AVE SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900 | CIVITAS TAS | 1200 Bannock St. Denver, CO 80204 303.571.0053 civilasinc.com | Westwood 10333 E DRY CREEK RD SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526 | No. | Revisions | Date | Init. | Appr. | Date |
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