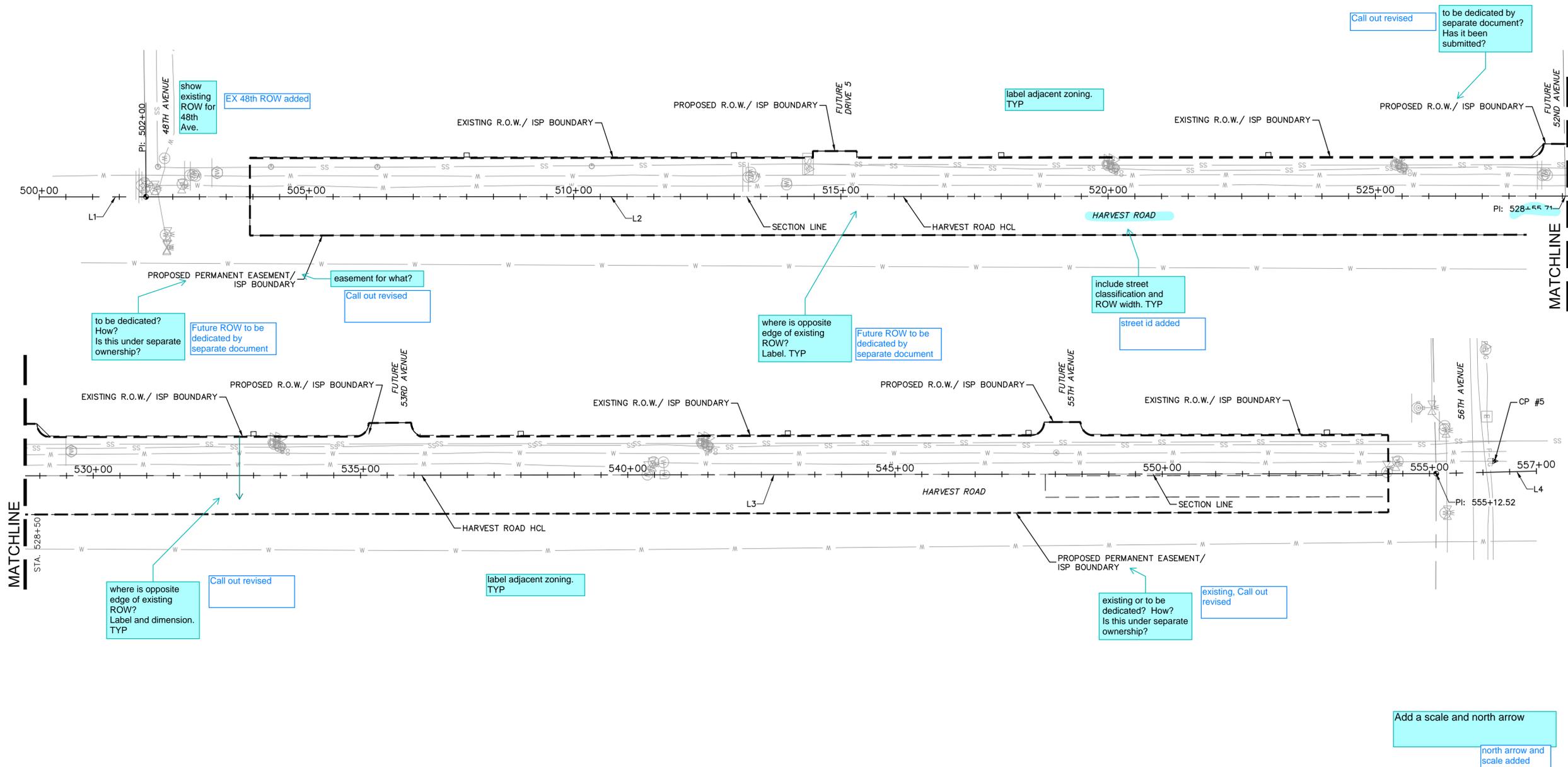


HARVEST ROAD HCL					
ID #	STATION RANGE	START COORD.	END COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING
L1	500+00 502+00	N: 1711188.92 E: 3225676.20	N: 1711388.92 E: 3225676.10	200.00	N0°01'51"W
L2	502+00 528+55.71	N: 1711388.92 E: 3225676.10	N: 1714044.64 E: 3225674.67	2655.71	N0°01'51"W
L3	528+55.71 555+12.52	N: 1714044.64 E: 3225674.67	N: 1716701.44 E: 3225670.45	2656.81	N0°05'28"W
L4	555+12.52 557+00	N: 1716701.44 E: 3225670.45	N: 1716888.87 E: 3225665.88	187.48	N1°23'53"W

POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
5	1716810.7770	3225647.1710	5422.190	SET MONUMENT
7	1711309.5890	3220418.5710	5498.559	FOUND MONUMENT 3.5" AC AND REBAR "MK CENTENNIAL PLS 24313 1999"
302	1713958.6390	3220408.0440	5482.374	SCR /3INBRASSCAPON2.5INIRONPIPE OFFCENTER 1999 PLS24313

LEGEND

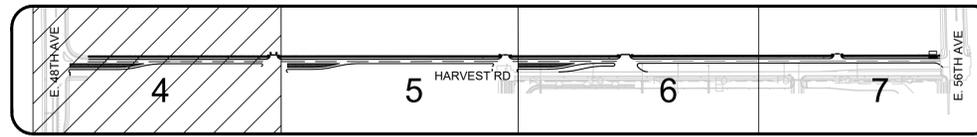
- ISP SITE BOUNDARY
 - EXISTING SECTION CORNER
 - ▲ SURVEY CONTROL POINTS
- FOR INFORMATION ON EXISTING AND PROPOSED RIGHTS-OF-WAY AND EASEMENTS, REFER TO SHEET 25.



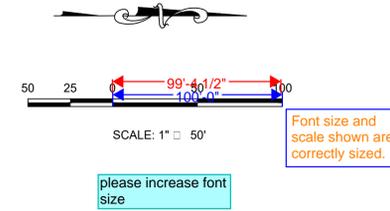
PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518N/W001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518N/W001.2008), ON THE SOUTHWEST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

THE BASIS OF BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "MK CENTENNIAL T3S R66W / R65W S13/S18/S24/S19 PLS 24313-1999", FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 2-1/2" DIAMETER PIPE WITH A 3" BRASS CAP STAMPED "T3S R66W / R65W 1/4 S13/S18 1999 PLS 24313", IS ASSUMED TO BEAR NORTH 00.1340" WEST, A DISTANCE OF 2649.07 FEET.

Westwood	10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526	Date
	Westwoodps.com Westwood Professional Services, Inc.	Date
WINDLER PUBLIC IMPROVEMENT AUTHORITY	5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	Date
WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN	HARVEST ROAD - 48TH AVE TO 66TH AVE HORIZONTAL AND VERTICAL CONTROL	Date
SCALE: AS SHOWN	FILE NO:	Date
DRAWN BY:	DJD	Date
CHECKED BY:	DJD	Date
DATE:	August 2023	Date
SHEET NUMBER	3	Date

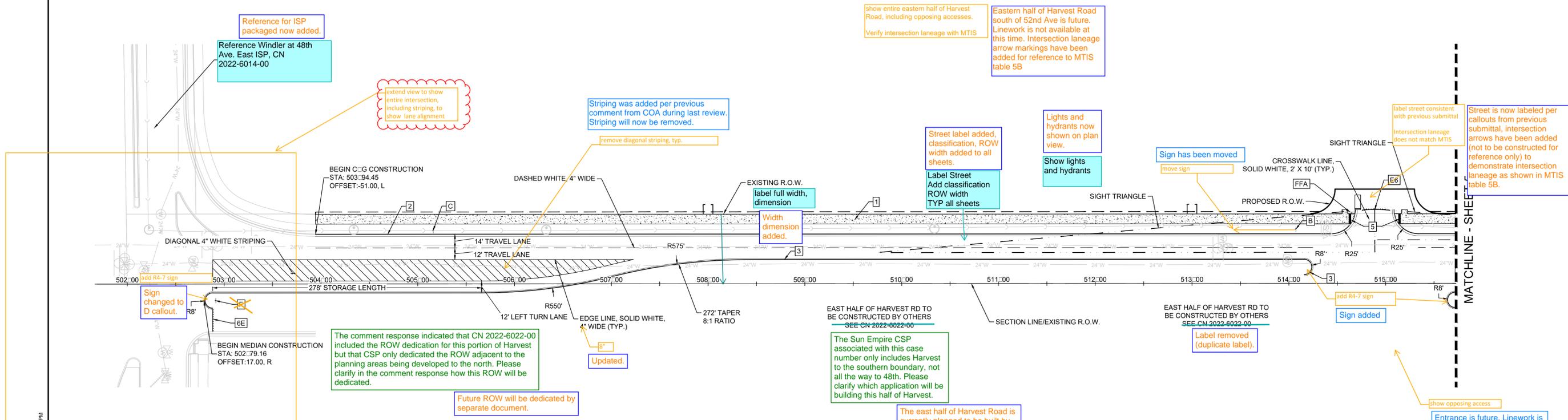


KEYMAP
1" = 500'



please increase font size

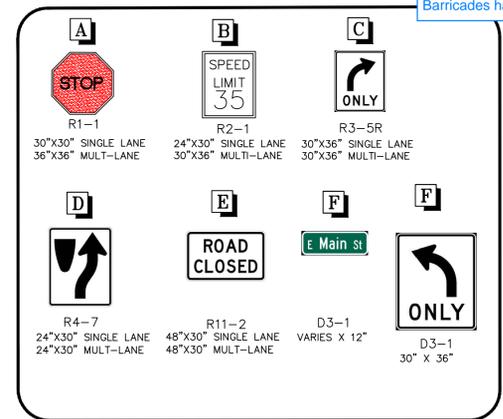
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reference 48th Avenue ISP (ARTA) CN 2022-6047-00
CN number for ISP package added.

UTILITY LEGEND			
---	EXISTING RIGHT-OF-WAY	—w—w—	PROPOSED WATER LINE
---	PROPOSED RIGHT-OF-WAY	—w—	EXISTING WATER LINE
---	EXISTING EASEMENT	—FH—	EXISTING FIRE HYDRANT
---	PROPOSED EASEMENT	—FO—	PROPOSED FIRE HYDRANT
---	PROPOSED ASPHALT PAVEMENT	—GAS—	EXISTING FIBER OPTIC
---	PROPOSED SIDEWALK	—PUG—	EXISTING NATURAL GAS
---	PROPOSED CONCRETE MEDIAN COVER	—x—	EXISTING UNDERGROUND POWER
---	PROPOSED CONCRETE STORM SEWER	—x—	EXISTING FENCE
---	PROPOSED SANITARY SEWER	—○—	PROPOSED LIGHT POLE (PER COA STANDARDS)
---	EXISTING SANITARY SEWER	---	SIGHT TRIANGLE

FLAG NOTES	
1	CONSTRUCT 10' CONCRETE SIDEWALK
2	CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
3	CONSTRUCT STANDARD MEDIAN CURB (S7.2)
4	CONSTRUCT SPLASH BLOCK (S2.9)
5	CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
6	TYPE 3 BARRICADE

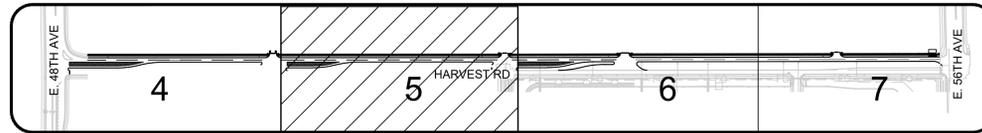


PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001.2008), ON THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4\"/>

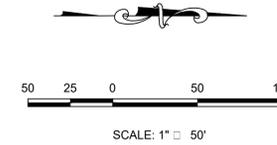
THE BASIS OF BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4\"/>

N:\PROJECTS\WINDLER\FLINGS\HARVEST\CADD\ENGINEERING\SHEET SETS\SUBSIS\ORANGE AND STRIPING.DWG, D. DOSMILSKI, 8/17/2023, 3:33 PM

SHEET NUMBER 4	DRAWN BY: AS SHOWN	SCALE: AS SHOWN	WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN HARVEST ROAD - 48TH AVE TO 56TH AVE ROADWAY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	 10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.
	CHECKED BY: DJD	DATE: August 2023	Revisions	No.	

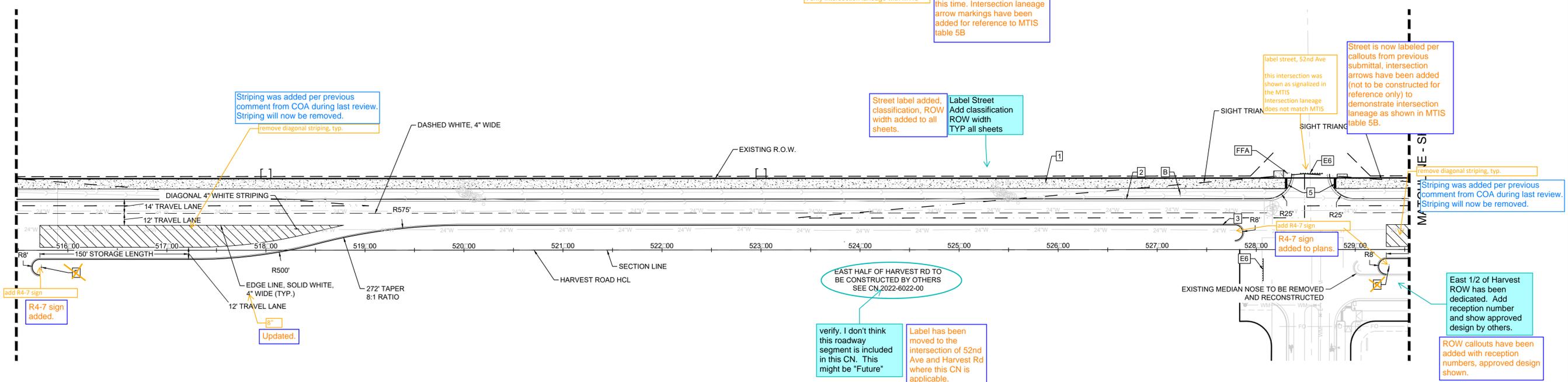


KEYMAP
1" = 500'



SCALE: 1" = 50'

MATCHLINE - SHEET 4



UTILITY LEGEND

---	EXISTING RIGHT-OF-WAY	—w—w—	PROPOSED WATER LINE
---	PROPOSED RIGHT-OF-WAY	—w—	EXISTING WATER LINE
---	EXISTING EASEMENT	—○—	EXISTING FIRE HYDRANT
---	PROPOSED EASEMENT	—●—	PROPOSED FIRE HYDRANT
---	PROPOSED ASPHALT PAVEMENT	—FO—	EXISTING FIBER OPTIC
---	PROPOSED SIDEWALK	—GAS—	EXISTING NATURAL GAS
---	PROPOSED CONCRETE MEDIAN COVER	—PUG—	EXISTING UNDERGROUND POWER
---	PROPOSED CONCRETE STORM SEWER	—x—	EXISTING FENCE
---	PROPOSED SANITARY SEWER	—○—	PROPOSED LIGHT POLE (PER COA STANDARDS)
---	EXISTING SANITARY SEWER	---	SIGHT TRIANGLE

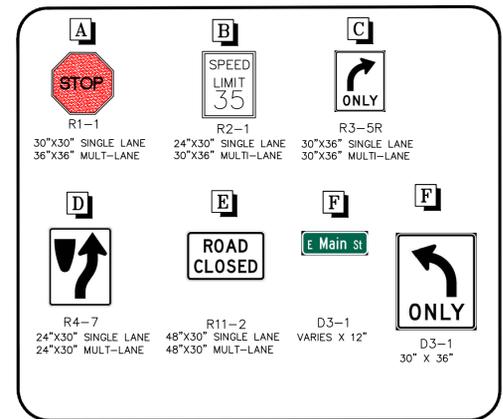
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3	CONSTRUCT STANDARD MEDIAN CURB (S7.2)
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NOTES

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□ DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED.



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

WINDLER PUBLIC IMPROVEMENT AUTHORITY
5750 DTC PARKWAY, SUITE 210
GREENWOOD VILLAGE, CO 80111
PHONE: (303) 795-9900

WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN
HARVEST ROAD - 48TH AVE TO 66TH AVE
ROADWAY PLANS

SCALE: AS SHOWN
DRAWN BY: []
CHECKED BY: []
DATE: August 2023

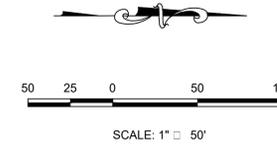
SHEET NUMBER **5**

No.	Revisions	Date	Init.	Appr.	Date

R:\PROJECTS\WINDLER\HARVEST\ROADWAY\ENGINEERING\SH01\SET\SUBMISSION\AND STRIPING.DWG, D. DOSMUSKI, 8/17/2023 3:33 PM

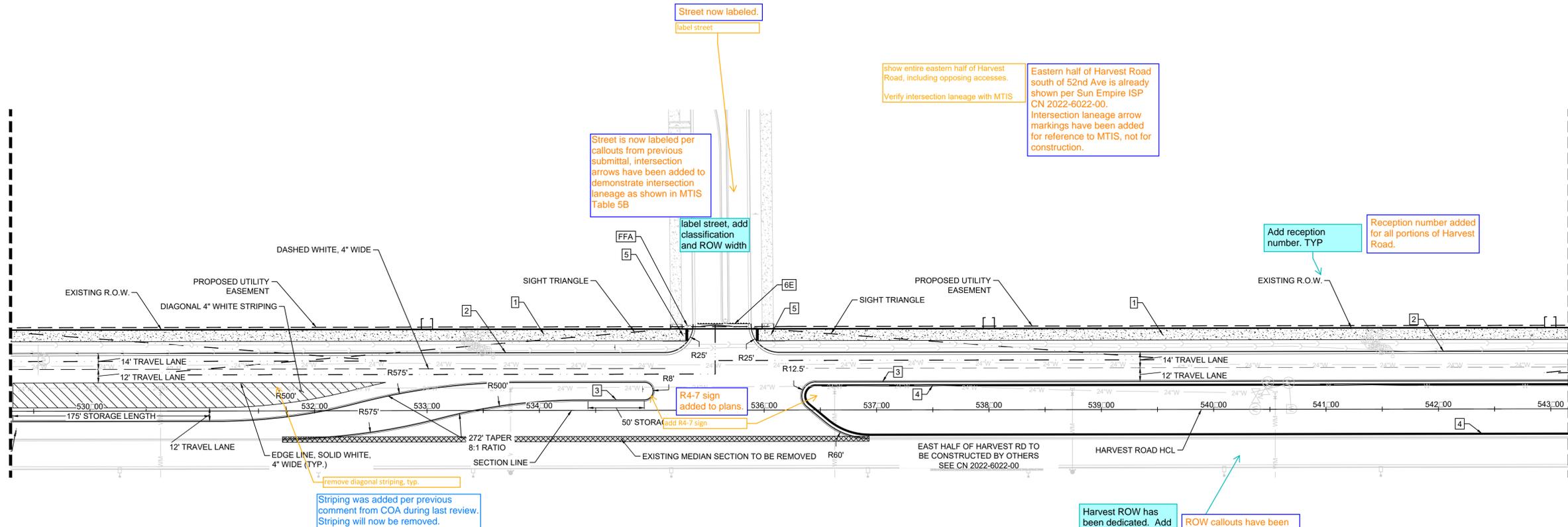


KEYMAP
1" = 500'



MATCHLINE - SHEET 5

MATCHLINE - SHEET 7



UTILITY LEGEND

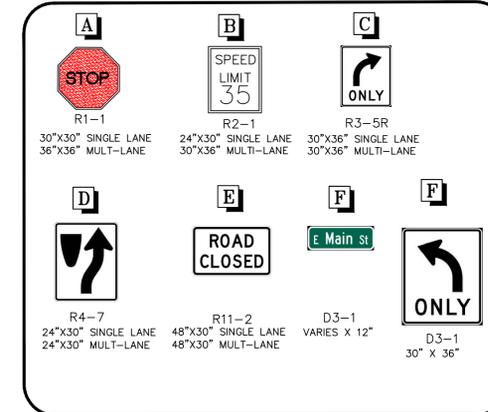
---	EXISTING RIGHT-OF-WAY	—w—w—	PROPOSED WATER LINE
---	PROPOSED RIGHT-OF-WAY	—w—	EXISTING WATER LINE
---	EXISTING EASEMENT	—FH—	EXISTING FIRE HYDRANT
---	PROPOSED EASEMENT	—●—	PROPOSED FIRE HYDRANT
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---	PROPOSED CONCRETE SANITARY SEWER	—x—	EXISTING FENCE
---	EXISTING SANITARY SEWER	—●—	PROPOSED LIGHT POLE (PER COA STANDARDS)
---		---	SIGHT TRIANGLE

FLAG NOTES

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- 2 CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- 3 CONSTRUCT STANDARD MEDIAN CURB (S7.2)
- 4 CONSTRUCT SPLASH BLOCK (S2.9)
- 5 CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- 6 TYPE 3 BARRICADE

NOTES

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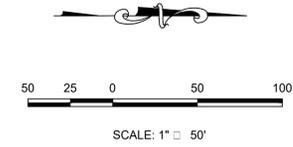
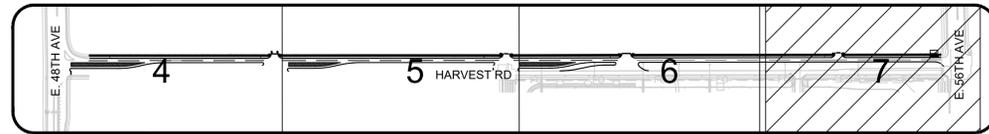


PROJECT BENCHMARK
CITY OF AURORA BENCHMARK KNOWN AS 356518N/W001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518N/W001.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCHMARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

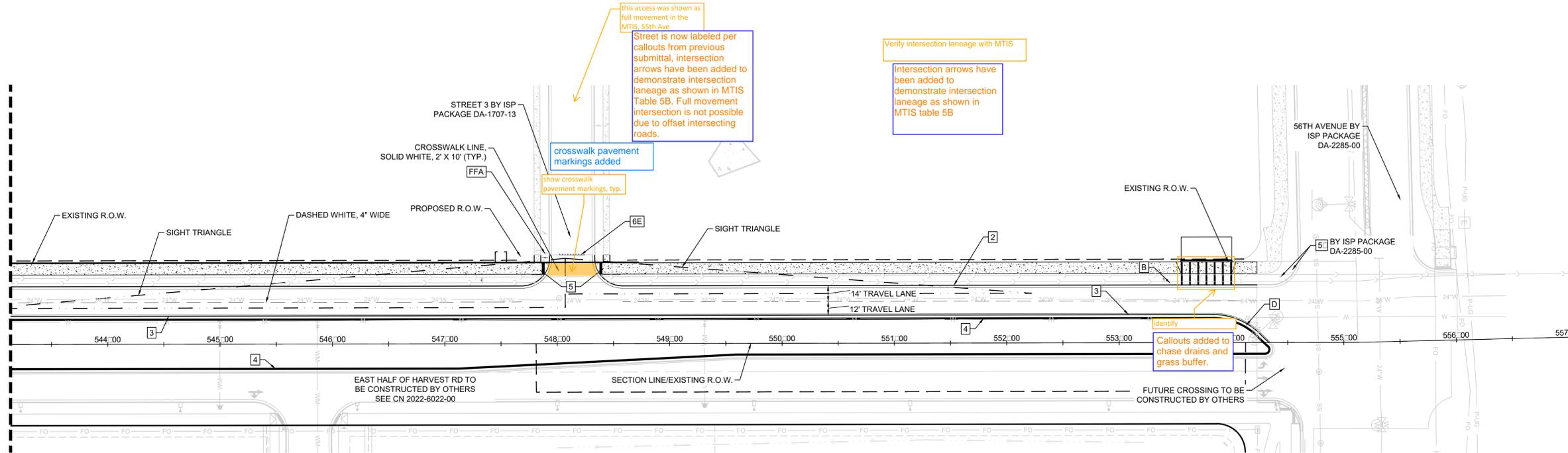
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N:\PROJECTS\WINDLER\FLINGS\HARVEST\CAD\ENGINEERING\SHETS\SET\SUBSIS\GRADING AND STRIPING.DWG, D. DOSMUSKI, 8/17/2023 3:33 PM

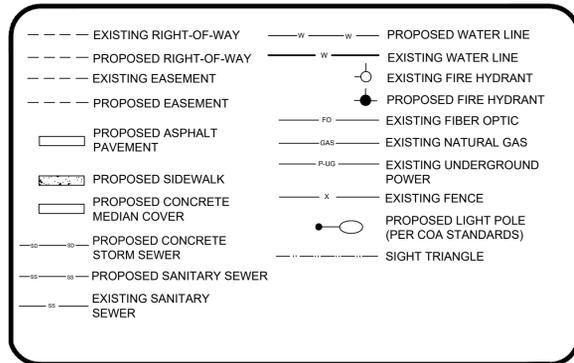
Westwood	10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526				
WINDLER PUBLIC IMPROVEMENT AUTHORITY	5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900				
WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN	HARVEST ROAD - 48TH AVE TO 66TH AVE ROADWAY PLANS				
SCALE:	AS SHOWN	FILE NO.:			
DRAWN BY:	DJD	DATE:	August 2023		
CHECKED BY:					
SHEET NUMBER	6				
Revisions	No.	Date	Init.	Appr.	Date



MATCHLINE - SHEET 6



UTILITY LEGEND

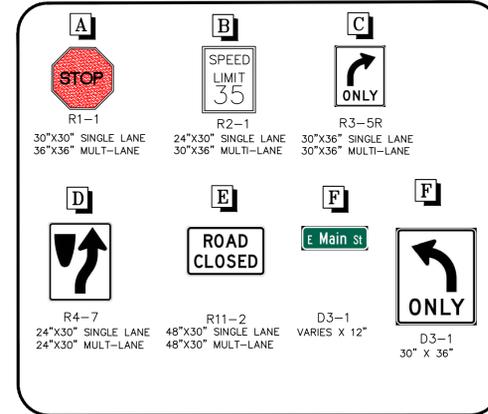


FLAG NOTES

- 1 CONSTRUCT 10' CONCRETE SIDEWALK
- 2 CONSTRUCT VERTICAL CURB & GUTTER (S7.1)
- 3 CONSTRUCT STANDARD MEDIAN CURB (S7.2)
- 4 CONSTRUCT SPLASH BLOCK (S2.9)
- 5 CONSTRUCT DIRECTIONAL CURB RAMP (S9.6)
- 6 TYPE 3 BARRICADE

NOTES

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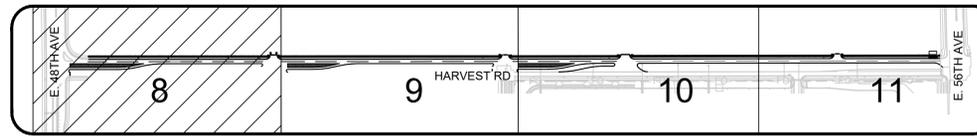
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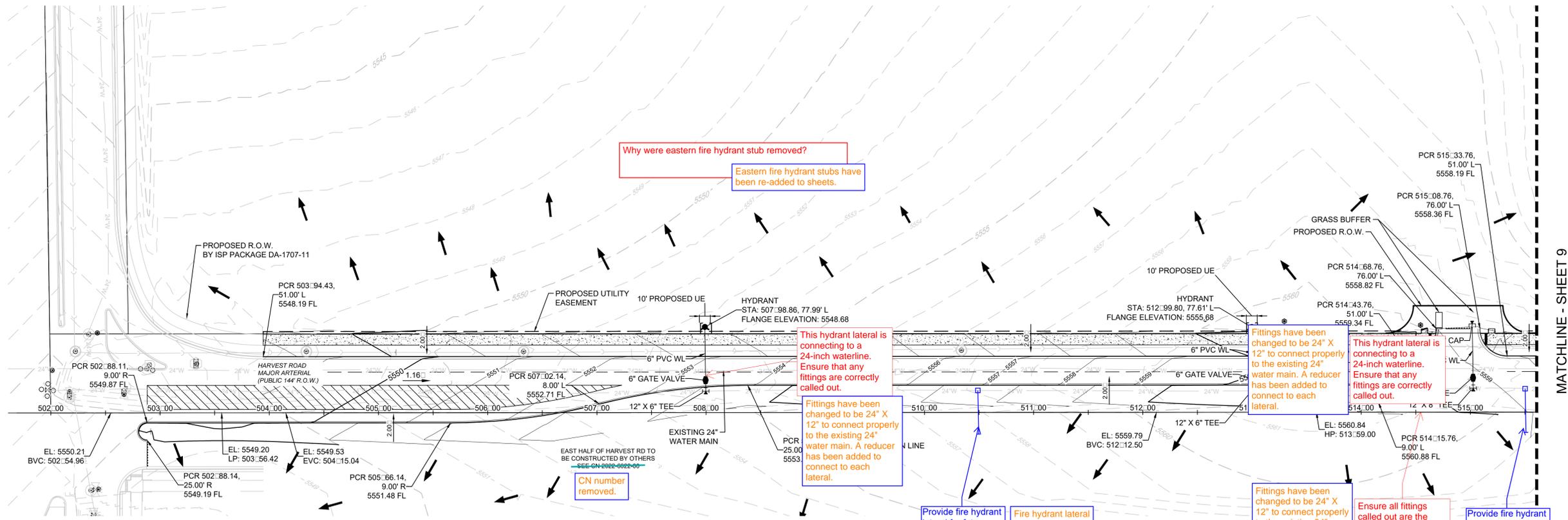
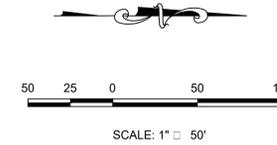
N:\PROJECTS\WINDLER\FLINGS\HARVEST\CAD\ENGINEERING\SHEET SET\SUBSIS\ORANGE AND STRIPING.DWG, D. DOSMILSKI, 8/17/2023 3:33 PM

SHEET NUMBER	7		
	SCALE:	AS SHOWN	FILE NO:
DRAWN BY:	DJD	DATE:	August 2023
CHECKED BY:			
WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN HARVEST ROAD - 48TH AVE TO 56TH AVE ROADWAY PLANS			
WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900			
 10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.			
Revisions	No.	Date	Appr.

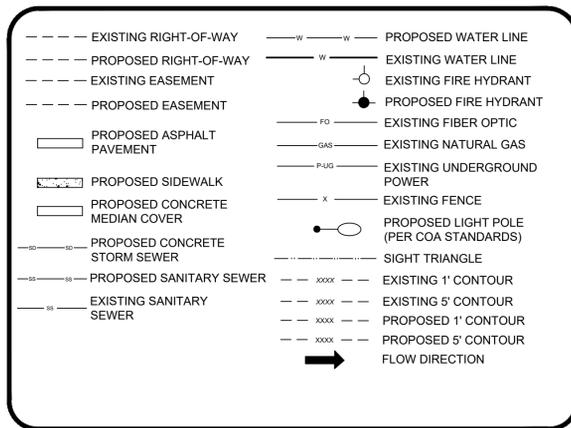
N:\PROJECTS\WINDLER\WINDLER\HARVEST\HARVEST\ENGINEERING\SHSHEET\SETS\SHPAREA GRADING AND UTILITY PLAN\DWG. D. DSIMULSKI. 8/17/2023. 3:33 PM



KEYMAP
1" = 500'



UTILITY LEGEND



NOTES

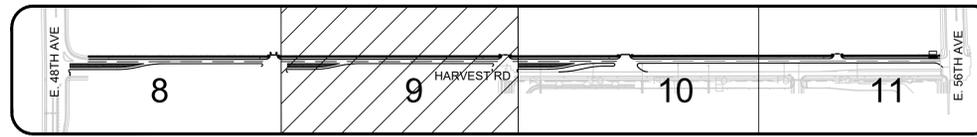
1. ALL STORM SEWER DEPICTED IN THESE GRADING & UTILITY PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA.
2. TREES SHALL NOT BE INSTALLED UNTIL EXISTING GRAVITY & FORCE MAINS ARE ABANDONED BY THE CITY OF AURORA.
3. ALL PROPOSED HYDRANT LINES ARE 8" DIAMETER.
4. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% IS PERMITTED FOR UP TO 36 MONTHS OR THE 2015T CERTIFICATE OF OCCUPANCY (ISO - OR 502), OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 2015T GO, TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.

PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518N/W001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518N/W01.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

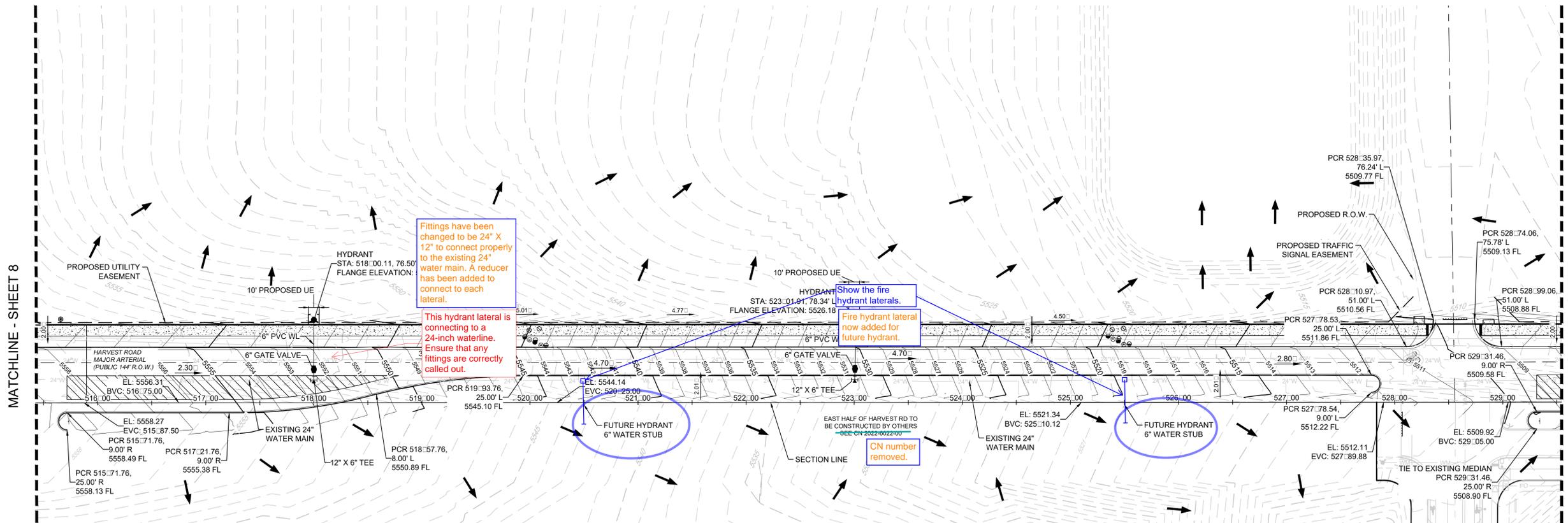
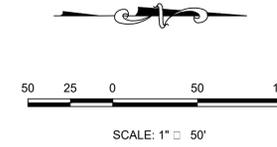
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.:	NO.	Revisions	Date	Init.	Appr.	Date
				D.J.D.								
8	D.J.D.	D.J.D.	August 2023	PROJECT:	WINDLER - HARVEST ROAD	WINDLER PUBLIC IMPROVEMENT AUTHORITY	No.	Revisions	Date	Init.	Appr.	Date
				INFRASTRUCTURE SITE PLAN	HARVEST ROAD - 48TH AVE TO 56TH AVE	5750 DTC PARKWAY, SUITE 210						
				WESTWOOD	10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526							

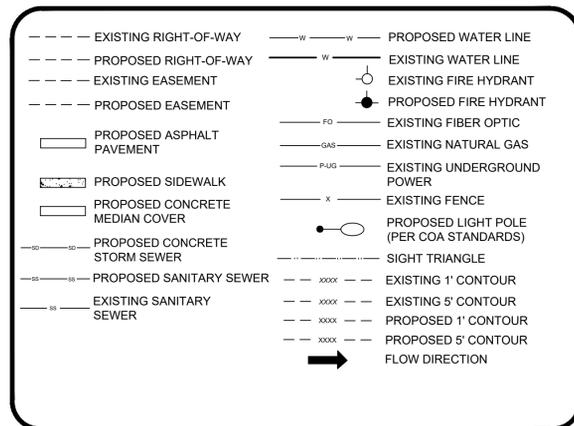
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KEYMAP
1" = 500'



UTILITY LEGEND



NOTES

- 1. ALL STORM SEWER DEPICTED IN THESE GRADING & UTILITY PLANS IS TO BE PUBLIC STORM SEWER MAINTAINED BY THE CITY OF AURORA.
- 2. TREES SHALL NOT BE INSTALLED UNTIL EXISTING GRAVITY & FORCE MAINS ARE ABANDONED BY THE CITY OF AURORA.
- 3. ALL PROPOSED HYDRANT LINES ARE 6" DIAMETER.
- 4. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% IS PERMITTED FOR UP TO 36 MONTHS OR THE 2015 CERTIFICATE OF OCCUPANCY (ISO - OR 502), OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 2015 GO, TO RE-LINE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.

PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518N/W001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518N/W01.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, (7'-0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

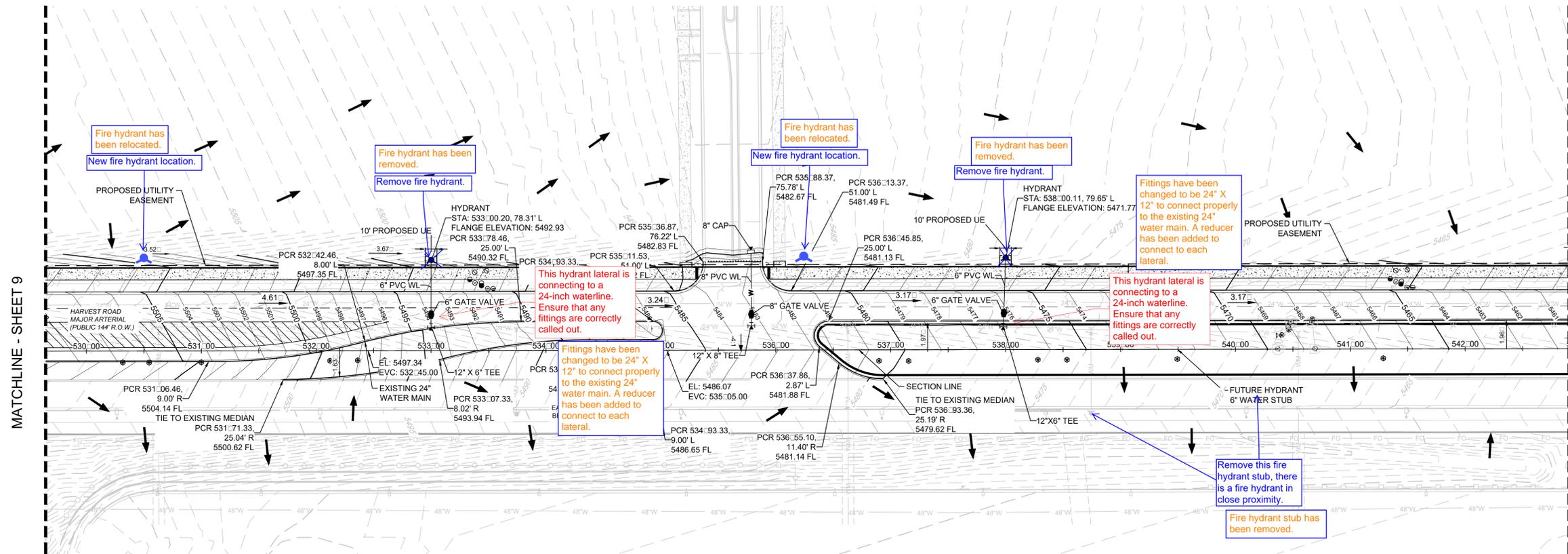
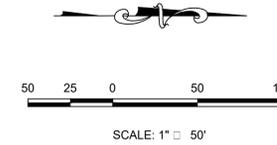
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SCALE:	AS SHOWN	FILE NO.:	
DRAWN BY:	DJD	DATE:	August 2023
CHECKED BY:			
DATE:			
SHEET NUMBER	9		
WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN			
HARVEST ROAD - 48TH AVE TO 56TH AVE GRADING AND UTILITY PLANS			
WINDLER PUBLIC IMPROVEMENT AUTHORITY			
5750 DTC PARKWAY, SUITE 210			
GREENWOOD VILLAGE, CO 80111			
PHONE: (303) 795-9900			
Westwood			
10333 E DRY CREEK RD			
SUITE 240			
ENGLEWOOD, CO 80112			
TEL: 720.482.9526			
Westwood.com			
Westwood Professional Services, Inc.			
Revisions			
Date			
Init.			
Appr.			
Date			

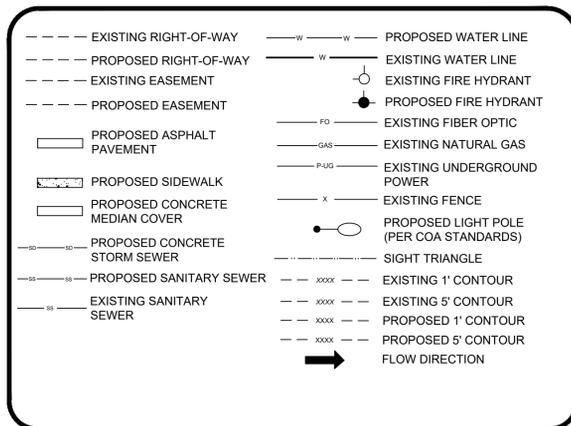
N:\PROJECTS\WINDLER\FLINGS\HARVEST\CAD\ENGINEERING\SHSHEET\SETS\SUPPERA GRADING AND UTILITY PLAN.DWG, D. DSIMULSKI, 8/17/2023, 3:33 PM



KEYMAP
1" = 500'



UTILITY LEGEND



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4. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% IS PERMITTED FOR UP TO 36 MONTHS OR THE 2015 CERTIFICATE OF OCCUPANCY (CO) OR 502; OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 2015 CO, TO RE-LINE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.

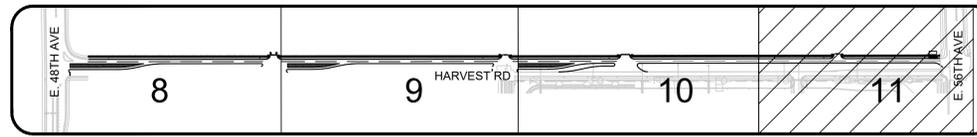
PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518N/W001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518N/W01.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

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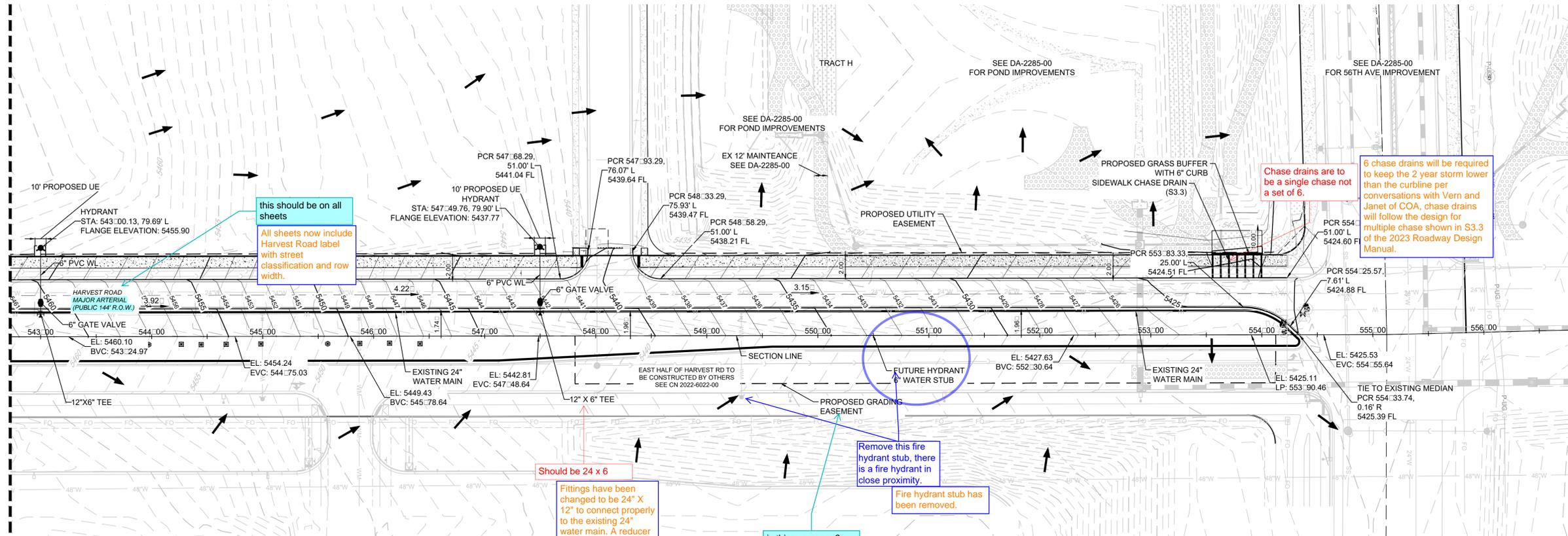
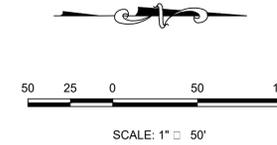
SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO.:	WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN HARVEST ROAD - 48TH AVE TO 56TH AVE GRADING AND UTILITY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	Westwood 10333 E DRY CREEK RD SUITE 240 GREENWOOD, CO 80112 TEL: 720.482.9526 Westwood.com Westwood Professional Services, Inc.	Revisions	Date	Appr.	Date
				10	DJD	August 2023							

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MATCHLINE - SHEET 10



KEYMAP
1" = 500'



UTILITY LEGEND

---	EXISTING RIGHT-OF-WAY	—w—w—	PROPOSED WATER LINE
---	PROPOSED RIGHT-OF-WAY	—w—	EXISTING WATER LINE
---	EXISTING EASEMENT	○	EXISTING FIRE HYDRANT
---	PROPOSED EASEMENT	●	PROPOSED FIRE HYDRANT
---	PROPOSED ASPHALT PAVEMENT	—FO—	EXISTING FIBER OPTIC
---	PROPOSED SIDEWALK	—GAS—	EXISTING NATURAL GAS
---	PROPOSED CONCRETE MEDIAN COVER	—P-UG—	EXISTING UNDERGROUND POWER
---	PROPOSED CONCRETE STORM SEWER	—X—	EXISTING FENCE
---	PROPOSED SANITARY SEWER	○	PROPOSED LIGHT POLE (PER COA STANDARDS)
---	EXISTING SANITARY SEWER	△	SIGHT TRIANGLE
---		---	EXISTING 1' CONTOUR
---		---	EXISTING 5' CONTOUR
---		---	PROPOSED 1' CONTOUR
---		---	PROPOSED 5' CONTOUR
---		→	FLOW DIRECTION

NOTES

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2. TREES SHALL NOT BE INSTALLED UNTIL EXISTING GRAVITY & FORCE MAINS ARE ABANDONED BY THE CITY OF AURORA.
3. ALL PROPOSED HYDRANT LINES ARE 8" DIAMETER.
4. PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% IS PERMITTED FOR UP TO 36 MONTHS OR THE 20151 CERTIFICATE OF OCCUPANCY (SOI - OR 502), OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 20151 GO, TO REQUIRE THE SWALE TO BE CONCRETE LINED SHOULD THERE BE ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER.

this should be on all sheets
All sheets now include Harvest Road label with street classification and row width.

Chase drains are to be a single chase not a set of 6.

6 chase drains will be required to keep the 2 year storm lower than the curbline per conversations with Vern and Janet of COA, chase drains will follow the design for multiple chase shown in S3.3 of the 2023 Roadway Design Manual.

Should be 24 x 6
Fittings have been changed to be 24" X 12" to connect properly to the existing 24" water main. A reducer has been added to connect to each lateral.

Remove this fire hydrant stub, there is a fire hydrant in close proximity.
Fire hydrant stub has been removed.

is this necessary?
East half of ROW is dedicated and will be constructed by others
Proposed grading easement has been removed.

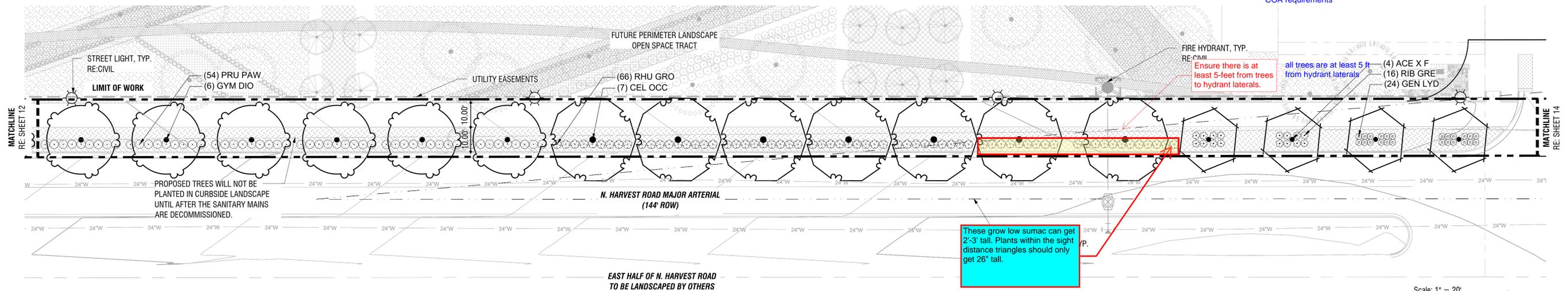
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									No.	No.	No.	No.

11

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\6 CAD\SHEETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISIP_LP_SHEETS\DWG_SG\MANTRA_017723



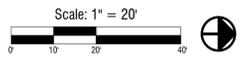
verify ALL mature plant heights within sight triangles meet COA 4.04.2.10 requirements, typ.
all plant heights within sight triangles meet COA requirements

Ensure there is at least 5-feet from trees to hydrant laterals.

all trees are at least 5 ft from hydrant laterals

These grow low sumac can get 2'-3' tall. Plants within the sight distance triangles should only get 26" tall.

Changed to Panchito manzanita



LEGEND

- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING SANITARY SEWER
- PROPOSED SIDEWALK
- PROPOSED CONCRETE MEDIAN COVER
- PROPOSED MAINTENANCE ACCESS
- PROPOSED CONCRETE STORM SEWER
- SS — SS — PROPOSED SANITARY SEWER
- W — W — PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- W — EXISTING WATER LINE
- FO — EXISTING FIBER OPTIC
- GAS — EXISTING NATURAL GAS
- P-UG — EXISTING UNDERGROUND POWER
- SD — EXISTING STORM SEWER
- X — EXISTING FENCE
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" GRANITE, BLACK

LANDSCAPE NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED.
- PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.

INSTALLATION AND MAINTENANCE NOTES:

- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL WESTERN CURBSIDE LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ON FILE IN THE PLANNING DEPARTMENT.
- ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S MAINTENANCE NOTES

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- THE MEDIANS SHALL BE WATERED BY WATER TRUCK DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



NOT FOR CONSTRUCTION

Westwood
10333 E DRY CREEK RD.
ENGLEWOOD, CO 80112
Suite 400
Westwoodps.com
Westwood Professional Services, Inc. TEL: 720.682.9526

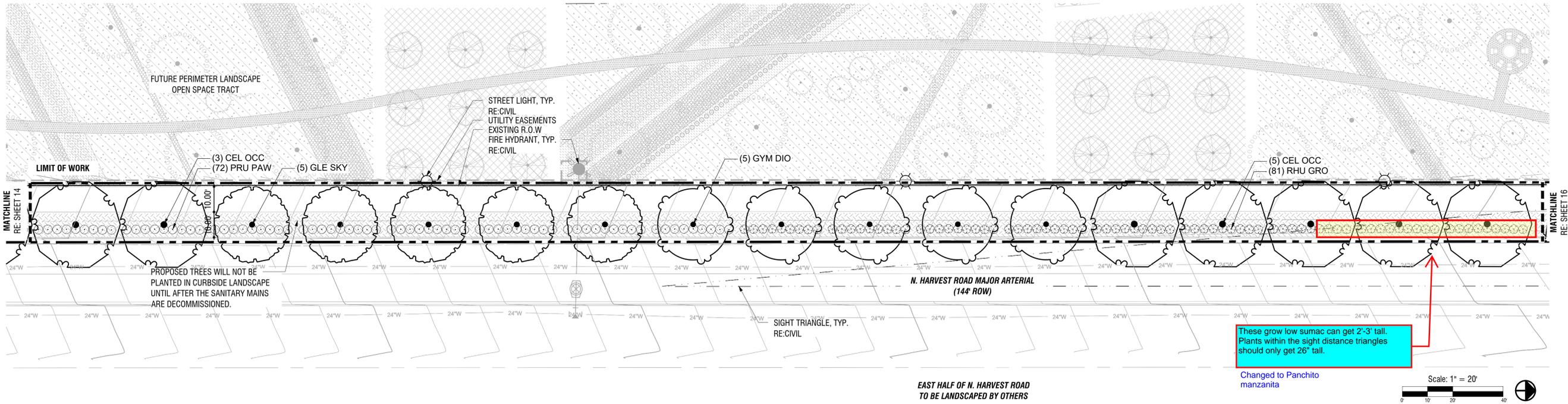
1200 Ramoak St.
Denver, CO 80204
303.571.0053
civiltasinc.com

**CIVIL
TAS**

**WINDLER PUBLIC IMPROVEMENT
AUTHORITY (WPIA)**
9155 E. NICHOLS AVE. SUITE 360
CENTENNIAL, CO 80112
PHONE: (303) 795-9600

**HARVEST RD INFRASTRUCTURE SITE PLAN
48TH AVE TO 56TH AVE
LANDSCAPE PLAN**

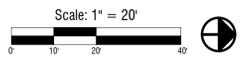
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DRAWN BY:	SG	CHECKED BY:	CV	DATE:	AUGUST 2023
Revisions	No.	Date	Appr.	Date	



EAST HALF OF N. HARVEST ROAD
TO BE LANDSCAPED BY OTHERS

These grow low sumac can get 2-3' tall.
Plants within the sight distance triangles
should only get 26\"/>

Changed to Panchito
manzanita



LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
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	PROPOSED CONCRETE STORM SEWER
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	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE
	ROCK MULCH - 3/4\"/>

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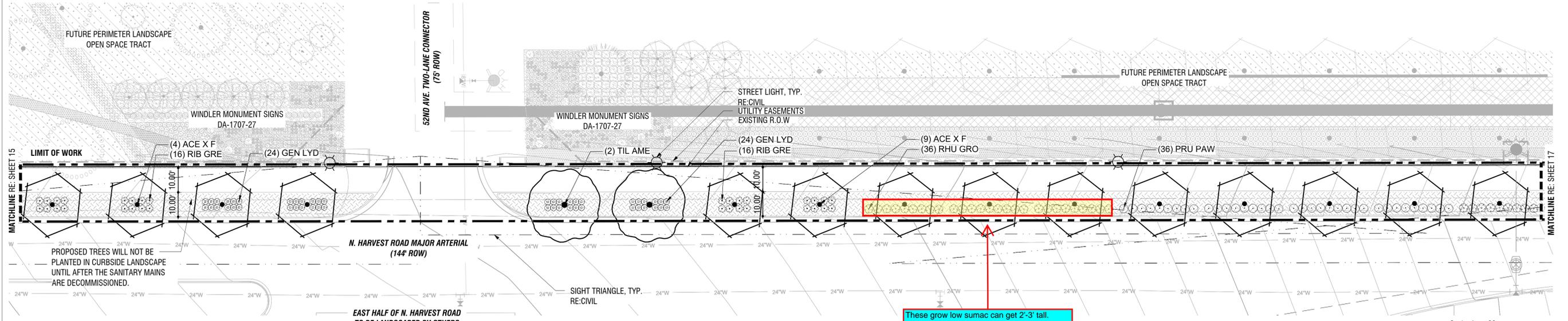


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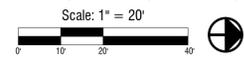
SHEET NUMBER 15	DRAWN BY: SG	CHECKED BY: CV	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: AUGUST 2023	Revisions	Date	Appr.	Date
			HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN				No.		
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600				1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com		 10393 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.			

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\6 CAD\SHEETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISP_LP_SHEETS\DWG_SG\NATRA_017723



These grow low sumac can get 2'-3' tall. Plants within the sight distance triangles should only get 26" tall.

Changed to Panchito manzanita

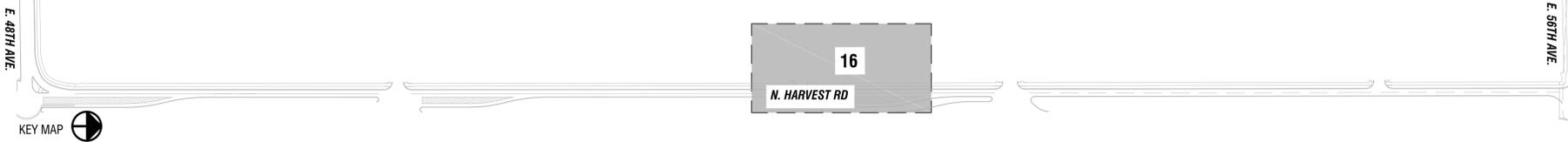


LEGEND

	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING SANITARY SEWER
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
	PROPOSED MAINTENANCE ACCESS
	PROPOSED CONCRETE STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	EXISTING STORM SEWER
	EXISTING FENCE
	PROPOSED LIGHT POLE PER COA STANDARDS
	SIGHT TRIANGLE
	ROCK MULCH - 3/4" GRANITE, BLACK

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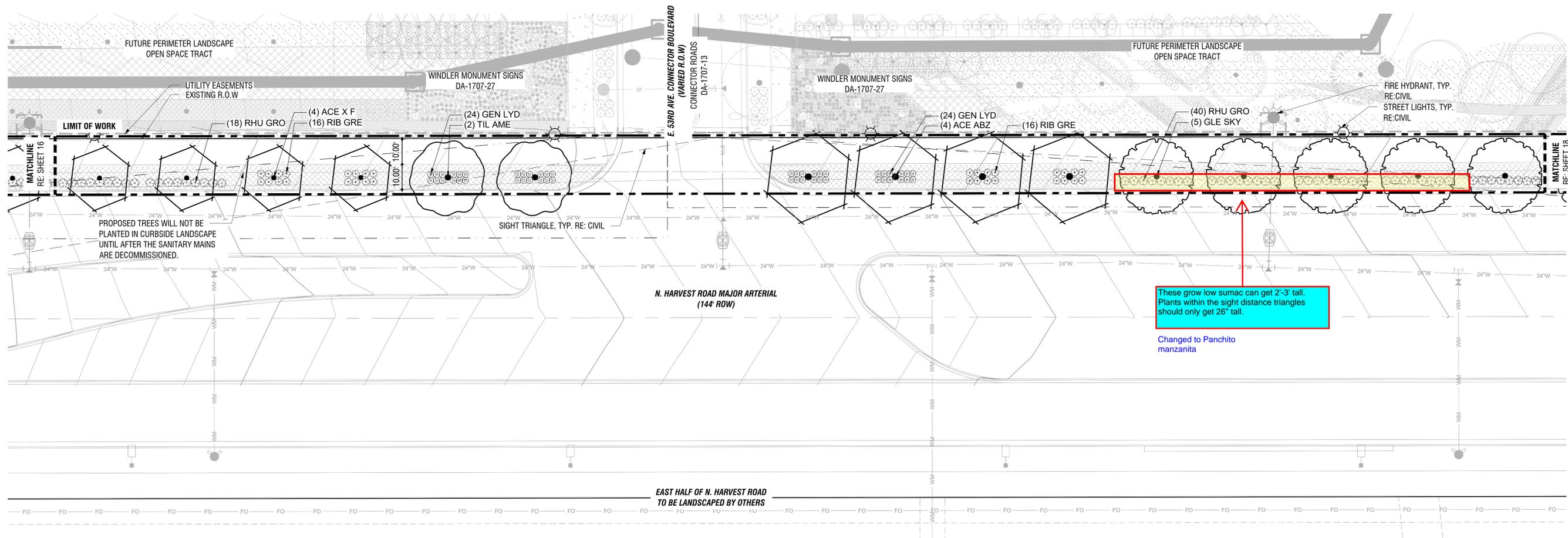
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1200 Ramoak St. Denver, CO 80204 303.571.0053 civiltas.com		Westwoodps.com Westwood Professional Services, Inc. TEL: 720.682.9526	
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Westwood

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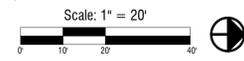
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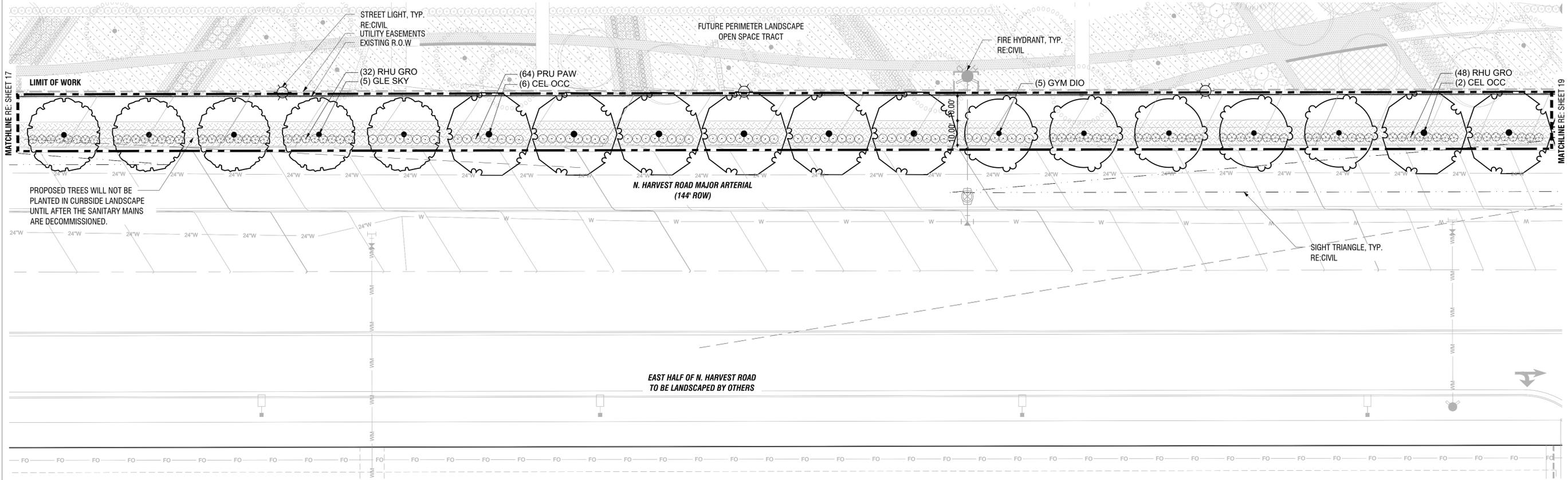
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	DRAWN BY: SG	CHECKED BY: CV		No.			
HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN		WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600		 10393 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526			

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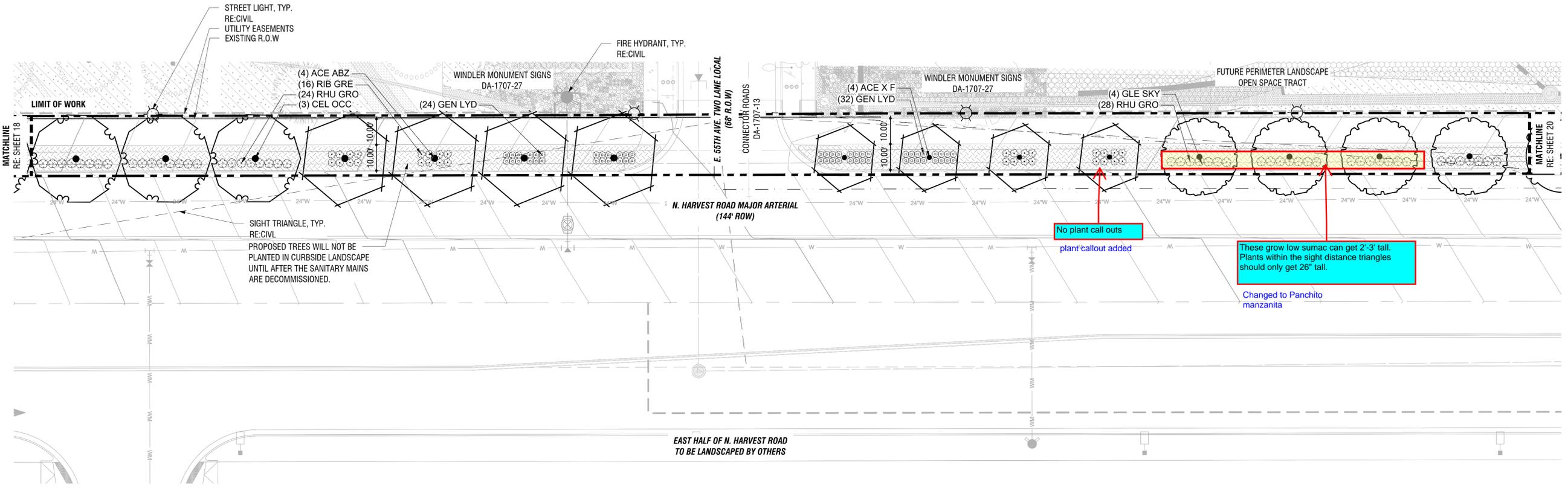
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Westwood		No. Revisions Date Date Date	

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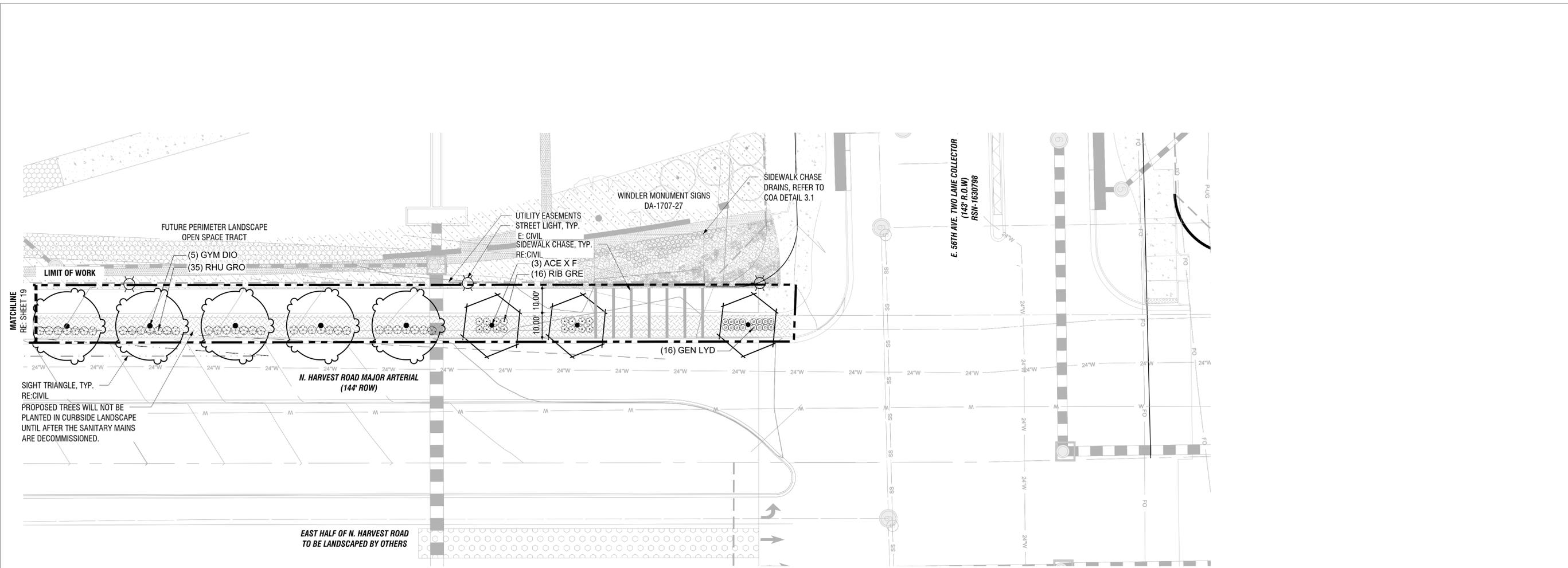
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Westwood		10393 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112	
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<p>10393 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.682.9526</p>			<p>Westwoodps.com Westwood Professional Services, Inc.</p>			<p>Westwoodps.com Westwood Professional Services, Inc.</p>		

PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE ABZ	8	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	2.5' Cal.
	ACE X F	37	Acer x freemanii 'Jeffersred' TM	Autumn Blaze Freeman Maple	2.5' Cal.
	CEL OCC	31	Celtis occidentalis	Common Hackberry	2.5' Cal.
	GLE SKY	28	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	2.5' Cal.
	GYM DIO	27	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.
	TIL AME	4	Tilia americana 'Redmond'	Redmond American Linden	2.5' Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	GEN LYD	240	Genista lydia	Broom	5 gal.
	PRU PAW	271	Prunus besseyi 'P011S'	Pawnee Buttes® Sand Cherry	5 gal.
	RHU GRO	553	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.
	RIB GRE	160	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.

PLANT TABULATIONS

STREET/TRACT	LENGTH (LF)	NOTES/EXCLUSIONS	REQUIRED (1 PER 35 LINEAR FT OR 1 PER 40 FT)	TREES PROVIDED	AREA SF < 10'W (SF)	SHRUBS REQUIRED 1/40 SF	5 GAL SHRUBS PROVIDED
HARVEST RD (WEST SIDE ONLY):							
48th AVE TO 50th AVE	1069		27	30	10610	265	278
50th AVE TO 52nd AVE	1317		33	37	12385	310	341
52nd AVE TO 53rd AVE	653		16	18	6077	152	157
53rd AVE TO 55th AVE	1195		30	34	11207	280	288
55th AVE TO 56th AVE	585		15	16	5454	136	143

NOTES:

- ALL TREES THAT CANNOT BE PROVIDED SHALL BE CONVERTED INTO SHRUBS AT A 12:1 RATIO TO MEET THE MINIMUM CURBSIDE LANDSCAPE REQUIREMENTS.
- UNABLE TO PROVIDE REQUIRED TREES DUE TO SITE CONSTRAINTS, SUCH AS: SITE LIGHTING, EXISTING OR PROPOSED UTILITIES, AND FIRE HYDRANTS.

Add the required City of Aurora Landscape Notes. They were included with the previous submission.

added

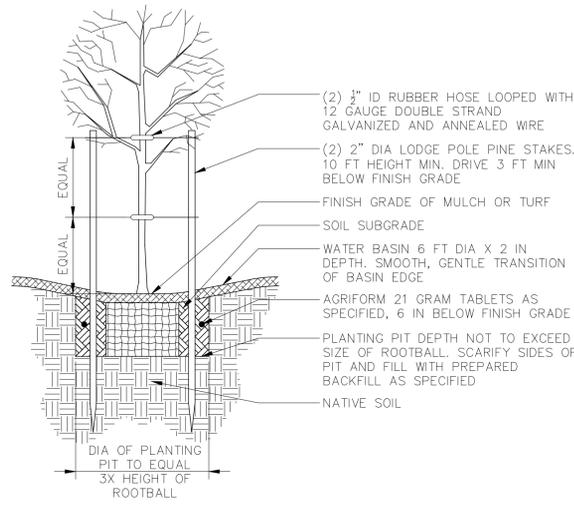
tree count updated

LEGEND

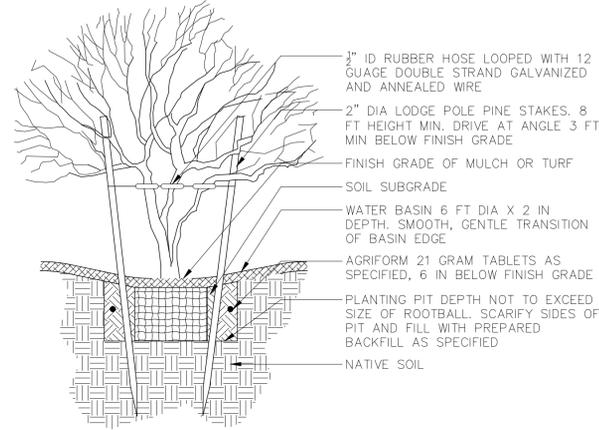
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SHEET NUMBER 21	DRAWN BY: SG	CHECKED BY: CV	DATE: AUGUST 2023	SCALE: AS SHOWN	FILE NO: R0043248.00	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE SCHEDULES	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112	Revisions	Date	Init.	Appr.	Date
				No.												

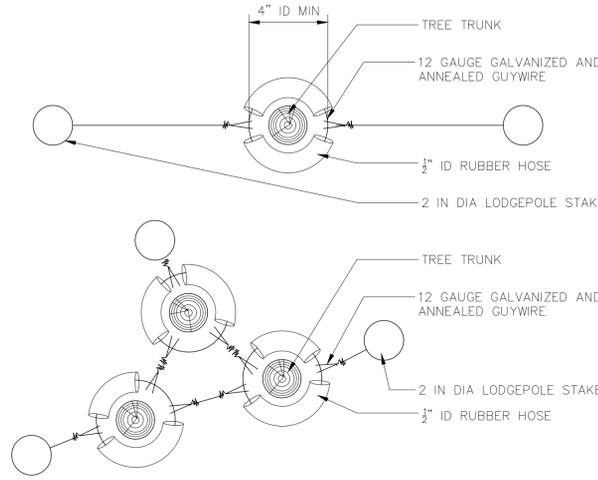


1 SINGLE TRUNK TREE PLANTING
NTS

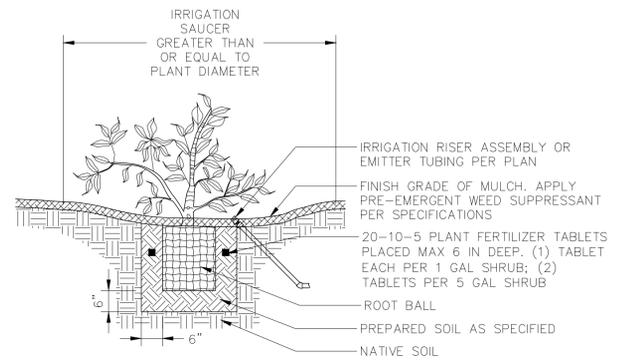


NOTES:
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24" BOX (SMALL CALIPER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

2 MULTI-TRUNK TREE PLANTING
NTS

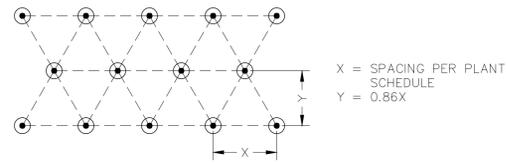


3 TREE STAKING - PLAN VIEW
NTS



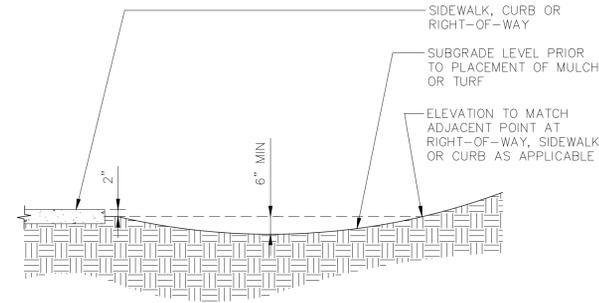
NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

4 SHRUB PLANTING
NTS



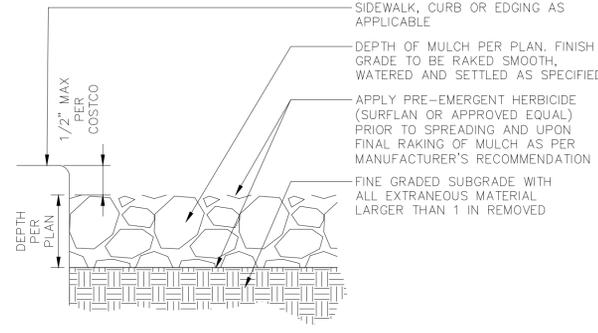
NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING
NTS



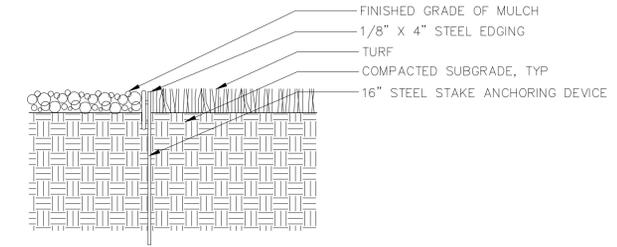
NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE
NTS



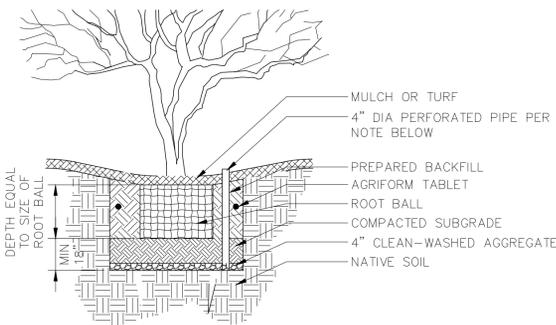
NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION
NTS



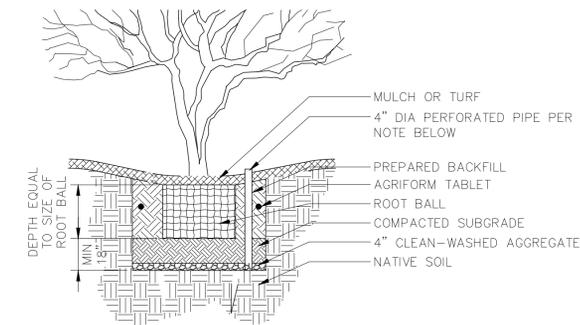
NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

8 STEEL EDGING
NTS



NOTES:
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

9 UNDER TREE DRAINAGE SUMP
NTS



NOTES:
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

10 UNDER TREE DRAINAGE SUMP
NTS