

NOT FOR CONSTRUCTION

# HARVEST ROAD INFRASTRUCTURE SITE PLAN

## 48TH AVENUE TO 56TH AVENUE

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

### SITE PLAN NOTES

- 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.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE ON BOTH SIDES OF THE STREET SHALL BE INSTALLED FOLLOWING THE CONSTRUCTION OF HARVEST ROAD. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPING PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE, OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING 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, ET CETERA, 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 THESE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN THE 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.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN CITY RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE, AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

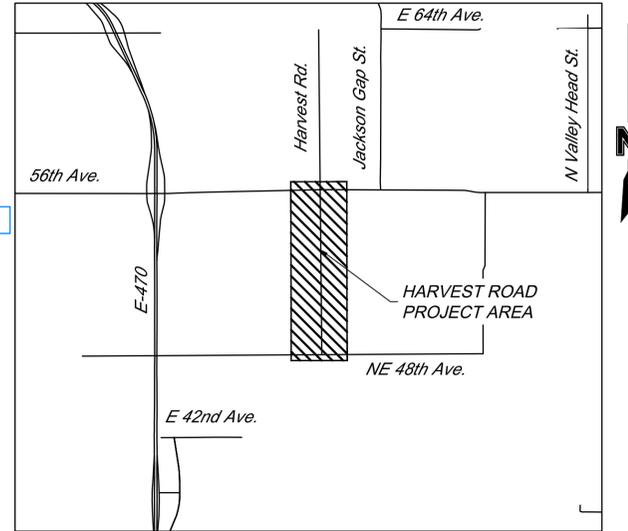
Acknowledged

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

This site plan will not be approved until the ISP's showing required infrastructure are approved.

Advisory: Interim lighting may need to be provided prior to the decommissioning of the sanitary force main. Once the force main is decommissioned, the lighting may need to be reconfigured and reconstructed to meet lighting standards. The interim and final lighting locations are to be determined with the civil plans.

Acknowledged. Note has been added



ISP will not be approved until the Windler MTIS is approved

Acknowledged. MTIS has been approved.

### VICINITY MAP NOT TO SCALE

#### CIVIL ENGINEER:

OLSSON  
1880 FALL RIVER DRIVE, SUITE 200  
LOVELAND, CO 80538  
CONTACT: CHRIS ROLLING  
PHONE: (970)635.3747  
EMAIL: CROLLING@OLSSON.COM

#### SURVEYOR:

OLSSON  
1525 RALEIGH ST, SUITE 400  
DENVER, CO 80204  
CONTACT: ELI DONALDSON  
PHONE: (303)374.3143  
EMAIL: EDONALDSON@OLSSON.COM

#### GEOTECHNICAL ENGINEER:

OLSSON  
5180 SMITH ROAD, UNIT F  
DENVER, CO 80216  
CONTACT: BRADEN HIRSCH  
PHONE: (303)237.2072  
EMAIL: BHIRSCH@OLSSON.COM

#### LANDSCAPE ARCHITECT

OLSSON  
1880 FALL RIVER DRIVE, SUITE 200  
LOVELAND, CO 80538  
CONTACT: AMY SCHWENNER  
PHONE: (480)333.4369  
EMAIL: ASCHWENNER@OLSSON.COM

#### PROPERTY OWNERS:

GVP WINDLER, LLC  
CONTACT: DON PROVOST  
5750 DTC PARKWAY, SUITE 210  
GREENWOOD VILLAGE, CO 80111

MCVEY FAMILY LLC  
CONTACT: CHARLES SISK  
3054 NE BEECHWOOD CIRCLE  
LABELLE, FL 33935

SUN EMPIRE VI LLC  
CONTACT: ISRAEL SONENREICH  
2 ADAMS STREET, SUITE 601  
DENVER, CO 80206

#### SITE PLAN DATA BLOCK

PROPOSED SIDEWALK AREA: 49,070 ± SQ FT (1.13 ± ACRES)  
PROPOSED ROADWAY ASPHALT AREA: 207,132 ± SQ FT (4.76 ± ACRES)  
PROPOSED LANDSCAPE AREA: 46,888 ± SQ FT (1.08 ± ACRES)  
PRESENT ZONING CLASSIFICATION: AIRPORT DISTRICT (AD), MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2)  
OVERALL ISP DISTURBANCE AREA: 470,646 ± SQ FT (10.80 ± ACRES)

#### LEGAL DESCRIPTION

A PORTION OF LAND LOCATED ALONG THE COMMON SECTION LINE OF SECTIONS 17 AND 18 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

#### SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	TYPICAL SECTIONS
4	HORIZONTAL & VERTICAL CONTROL
5-8	ROADWAY PLANS
9-12	GRADING & UTILITY PLANS
13-24	LANDSCAPING PLANS
25	RIGHT OF WAY PLAN

### CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DATABASE APPROVAL DATE: \_\_\_\_\_

### SIGNATURE BLOCKS

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: \_\_\_\_\_ (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 PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_ BY: \_\_\_\_\_ (PRINCIPALS OR OWNERS)

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TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

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WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

# olsson

1525 Raleigh Street  
Suite 400  
Denver, CO 80204

TEL: 303.237.2072  
www.olsson.com

NOTE  
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OLSSON ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

COVER SHEET

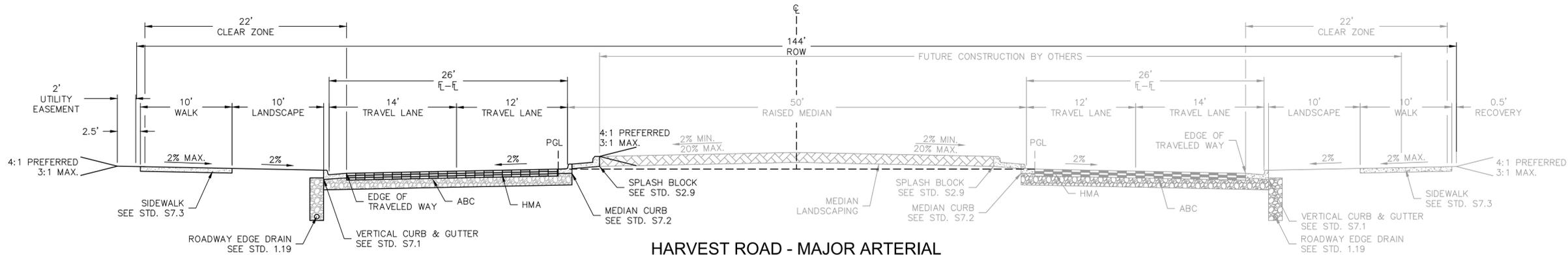
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE

AURORA, CO

2022

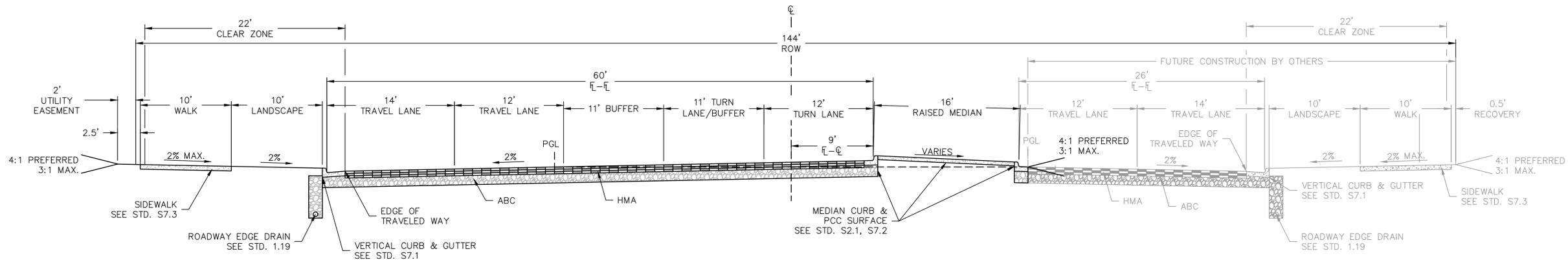
drawn by: JJE/BWINDS  
checked by: \_\_\_\_\_ DF  
approved by: \_\_\_\_\_  
QA/QC by: \_\_\_\_\_ CMR  
project no.: 021-02236  
drawing no.: \_\_\_\_\_  
date: 8/17/2022

NOT FOR CONSTRUCTION



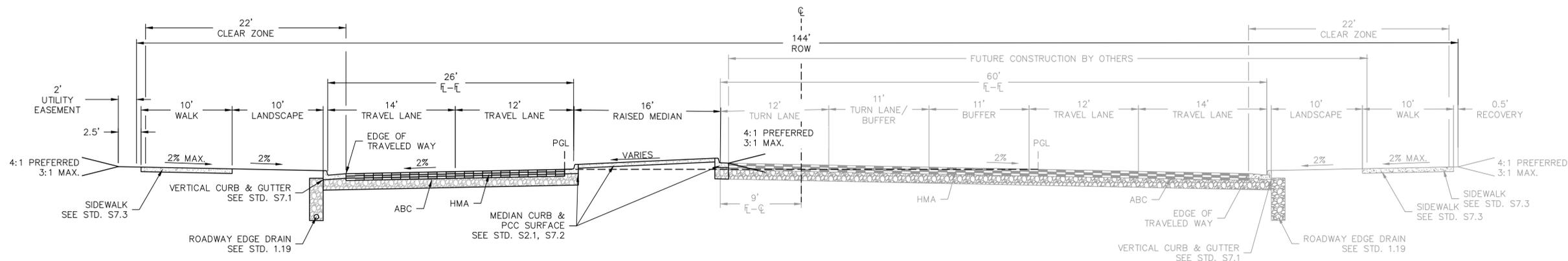
**HARVEST ROAD - MAJOR ARTERIAL**

STA. 508+39 TO STA. 510+02  
 STA. 519+76 TO STA. 523+69  
 STA. 536+29 TO STA. 547+73  
 NOT TO SCALE



**HARVEST ROAD - MAJOR ARTERIAL**

STA. 503+95 TO STA. 508+39  
 STA. 515+54 TO STA. 519+76  
 STA. 529+21 TO STA. 533+42  
 NOT TO SCALE



**HARVEST ROAD - MAJOR ARTERIAL**

STA. 510+02 TO STA. 514+24  
 STA. 523+69 TO STA. 527+91  
 STA. 533+42 TO STA. 534+99  
 NOT TO SCALE

The Winder and Harvest Mile TIS's do not recommend a 4-lane section for Harvest Road.

[See updated MTIS](#)

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REV. NO.	DATE	REVISIONS DESCRIPTION

TYPICAL SECTIONS	REVISIONS
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	2022
AURORA, CO	

drawn by: JJE/BWINDS  
 checked by: DF  
 approved by: CMR  
 project no.: 021-02236  
 drawing no.:  
 date: 8/17/2022



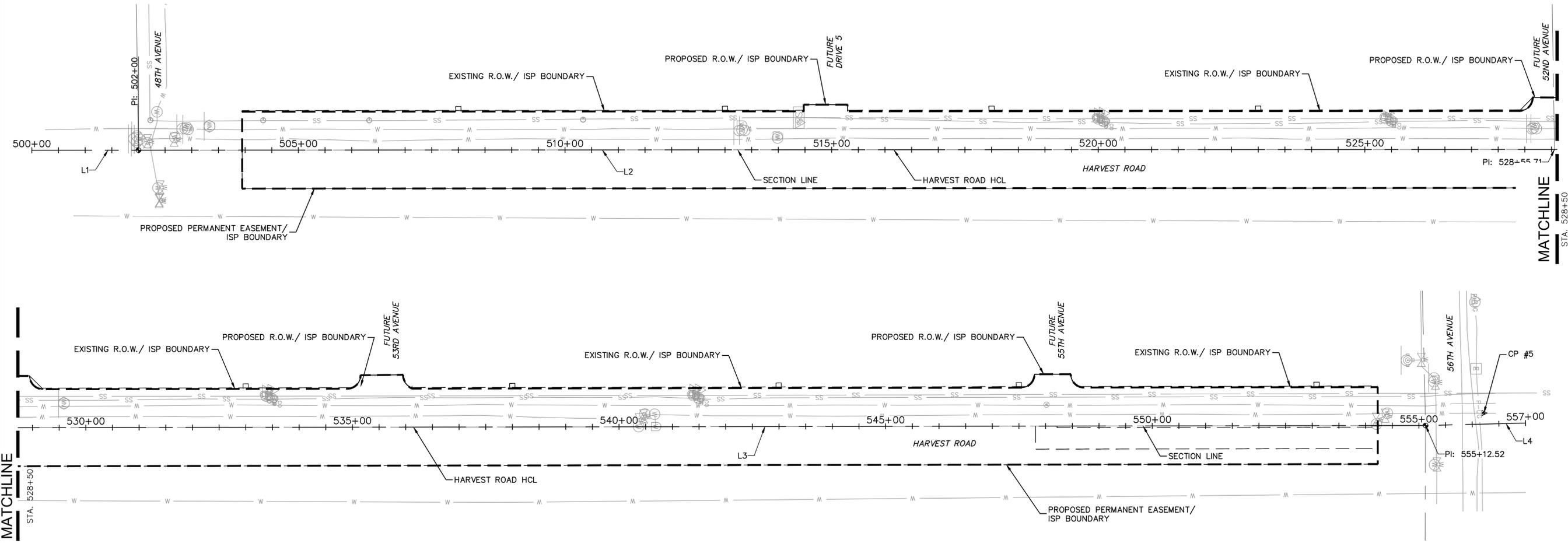
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HARVEST ROAD HCL					
ID #	STATION RANGE	START COORD.	END COORD.	LINE/CHORD LENGTH (FT)	LINE/CHORD BEARING
L1	500+00 502+00	N: 1711188.92 E: 3225676.20	N: 1711388.92 E: 3225676.10	200.00	N0°01'51"W
L2	502+00 528+55.71	N: 1711388.92 E: 3225676.10	N: 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.



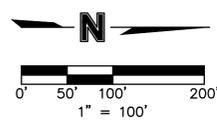
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REV. NO.	DATE	REVISIONS DESCRIPTION

HORIZONTAL & VERTICAL CONTROL	2022
	REVISIONS

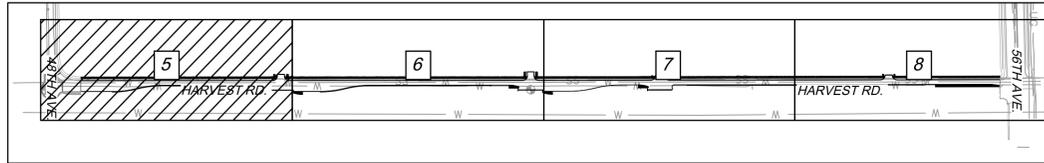
drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.: 172022-001  
date: 8/17/2022



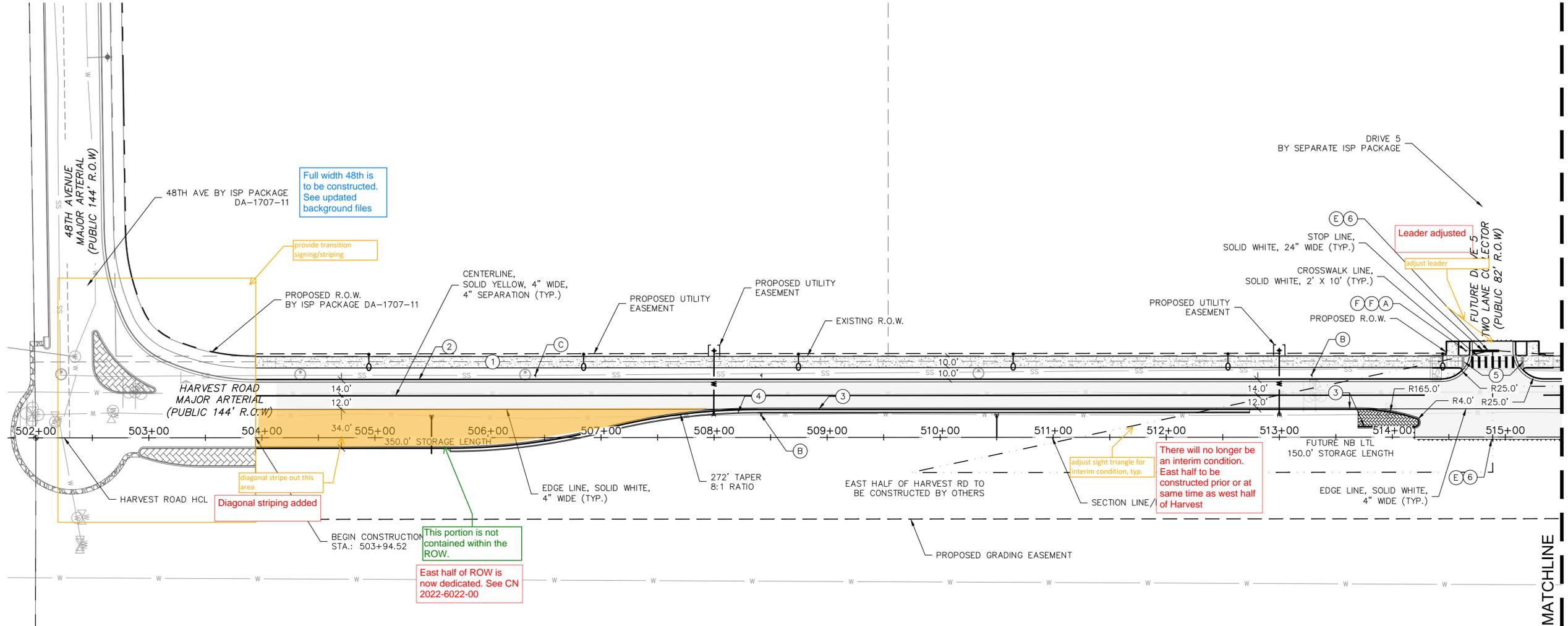
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Denver, CO 80204  
TEL 303.237.2072  
www.olsson.com

DATE: 8/17/2022 09:00 AM  
 DRAWN BY: JJE/BWINDS  
 CHECKED BY: DF  
 APPROVED BY: CMR  
 QA/QC BY: CMR  
 PROJECT NO.: 021-02236  
 DRAWING NO.: 172022-001  
 DATE: 8/17/2022

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



LEGEND

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

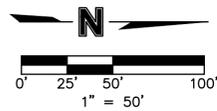
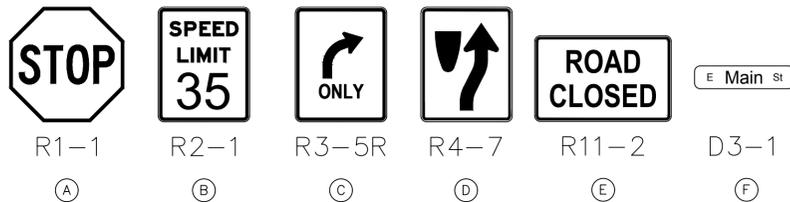
FLAG NOTES

- ① CONSTRUCT 6" 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:

- 1. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
- 2. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- 3. EXISTING AND PROPOSED UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO THE GRADING & UTILITY SHEETS FOR ADDITIONAL INFORMATION.
- 4. SIGNING AND STRIPING SHOWN IS FOR THE INTERIM CONDITION. ULTIMATE SIGNING AND STRIPING TO BE DESIGNED IN CONSTRUCTION DOCUMENTS.
- \* DENOTES PEDESTRIAN RAMP TO BE CONSTRUCTED ONCE INTERSECTION IS FULLY SIGNALIZED

Advisory: Interim lighting may need to be provided prior to the decommissioning of the sanitary force main. Once the force main is decommissioned, the lighting may need to be reconfigured and reconstructed to meet lighting standards. The interim and final lighting locations are to be determined with the civil plans.



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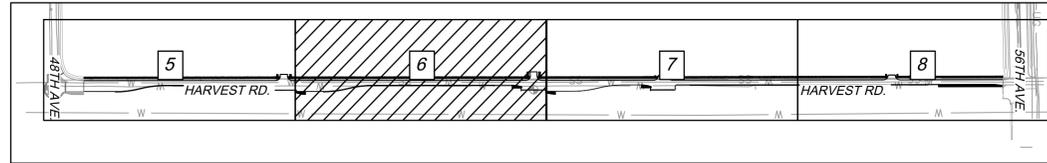
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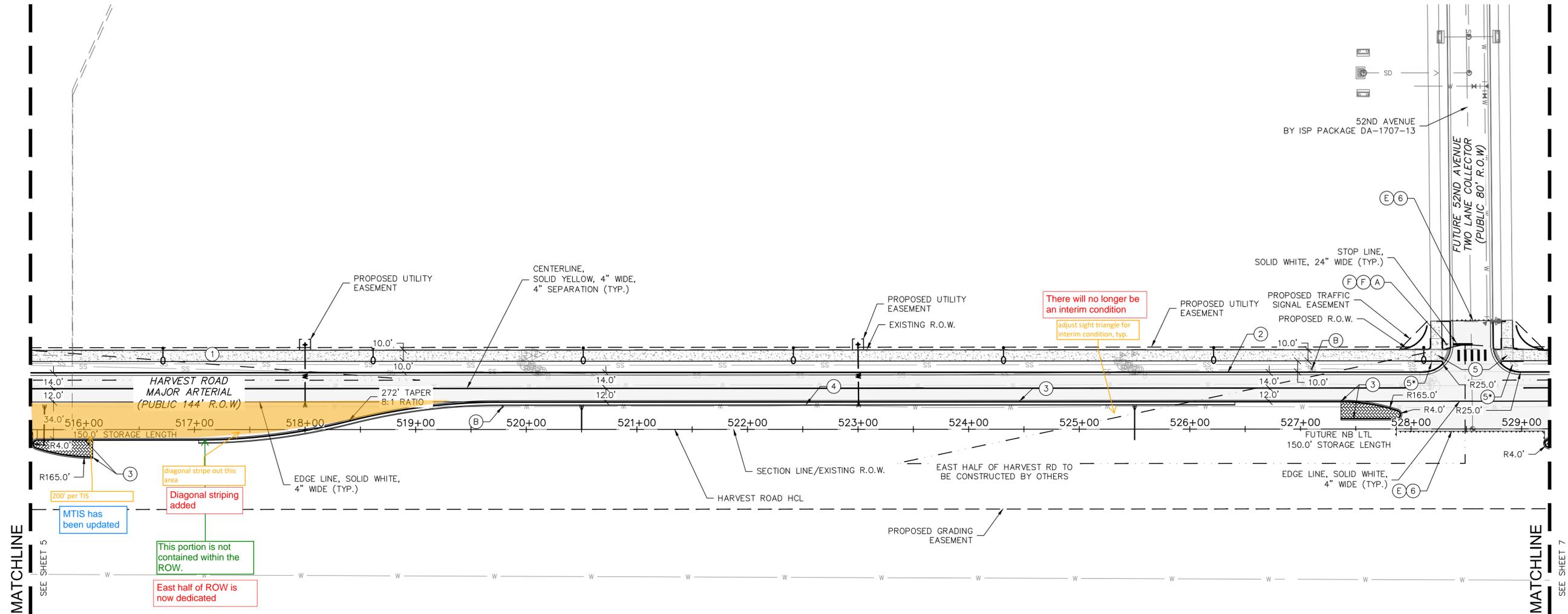
ROADWAY PLANS  
501+75 - 515+50  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

drawn by: JJE/BWINDS  
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KEY MAP  
1" = 500'



LEGEND

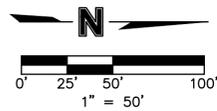
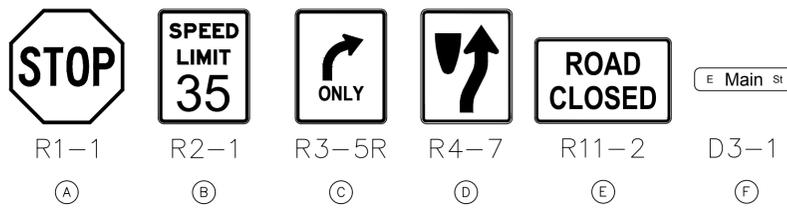
	EXISTING RIGHT-OF-WAY		PROPOSED WATER LINE
	PROPOSED RIGHT-OF-WAY		EXISTING WATER LINE
	EXISTING EASEMENT		EXISTING FIRE HYDRANT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT		EXISTING FIBER OPTIC
	PROPOSED SIDEWALK		EXISTING NATURAL GAS
	PROPOSED CONCRETE MEDIAN COVER		EXISTING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

FLAG NOTES

- ① CONSTRUCT 6" 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:

1. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
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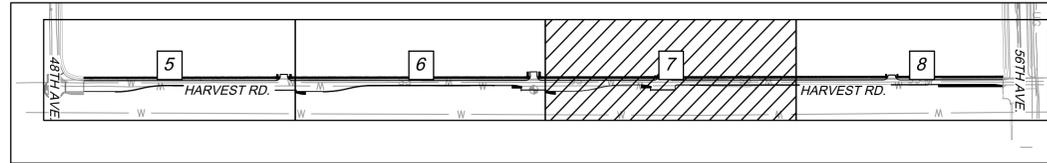
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REV. NO.	DATE	REVISIONS DESCRIPTION

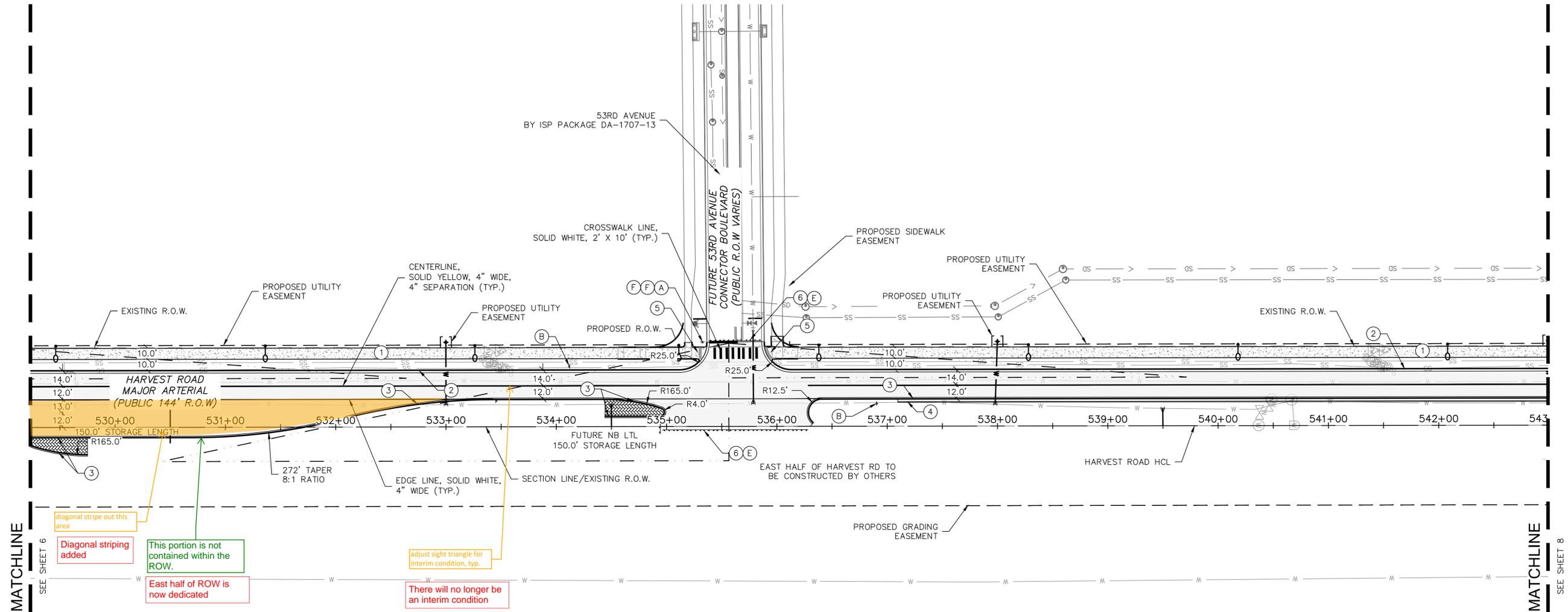
ROADWAY PLANS  
515+50 - 529+25  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



LEGEND

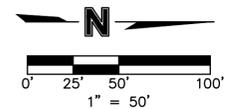
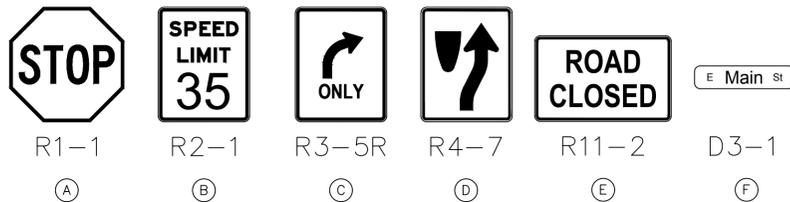
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	PROPOSED RIGHT-OF-WAY		EXISTING WATER LINE
	EXISTING EASEMENT		EXISTING FIRE HYDRANT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT		EXISTING FIBER OPTIC
	PROPOSED SIDEWALK		EXISTING NATURAL GAS
	PROPOSED CONCRETE MEDIAN COVER		EXISTING UNDERGROUND POWER
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	EXISTING SANITARY SEWER		SIGHT TRIANGLE

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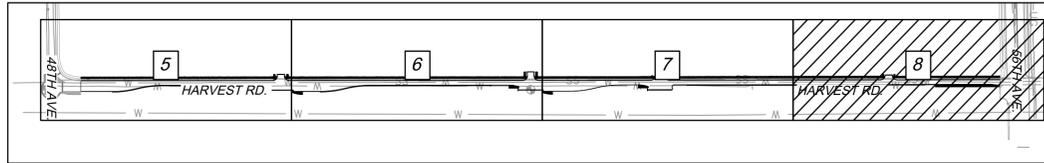
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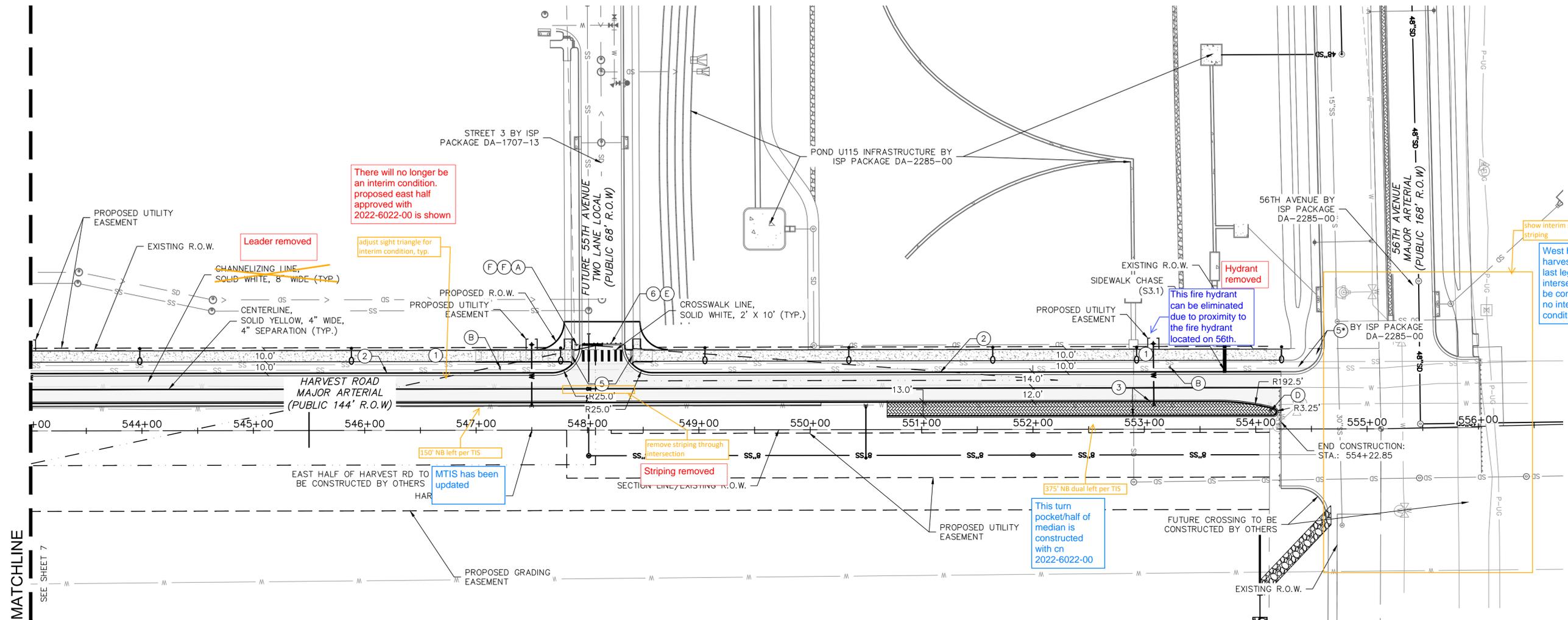
ROADWAY PLANS  
529+25 - 543+00  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
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There will no longer be an interim condition. proposed east half approved with 2022-6022-00 is shown

Leader removed

adjust sight triangle for interim condition, typ.

CHANNELIZING LINE, SOLID WHITE, 8" WIDE (TYP.)  
CENTERLINE, SOLID YELLOW, 4" WIDE, 4" SEPARATION (TYP.)

CROSSWALK LINE, SOLID WHITE, 2' X 10' (TYP.)

Hydrant removed  
This fire hydrant can be eliminated due to proximity to the fire hydrant located on 56th.

show interim signing/stripping  
West half of harvest will be last leg of intersection to be construction. no interim condition exists

150' NB left per TIS  
remove striping through intersection  
Striping removed  
MTIS has been updated

375' NB dual left per TIS  
This turn pocket/half of median is constructed with cn 2022-6022-00

MATCHLINE  
SEE SHEET 7

LEGEND

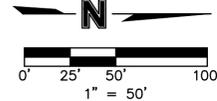
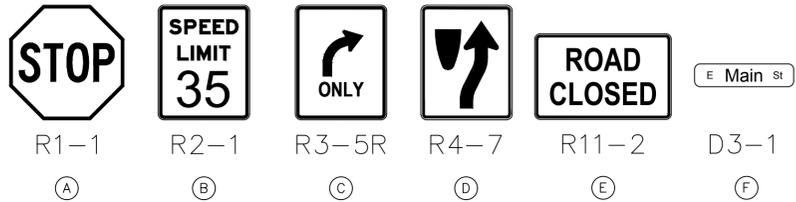
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	PROPOSED RIGHT-OF-WAY		EXISTING WATER LINE
	EXISTING EASEMENT		EXISTING FIRE HYDRANT
	PROPOSED EASEMENT		PROPOSED FIRE HYDRANT
	PROPOSED ASPHALT PAVEMENT		EXISTING FIBER OPTIC
	PROPOSED SIDEWALK		EXISTING NATURAL GAS
	PROPOSED CONCRETE MEDIAN COVER		EXISTING UNDERGROUND POWER
	PROPOSED CONCRETE STORM SEWER		EXISTING FENCE
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REV. NO.	DATE	REVISIONS DESCRIPTION

ROADWAY PLANS  
543+00 - 556+75

HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE

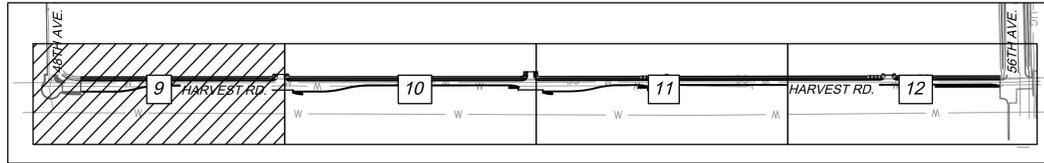
AURORA, CO

2022

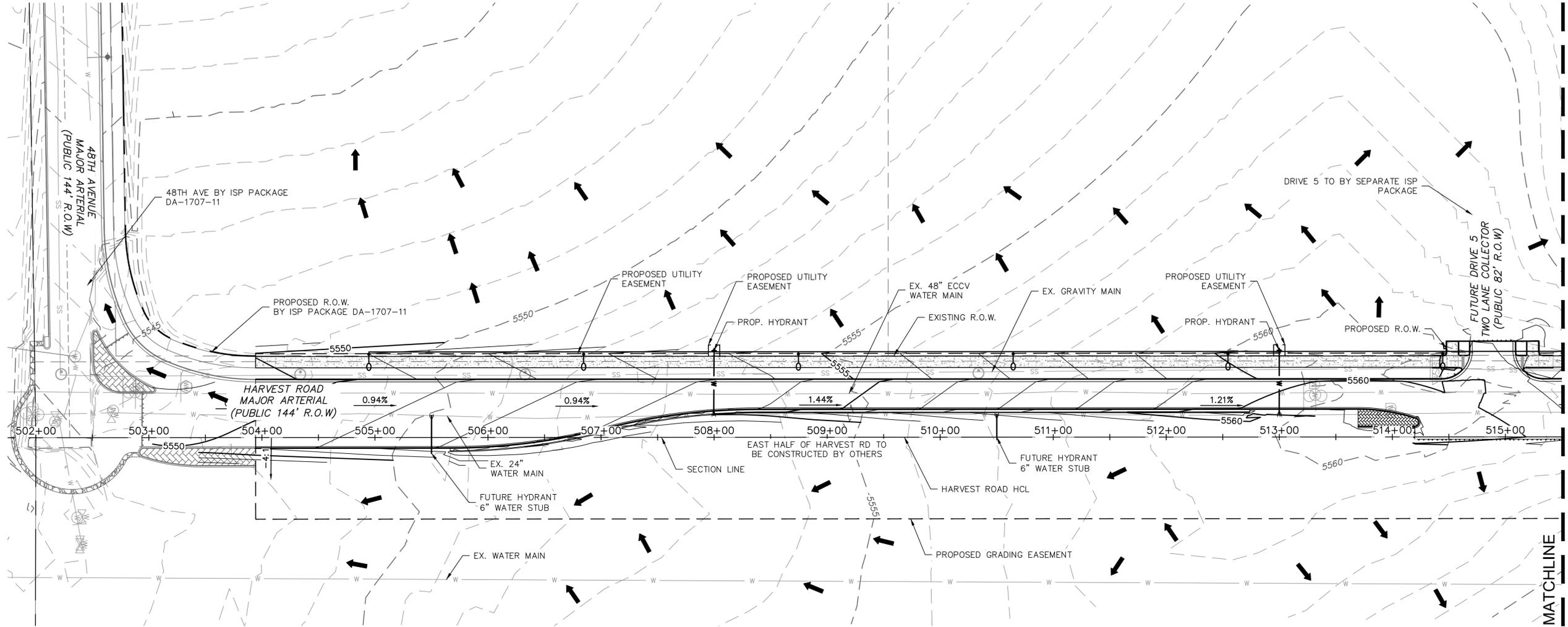
drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.: T\_Plan\_0174\_0102236.dwg  
date: 8/17/2022

SHEET  
8 of 25

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'

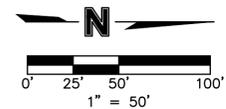


LEGEND

---	EXISTING RIGHT-OF-WAY	---	FO	EXISTING FIBER OPTIC
- - -	PROPOSED RIGHT-OF-WAY	---	GAS	EXISTING NATURAL GAS
- - -	EXISTING EASEMENT	---	P-UG	EXISTING UNDERGROUND POWER
- - -	PROPOSED EASEMENT	---	X	EXISTING FENCE
[Pattern]	PROPOSED ASPHALT PAVEMENT	[Symbol]	[Symbol]	PROPOSED LIGHT POLE (PER COA STANDARDS)
[Pattern]	PROPOSED SIDEWALK	----	XXXX	EXISTING 1' CONTOUR
[Pattern]	PROPOSED CONCRETE MEDIAN COVER	----	XXXX	EXISTING 5' CONTOUR
[Pattern]	PROPOSED CONCRETE STORM SEWER	----	XXXX	PROPOSED 1' CONTOUR
SS	PROPOSED SANITARY SEWER	----	XXXX	PROPOSED 5' CONTOUR
SS	EXISTING SANITARY SEWER	[Arrow]		FLOW DIRECTION
W	PROPOSED WATER LINE			
W	EXISTING WATER LINE			
[Symbol]	EXISTING FIRE HYDRANT			
[Symbol]	PROPOSED FIRE HYDRANT			

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.



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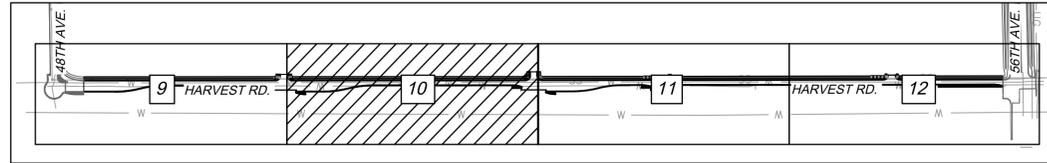
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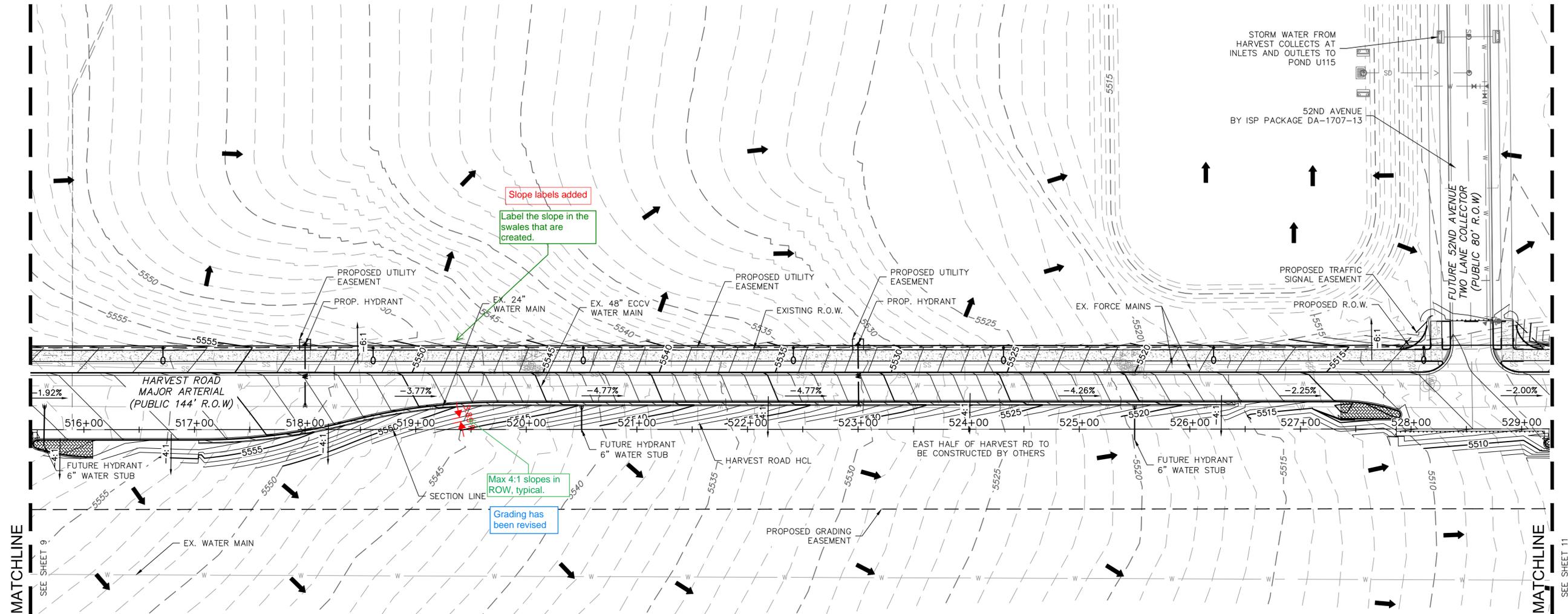
GRADING & UTILITY PLANS 501+75 - 515+50	2022
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	
AURORA, CO	

drawn by:	JJE/BWINDS
checked by:	DF
approved by:	
QA/QC by:	CMR
project no.:	021-02236
drawing no.:	
date:	8/17/2022

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



LEGEND

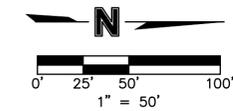
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- - - -	PROPOSED RIGHT-OF-WAY	---	GAS	EXISTING NATURAL GAS
---	EXISTING EASEMENT	---	P-UG	EXISTING UNDERGROUND POWER
- - - -	PROPOSED EASEMENT	X	X	EXISTING FENCE
[Pattern]	PROPOSED ASPHALT PAVEMENT	[Symbol]	[Symbol]	PROPOSED LIGHT POLE (PER COA STANDARDS)
[Pattern]	PROPOSED SIDEWALK	----	XXXX	EXISTING 1' CONTOUR
[Pattern]	PROPOSED CONCRETE MEDIAN COVER	----	XXXX	EXISTING 5' CONTOUR
[Symbol]	PROPOSED CONCRETE STORM SEWER	----	XXXX	PROPOSED 1' CONTOUR
[Symbol]	PROPOSED SANITARY SEWER	----	XXXX	PROPOSED 5' CONTOUR
[Symbol]	EXISTING SANITARY SEWER	[Symbol]	[Symbol]	FLOW DIRECTION
[Symbol]	PROPOSED WATER LINE			
[Symbol]	EXISTING WATER LINE			
[Symbol]	EXISTING FIRE HYDRANT			
[Symbol]	PROPOSED FIRE HYDRANT			

NOTES:

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3. ALL PROPOSED HYDRANT LINES ARE 6" DIAMETER.

Add the following note to sheets that show swales IF the slope is less than 2%: PRIVATE TEMPORARY SWALE SHALL BE MAINTAINED BY THE DISTRICT AND THE SLOPE LESS THAN 2% PERMITTED FOR UP TO 36 MONTHS OR THE 201ST CERTIFICATE OF OCCUPANCY (50% OR 502). OTHERWISE REVISIONS SHALL BE SUBMITTED FOR CONCRETE LINING THE SWALE. IN ADDITION, THE CITY RESERVES THE RIGHT, PRIOR TO 36 MONTHS AND 201ST CO, 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.

Note added



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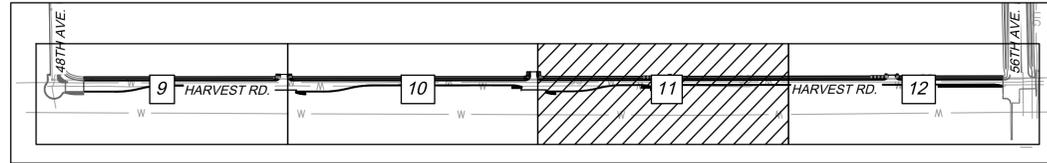
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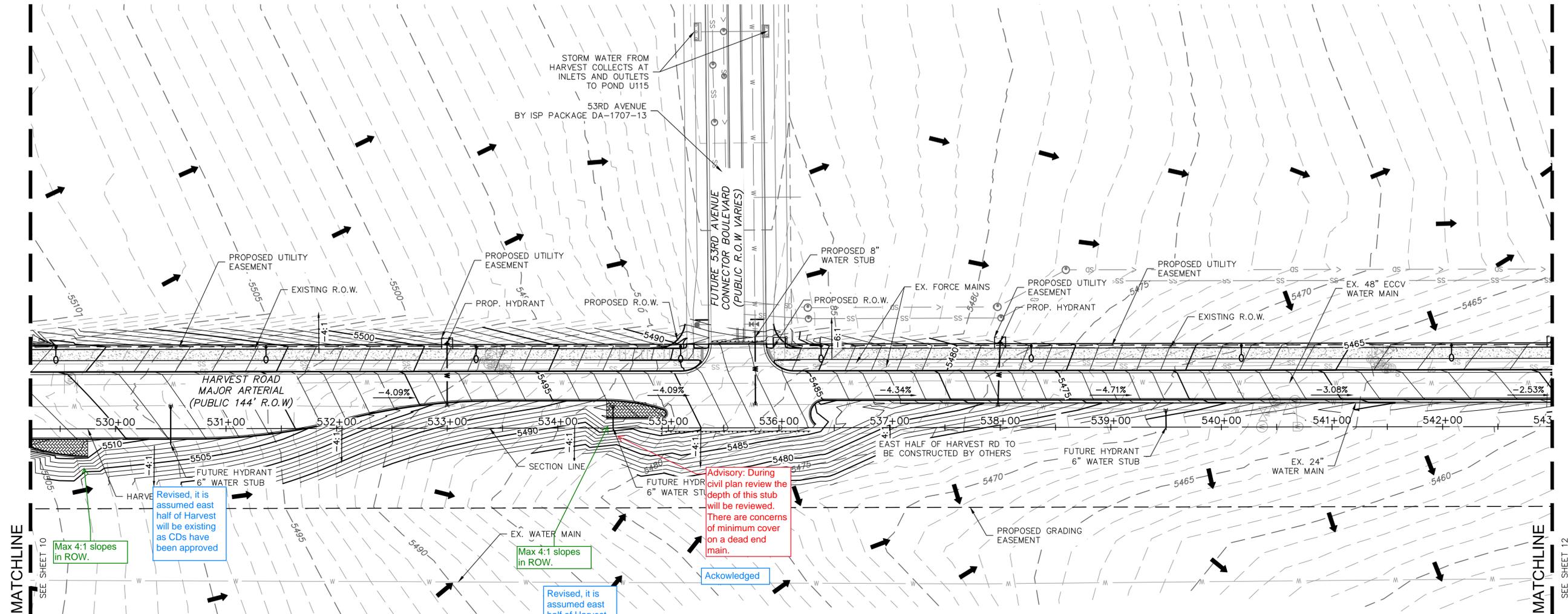
GRADING & UTILITY PLANS  
515+50 - 529+25  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.: 1525\_RALEIGH\_01102226.DWG  
date: 8/17/2022

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KEY MAP  
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LEGEND	
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED CONCRETE MEDIAN COVER
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	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED WATER LINE
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
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	EXISTING UNDERGROUND POWER
	EXISTING FENCE
	PROPOSED LIGHT POLE (PER COA STANDARDS)
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	FLOW DIRECTION

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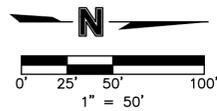
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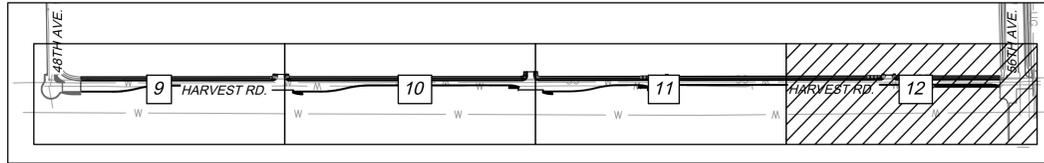
REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING & UTILITY PLANS  
529+25 - 543+00  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

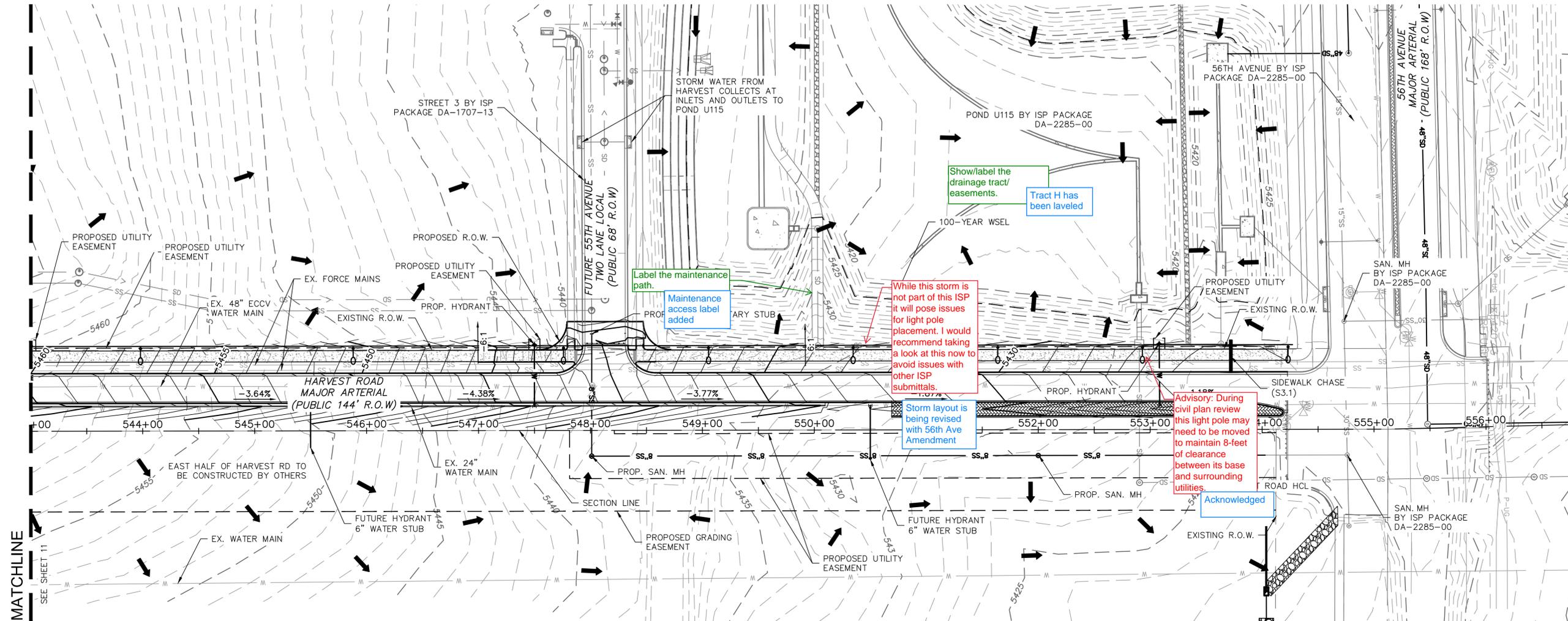
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QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022



NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



MATCHLINE  
SEE SHEET 11

LEGEND

	EXISTING RIGHT-OF-WAY		EXISTING FIBER OPTIC
	PROPOSED RIGHT-OF-WAY		EXISTING NATURAL GAS
	EXISTING EASEMENT		EXISTING UNDERGROUND POWER
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	PROPOSED SANITARY SEWER		PROPOSED 5' CONTOUR
	EXISTING SANITARY SEWER		FLOW DIRECTION
	PROPOSED WATER LINE		
	EXISTING WATER LINE		
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	PROPOSED FIRE HYDRANT		

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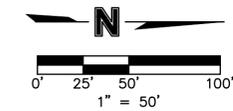
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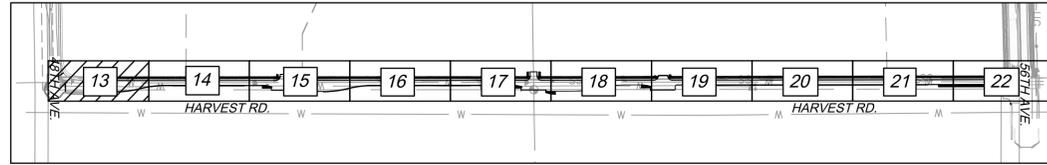
REV. NO.	DATE	REVISIONS DESCRIPTION

GRADING & UTILITY PLANS  
543+00 - 556+75  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

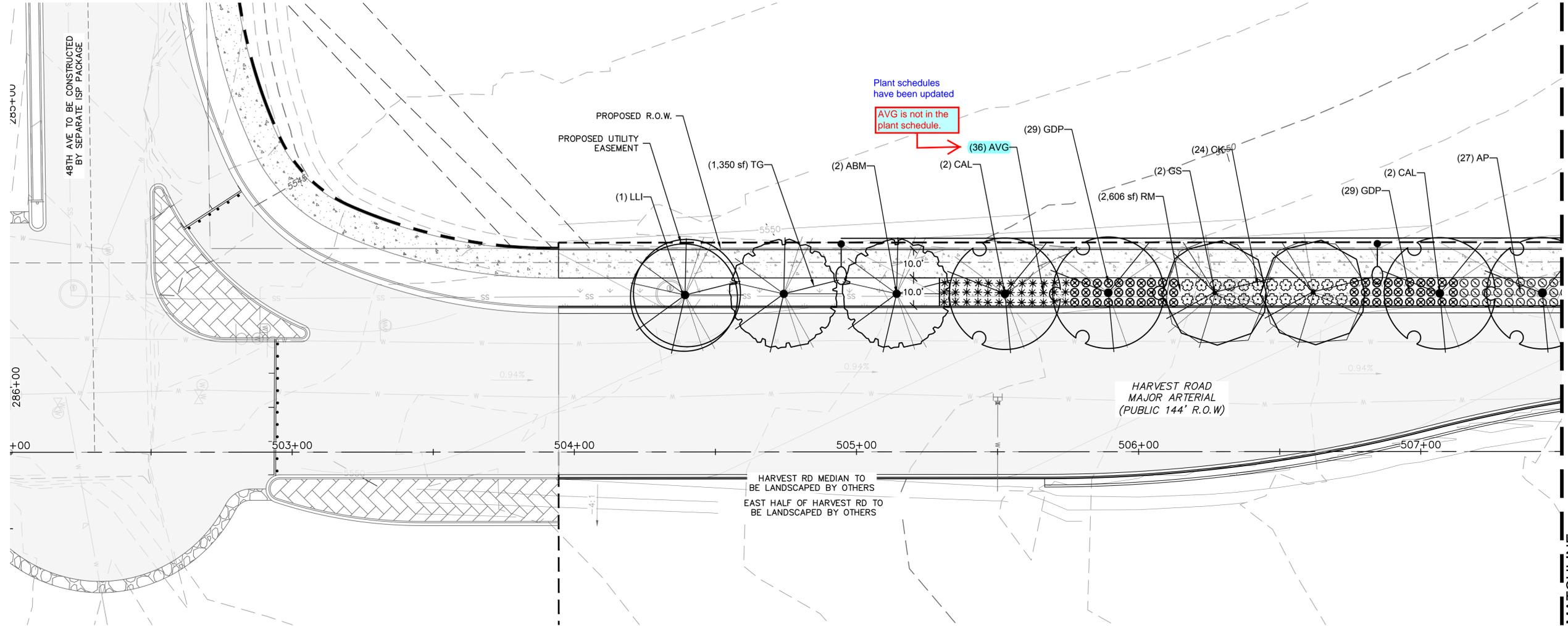
drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022



NOT FOR CONSTRUCTION



N  
KEY MAP  
1" = 500'



**LEGEND**

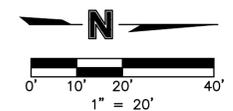
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED EASEMENT
[Pattern]	ROCK MULCH
[Pattern]	RIVER ROCK
[Pattern]	TURF LAWN
[Pattern]	PROPOSED ASPHALT PAVEMENT MATERIAL BY OTHERS, TYP
[Pattern]	PROPOSED CONCRETE SIDEWALK, TYP
<b>NOTE:</b> REFER TO SHEET 23 FOR LANDSCAPE SCHEDULES	
SD	PROPOSED CONCRETE STORM SEWER
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
●	PROPOSED FIRE HYDRANT
FO	EXISTING FIBER OPTIC
GAS	EXISTING NATURAL GAS
P-UG	EXISTING UNDERGROUND POWER
X	EXISTING FENCE
○	PROPOSED LIGHT POLE (PER COA STANDARDS)
---	SIGHT TRIANGLE
---	PROPOSED TRAFFIC SIGNAGE, PER CIVIL
---	LANDSCAPE EDGING

**LANDSCAPE NOTES**

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 4.04.2.10.
2. 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. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

**INSTALLATION AND MAINTENANCE NOTES**

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2. TREES SHALL NOT BE INSTALLED UNTIL EXISTING GRAVITY AND FORCE MAINS ARE ABANDONED BY THE CITY OF AURORA.



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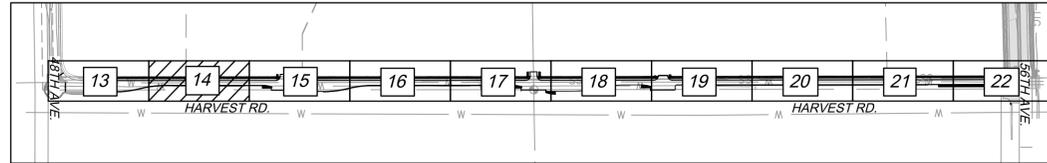
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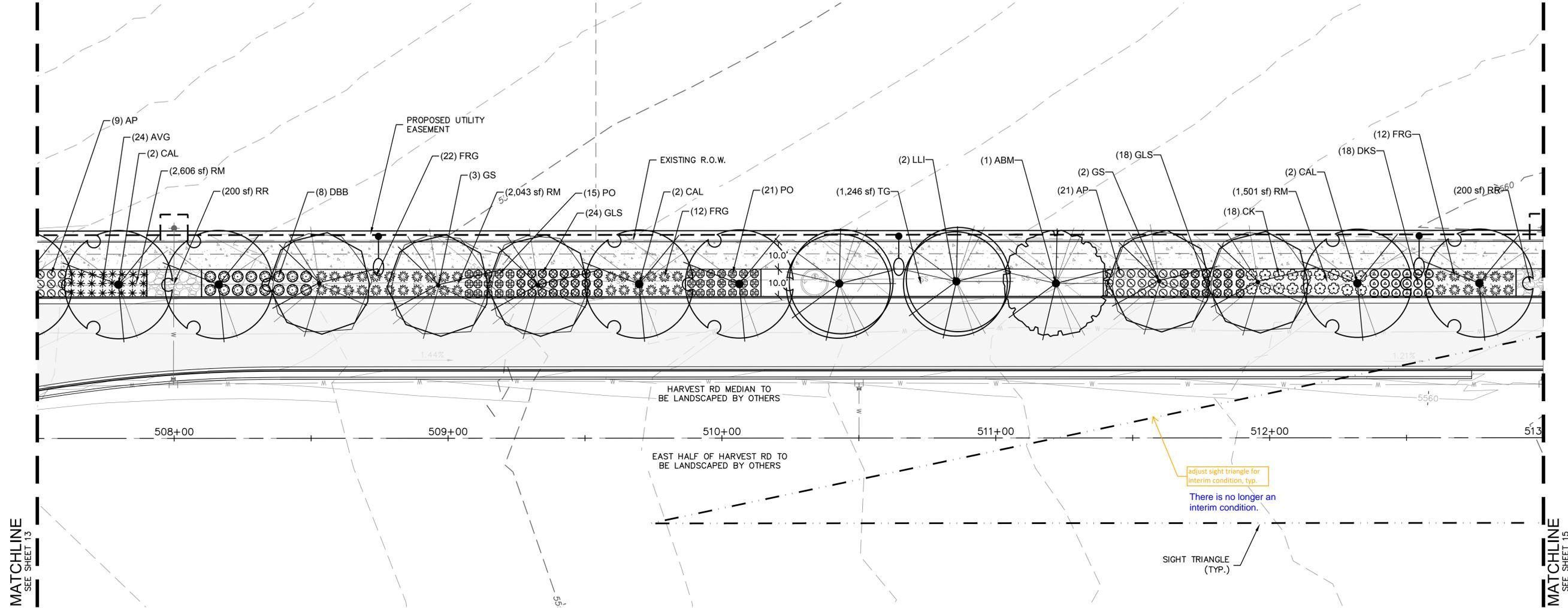
LANDSCAPE PLANS  
502+00 - 507+50  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



MATCHLINE  
SEE SHEET 13

MATCHLINE  
SEE SHEET 15

LEGEND

---	EXISTING RIGHT-OF-WAY
- - -	PROPOSED RIGHT-OF-WAY
- · - · -	PROPOSED EASEMENT
[Pattern]	ROCK MULCH
[Pattern]	RIVER ROCK
[Pattern]	TURF LAWN
[Pattern]	PROPOSED ASPHALT PAVEMENT MATERIAL BY OTHERS, TYP
[Pattern]	PROPOSED CONCRETE SIDEWALK, TYP
<b>NOTE:</b> REFER TO SHEET 23 FOR LANDSCAPE SCHEDULES	
SD	PROPOSED CONCRETE STORM SEWER
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
●	PROPOSED FIRE HYDRANT
FO	EXISTING FIBER OPTIC
GAS	EXISTING NATURAL GAS
P-UG	EXISTING UNDERGROUND POWER
X	EXISTING FENCE
○	PROPOSED LIGHT POLE (PER COA STANDARDS)
- · - · -	SIGHT TRIANGLE
○	PROPOSED TRAFFIC SIGNAGE, PER CIVIL
-	LANDSCAPE EDGING

LANDSCAPE NOTES

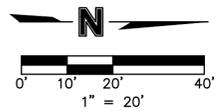
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adjust sight triangle for interim condition, typ.  
There is no longer an interim condition.

SIGHT TRIANGLE (TYP.)



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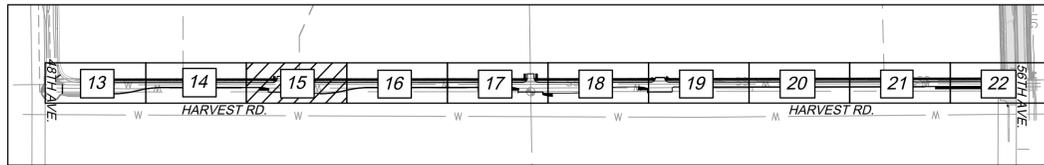
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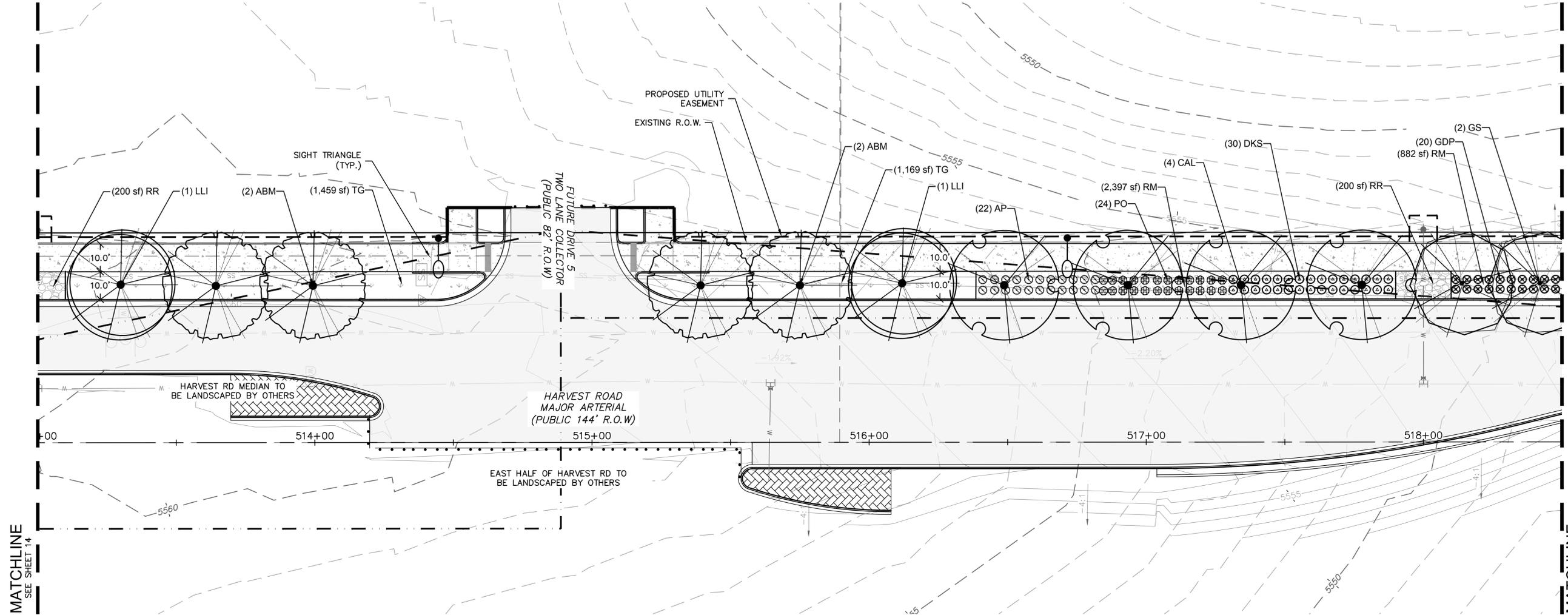
LANDSCAPE PLANS 507+50 - 513+00	2022
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	AURORA, CO

drawn by:	JJE/BWINDS
checked by:	DF
approved by:	CMR
QA/QC by:	CMR
project no.:	021-02236
drawing no.:	1525 RAIL ST. SUITE 400 DENVER, CO 80202
date:	8/17/2022

NOT FOR CONSTRUCTION



N  
KEY MAP  
1" = 500'



LEGEND

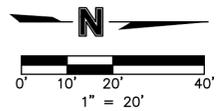
---	EXISTING RIGHT-OF-WAY
- - -	PROPOSED RIGHT-OF-WAY
- · - · -	PROPOSED EASEMENT
[Pattern]	ROCK MULCH
[Pattern]	RIVER ROCK
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[Pattern]	PROPOSED CONCRETE SIDEWALK, TYP
<b>NOTE:</b> REFER TO SHEET 23 FOR LANDSCAPE SCHEDULES	
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SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
●	PROPOSED FIRE HYDRANT
FO	EXISTING FIBER OPTIC
GAS	EXISTING NATURAL GAS
P-UG	EXISTING UNDERGROUND POWER
X	EXISTING FENCE
○	PROPOSED LIGHT POLE (PER COA STANDARDS)
- · - · -	SIGHT TRIANGLE
○	PROPOSED TRAFFIC SIGNAGE, PER CIVIL
---	LANDSCAPE EDGING

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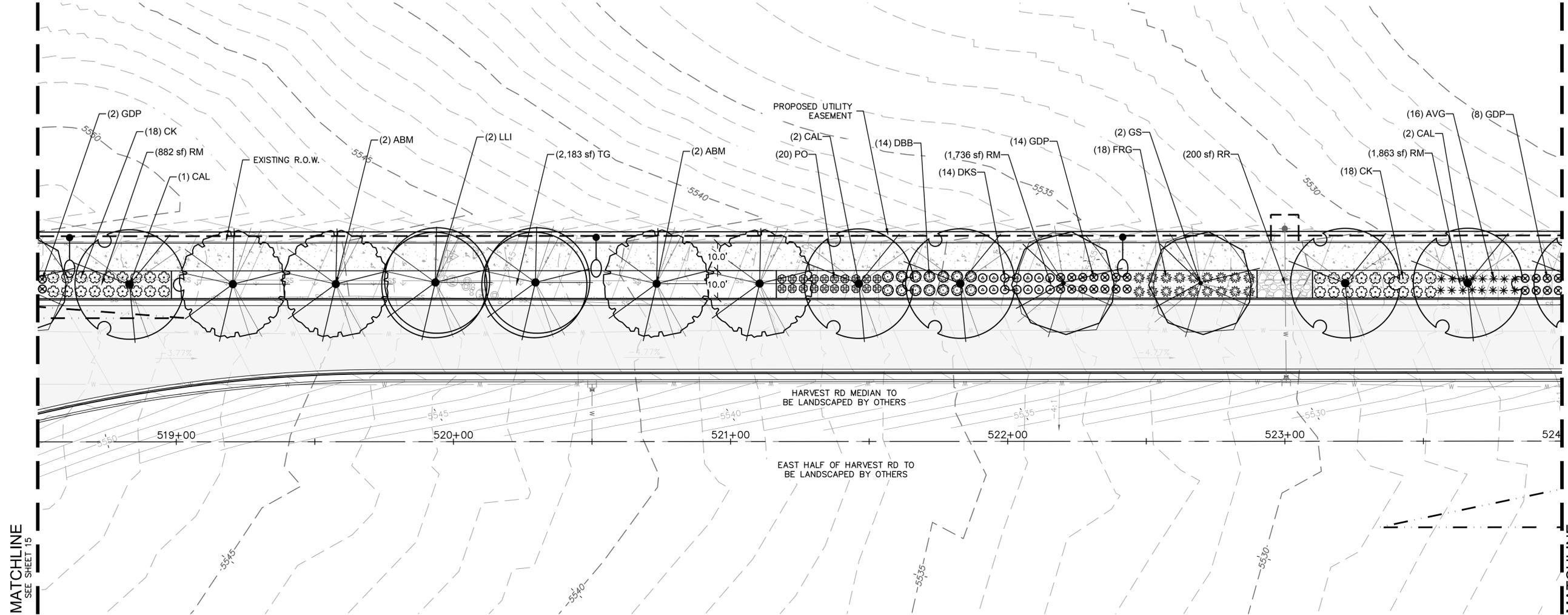
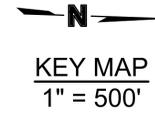
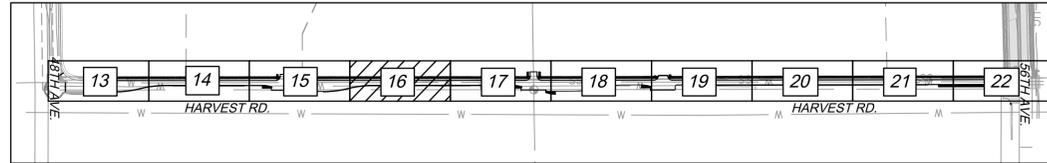
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REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS 513+00 - 518+50	2022
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	AURORA, CO
drawn by: JJE/BWINDS	checked by: DF
approved by: CMR	QA/QC by: CMR
project no.: 021-02236	date: 8/17/2022

NOT FOR CONSTRUCTION



**LEGEND**

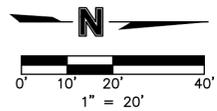
- EXISTING RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- [Pattern] ROCK MULCH
- [Pattern] RIVER ROCK
- [Pattern] TURF LAWN
- [Pattern] PROPOSED ASPHALT PAVEMENT MATERIAL BY OTHERS, TYP
- [Pattern] PROPOSED CONCRETE SIDEWALK, TYP
- SD --- SD PROPOSED CONCRETE STORM SEWER
- SS --- SS PROPOSED SANITARY SEWER
- W --- W PROPOSED WATER LINE
- W --- W EXISTING WATER LINE
- PROPOSED FIRE HYDRANT
- FO --- EXISTING FIBER OPTIC
- GAS --- EXISTING NATURAL GAS
- P-UG --- EXISTING UNDERGROUND POWER
- X --- EXISTING FENCE
- PROPOSED LIGHT POLE (PER COA STANDARDS)
- · - · - SIGHT TRIANGLE
- PROPOSED TRAFFIC SIGNAGE, PER CIVIL
- LANDSCAPE EDGING

**LANDSCAPE NOTES**

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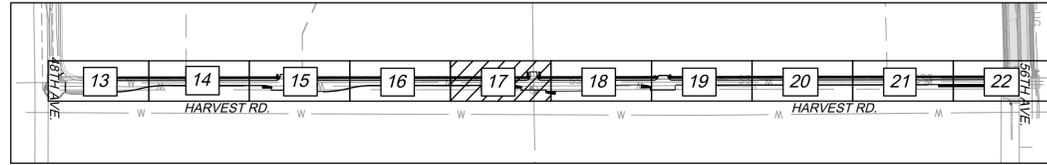
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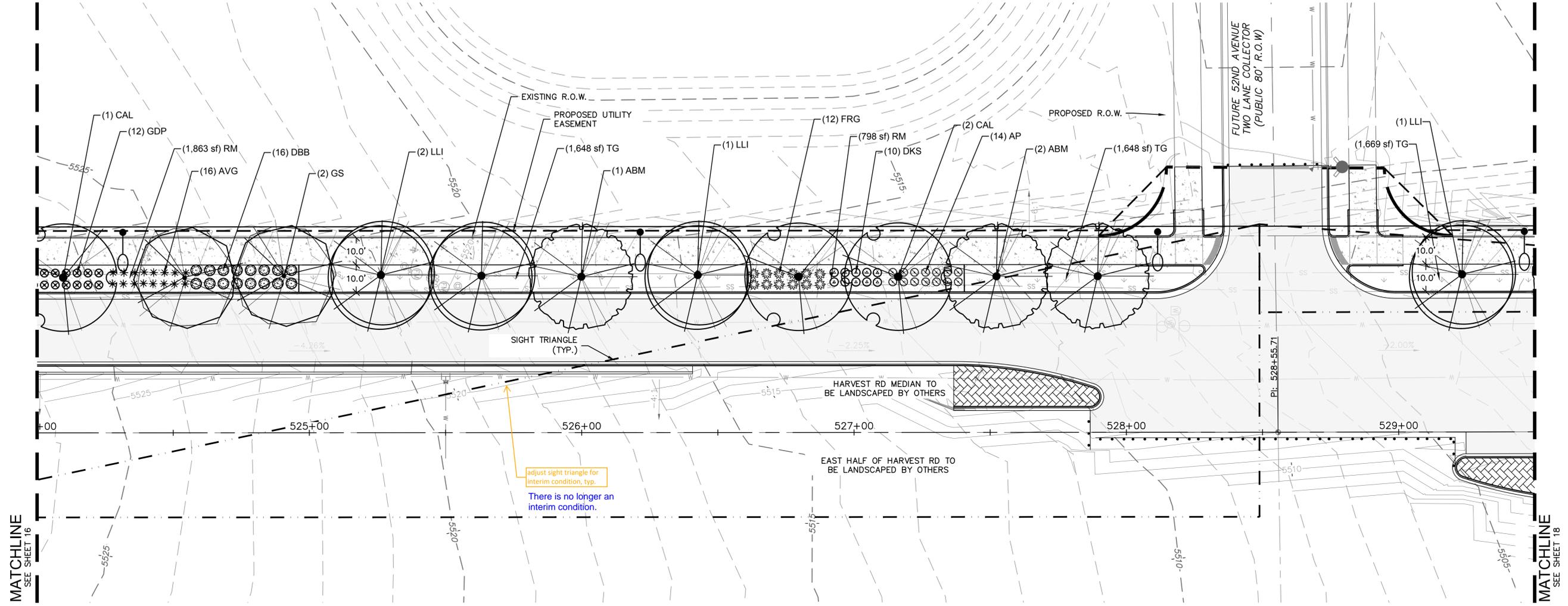
REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS 518+50 - 524+00	HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	2022
		AURORA, CO
drawn by: JJE/BWINDS	checked by: DF	approved by: CMR
project no.: 021-02236	drawing no.: 17/2022	date: 8/17/2022

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



MATCHLINE  
SEE SHEET 16

MATCHLINE  
SEE SHEET 18

LEGEND

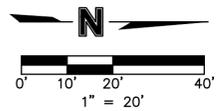
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SS	PROPOSED SANITARY SEWER
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X	EXISTING FENCE
○	PROPOSED LIGHT POLE (PER COA STANDARDS)
---	SIGHT TRIANGLE
---	PROPOSED TRAFFIC SIGNAGE, PER CIVIL
---	LANDSCAPE EDGING

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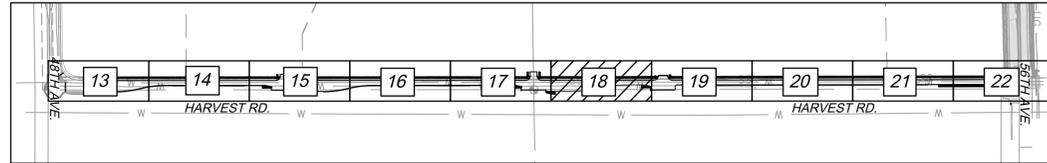
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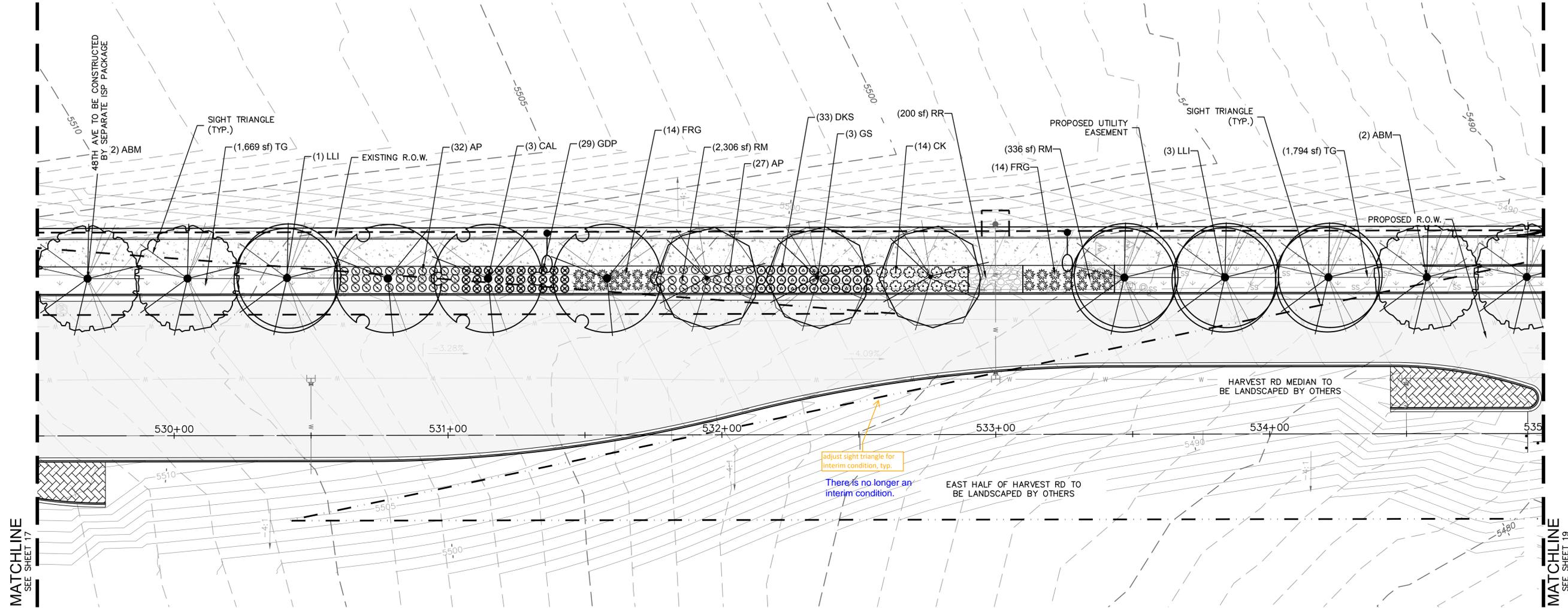
LANDSCAPE PLANS  
524+00 - 529+50  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022

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KEY MAP  
1" = 500'



MATCHLINE  
SEE SHEET 17

MATCHLINE  
SEE SHEET 19

LEGEND

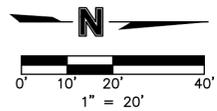
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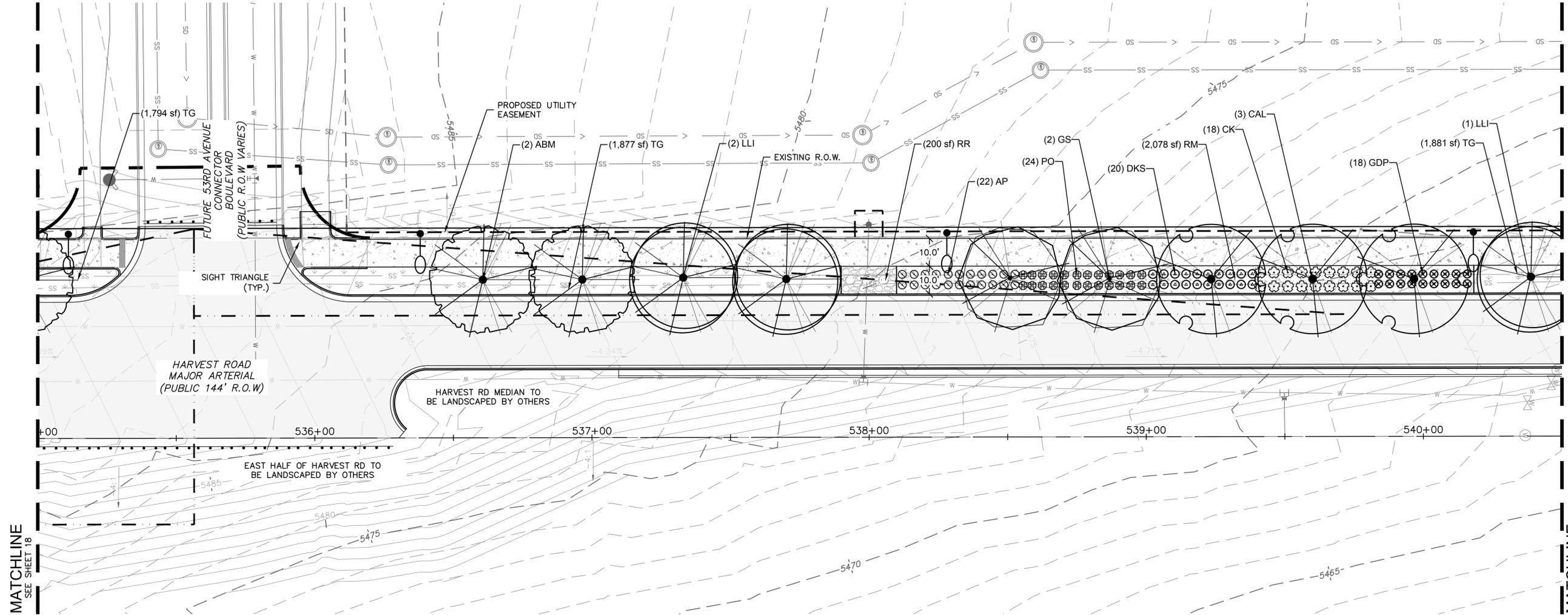
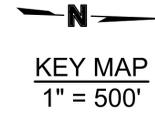
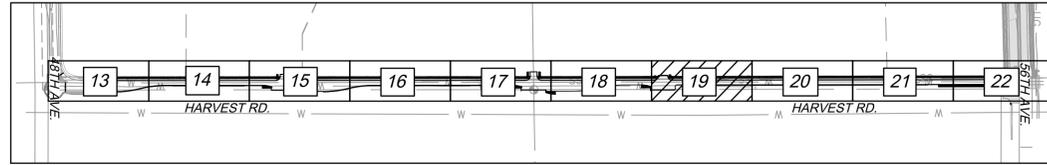
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REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS  
529+50 - 535+00  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022

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**LEGEND**

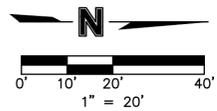
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[Pattern]	PROPOSED CONCRETE SIDEWALK, TYP
<b>NOTE:</b> REFER TO SHEET 23 FOR LANDSCAPE SCHEDULES	
SD	PROPOSED CONCRETE STORM SEWER
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
●	PROPOSED FIRE HYDRANT
FO	EXISTING FIBER OPTIC
GAS	EXISTING NATURAL GAS
P-UG	EXISTING UNDERGROUND POWER
X	EXISTING FENCE
○	PROPOSED LIGHT POLE (PER COA STANDARDS)
- · - · -	SIGHT TRIANGLE
○	PROPOSED TRAFFIC SIGNAGE, PER CIVIL
---	LANDSCAPE EDGING

**LANDSCAPE NOTES**

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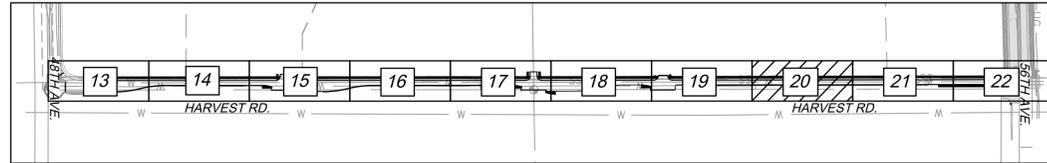
REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS  
535+00 - 540+50  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

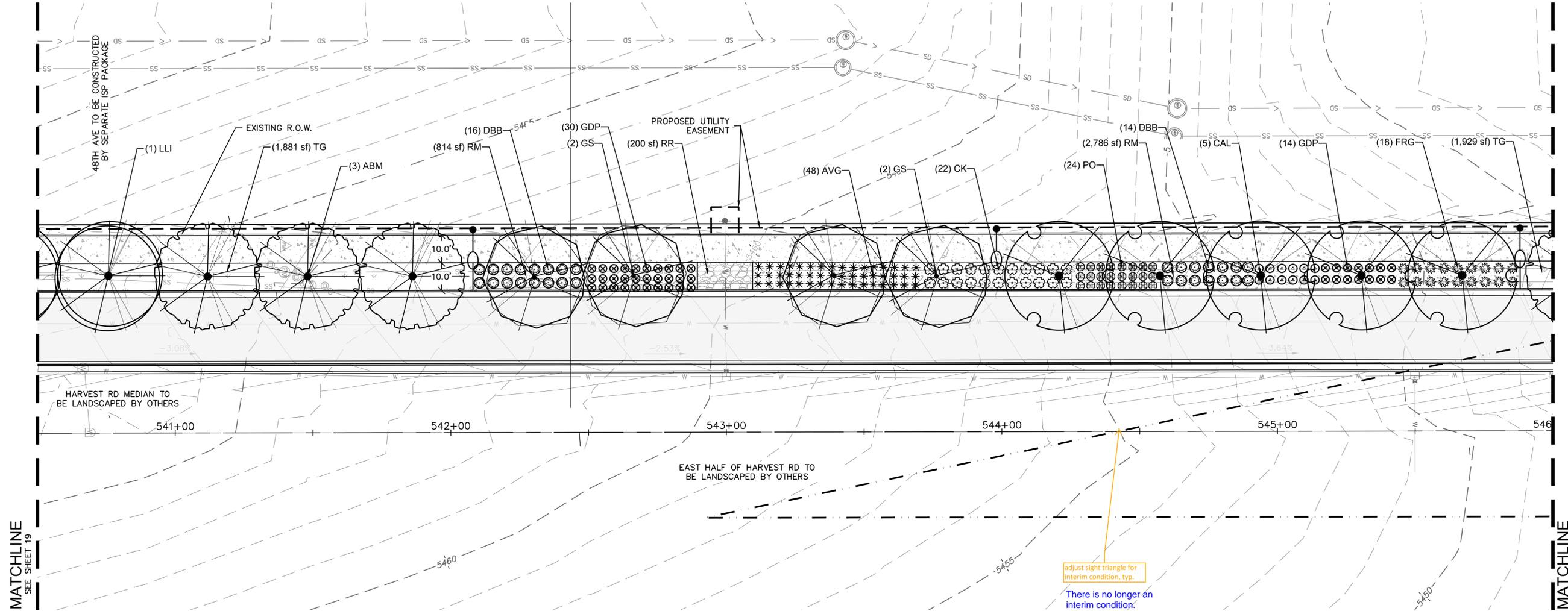
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**SHEET**  
19 of 25

NOT FOR CONSTRUCTION



KEY MAP  
1" = 500'



MATCHLINE  
SEE SHEET 19

MATCHLINE  
SEE SHEET 21

LEGEND

---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
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NOTE:  
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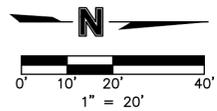
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adjust sight triangle for interim condition, typ.  
There is no longer an interim condition.



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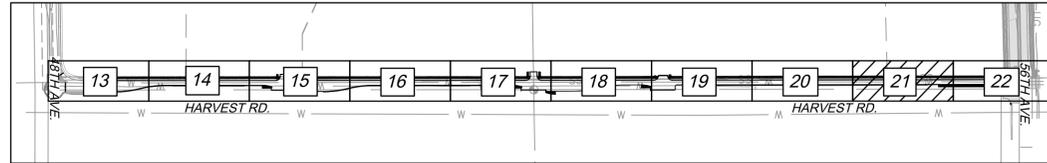
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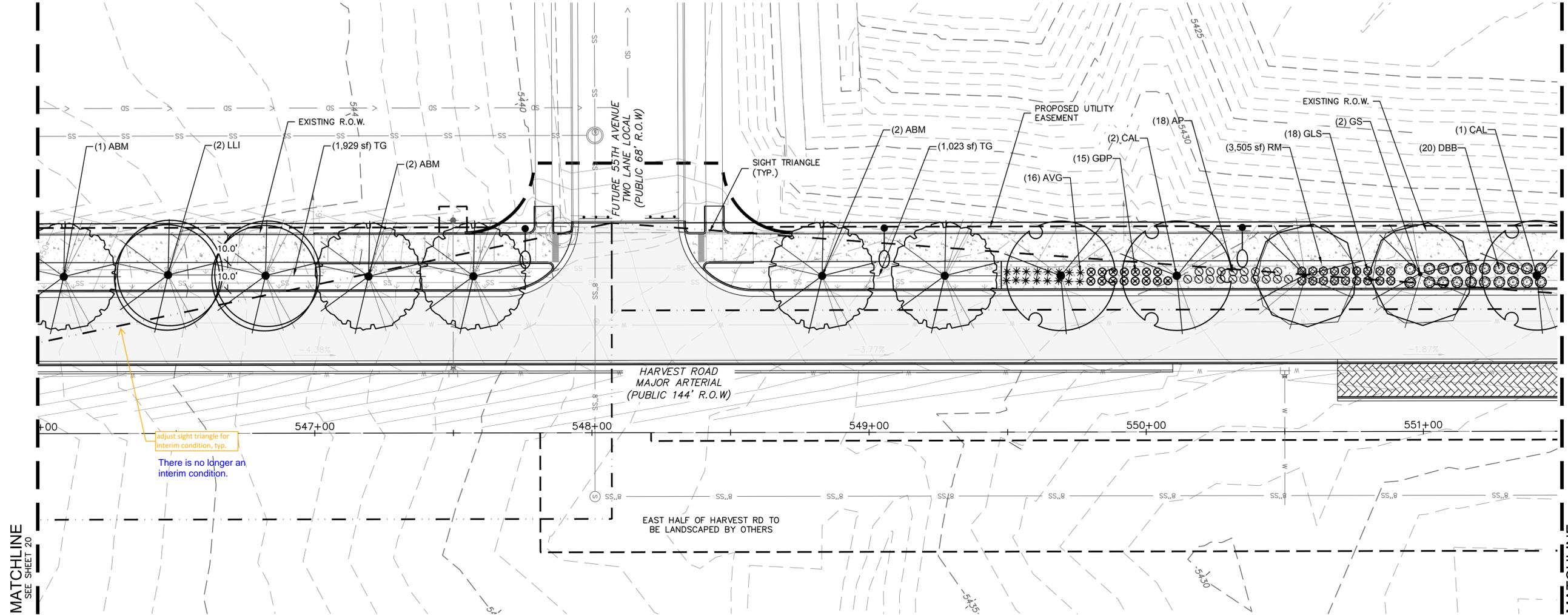
LANDSCAPE PLANS 540+50 - 546+00	2022
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE	AURORA, CO

drawn by:	JJE/BWINDS
checked by:	DF
approved by:	CMR
QA/QC by:	CMR
project no.:	021-02236
drawing no.:	1525 RAIL ST, DENVER, CO 80202
date:	8/17/2022

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**N**  
KEY MAP  
1" = 500'



adjust sight triangle for interim condition, typ.  
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**LEGEND**

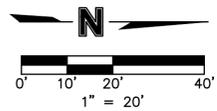
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LANDSCAPE PLANS  
546+00 - 551+50

HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE

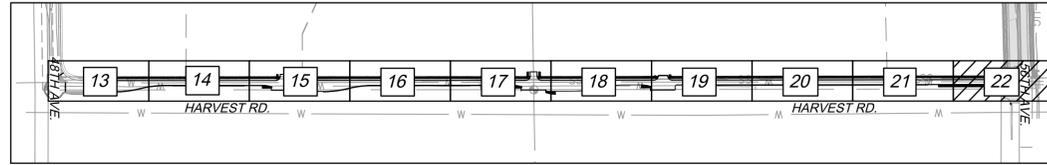
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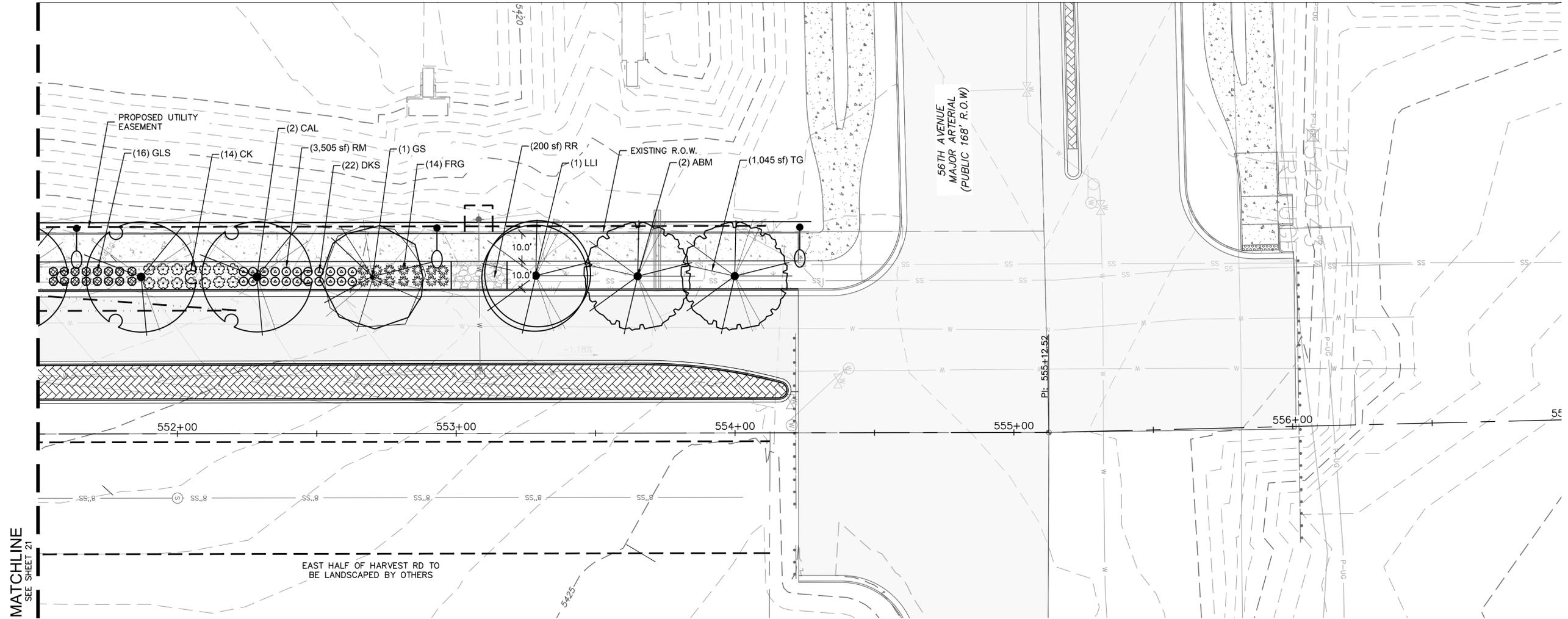
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SHEET  
21 of 25

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LEGEND

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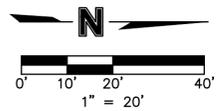
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REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS 551+50 - 557+00	AURORA, CO	2022
HARVEST ROAD INFRASTRUCTURE SITE PLAN 48TH AVENUE TO 56TH AVENUE		
drawn by: JJE/BWINDS	checked by: DF	approved by: CMR
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date: 8/17/2022		

NOT FOR CONSTRUCTION

PLANT SCHEDULE

SHADE TREES (NTS)	CODE	QTY	BOTANICAL NAME COMMON NAME	CONT. CAL./HT.	M. HT. M. SPR.	REMARKS
	ABM	30	ACER X FREEMANII 'JEFFERS RED' AUTUMN BLAZE MAPLE	B&B 2.5" CAL	50' 40'	-
	CAL	38	CATALPA SPECIOSA NORTHERN CATALPA	B&B 2.5" CAL	50' 30'	-
	GS	25	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	B&B 2.5" CAL	50' 30'	-
	LLI	22	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	B&B 2.5" CAL	40' 30'	-
	AP	192	ARCTO. X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA	#5	2' 4'	CAN FULL
	DBB	96	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	#5	5' 4'	CAN FULL
	FRG	136	CALA. X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	#5	18" 2'	CAN FULL
	PS	156	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	#5	2' 2'	CAN FULL
	DKS	159	CARYOPTERIS X CLAND. 'DARK KNIGHTT' DARK KNIGHT SPIREA	#5	3' 3'	CAN FULL
	CK	146	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	#5	3' 4'	CAN FULL
	PO	128	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' DART'S GOLD NINEBARK	#5	2' 3'	CAN FULL
	GDP	220	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP POTENTILLA	#5	3' 3'	CAN FULL
	GLS	76	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	2' 2"	CAN FULL

\* ORNAMENTAL GRASSES NOT TO EXCEED 40% OF LANDSCAPE MATERIAL.  
 \*\* PROVIDED ORNAMENTAL GRASSES ACCOUNT FOR 24% OF TOTAL SHRUBS

MATERIALS SCHEDULE

GROUND COVERS	CODE	QTY	TYPE MATERIAL	REMARKS
	RM	24,770 SF	ROCK MULCH 3/4" ROUNDED RIVER DECORATIVE ROCK	4" DEPTH MIN
	RR	1,600 SF	RIVER ROCK 2"-4" DECORATIVE ROCK	4" DEPTH MIN
	TG	21,043 SF	TURF LAWN XERISCAPE LAWN MIX 30 % BUCHLOE DACTYLOIDES (BUFFALOGRASS) 30 % PASCOPYRUM SMITHII (WESTERN WHEATGRASS) 30 % BOUTELOUA GRACILIS (BLUE GRAMA) 5 % PLEURAPHIS JAMESII (GALLETA) 5 % BOUTELOUA CURTIPENDULA (SIDE OATS GRAMA)	SEED
	LE	350 SF	LANDSCAPE EDGING STEEL	

The plan was updated and there are no longer street tree deficiencies.

#5  
Street names updated.

CURBSIDE LANDSCAPE TABLE							
LOCATION	DISTANCE OF CURBSIDE LANDSCAPE	REQUIRED TREES, 1 TREE PER 40 LF	PROVIDED TREES	SQUARE FOOTAGE OF CURBSIDE IN AREAS LESS THAN 10' WIDE	REQUIRED SHRUBS, 1 SHRUB PER 40 SF	SHRUBS PROV	SHRUBS TO TREE CONVERSION @ 12:1
HARVEST RD, WEST CURB: 48TH AVE TO DRIVE #3	1,049 LF	26 TREES	26 TREES	10,490 SF	262 SHRUBS	262 SHRUBS	N/A
HARVEST RD, WEST CURB: DRIVE #3 TO 52ND AVE	1,271 LF	32 TREES	32 TREES	12,710 SF	318 SHRUBS	318 SHRUBS	N/A
HARVEST RD, WEST CURB: 52ND AVE TO 53RD AVE	605 LF	15 TREES	14 TREES	6,050 SF	151 SHRUBS	163 SHRUBS	12 SHRUBS = 1 TREES
HARVEST RD, WEST CURB: 53RD AVE TO STREET #3	1,153 LF	29 TREES	28 TREES	11,530 SF	288 SHRUBS	300 SHRUBS	12 SHRUBS = 1 TREES
HARVEST RD, WEST CURB: STREET #3 TO 56TH AVE	564 LF	14 TREES	13 TREES	5,640 SF	141 SHRUBS	153 SHRUBS	12 SHRUBS = 1 TREES
TOTAL	4,642 LF	119 TREES	113 TREES	46,420 SF	1,161 SHRUBS	1,197 SHRUBS	36 SHRUBS = 3 TREES

NOTE:

- ALL TREES THAT CANNOT BE PROVIDED SHALL BE CONVERTED INTO SHRUBS AT A 12:1 RATIO TO MEET THE MINIMUM CURBSIDE LANDSCAPE REQUIREMENTS. There are no longer street tree deficiencies.

\* Add a note: Due to utility conflicts, the deficient street tree quantities have been converted to shrubs.

CITY OF AURORA LANDSCAPE NOTES

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA TILLED TO A DEPTH OF 4-6 INCHES IN TURF, SHRUB AND TREE AREAS. MINIMUM TWO CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IN NATIVE SEEDED AREAS.
- ALL FREE STANDING LIGHTS DEPICTED IN THESE PLANS ARE STREETLIGHTS. STREETLIGHT DESIGN IS IN ACCORDANCE WITH APPLICABLE CITY OF AURORA DESIGN CRITERIA. PHOTOMETRIC ANALYSIS TO BE PROVIDED WITH LIGHTING DESIGN IN A SUBSEQUENT DESIGN STAGE.
- THE SURFACING MATERIAL OF PROPOSED FLATWORK, INCLUDING CURB AND GUTTER, SIDEWALKS, BIKEWAYS, AND CURB RAMPS, IS TO BE GRAY CONCRETE. ALL PROPOSED ROADWAY SURFACING IS TO BE ASPHALT PAVEMENT. MEDIAN COVER MATERIAL AND CITY OF AURORA STANDARD SPLASHBLOCK WITHIN THE MEDIANS WILL BE OMAHA TAN COLORED CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, 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. ALL LANDSCAPING TO BE INSTALLED AS DELINEATED ON THE PLAN UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE FOR THE WEST SIDE.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.

GENERAL LANDSCAPE NOTES

- ALL STREET FRONTAGE LANDSCAPE BUFFER REQUIREMENTS WILL BE INSTALLED WITH EACH ADJACENT SITE PLAN.
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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. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

INSTALLATION AND MAINTENANCE NOTES

- WINDLER PUBLIC IMPROVEMENT AUTHORITY TO INSTALL AND MAINTAIN ALL WESTERN CURBSIDE LANDSCAPE.



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NOTE  
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REV. NO.	DATE	REVISIONS DESCRIPTION

LANDSCAPE PLANS  
LANDSCAPE SCHEDULES  
HARVEST ROAD INFRASTRUCTURE SITE PLAN  
48TH AVENUE TO 56TH AVENUE  
AURORA, CO  
2022

drawn by: JJE/BWINDS  
checked by: DF  
approved by: CMR  
QA/QC by: CMR  
project no.: 021-02236  
drawing no.:  
date: 8/17/2022

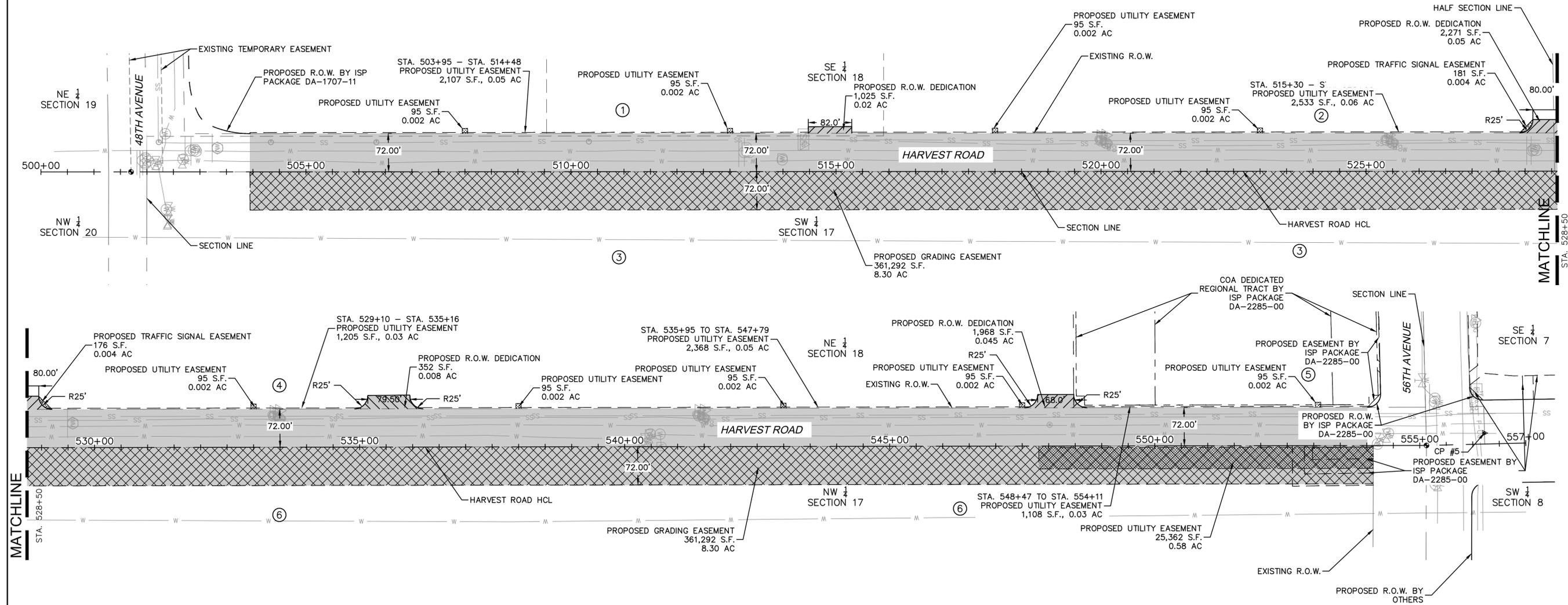


NOT FOR CONSTRUCTION

LEGEND

- EXISTING R.O.W.
- PROPOSED R.O.W.
- PROPOSED COA REGIONAL TRACT
- EXISTING TEMPORARY EASEMENT
- EXISTING PERMANENT EASEMENT
- PROPOSED PERMANENT EASEMENT
- EXISTING SECTION LINE
- EXISTING SECTION CORNER
- ISP SITE AREA
- R.O.W. DEDICATION
- GRADING EASEMENT DEDICATION
- UTILITY EASEMENT DEDICATION
- TRAFFIC SIGNAL EASEMENT DEDICATION

RIGHT OF WAY OWNERSHIP				
TRACT NO.	OWNER	PARCEL #	OWNER ADDRESS	PROPERTY ADDRESS
1	GVP WINDLER LLC.	181918400011	5750 DTC PKWY, SUITE 210 GREENWOOD VILLAGE, CO 80111-5485	AURORA, CO
2	GVP WINDLER LLC. C/O ALBERTA DEVELOPMENT PARTNERS LLC	181918400010	5751 DTC PKWY, SUITE 210 GREENWOOD VILLAGE, CO 80111-5485	AURORA, CO
3	MC VEY FAMILY LLC	181917100001	3054 NE BEECHWOOD CIR LABELLE, FL 33935-5343	AURORA, CO
4	GVP WINDLER LLC. C/O ALBERTA DEVELOPMENT PARTNERS LLC	181918400006	5751 DTC PKWY, SUITE 210 GREENWOOD VILLAGE, CO 80111-5485	AURORA, CO
5	GVP WINDLER LLC.	181918400007	5750 DTC PKWY, SUITE 210 GREENWOOD VILLAGE, CO 80111-5485	AURORA, CO
6	SUN EMPIRE VI LLC.	181900000238	2 ADAMS ST NO. 601 DENVER, CO 80206	AURORA, CO



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REV. NO.	DATE	REVISIONS DESCRIPTION

RIGHT OF WAY PLAN  
 HARVEST ROAD INFRASTRUCTURE SITE PLAN  
 48TH AVENUE TO 56TH AVENUE  
 AURORA, CO

2022

drawn by: JJE/BWINDS  
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