

# HARVEST ROAD

## 48TH AVENUE TO 56TH AVENUE - INFRASTRUCTURE SITE PLAN

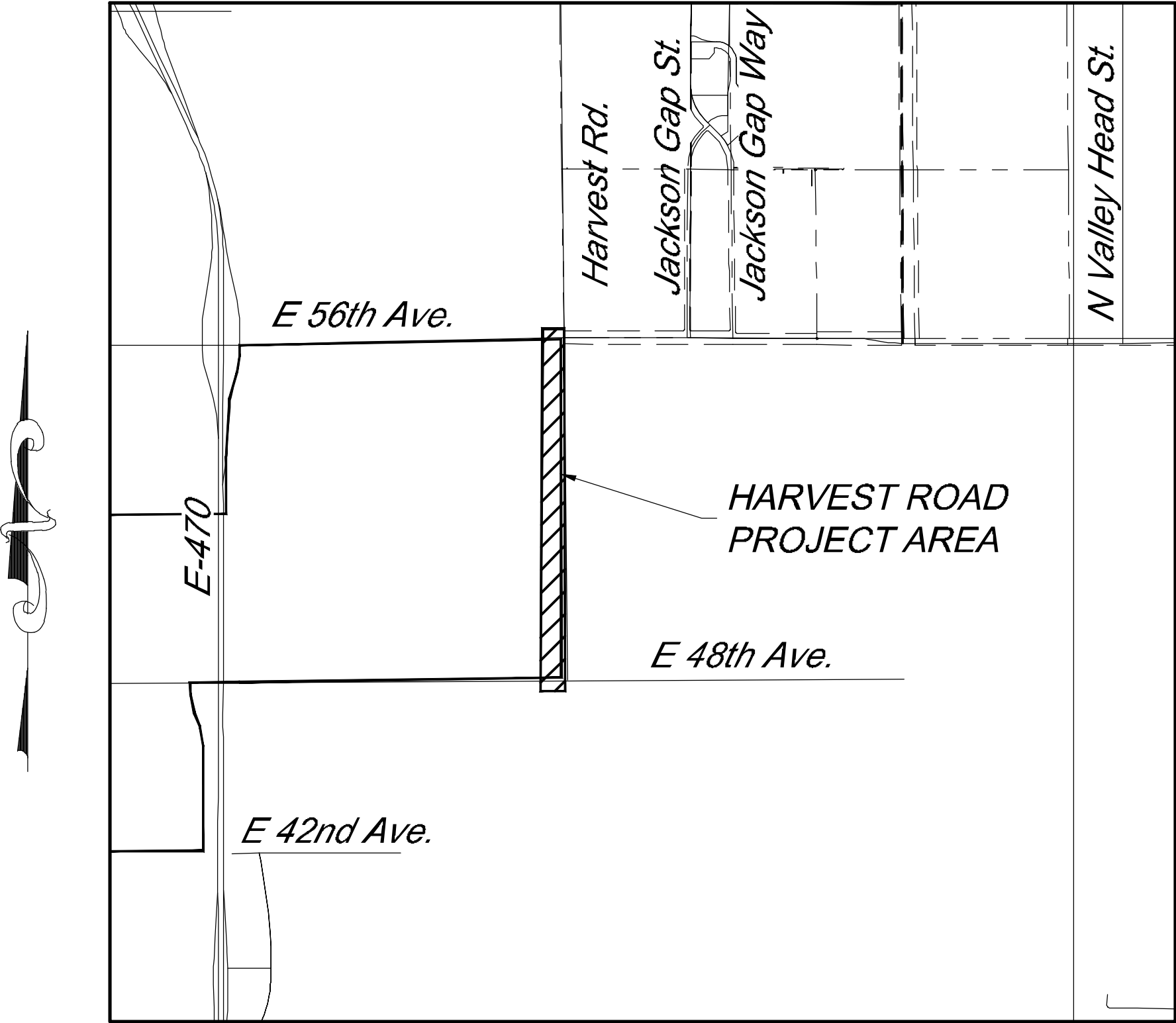
LOCATED ALONG THE EAST SECTION LINE OF SECTION 18 TOWNSHIP 3 SOUTH, RANGE 65 WEST, WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### 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 AMERICANS DISABILITIES ACT.
- WINDLER PUBLIC IMPROVEMENT AUTHORITY 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 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 ENCROACH 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 STREET LIGHT 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.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'6") AND NOT MORE THAN EIGHT FEET (8') FROM BACK OF CURB TO THE CENTER OF THE HYDRANT, WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE FEET (5').
- APPLICANTS SHALL PROVIDE THREE INCHES (3") CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX SEVEN HUNDRED AND FIFTY FEET (750') SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EVERY INTERSECTION.

### SITE PLAN DATA BLOCK

PROPOSED SIDEWALK AREA:	48,766± SQ FT (1.12± ACRES)
PROPOSED ROADWAY ASPHALT AREA:	168,805± SQ FT (3.875± ACRES)
PROPOSED LANDSCAPE AREA:	144,401± SQ FT (3.315± ACRES)
PRESENT ZONING CLASSIFICATION:	MEDIAN DENSITY RESIDENTIAL (R-2) AIRPORT DISTRICT (AD)
OVERALL AREA:	362,037± SQ FT (8.31± ACRES)



### VICINITY MAP

SCALE 1" = 2000'

#### LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE E ½ NE ¼ OF SECTION 18, T3S, R65W OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF THAT PARCEL DESCRIBED IN BOOK 2903, PAGE 644, RECEPTION NO. B520348, RECORDED IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 72.00 FEET OF THE E ½ NE ¼ OF SECTION 18, T3S, R65W, 6TH PM

### PHASING NOTES

- THE WEST HALF OF HARVEST ROAD CROSS SECTION WILL BE BUILT FROM 48TH AVENUE TO 56TH AVENUE, INCLUDING THE WEST RETURNS OF FUTURE DRIVE 5, 52ND AVENUE, 53RD AVENUE AND STREET 3.
- TRAFFIC SIGNALS WILL BE BUILT OUT AT THE HARVEST ROAD INTERSECTIONS ONCE THEY BECOME WARRANTED BY MUTCD CRITERIA. TRAFFIC SIGNAL ESCROW WILL APPLY FOR THIS PROJECT.
- TREES SHALL NOT BE INSTALLED UNTIL THE SECOND CREEK LIFT STATION AND FORCE MAINS ARE REMOVED FROM SERVICE. THIS WILL OCCUR WITH THE COMPLETION OF THE SECOND CREEK INTERCEPTOR PROJECT (BY OTHERS).
- RESPONSIBILITY FOR EACH COMPONENT OF THIS PROJECT IS YET TO BE DETERMINED AND WILL BE COORDINATED BETWEEN THE AFFECTED PARTIES THROUGHOUT THE ISP PROCESS

REFERENCES:  
E. 48TH AVE: 2022-6014-00  
HARVEST ROAD EAST HALF: 2022-6022-00 (SUN EMPIRE INDUSTRIAL CENTER)  
E. 56TH AVE: CN 2021-6037-00  
CONNECTOR ROADS: CN 2022-6025-00

### OWNER:

WINDLER PUBLIC  
IMPROVEMENT AUTHORITY  
5750 DTC PARKWAY, SUITE 220  
GREENWOOD VILLAGE, CO 80111  
CONTACT: DON PROVOST

### PLANNER/ LANDSCAPE ARCHITECT:

CIVITAS  
1200 BANNOCK ST  
DENVER, CO 80204  
TEL: (303) 571-0053  
CONTACT: MARK NAYLOR

### SURVEYOR/ ENGINEER:

WESTWOOD  
PROFESSIONAL SERVICES,  
INC.  
10333 E. DRY CREEK RD.  
SUITE 240  
ENGLEWOOD, CO 80112  
TEL: (720) 482-9526  
FAX: (720) 482-9546  
CONTACT: TOM ODLE

### Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	HORIZONTAL AND VERTICAL CONTROL
4	ROADWAY PLANS
5	ROADWAY PLANS
6	ROADWAY PLANS
7	ROADWAY PLANS
8	GRADING AND UTILITY PLANS
9	GRADING AND UTILITY PLANS
10	GRADING AND UTILITY PLANS
11	GRADING AND UTILITY PLANS
12	LANDSCAPE PLANS
13	LANDSCAPE PLANS
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15	LANDSCAPE PLANS
16	LANDSCAPE PLANS
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18	LANDSCAPE PLANS
19	LANDSCAPE PLANS
20	LANDSCAPE PLANS
21	LANDSCAPE SCHEDULES
22	DETAILS

PROJECT BENCHMARK  
CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001,2008), 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.

### OWNER'S SIGNATURES

### HARVEST ROAD INFRASTRUCTURE SITE PLAN

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.

### OWNER #1

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

By: \_\_\_\_\_ Corporate Seal  
(Principals or Owners)

State of Colorado )ss

County of \_\_\_\_\_)

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

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

My commission expires \_\_\_\_\_ Notary Business Address:

### OWNER #2

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

By: \_\_\_\_\_ Corporate Seal  
(Principals or Owners)

State of Colorado )ss

County of \_\_\_\_\_)

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

(Principals or Owners)

Witness my hand and official seal

(Notary Public)

My commission expires \_\_\_\_\_ Notary Business Address:

### CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning & Zoning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_

(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_

(City Clerk)

**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 56TH AVE  
COVER SHEET

SCALE:  
AS SHOWN

CHECKED BY: DJO  
DATE: August 2023

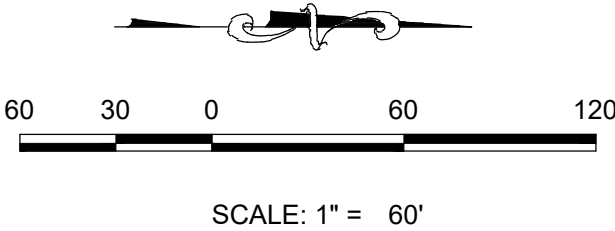
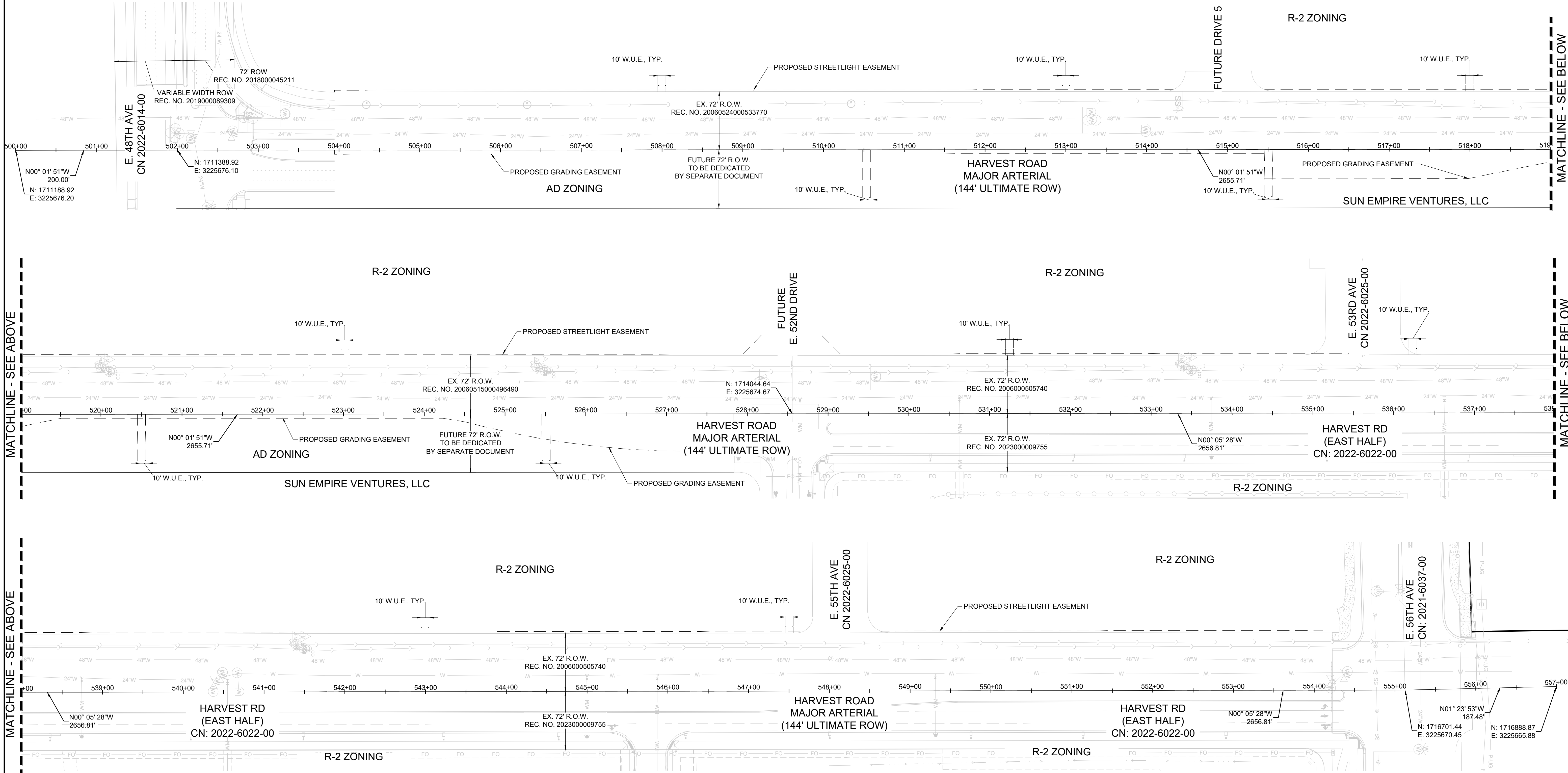
SHEET NUMBER  
1

SHEET NUMBER	DRAWN BY:	SCALE:	WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN  HARVEST ROAD - 48TH AVE TO 56TH AVE  TYPICAL SECTIONS	WINDLER PUBLIC IMPROVEMENT AUTHORITY  5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	<div>Westwood</div> <div>10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112</div> <div>Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526</div>	<table><tr><th>No.</th><th>Revisions</th><th>Date</th><th>Init.</th><th>Appr.</th></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr></table>	No.	Revisions	Date	Init.	Appr.																				
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	August 2023																														

N:\PROJECTS\WINDLER\FLINGS\HARVEST\CAD\ENGINEERING\SHETS\HORIZONTAL AND VERTICAL CONTROL.DWG, D:\SMLSKI, 12/14/2023 12:29 PM

HARVEST ROAD HCL					
ID #	STATION RANGE	START COORD	END CORD	LENGTH (FT)	BEARING
L1	500+00	N: 1711188.92	N: 1711388.92	200.00	N00° 01' 51" W
	502+00	E: 3225676.20	E: 3225676.10		
L2	502+00	N: 1711388.92	N: 1714044.64	2655.71	N01° 01' 51" W
	528+55.71	E: 3225676.10	E: 3225674.67		
L3	528+55.71	N: 1714044.64	N: 1716701.44	2656.81	N00° 05' 28" W
	555+12.52	E: 3225674.67	E: 3225670.45		
L4	555+12.52	N: 1716701.44	N: 1716888.87	187.48	N01° 23' 53" W
	557+00	E: 3225670.45	E: 3225665.88		

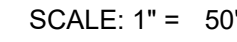
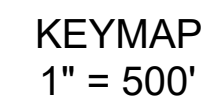
POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	FULL DESCRIPTION
5	1716810.777	3225647.171	5422.190	SET MONUMENT
7	1711309.589	3220418.571	5498.559	FOUND MONUMENT 3.5" AC AND REBAR "MK CENTENNIAL PLS 24313 1999"
302	1713958.639	3220408.044	5482.374	SCR 3" BRADD CAP ON 2.5" IRON PIPE OFF CENTER 1999 PLS 24313



**PROJECT BENCHMARK**  
CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001, 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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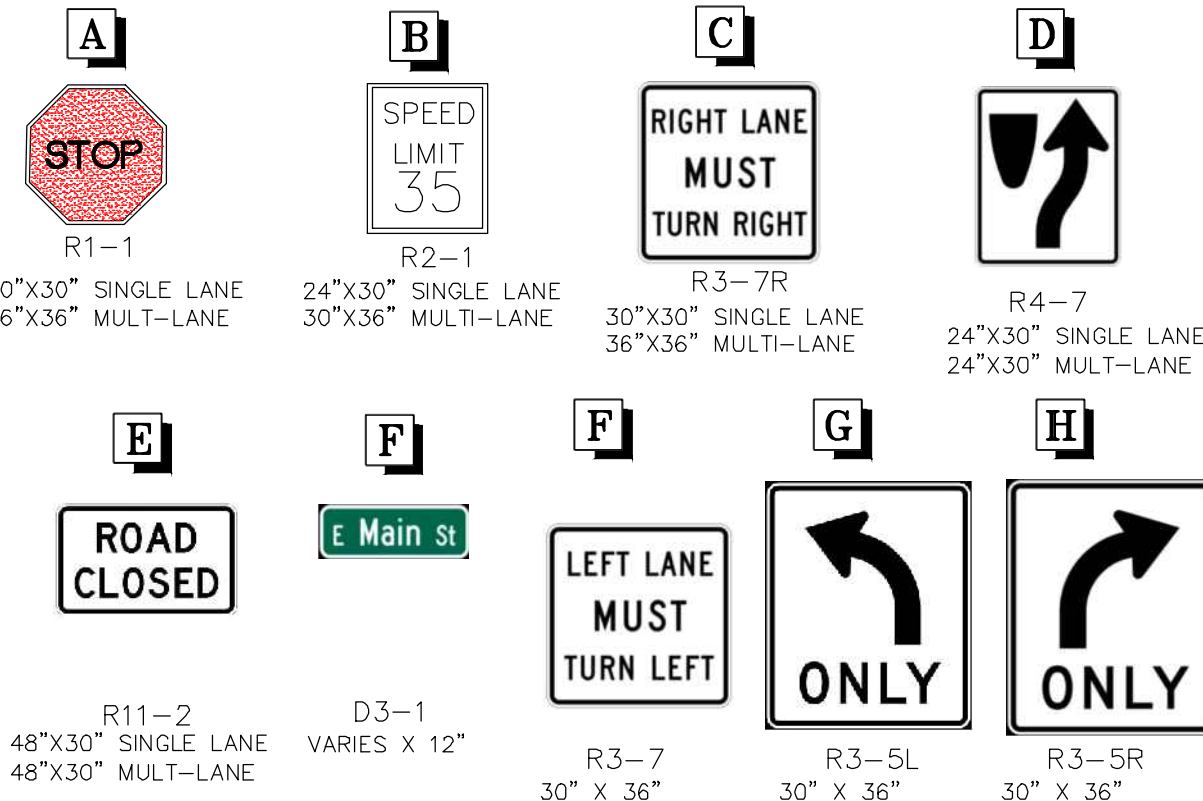
SHEET NUMBER <b>3</b>	DRAWN BY: CHECKED BY: DATE: August 2023	SCALE: AS SHOWN FILE NO:	WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN HARVEST ROAD - 48TH AVE TO 56TH AVE HORIZONTAL AND VERTICAL CONTROL	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	<b>Westwood</b> 10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.	Revisions	No.	Date	Appr.	Date	



	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	PROPOSED LIGHT POLE (PER COA STANDARDS)
	SIGHT TRIANGLE
	LANE DIRECTION (FOR REFERENCE ONLY, NOT FOR CONSTRUCTION)
	RIGHT-OF-WAY
	EXISTING SANITARY SEWER
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	EXISTING WATERLINE

1	CONSTRUCT 10' CONCRETE SIDEWALK
2	CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
3	CONSTRUCT STANDARD MEDIAN CURB (\$7.2)
4	CONSTRUCT SPLASH BLOCK (\$2.9)
5	CONSTRUCT DIRECTIONAL CURB RAMP (\$9.6)
6	TYPE 3 BARRICADE

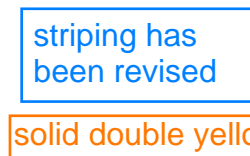
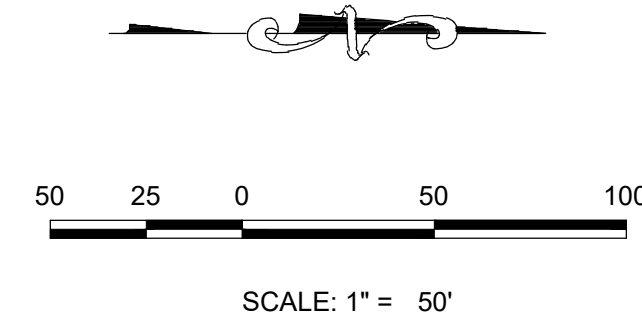
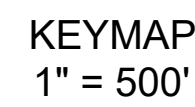
1. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
2. STREET LIGHT LOCATION ARE CONCEPTUAL FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. EXISTING AND PROPOSED UTILITIES ARE SHOWN FOR REFERENCE ONLY. REFER TO 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.
5. LANE TRANSITION RAMP PER AASHTO GREENBOOK TABLE 13-3 \*DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTIONS IS FULLY SIGNALIZED



CITY OF AURORA BENCH MARK KNOWN AS 3S6518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA. BM, 3S6518NW001,2008), 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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	CHECKED BY:	FILE NO:				No.	Revisions				
	DATE:	DWG				Date	Init.	Appr.	Date		



4" BROKEN YELLOW  
10' SEGMENTS W/ 30' GAPS

striping has been revised

yellow

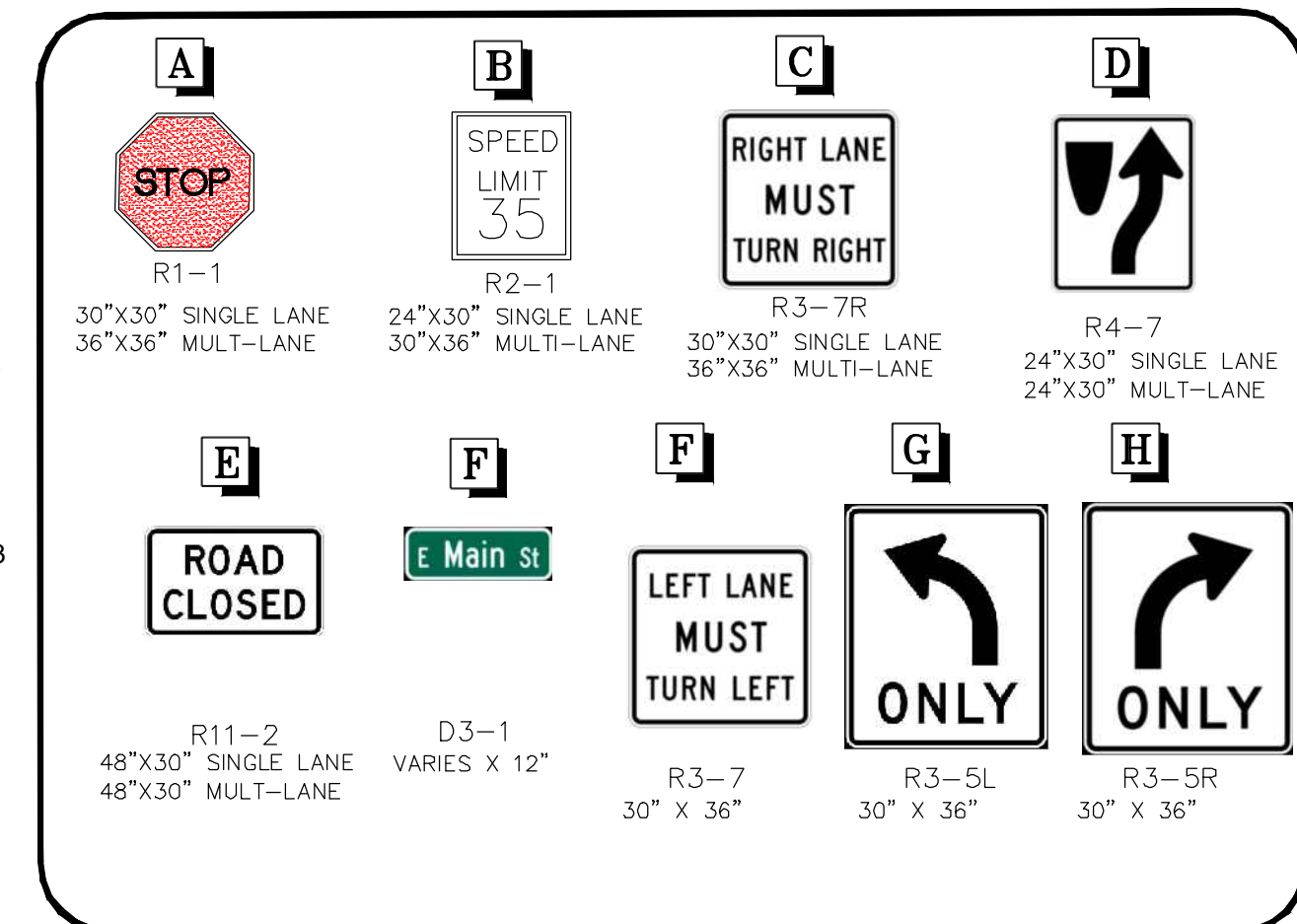
callout striping

Callout has been added

	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING FIBER OPTIC
	EXISTING NATURAL GAS
	EXISTING UNDERGROUND POWER
	PROPOSED LIGHT POLE (PER COA STANDARDS)
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	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SIDEWALK
	EXISTING WATERLINE


1	CONSTRUCT 10' CONCRETE SIDEWALK
2	CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
3	CONSTRUCT STANDARD MEDIAN CURB (\$7.2)
4	CONSTRUCT SPLASH BLOCK (\$2.9)
5	CONSTRUCT DIRECTIONAL CURB RAMP (\$9.6)
6	TYPE 3 BARRICADE

1. LANE DIMENSIONS MEASURE FROM FLOW LINE TO LANE LINE OR FROM LANE LINE TO LANE LINE.
2. STREET LIGHT LOCATION 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 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.
5. LANE TRANSITION RAMP PER AASHTO GREENBOOK TABLE 13-3 \*DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTIONS IS FULLY SIGNALIZED



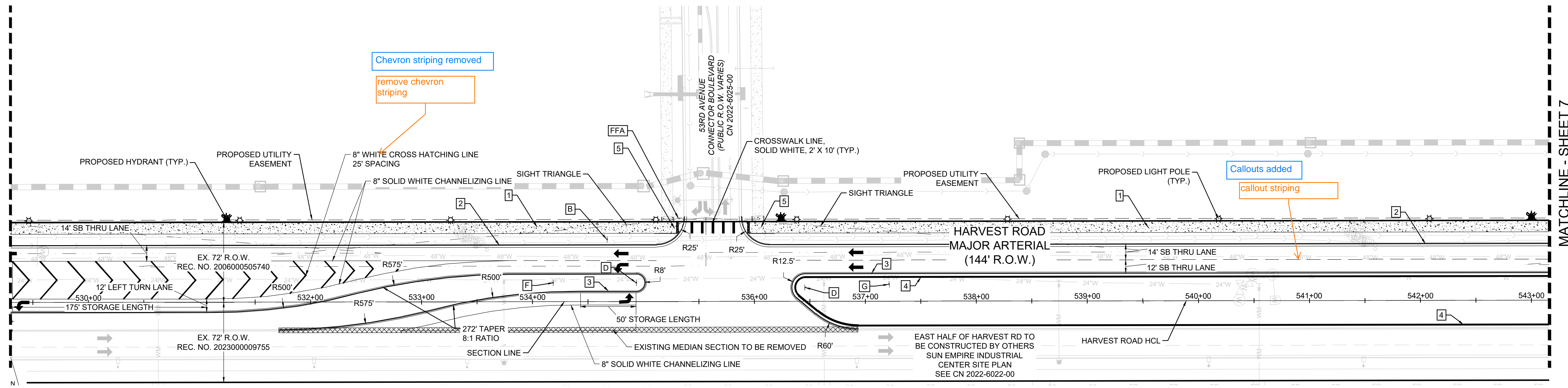
CITY OF AURORA BENCH MARK KNOWN AS 3S6518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA. BM. 3S6518NW001,2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD). SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

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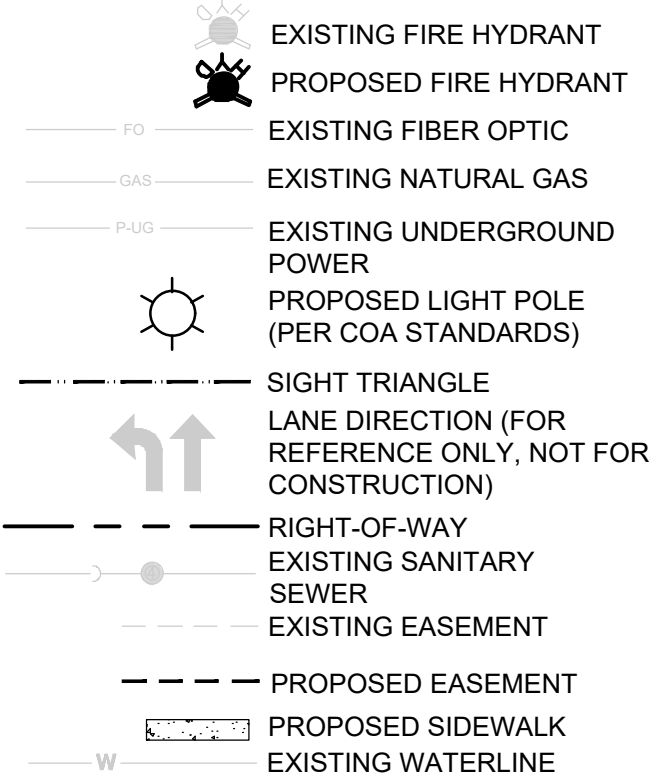
SHEET NUMBER  5	DRAWN BY:	SCALE: AS SHOWN	WINDLER - HARVEST ROAD INFRASTRUCTURE SITE PLAN HARVEST ROAD - 48TH AVE TO 36TH AVE ROADWAY PLANS	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE (303) 795-9900	 <b>Westwood</b> 10333 E DRY CREEK RD, SUITE 240 ENGLEWOOD, CO 80112 <a href="http://Westwoodgps.com">Westwoodgps.com</a> Westwood Professional Services, Inc. TEL: 720.482.9526	No.	Revisions	Date	Init.	Appr.	
	CHECKED BY:	FILE NO:									
	DATE:										

N:\PROJECTS\WINDLER\PLANS\HARVEST\CAD\ENGINEERING\SET\SUBSIGNAGE AND STRIPING.DWG, D:\S\MSK\121142023 12:29 PM

MATCHLINE - SHEET 5



#### UTILITY LEGEND



#### FLAG NOTES

- 1 CONSTRUCT 10' CONCRETE SIDEWALK
- 2 CONSTRUCT VERTICAL CURB & GUTTER (\$7.1)
- 3 CONSTRUCT STANDARD MEDIAN CURB (\$7.2)
- 4 CONSTRUCT SPLASH BLOCK (\$2.9)
- 5 CONSTRUCT DIRECTIONAL CURB RAMP (\$9.6)
- 6 TYPE 3 BARRICADE

#### NOTES

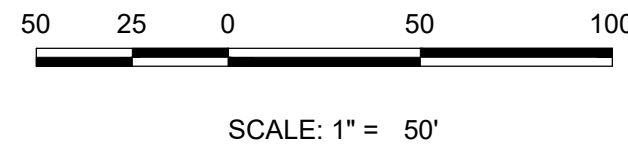
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5. LANE TRANSITION RADIUS IS PER AASHTO GREENBOOK TABLE 13-3 \*DENOTES PEDESTRIAN RAMPS TO BE CONSTRUCTED ONCE INTERSECTIONS IS FULLY SIGNALIZED

#### PROJECT BENCHMARK

CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001.2008), 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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KEYMAP  
1" = 500'



**Westwood**

10333 E DRY CREEK RD.  
SUITE 240  
ENGLEWOOD, CO 80112  
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PHONE: (303) 795-9900

WINDLER - HARVEST ROAD  
INFRASTRUCTURE SITE PLAN  
HARVEST ROAD - 48TH AVE TO 56TH AVE  
ROADWAY PLANS

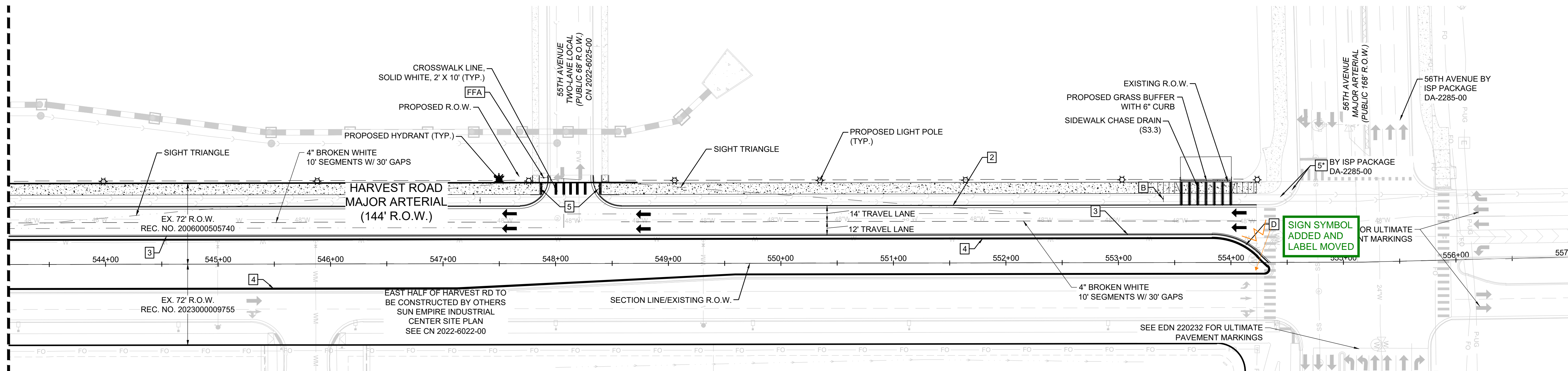
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DRAWN BY:  
CHECKED BY:  
DATE:  
DJD  
August 2023

SHEET NUMBER  
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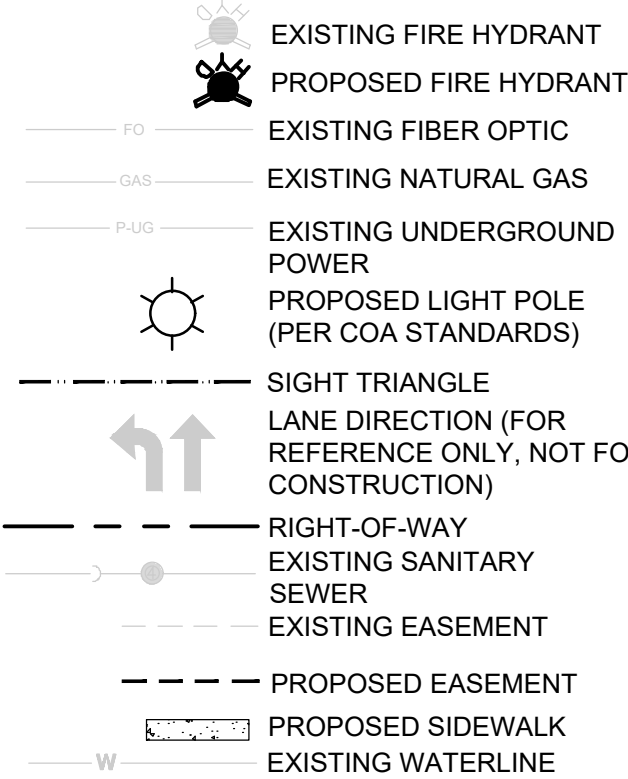
No.	Revisions	Date	Init.	Apr.	Date

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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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CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001.2008), 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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PHONE: (303) 795-9900

WINDLER - HARVEST ROAD  
INFRASTRUCTURE SITE PLAN  
HARVEST ROAD - 48TH AVE TO 56TH AVE  
ROADWAY PLANS

SCALE:

AS SHOWN

FILE NO:

DRAWN BY:

CHECKED BY:

DATE:

SHEET NUMBER

7

DJD

August 2023

Revisions

No.

Date

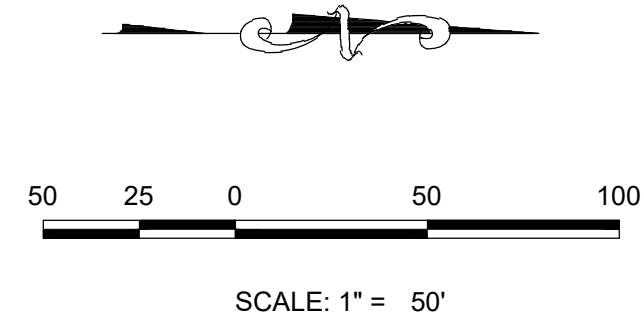
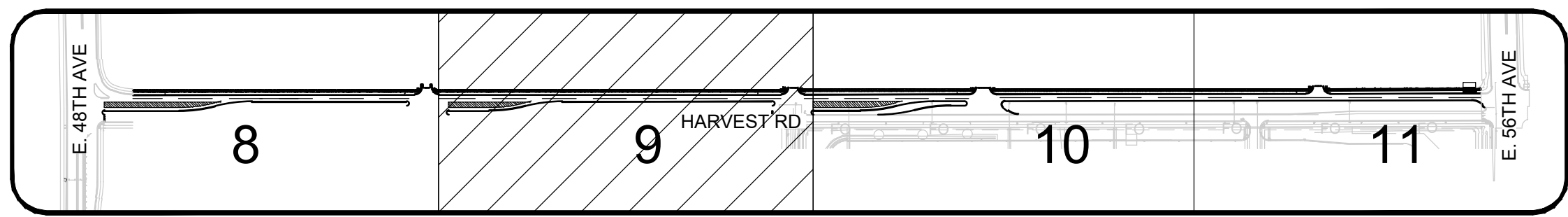
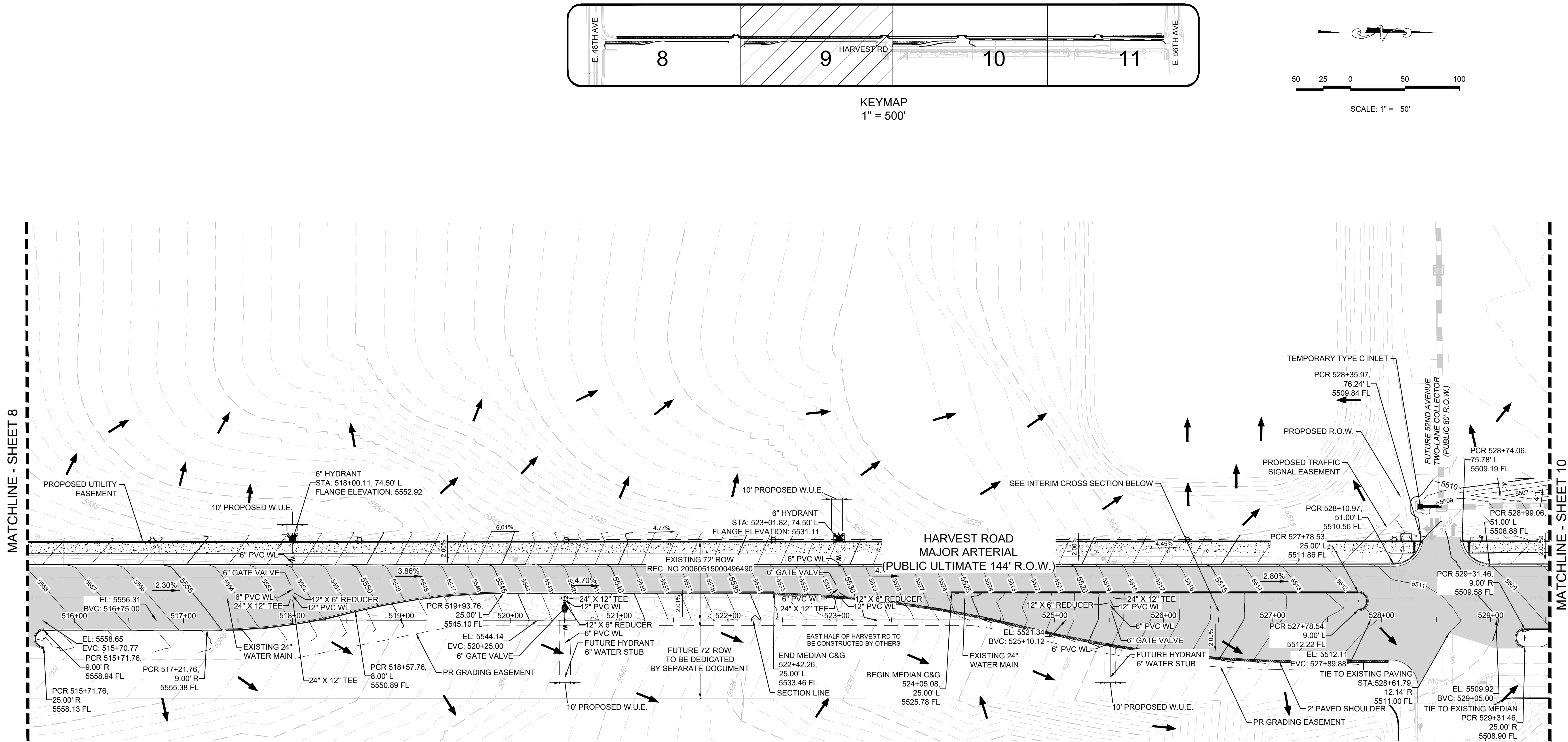
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Date

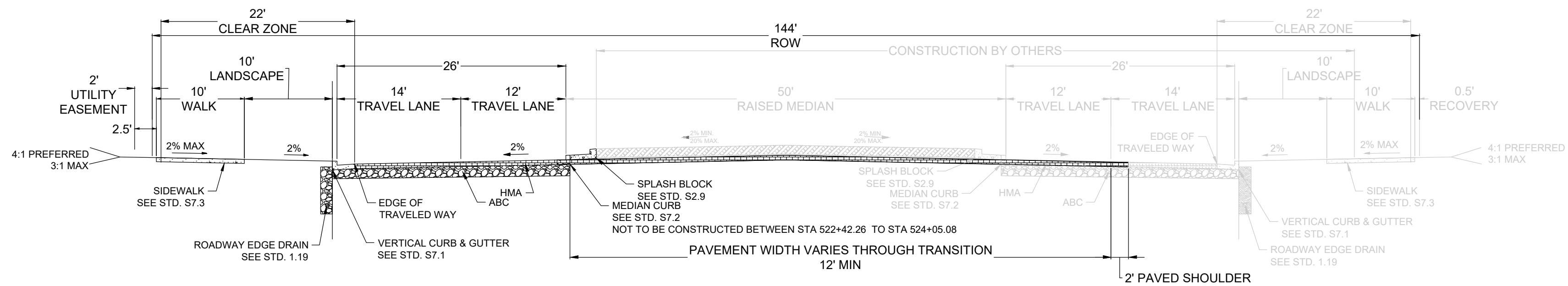


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#### UTILITY LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FO
- EXISTING FIBER OPTIC
- GAS
- EXISTING NATURAL GAS
- R400
- EXISTING UNDERGROUND POWER
- PROPOSED LIGHT POLE (PER COA STANDARDS)
- SIGHT TRIANGLE
- LANE DIRECTION (FOR REFERENCE ONLY, NOT FOR CONSTRUCTION)
- RIGHT-OF-WAY
- EXISTING SANITARY SEWER
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SIDEWALK
- EXISTING WATERLINE
- W
- PROPOSED PAVING



#### HARVEST ROAD - INTERIM TRANSITION

STA. 522+42.26 TO STA. 524+05.08  
NOT TO SCALE

#### NOTES:

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#### PROJECT BENCHMARK

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WINDLER - HARVEST ROAD  
INFRASTRUCTURE SITE PLAN  
HARVEST ROAD - 48TH AVE TO 56TH AVE  
GRADING AND UTILITY PLANS

SCALE:

AS SHOWN

FILE NO:

DRAWN BY:

CHECKED BY:

DATE:

SHEET NUMBER

9

August 2023

No.

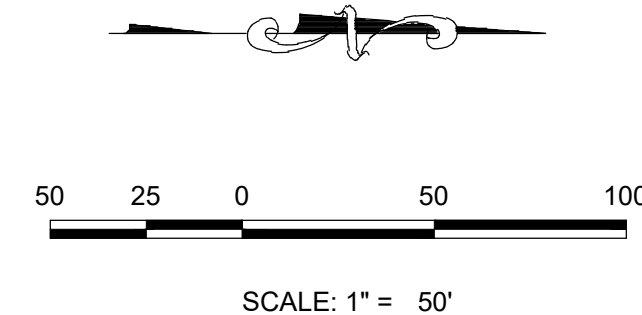
Revisions

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







Date



KEYMAP  
1" = 500'



MATCHLINE - SHEET 11


- |   |   |
|---|---|
|  | EXISTING FIRE HYDRANT                                     |
|  | EXISTING FIRE HYDRANT                                     |
|  | EXISTING FIBER OPTIC                                      |
|  | EXISTING NATURAL GAS                                      |
|  | EXISTING UNDERGROUND POWER                                |
|  | EXISTING LIGHT POLE (PER COA STANDARDS)                   |
|  | SIGHT TRIANGLE  |
|  | LANE DIRECTION (FOR REFERENCE ONLY, NOT FOR CONSTRUCTION) |
|  | RIGHT-OF-WAY  |
|  | EXISTING SANITARY SEWER                                   |
|  | EXISTING EASEMENT   |
|  | PROPOSED EASEMENT   |
|  | PROPOSED SIDEWALK   |
|  | EXISTING WATERLINE  |
|  | PROPOSED PAVING   |

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**PROJECT BENCHMARK**

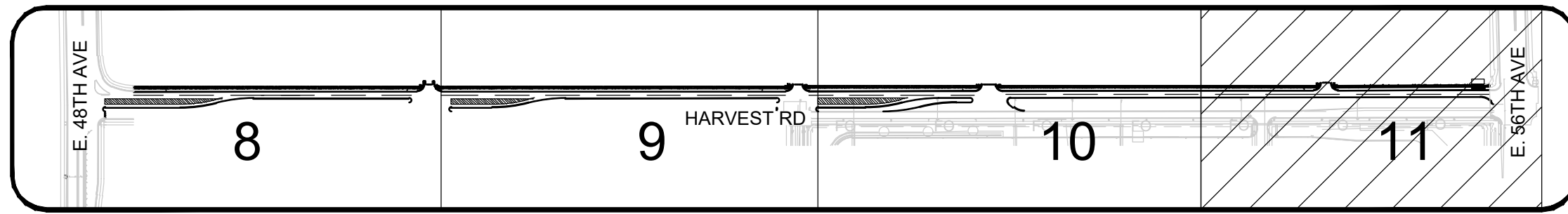
CITY OF AURORA BENCH MARK KNOWN AS 336518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 336518NW001.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD). SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

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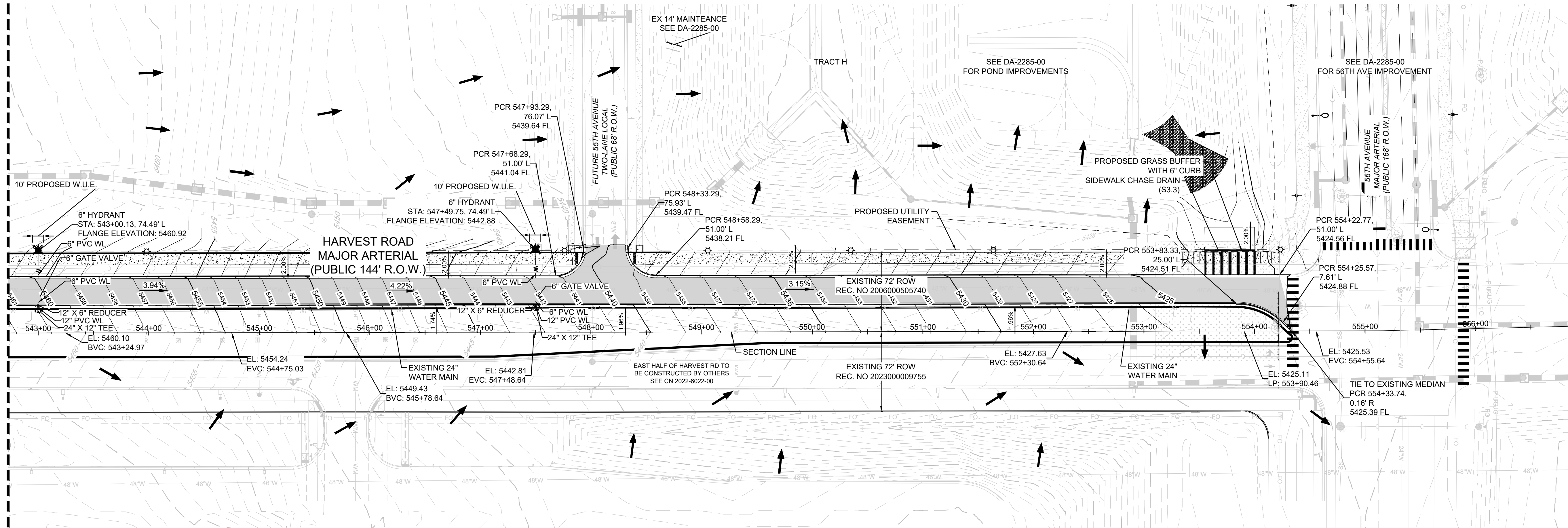
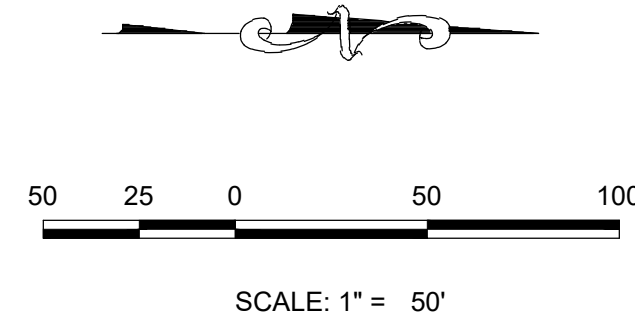
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	CHECKED BY:	AS SHOWN									
		FILE NO:									
	DATE:	DWG									
		August 2023									
						No.	Revisions	Date	Init.	Appr.	Date

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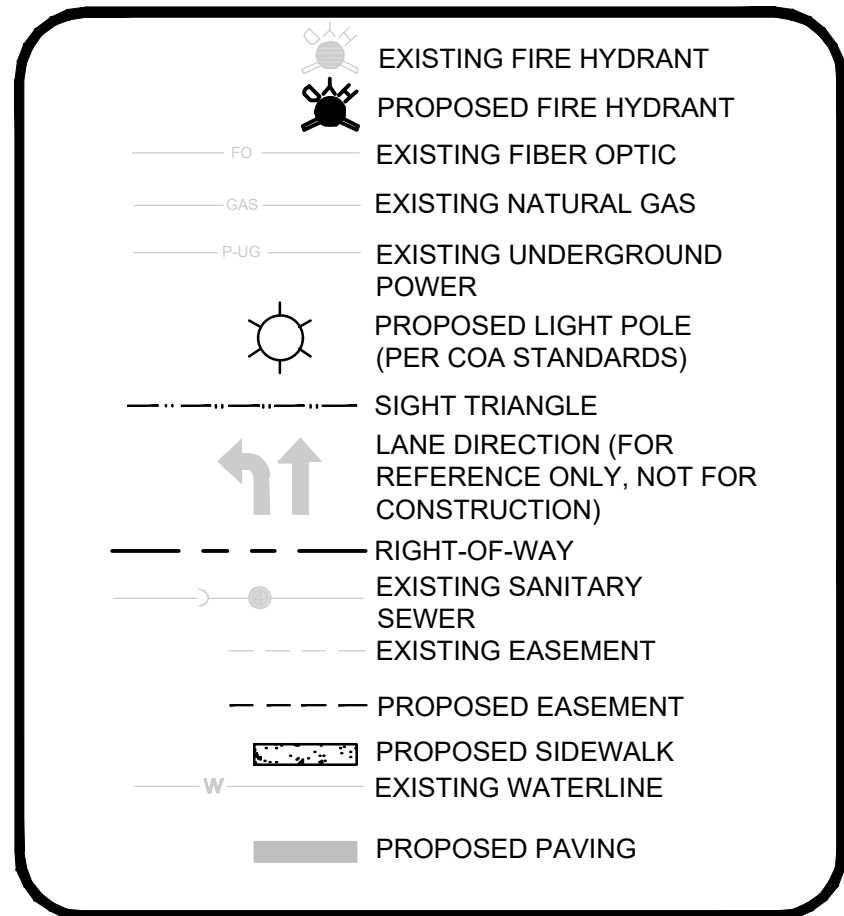
MATCHLINE - SHEET 10



KEYMAP  
1" = 500'



### UTILITY LEGEND

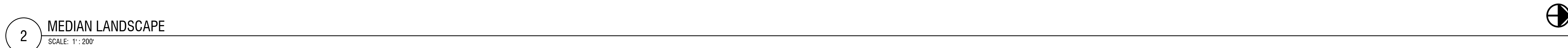
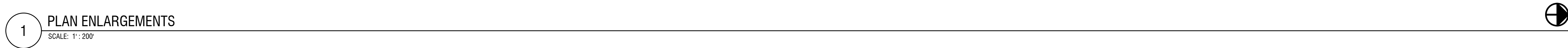


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THE BASIS OF BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST 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 14 S13/S18 1999 PLS 24313", IS ASSUMED TO BEAR NORTH 00°13'40" WEST, A DISTANCE OF 2649.07 FEET.

SHEET NUMBER  <b>11</b>	DRAWN BY:	SCALE:	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	<b>Westwood</b>  10333 E DRY CREEK RD. SUITE 240 ENGLEWOOD, CO 80112  <a href="http://Westwoodps.com">Westwoodps.com</a> <b>Westwood Professional Services, Inc.</b> TEL: 720.482.9526	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY:	AS SHOWN									
	DWG	FILE NO:									
	DATE:										
	August 2023										

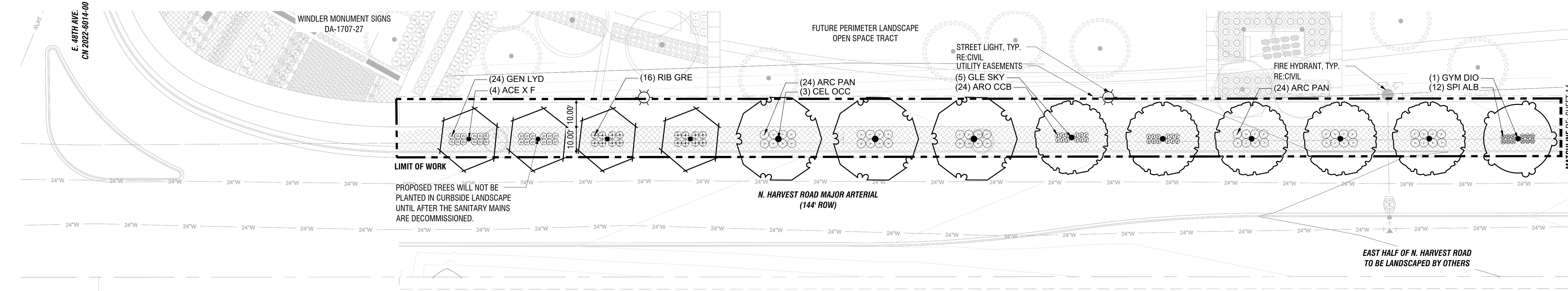


**PROPOSED CONDITIONS:**

**TREE REQUIREMENT:**  
1 TREE PER 2,000 SQFT OF PLANTABLE MEDIAN AREA.  
MINIMUM TREE SPACING 125 LINEAR FEET OF PLANTABLE MEDIAN.  
*NOTE: TREE PLACEMENT SHOULD BE BASED ON FINAL STREET DESIGN NOT INTERIM CONDITIONS*

**MINIMUM TREE SPACING: (TO ENSURE SUFFICIENT SPACE FOR MATURE TREE GROWTH)**  
DECIDUOUS TREE MINIMUM SPACING = 25'  
EVERGREEN TREE MINIMUM SPACING = 20'

F:\2021\12-21-2026\WINDLER HOMESTEAD\DESIGN\06\_CADD\SHEETS\CITY SUBMITTAL\20\_HARVEST RD\HARVEST ISP\_LP SHEETS.DWG: SCANATRA, 12/14/23



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	PROPOSED SANITARY SEWER
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.
- TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

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. THE TREES WITHIN THE MEDIANS WILL BE ON A PERMANENT IRRIGATION SYSTEM PER CODE AND THE TREES, IRRIGATION AND BARRELS AROUND THE TREES WILL BE MAINTAINED BY THE WINDLER PUBLIC IMPROVEMENT AUTHORITY IN PERPETUITY. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS WITHIN THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE FOLLOWING THE THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S MAINTENANCE NOTES

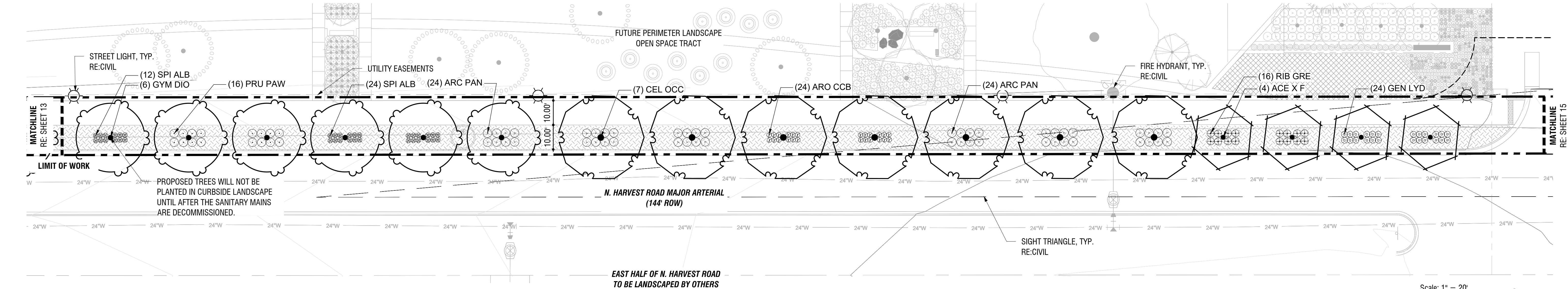
- THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE NATIVE SEED AREAS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- THE MEDIANS SHALL BE WATERED BY ABOVE GROUND IRRIGATION DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



NOT FOR CONSTRUCTION

SHEET NUMBER  13	DRAWN BY: SG	SCALE: AS SHOWN	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) 795-9900	CIVIL TAS	1200 Barnock St. Denver, CO 80204					<b>Westwood</b>					10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.482.9526																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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- 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

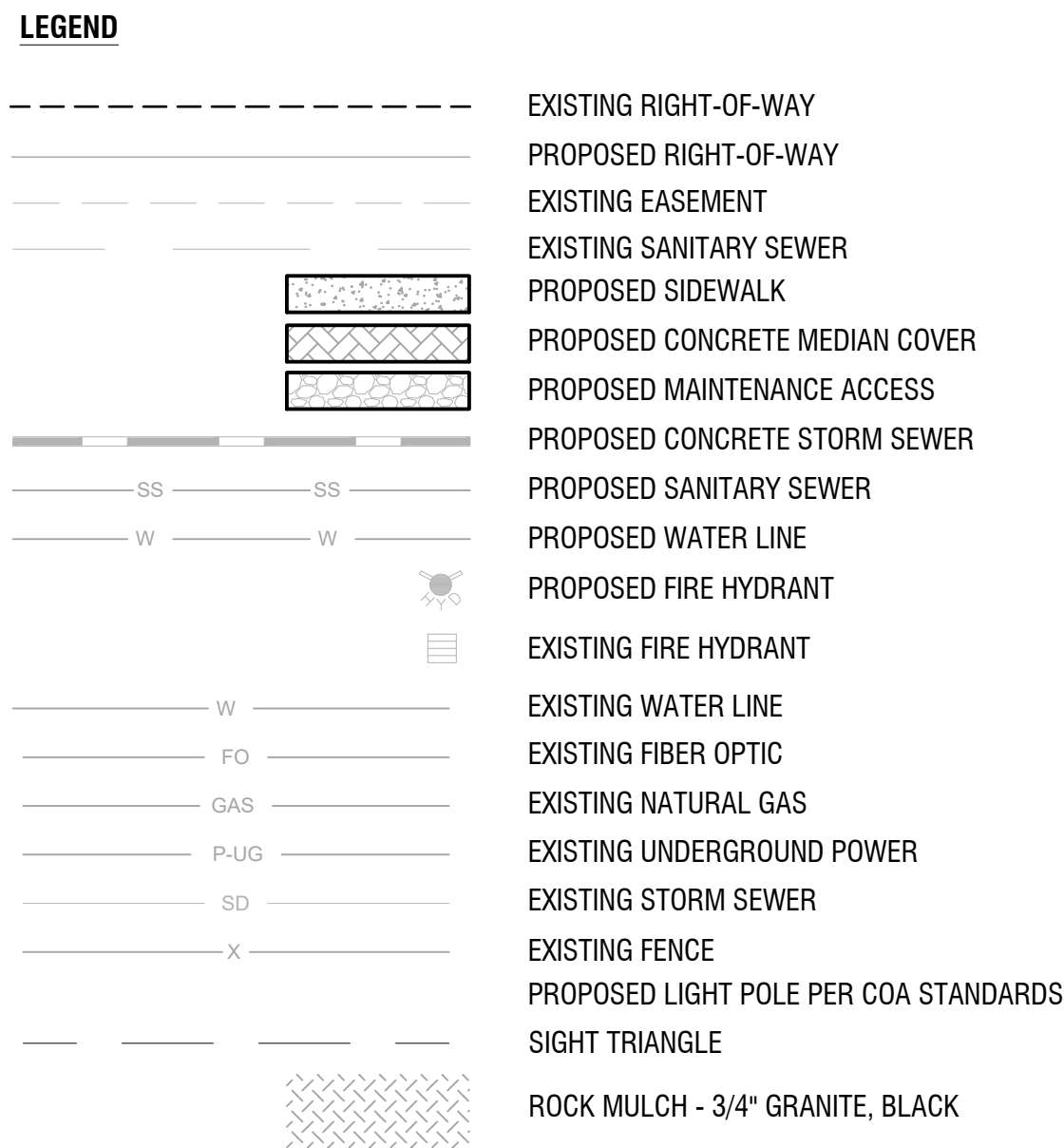


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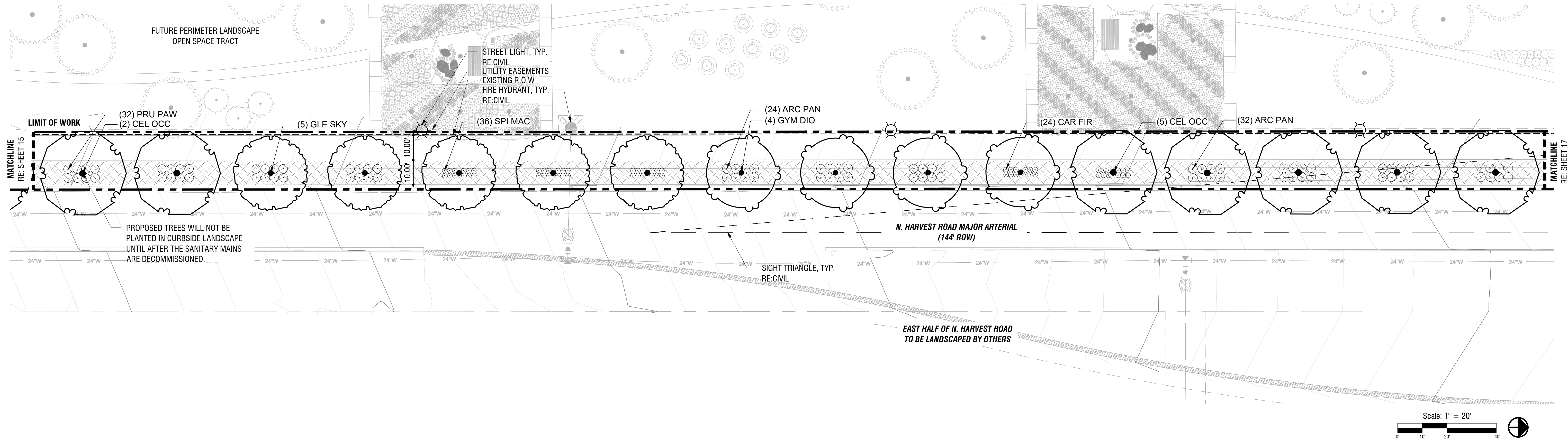
**Westwood**

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526

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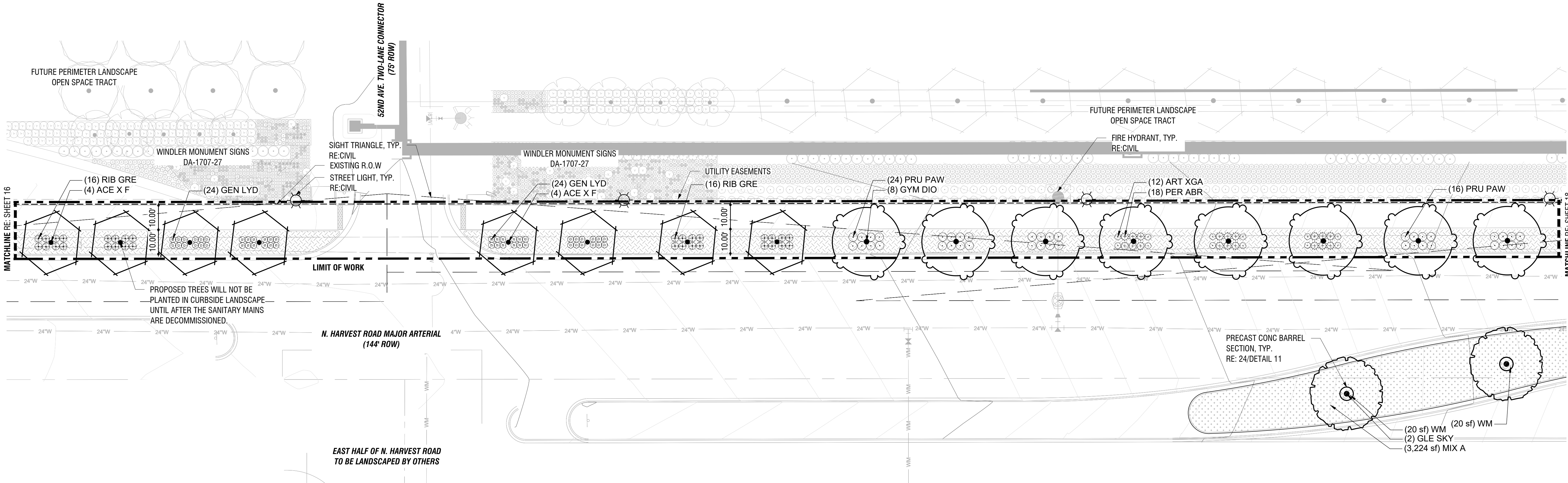
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SHEET NUMBER	16	DRAWN BY: SG	SCALE:	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE  LANDSCAPE PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204  303.571.0053 civiltasinc.com	Westwood 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoods.com Westwood Professional Services, Inc.																
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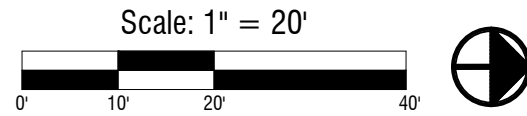
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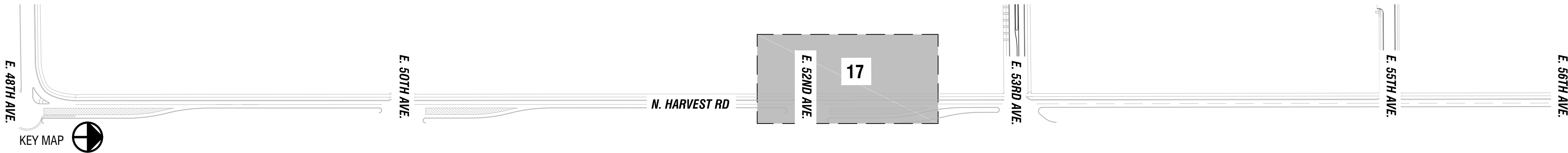
LEGEND

- 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

Add: WM Wood Mulch

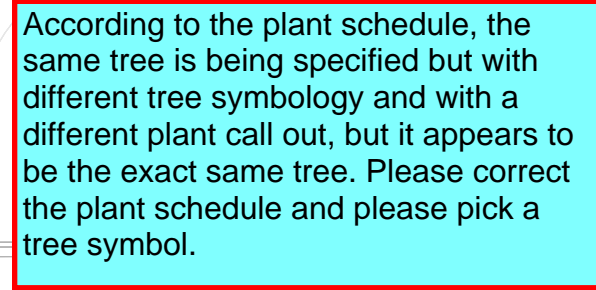


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SHEET NUMBER	DRAWN BY: SG	CHECKED BY: CV	DATE:	SCALE:	AS SHOWN	FILE NO:	R0043248.00	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112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

Westwood



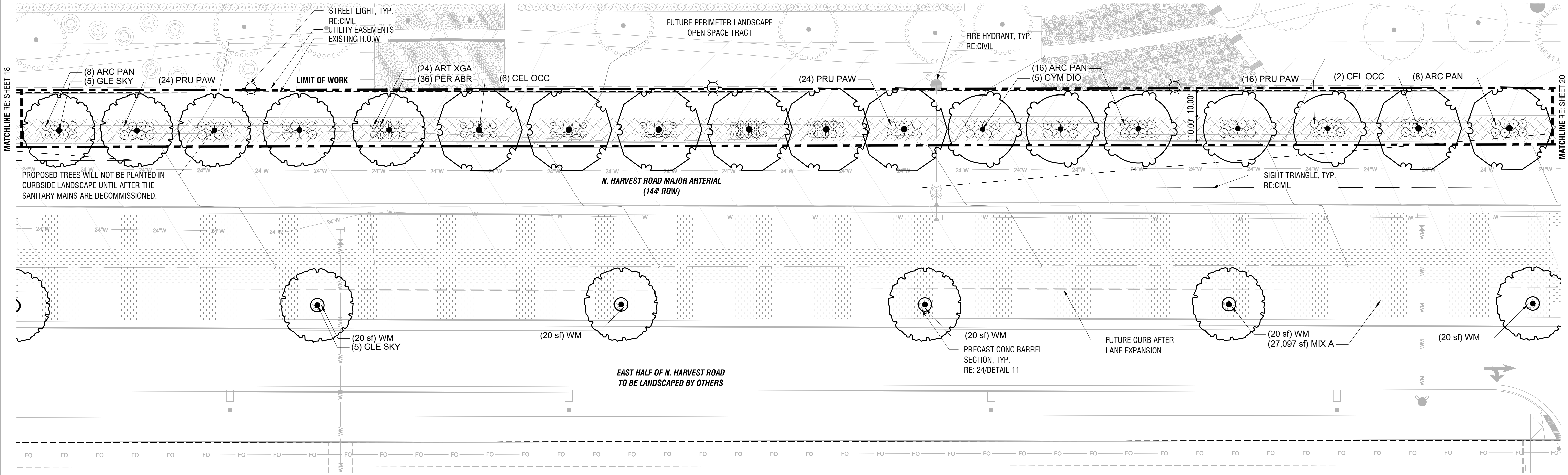
## LEGEND

-----	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



NOT FOR CONSTRUCTION

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- 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
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  - 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

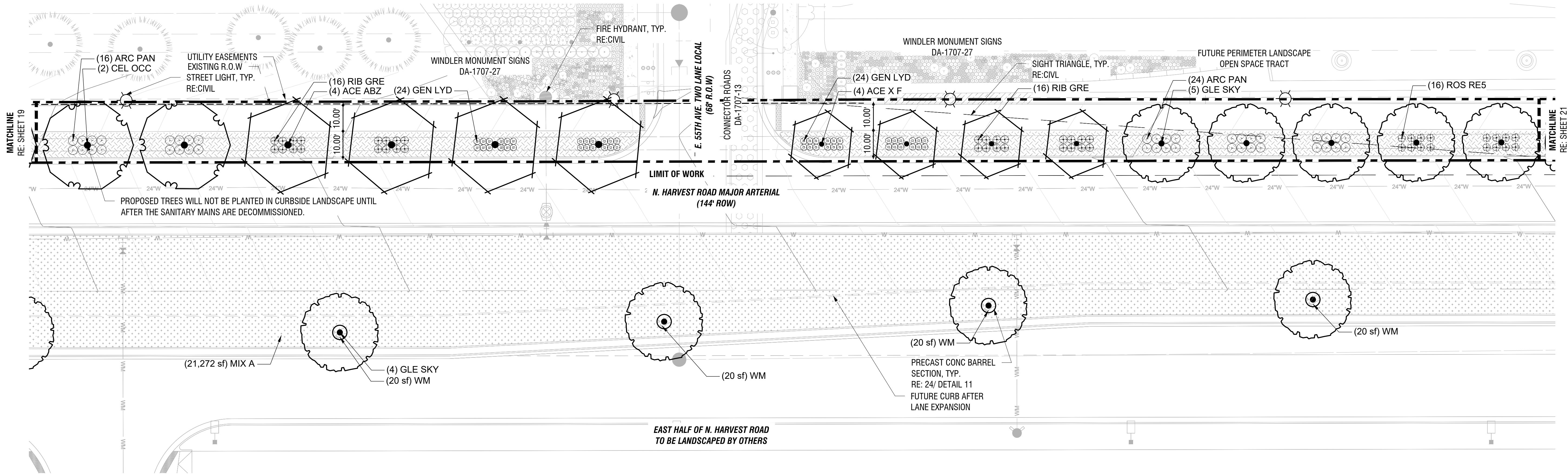


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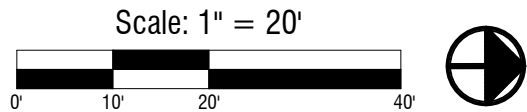
SHEET NUMBER	19	DRAWN BY: SG	SCALE:	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE  LANDSCAPE PLAN	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	CIVIL TAS	1200 Bannock St. Denver, CO 80204	<b>Westwood</b>	10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	No	Revisions	Date	Init.	Appr.	Date
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		DECEMBER 2023	R0043248.00												

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NOT FOR CONSTRUCTION



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
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	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



SHEET NUMBER  20	DRAWN BY: SG	SCALE: AS SHOWN	R0043248.00
	CHECKED BY: CV	FILE NO:	
	DATE: DECEMBER 2023		

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) 795-9900

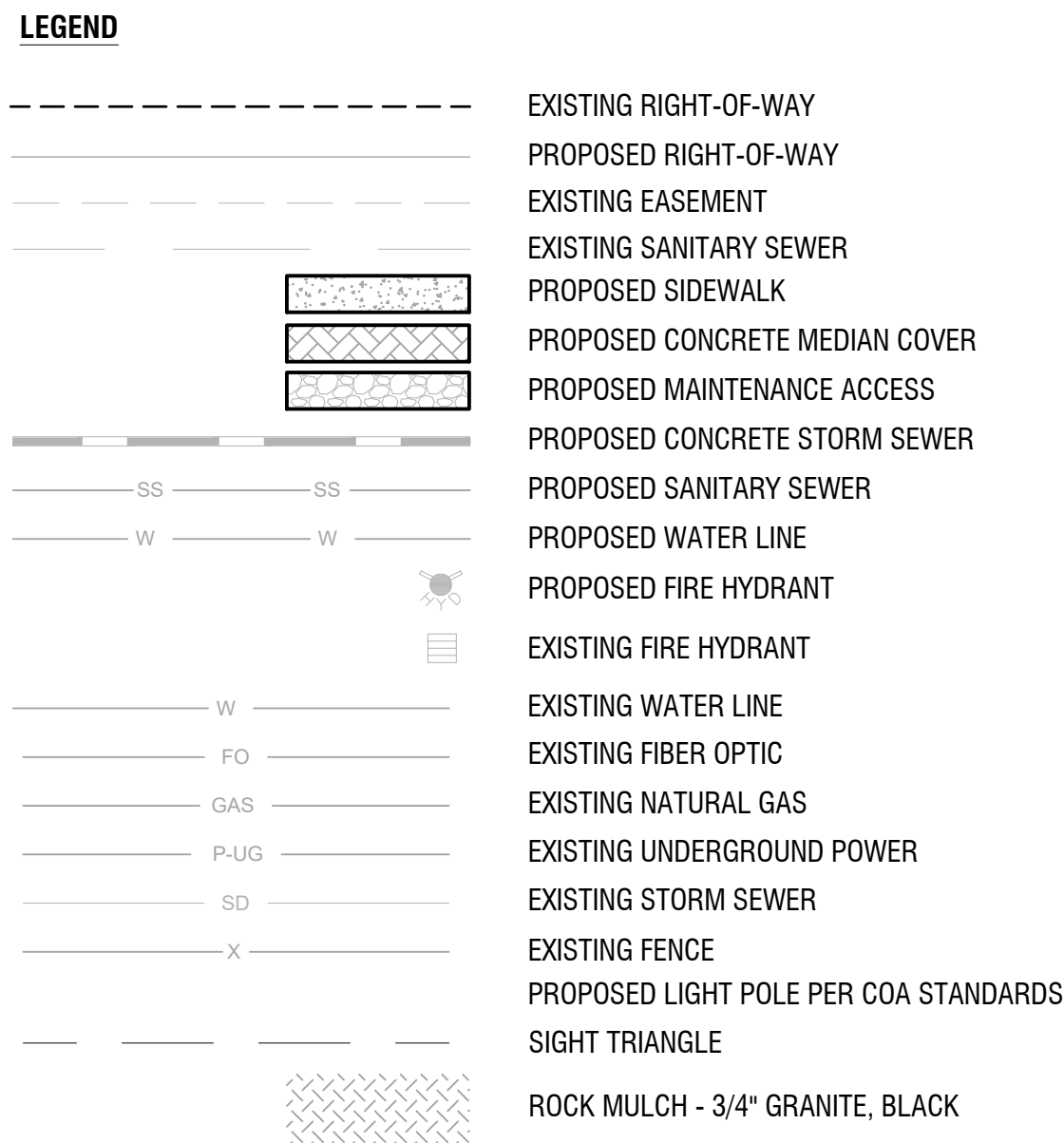
CIVIL  
TAS

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

Westwood

Westwoodps.com  
Westwood Professional Services, Inc. TEL: 720.482.9526

Revisions	No.	Init.	Appr.	Date



NOT FOR CONSTRUCTION

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CITY OF AURORA STANDARD LANDSCAPE NOTES:

1. 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.
2. LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLAN AND CUTSHEETS.
3. PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT, WALKS AND TRAILS TO BE CONCRETE OR AN AN ACCESSIBLE MATERIAL AS NOTED ON PLANS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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 WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. NEW LANDSCAPE AREAS, PLANT BEDS, RAISED PLANTERS, AND PLANT CONTAINERS, WITH THE EXCEPTION OF NON-IRRIGATED NATIVE, DRYLAND, AND RESTORATIVE GRASSES SHALL BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM MEETING ALL ADOPTED AURORA WATER ENGINEERING STANDARDS, WHICH MAY BE FOUND ON THE CITY'S WEBSITE.

Update this note to reflect the language of notes 1,2,3 under Installation and Maintenance, page 13.

notes have been updated

CITY OF AURORA GENERAL LANDSCAPE NOTES:

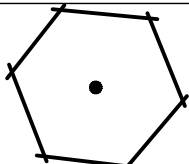
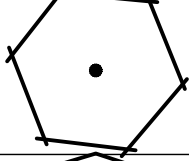
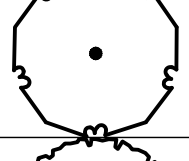
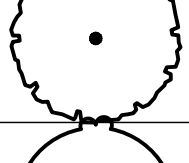
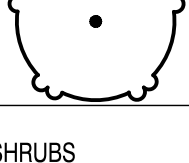











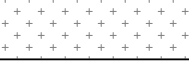

1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 26 INCH HEIGHT AT FULL MATURITY.
2. TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FT OF PUBLIC WALKS; SHRUBS NOT WITHIN 4 FT.
3. A MIN 4 FT DIA MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
4. CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
5. AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS.
6. 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.

CITY OF AURORA IRRIGATION NOTE:

1. A PERMIT IS REQUIRED FOR IRRIGATION CONSTRUCTION. CONTACT 720.859.4364 TO OBTAIN PERMITS AND SCHEDULE INSPECTIONS. AUTOMATIC RAIN SHUTOFF SENSORS SHALL BE INSTALLED IN ALL IRRIGATION SYSTEMS.
2. ALL NON-SINGLE-FAMILY LANDSCAPES TO BE DIVIDED INTO WATER CONSERVING (NON-TURF), NONWATER CONSERVING (TURF) AND NON-IRRIGATED AREAS (PAVEMENT). A SEPARATE HYDROZONE PLAN IS REQUIRED FOR SUBMITTAL WITH THE LANDSCAPE PLAN.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
DECIDUOUS TREES						
	ACE ABZ	8	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B	
	ACE X F	32	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	2.5" Cal.		
	CEL OCC	30	Celtis occidentalis / Common Hackberry	2.5" Cal.		
	GLE SKY	43	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.	B&B	
	GYM DIO	34	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.		
SHRUBS						
	ARC PAN	336	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.		
	ARO CCB	48	Aronia melanocarpa LOW SCAPE MOUND / Chokeberry, Low scape mound black	5 gal.		
	ART XGA	36	Artemisia x 'G18123' / GardenGhost™ Artemisia	5 gal.		
	CAR FIR	48	Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard	5 gal.		
	GEN LYD	232	Genista lydia / Broom	5 gal.	Pot	
	PRU PAW	176	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.	Pot	
	RIB GRE	160	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal.	Pot	
	ROS RE5	24	Rosa x 'Meineble' TM / Red Meidiland Rose	5 gal	Pot	
	SPI ALB	48	Spiraea albiflora / Japanese White Spirea	5 gal.		
	SPI MAC	72	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	5 gal		
EVERGREEN SHRUBS						
	PER ABR	54	Perovskia abrotanoides / Russian Sage	1 gal	Pot	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS						
	WM	260 sf	WOOD MULCH / Shredded Cedar	mulch		
SOD/SEED						
	MIX A	72,943 sf	Native Seed Mix	seed		

Provide the native seed mix.

see schedule for native seed mix

PLANT TABULATIONS

	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
STREET/TRACT							
HARVEST RD (WEST SIDE ONLY):							
48th AVE TO 50TH AVE	1069		27	30	10610	265	288
50TH AVE TO 52ND AVE	1317		33	36	12385	310	344
52ND AVE TO 53RD AVE	653		16	17	6077	152	158
53RD AVE TO 55TH AVE	1195		30	34	11207	280	296
55TH AVE TO 56TH AVE	585		15	17	5454	136	144

NOTES:

1. ALL TREES THAT CANNOT BE PROVIDED SHALL BE CONVERTED INTO SHRUBS AT A 12:1 RATIO TO MEET THE MINIMUM CURBBSIDE LANDSCAPE REQUIREMENTS.

There are 12 ART XGA proposed. Since they are perennials at 1 gallon, there are the equivalent of 4 shrubs being provided and not 12 as a result of perennial equivalents to shrubs. 158-12 =146. 146 + 4 = 150. Two shrubs short.

While the ART XGA have been provided in this section of the streetscape, the shrub counts work and no changes are required.

Artemeisia has been replaced with sand cherry and plant counts haev been updated.

SHEET NUMBER

22

DRAWN BY: SG

CHECKED BY: CV

DATE: DECEMBER 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 T&S

1200 Bannock St.

Denver, CO 80204

303.571.0053

civiltasinc.com

Westwood

10333 E DRY CREEK RD.

SUITE 400

ENGLEWOOD , CO 80112

TEL: 720.482-9526

Westwoodps.com

Westwood Professional Services, Inc.

Date

Appr.

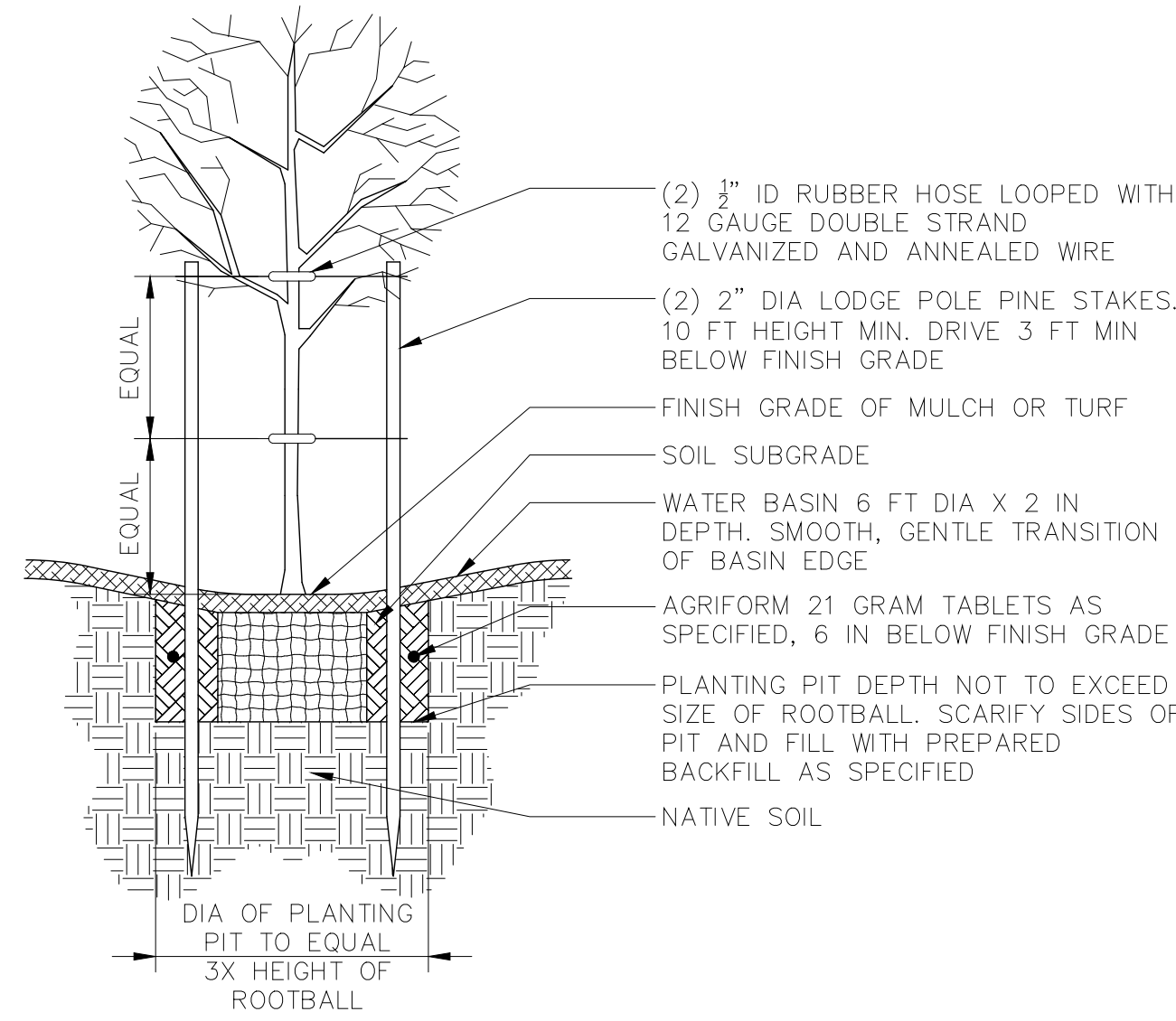
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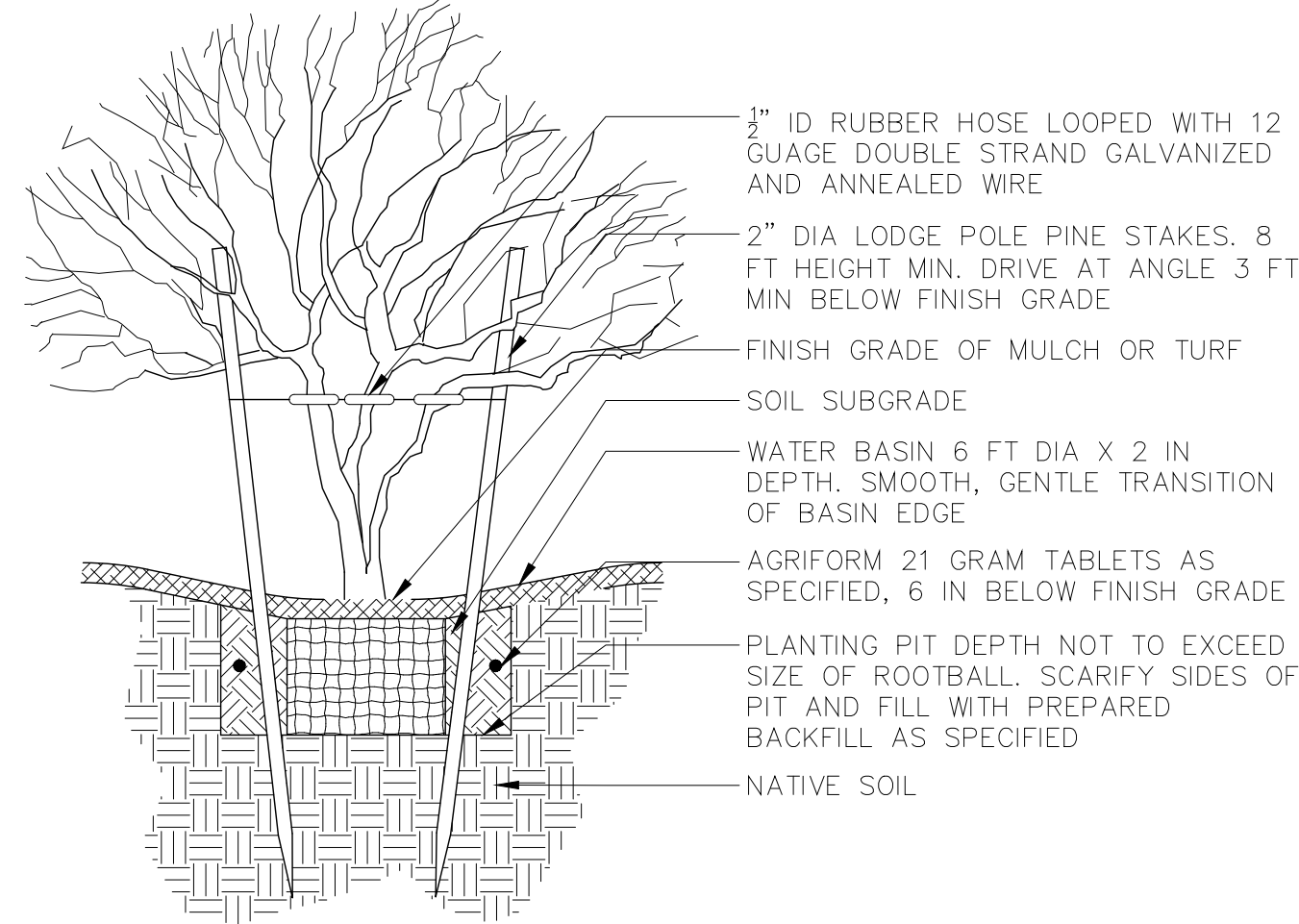
Revisions

No.

F:\2021\12-21-0036\WINDLER HOMESTEAD\DESIGN\06\_CAD\SHEETS\CITY SUBMITTAL\02\_HARVEST RD\HARVEST ISP COVER SHEETS.DWG, SCAN\TRA, 12/14/23

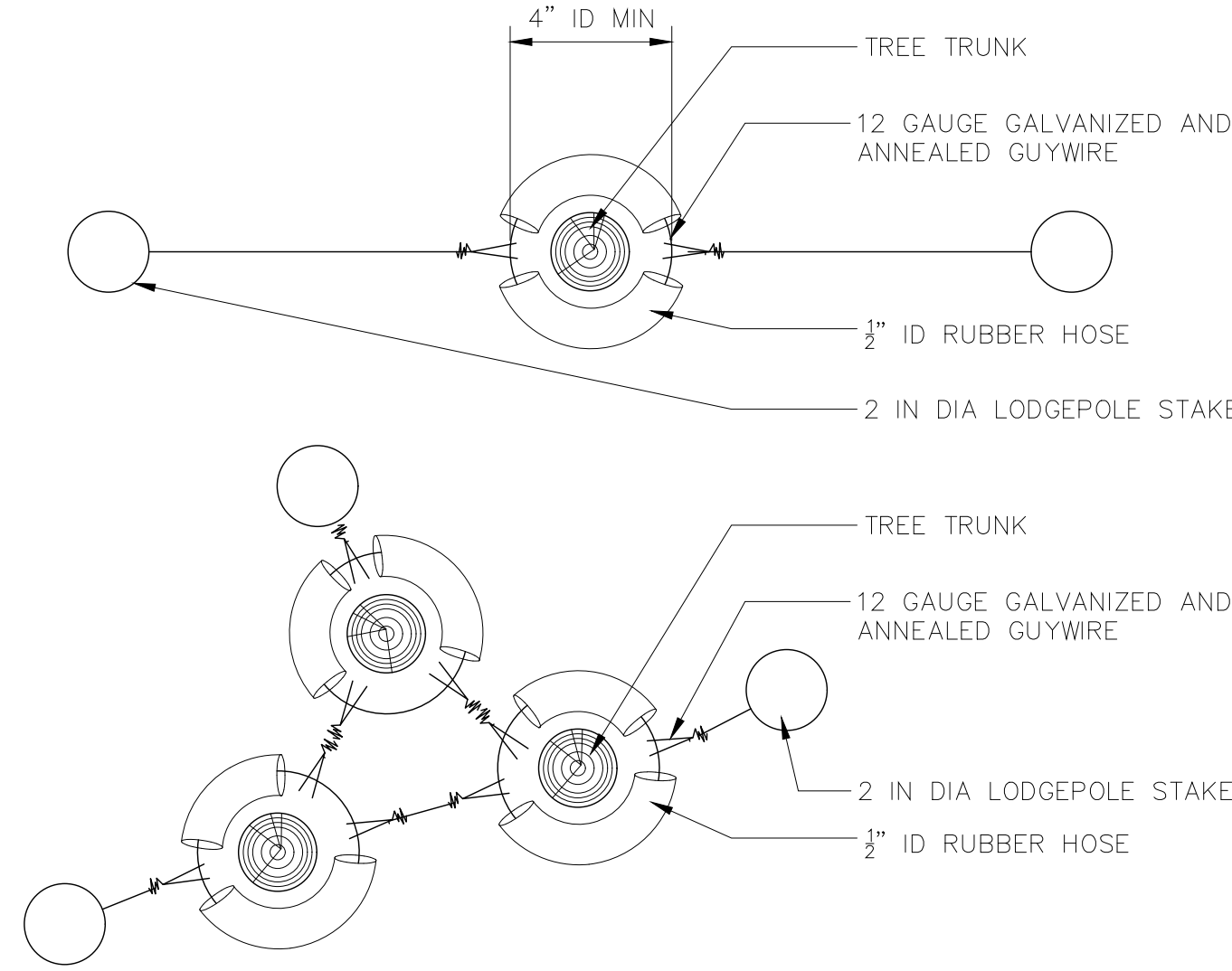


1 SINGLE TRUNK TREE PLANTING  
NTS

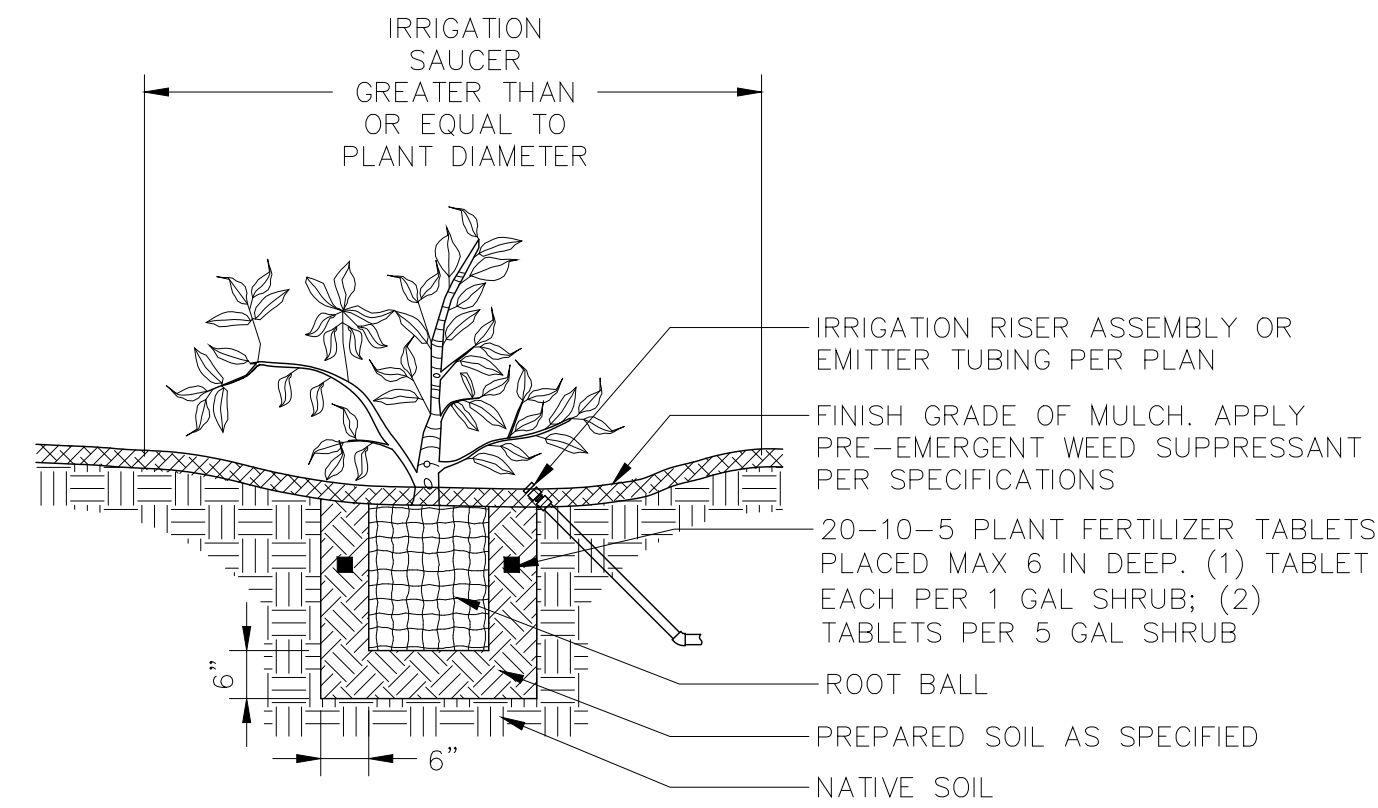


NOTES:  
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.  
2. 15 GAL AND 24" BOX (SMALL CALIBER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

2 MULTI-TRUNK TREE PLANTING  
NTS

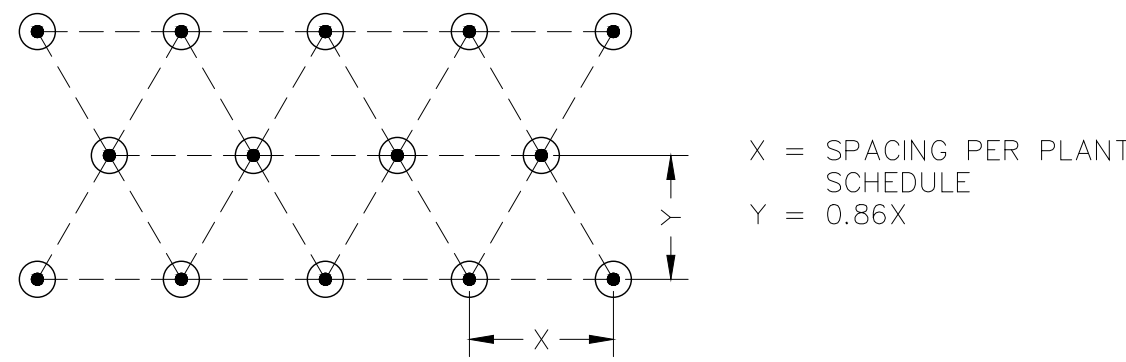


3 TREE STAKING - PLAN VIEW  
NTS



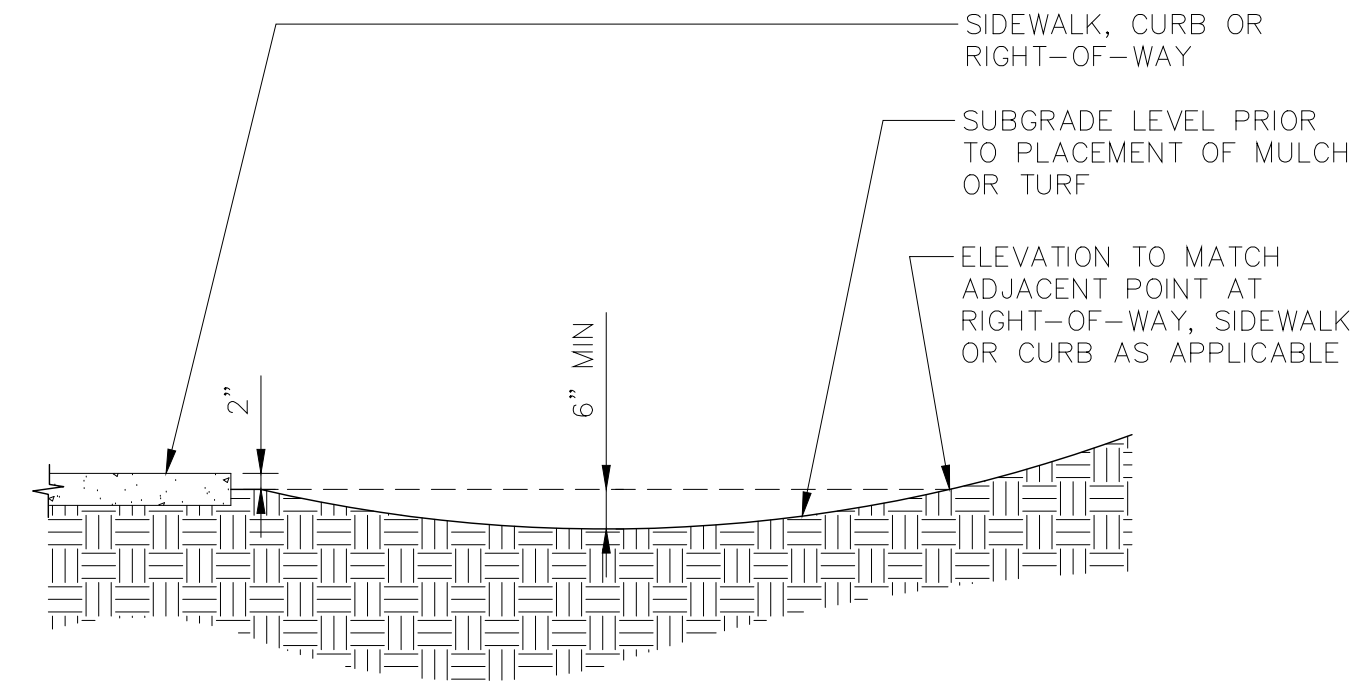
NOTES:  
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL.  
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH.

4 SHRUB PLANTING  
NTS



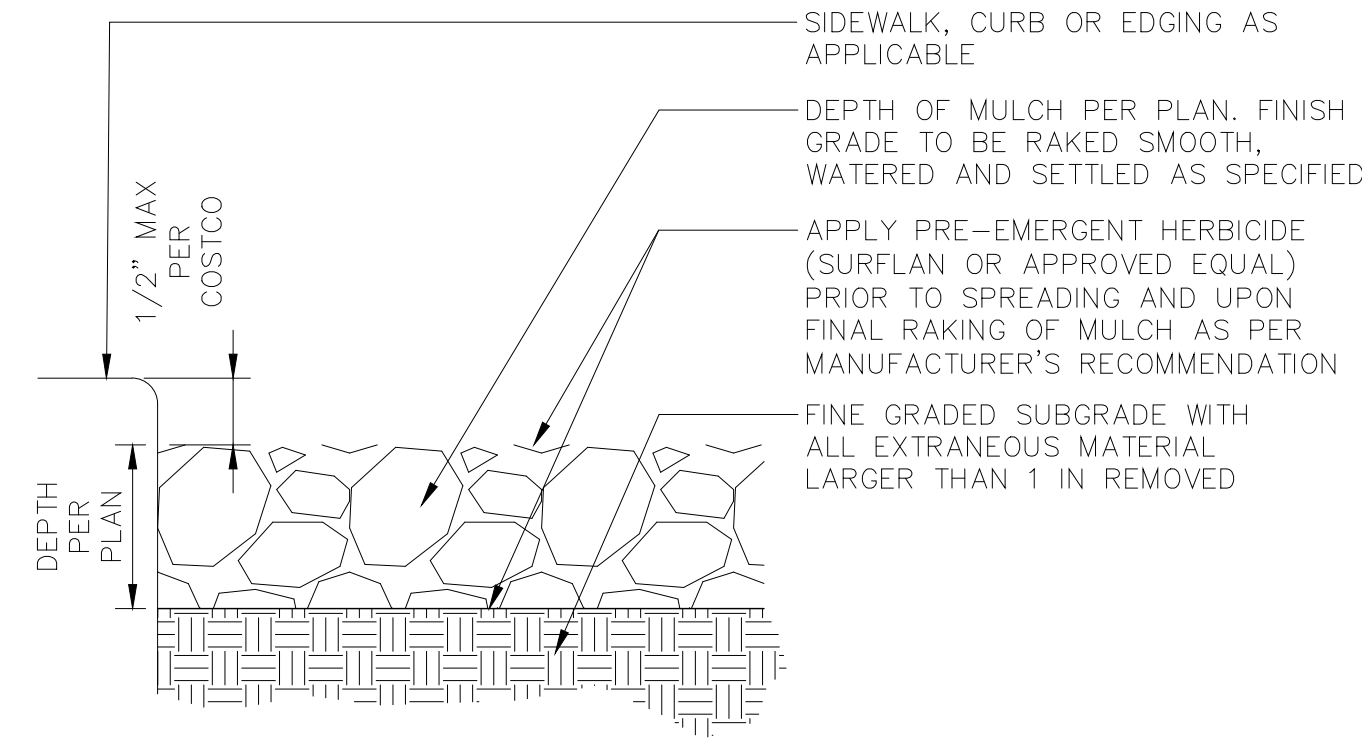
NOTES:  
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN  
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING  
NTS



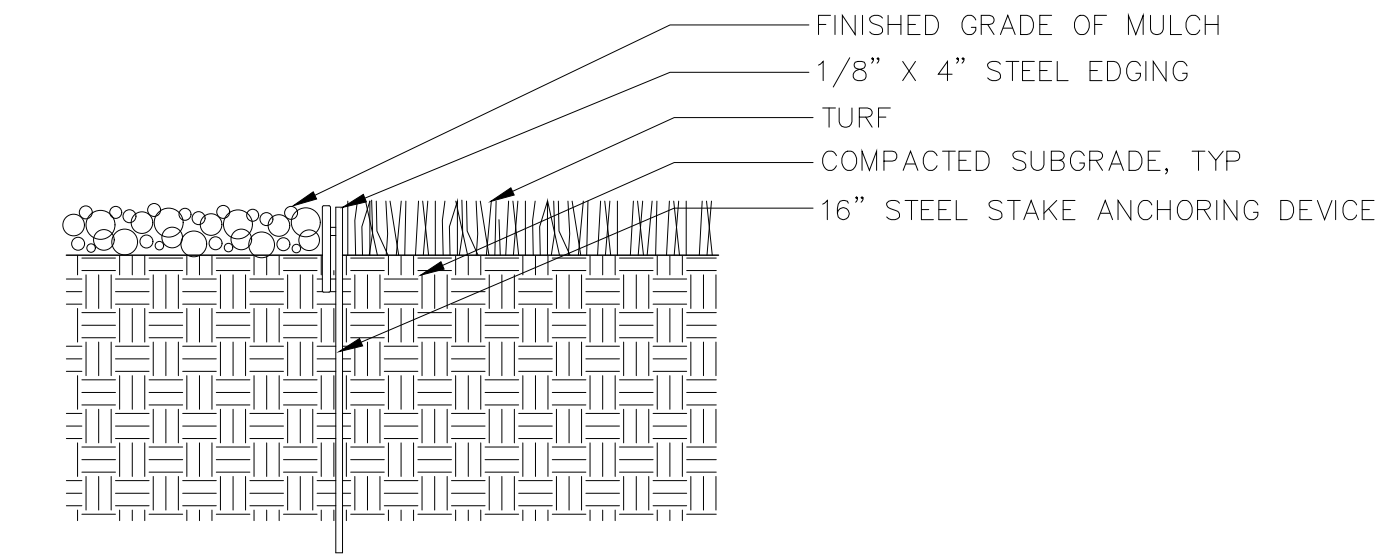
NOTE:  
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE  
NTS



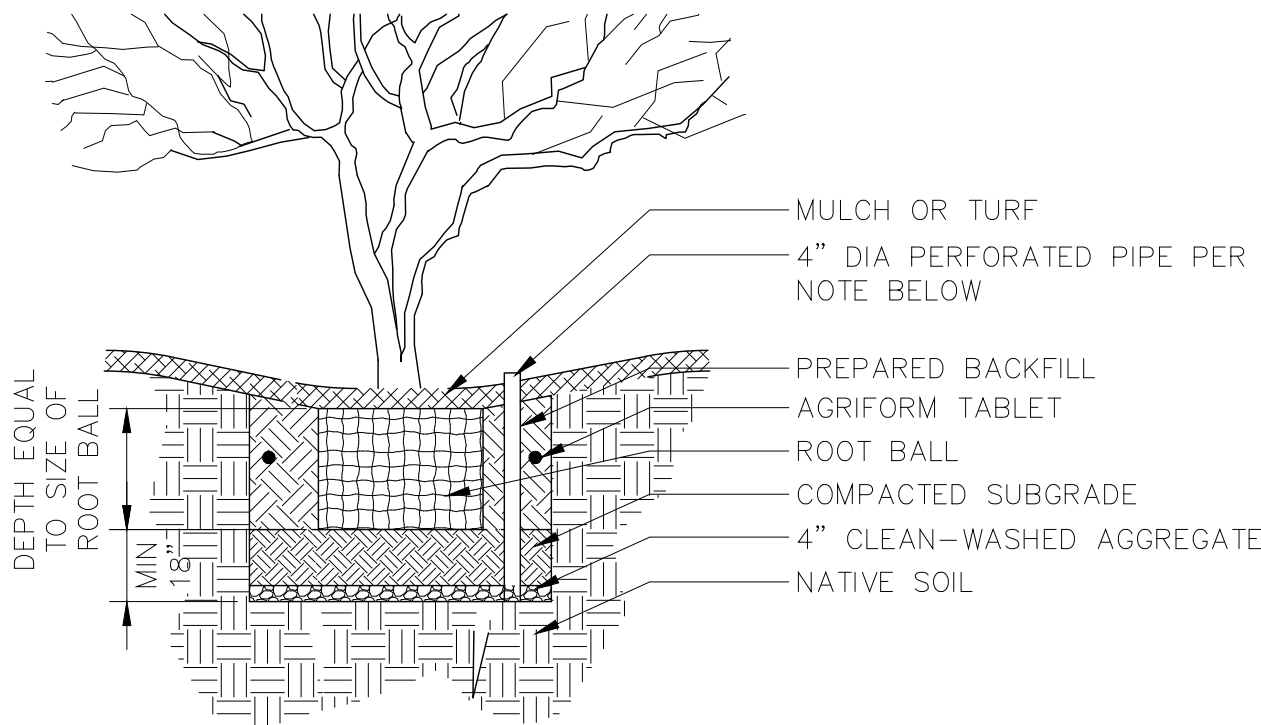
NOTES:  
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE  
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION  
NTS



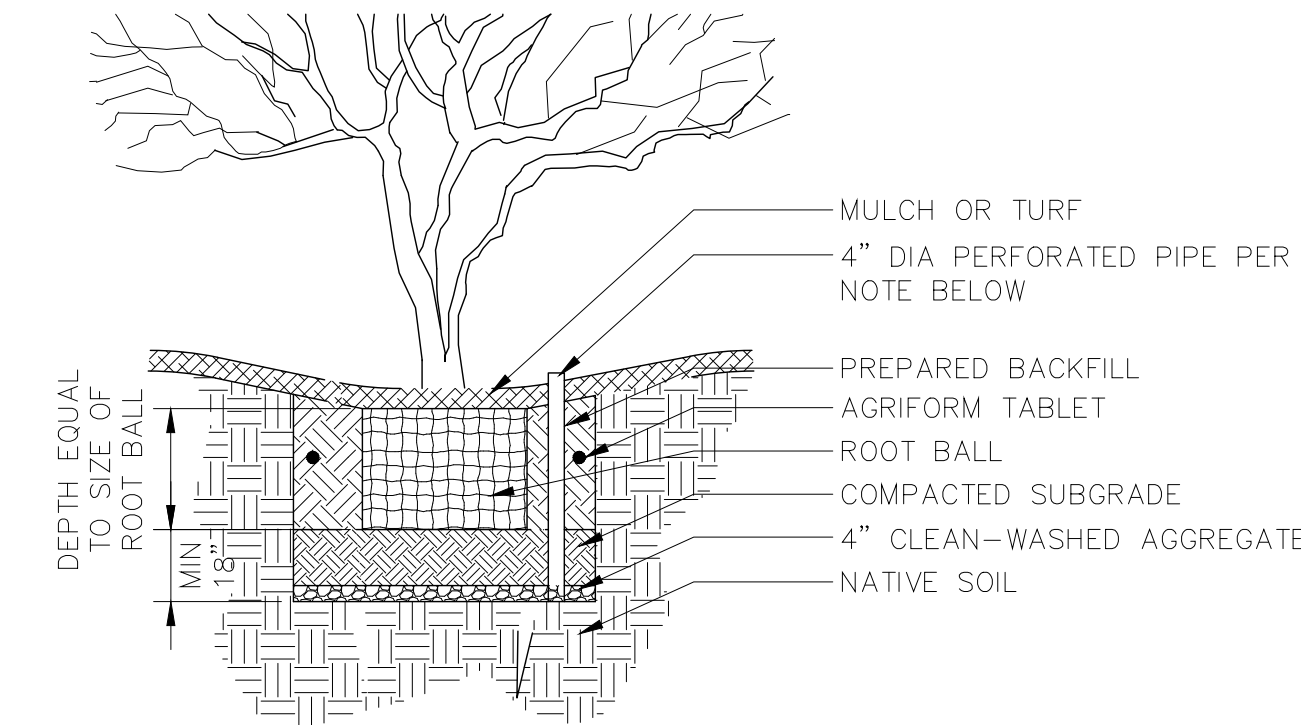
NOTES:  
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH  
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

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



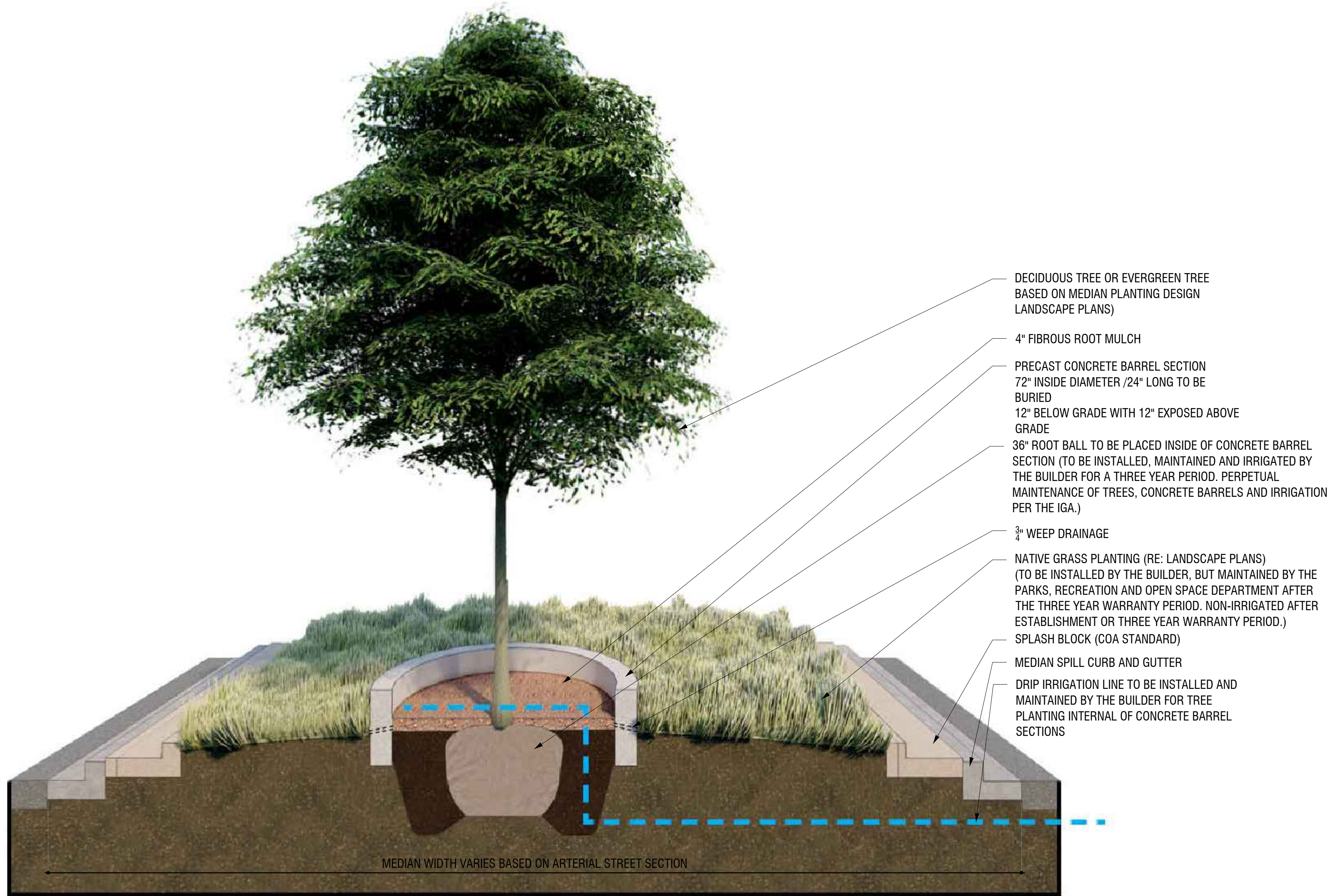
NOTES:  
1. MIN 4" AGGREGATE SUMP TO BE PLACED UNDER TREE ROOT BALLS IN SOILS WITH POOR PERCOLATION RATES  
2. COMPACT BACKFILL ABOVE SUMP TO PREVENT SETTLING OF ROOT BALL  
3. PERFORATED PIPE TO EXTEND 2" ABOVE FINISH GRADE; INCLUDE CAP; WRAP PIPE IN FILTER FABRIC

10 UNDER TREE DRAINAGE SUMP  
NTS

SHEET NUMBER	DRAWN BY: SG	SCALE: AS SHOWN	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE	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	<b>Westwood</b>	10333 E DRY CREEK RD, SUITE 400 ENGLEWOOD, CO 80112 Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526											
									No.	Revisions	Date	Init.	Appr.	Date					
23	CHECKED BY: CV	FILE NO: R0043248.00	DETAILS																
	DATE: DECEMBER 2023																		

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NOT FOR CONSTRUCTION



11 TREE PLANTING IN MEDIAN  
SCALE: NTS

SHEET NUMBER	24	DRAWN BY: SG	SCALE:	AS SHOWN	
		CHECKED BY: CV	FILE NO:	R0043248.00	
		DATE:	DECEMBER 2023		

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

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

CIVIL  
TAS

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

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

Revisions	No.	Date	Init.	Appr.	Date