

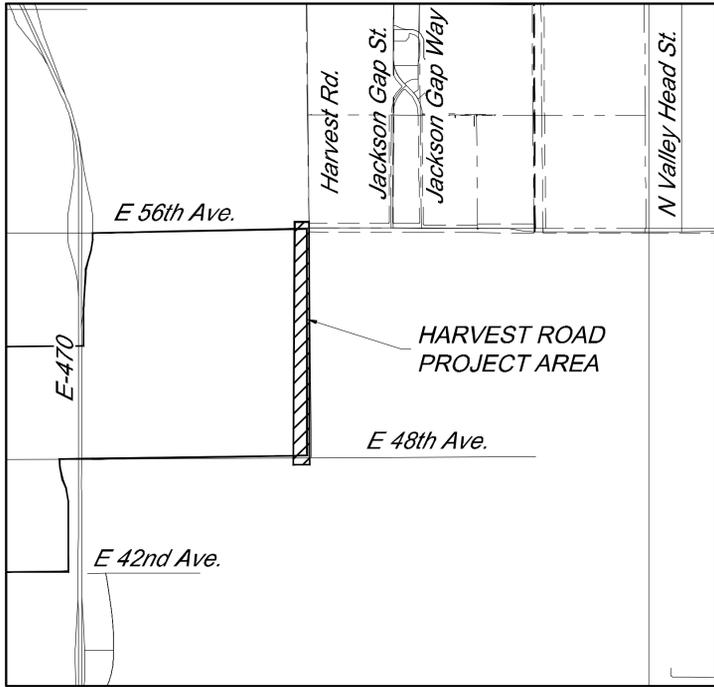
HARVEST ROAD

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.



VICINITY MAP
SCALE 1" = 2000'

Is the ROW already dedicated?
Is there a legal description?

ROW is dedicated,
reception #s are shown on plans
20060524000533770
20060515000496490
2006000505740
2023000009755

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.

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:	M ₁ Medium Density Residential (R-2) and Airport District (AD)
OVERALL ISP DISTURBANCE AREA:	396,497± SQ FT (9.10± ACRES)

disturbance not needed. What is the area in the ROW?

Table has been revised

APPLICANT:

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 ODLER

Add Owners information.

Owner information shown on cover

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
14	LANDSCAPE PLANS
15	LANDSCAPE PLANS
16	LANDSCAPE PLANS
17	LANDSCAPE PLANS
18	LANDSCAPE PLANS
19	LANDSCAPE PLANS
20	LANDSCAPE PLANS
21	LANDSCAPE SCHEDULES
22	DETAILS

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))ss

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:

OWNER #2

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

By: _____ Corporate Seal
(Principals or Owners))ss

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:

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning & Zoning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____

Attest: _____ Date: _____
(City Clerk)

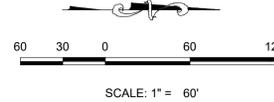
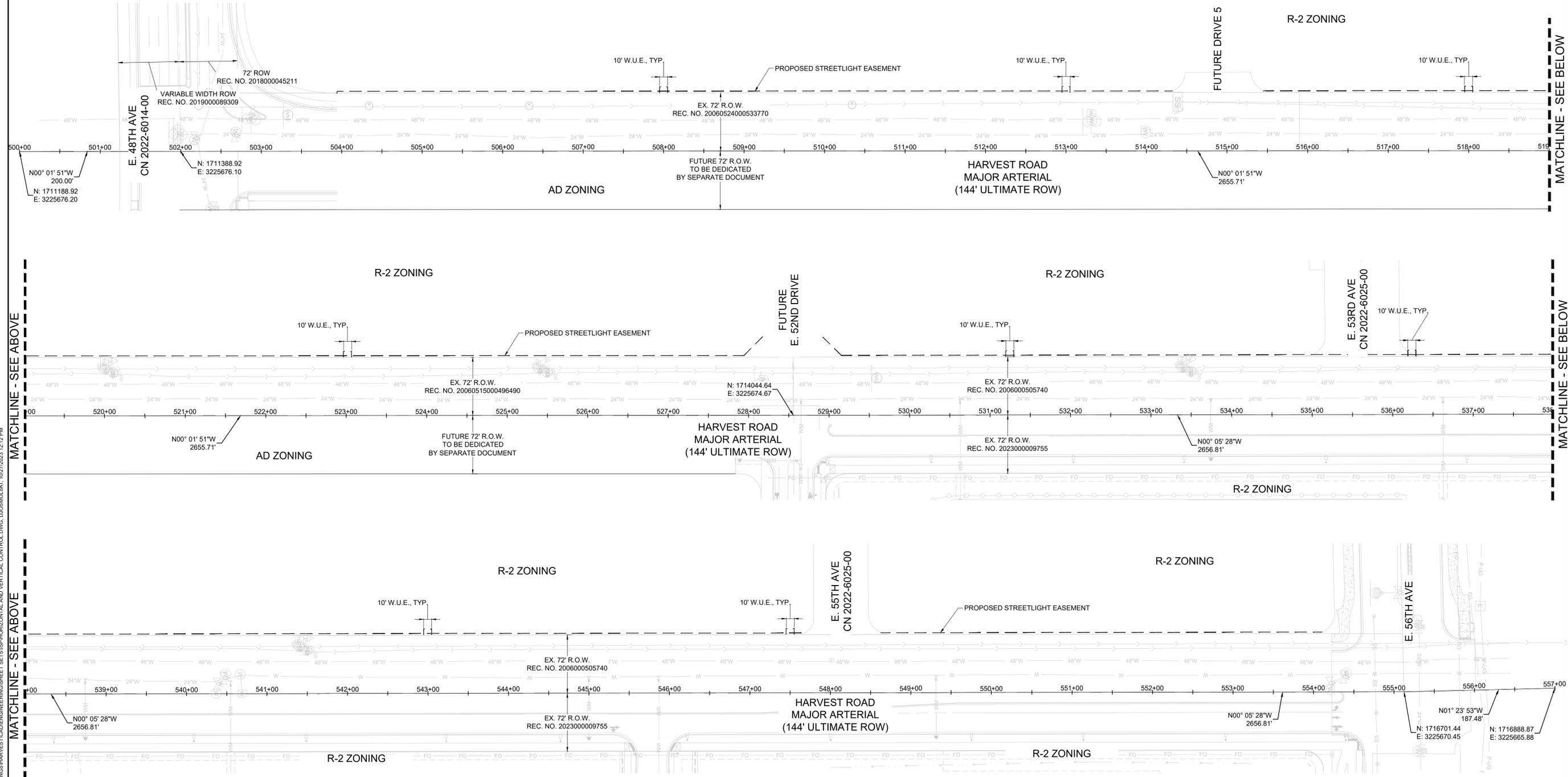
PROJECT BENCHMARK
CITY OF AURORA BENCH MARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW01.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCH MARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

THE BASIS OF BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL, UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM GAP 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°13'00" WEST, A DISTANCE OF 2649.07 FEET.

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

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

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

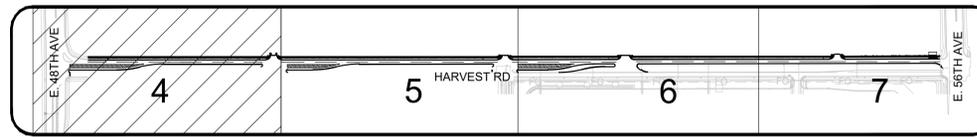


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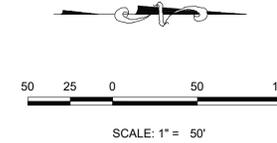
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N:\PROJECTS\WINDLER\HARVEST\ROAD\ENGINEERING\HORIZONTAL AND VERTICAL CONTROL.DWG, DOSMULSKI, 10/27/2023 12:12 PM

SHEET NUMBER 3	DRAWN BY: AS SHOWN	SCALE: AS SHOWN	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	Westwood 10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood Professional Services, Inc.
	CHECKED BY: DATE:	D.D. August 2023			



KEYMAP
1" = 500'



repeat comment. Increase font size.
for future reference, all site plans and ISPs must be a min. of 1"=40'

Acknowledged, future site plans will be at 1" = 40' scale.
All font sizes below min have been increased.

Per previous comment response, east half of Harvest between 48th and 52nd is future. Opposing accesses are not known at this time. Interim condition has been added between 48th and 52nd per discussions with Steve Gomez on 12/6

previous comment not appropriately addressed.
show entire eastern half of Harvest Road, including opposing accesses. Applicant indicated this submittal is for the ultimate condition therefore NB travel lanes need to be shown for Harvest Rd
Verify intersection laneage with MTIS

Light locations have not changed since the Olsson submittal. Easement linework is shown and called out on sheet 3 and area utility/grading plans. Note is included that final lighting locations will be determined with the civil plan submittal

This location of streetlights is new with this submittal. If the lights are temporarily permitted to be behind the back of walk, an easement will be required. The final location of lights will be approved with the civil plans.

Right turn lane striping added. Striping through intersection not added per discussions with Steve Gomez on 12/6

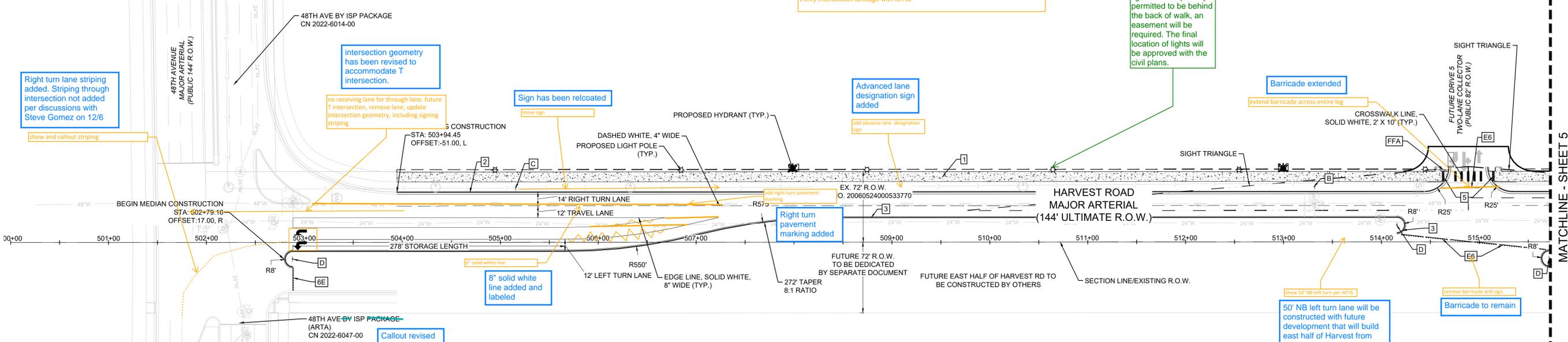
intersection geometry has been revised to accommodate T intersection.

no receiving lane for through lane. future T intersection, remove lane, update intersection geometry, including signing striping

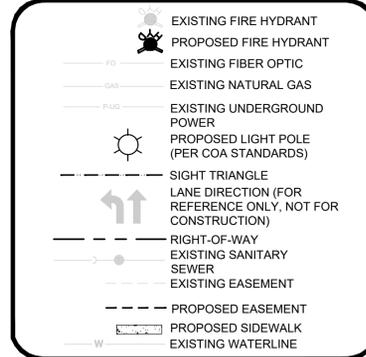
Sign has been relocated

Advanced lane designation sign added

Barricade extended



UTILITY LEGEND

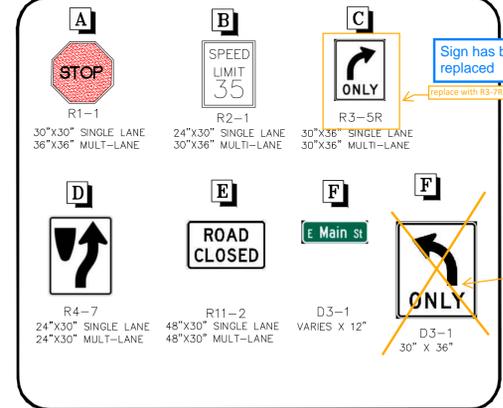


FLAG NOTES

- 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

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



Sign has been replaced

Left turn only is not applicable sign added to match above comment

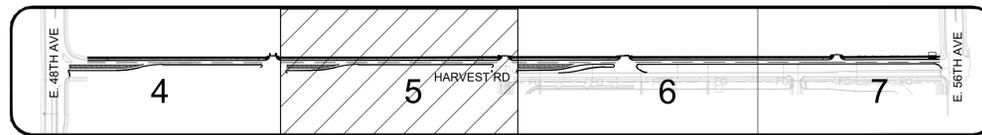
remove sign, not shown on plans, typ.

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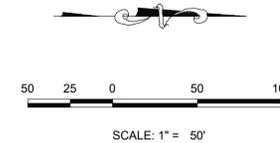
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N:\PROJECTS\WINDLER\HARVEST\ROADWAY\ENGINEERING\DRAWING\STRIPING\DWG_D\0212023_12.12.PM

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



KEYMAP
1" = 500'

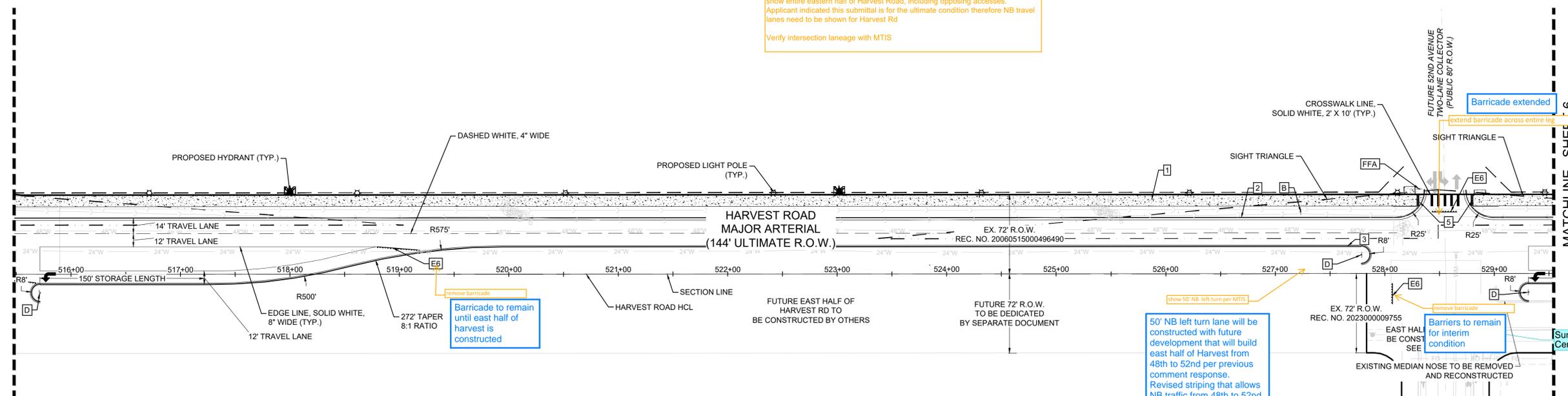


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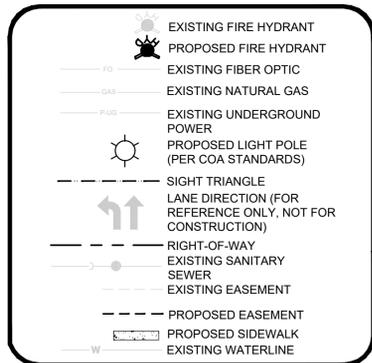
previous comment not appropriately addressed.
show entire eastern half of Harvest Road, including opposing accesses. Applicant indicated this submittal is for the ultimate condition therefore NB travel lanes need to be shown for Harvest Rd
Verify intersection laneage with MTIS

MATCHLINE - SHEET 4

MATCHLINE - SHEET 6



UTILITY LEGEND

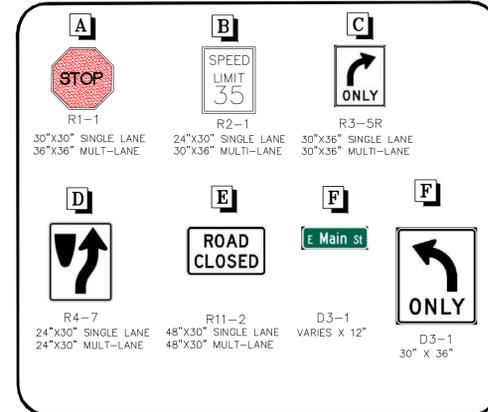


FLAG NOTES

- 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

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



50' NB left turn lane will be constructed with future development that will build east half of Harvest from 48th to 52nd per previous comment response. Revised striping that allows NB traffic from 48th to 52nd has been added to this plan set.

Barriers to remain for interim condition

Callout revised

show 50' NB left turn per MTIS

Barricade extended
extend barricade across entire leg

N:\PROJECTS\WINDLER\FLING\HARVEST\CD\ENGINEERING\SHEET SETS\SUSPENSION AND STRIPING.DWG, D:\SUNLSKI, 10/27/2023 12:12 PM

Date	Appr.	Init.	Date	Revisions	No.

Westwood
10333 E DRY CREEK RD
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
ROADWAY PLANS

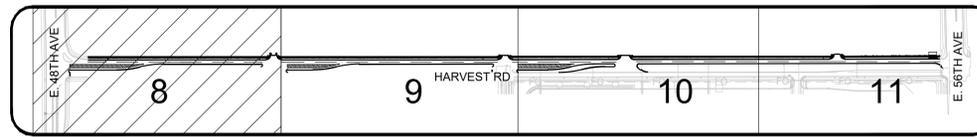
SCALE: AS SHOWN
DRAWN BY: AS SHOWN
CHECKED BY: DJD
DATE: August 2023

SHEET NUMBER
5

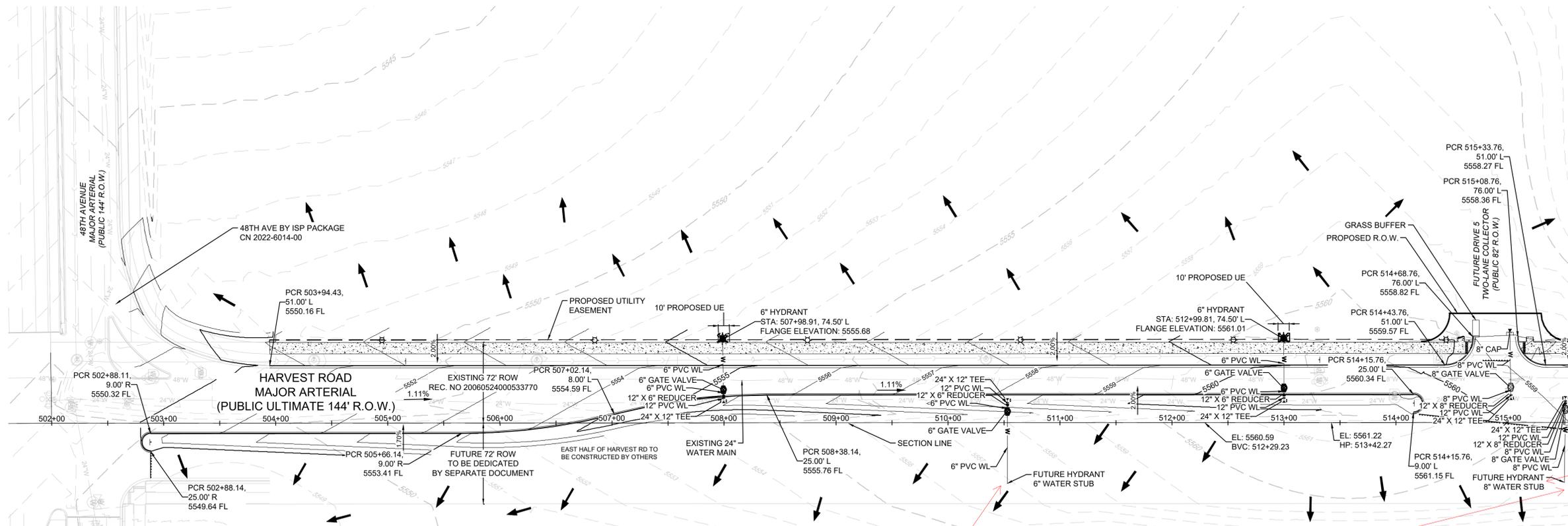
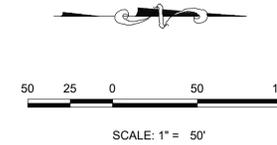
PROJECT BENCHMARK
CITY OF AURORA BENCHMARK KNOWN AS 356518NW001, BEING A 3 INCH DIAMETER BRASS CAP STAMPED (COA, BM, 356518NW001.2008), ON THE SOUTHEAST SIDE (CENTERED) OF A 20 FOOT WIDE TYPE R STORM INLET, +/- 0.44 MILES SOUTH OF EAST 56TH AVENUE AND NORTH GUN CLUB ROAD (EAST SIDE OF NORTH GUN CLUB ROAD), SAID BENCHMARK HAVING A PUBLISHED ELEVATION OF 5479.895 FEET, NAVD88 DATUM.

THE BASIS OF BEARINGS ARE BASED IN ACCORDANCE WITH THE CITY OF AURORA HORIZONTAL CONTROL. UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 18 BY A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "MK CENTENNIAL T3S R66W / R65W S13/S18/S24/S19 PLS 24313-1999", FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 2-1/2" DIAMETER PIPE WITH A 3" BRASS CAP STAMPED "T3S R66W / R65W 14 S13/S18 1999 PLS 24313", IS ASSUMED TO BEAR NORTH 00°13'40" WEST, A DISTANCE OF 2649.07 FEET.

N:\PROJECTS\WINDLER\FLINGS\HARVEST\CD\ENGINEERING\SSHEET\SETS\SPAREA GRADING AND UTILITY PLAN.DWG, D:\DMS\LSK, 10/27/2023 12:13 PM



KEYMAP
1" = 500'



MATCHLINE - SHEET 9

If this is only for a hydrant lateral then it would be 6-inch not 8-inch.
Line diameter updated

Easement to be added to all utilities outside of ROW

Utilities that are not within public ROW require easement. This also applies to future ROW that has not been dedicated yet.
Easements are to reflect the utility within them. For example an easement that contains water and sanitary is a Water and Sanitary Easement.

NOTES

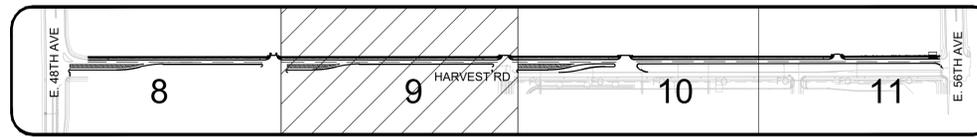
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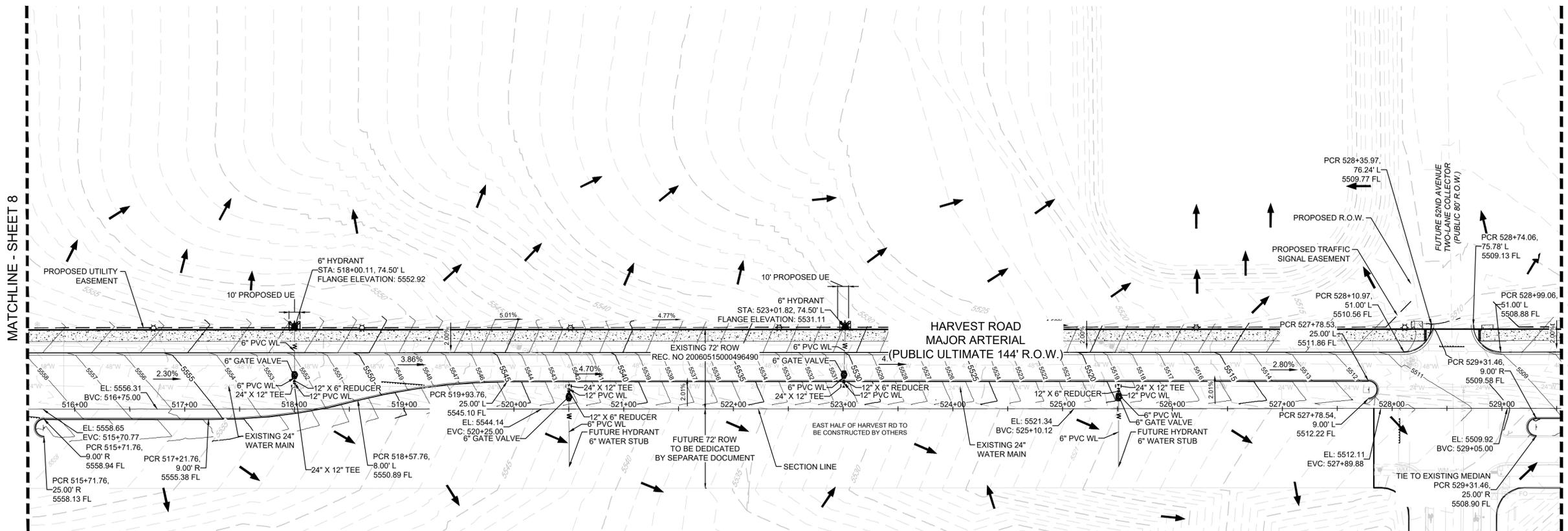
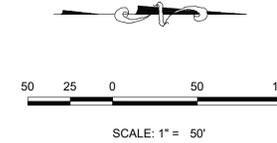
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	WINDLER PUBLIC IMPROVEMENT AUTHORITY	Revisions	Date
				AS SHOWN	5750 DTC PARKWAY, SUITE 210	Init.	Apr.
8	August 2023	DJD	DJD	FILE NO:	GREENWOOD VILLAGE, CO 80111	No.	Date
					HARVEST ROAD - 48TH AVE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

N:\PROJECTS\WINDLER\FLINGS\HARVEST\CAD\ENGINEERING\SHSHEET\SETS\SPAREA\GRADING AND UTILITY PLAN.DWG, D:\DMS\LSK, 10/27/2023 12:13 PM



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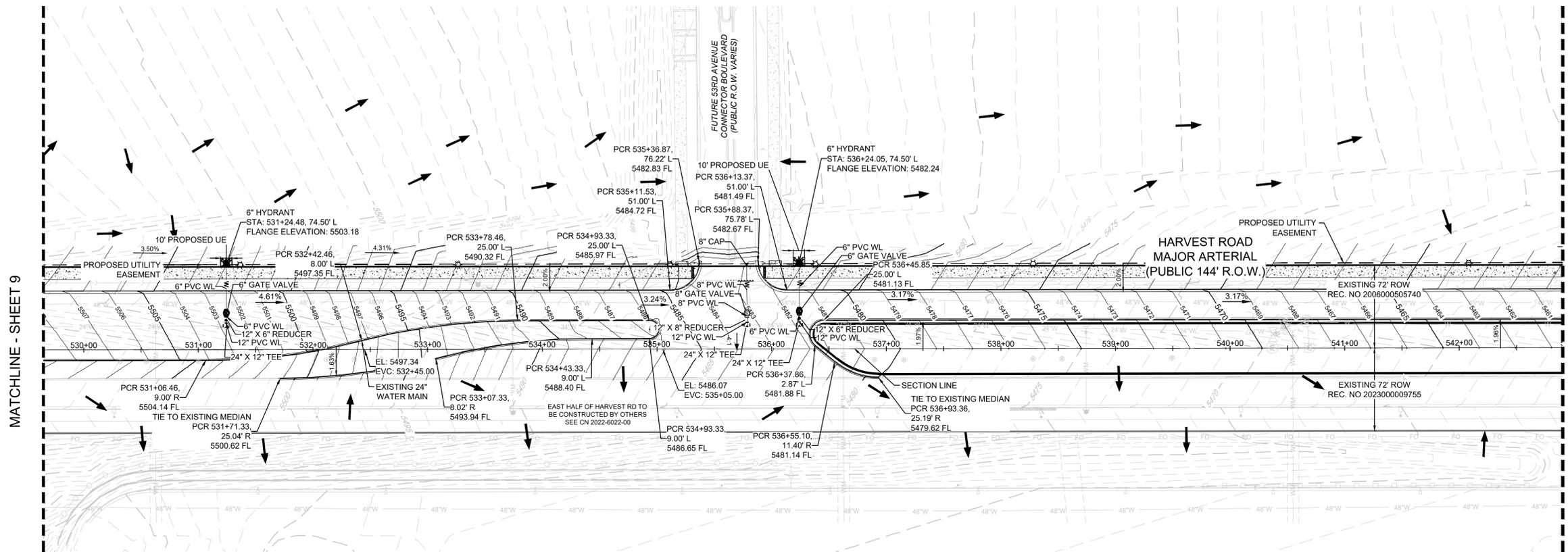
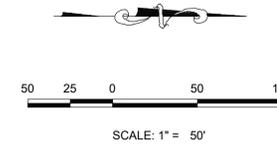
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SHEET NUMBER	DRAWN BY:		SCALE:	WINDLER PUBLIC IMPROVEMENT AUTHORITY 5750 DTC PARKWAY, SUITE 210 GREENWOOD VILLAGE, CO 80111 PHONE: (303) 795-9900	Westwood 10333 E DRY CREEK RD SUITE 240 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodps.com Westwood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

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KEYMAP
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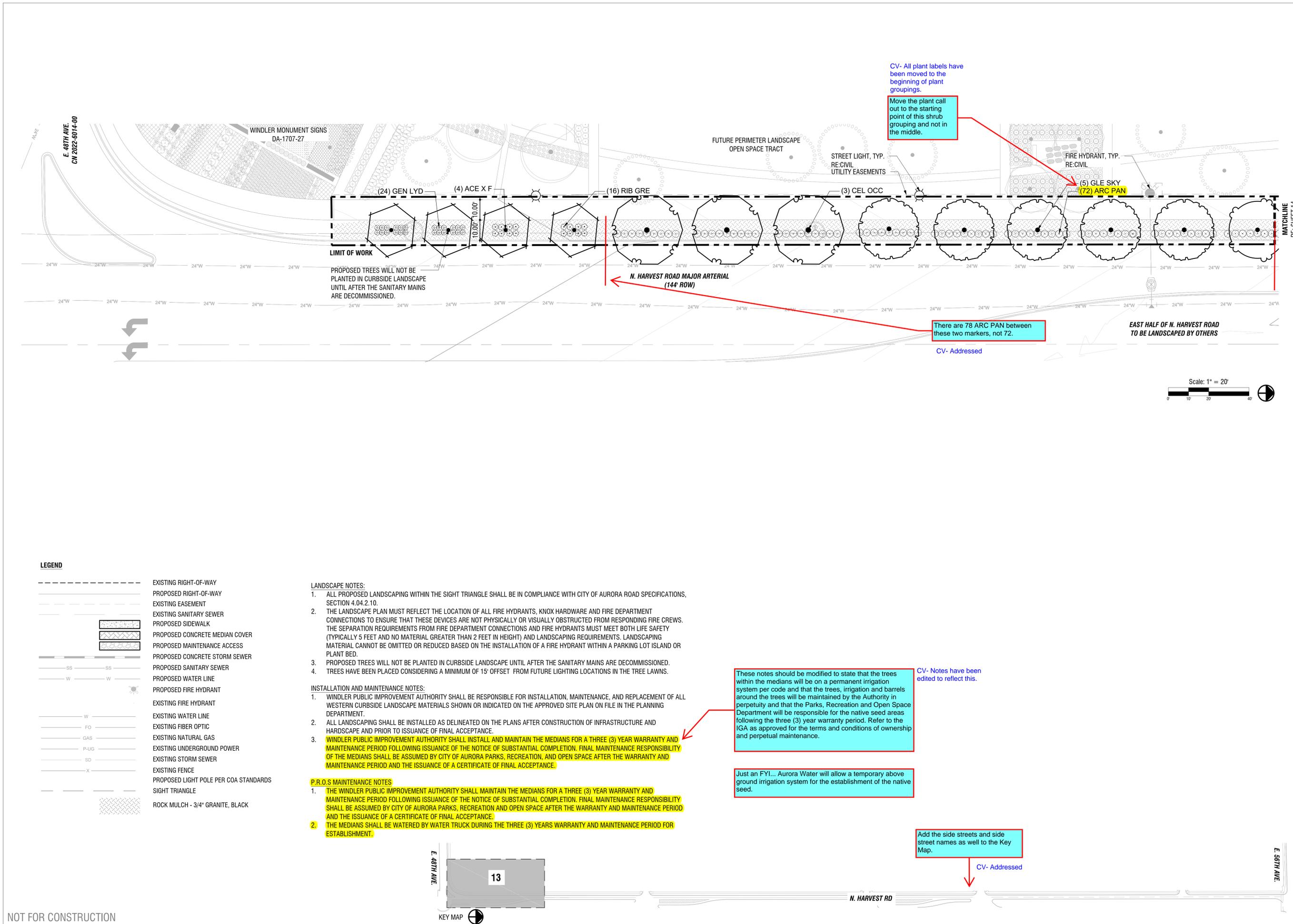
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MATCHLINE - SHEET 9

MATCHLINE - SHEET 11

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	WINDLER PUBLIC IMPROVEMENT AUTHORITY	No.	Revisions	Date	Init.	Apr.	Date
				AS SHOWN							
10	DJD	DJD	August 2023	FILE NO:	5750 DTC PARKWAY, SUITE 210	10333 E DRY CREEK RD					
					GREENWOOD VILLAGE, CO 80111	ENGLEWOOD, CO 80112					
					HARVEST ROAD - 48TH AVE TO 56TH AVE	Westwood Professional Services, Inc.					
					GRADING AND UTILITY PLANS	Westwoodps.com					
					PHONE: (303) 795-9900	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
- SS --- SS --- PROPOSED SANITARY SEWER
- W --- W --- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- W --- EXISTING WATER LINE
- FO --- EXISTING FIBER OPTIC
- GAS --- EXISTING NATURAL GAS
- P-UG --- EXISTING UNDERGROUND POWER
- SD --- EXISTING STORM SEWER
- X --- EXISTING FENCE
- PROPOSED LIGHT POLE PER COA STANDARDS
- SIGHT TRIANGLE
- ROCK MULCH - 3/4" GRANITE, BLACK

LANDSCAPE NOTES:

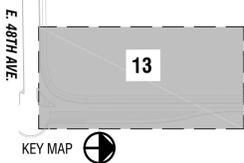
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2. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM 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.
3. PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.
4. TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

INSTALLATION AND MAINTENANCE NOTES:

1. 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.
2. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
3. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S MAINTENANCE NOTES

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



NOT FOR CONSTRUCTION

CV- All plant labels have been moved to the beginning of plant groupings.

Move the plant call out to the starting point of this shrub grouping and not in the middle.

There are 78 ARC PAN between these two markers, not 72.

CV- Addressed

These notes should be modified to state that the trees within the medians will be on a permanent irrigation system per code and that the trees, irrigation and barrels around the trees will be maintained by the Authority in perpetuity and that the Parks, Recreation and Open Space Department will be responsible for the native seed areas following the three (3) year warranty period. Refer to the IGA as approved for the terms and conditions of ownership and perpetual maintenance.

CV- Notes have been edited to reflect this.

Just an FYI... Aurora Water will allow a temporary above ground irrigation system for the establishment of the native seed.

Add the side streets and side street names as well to the Key Map.

CV- Addressed



SHEET NUMBER 13	DRAWN BY: SG	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE:	OCTOBER 2023
				CHECKED BY: CV	
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) 795-9600		Revisions	
LANDSCAPE PLAN		CIVITAS 1200 Ramoak St. Denver, CO 80204 303.571.0053 civitasinc.com		Date	
Westwood		Westwoodps.com Westwood Professional Services, Inc.		Appr.	
		10333 E DRY CREEK RD. ENGLEWOOD, CO 80112		Date	
		TEL: 720.482.9526		Init.	

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\CAD\SHEETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISIP_LP_SHEETS\DWG_SG\NATRA_102723

CV- Addressed
Add these two shrubs to one of the groupings or delete. They are not within either group on this sheet or the prior page.

Move the plant call out to where the row of identified shrubs actually starts and not in the middle of the group
CV- All plant labels have been moved to the beginning of plant groupings.

From here to here there are only 54 PRU PAW
CV- Addressed

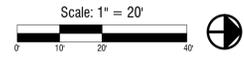
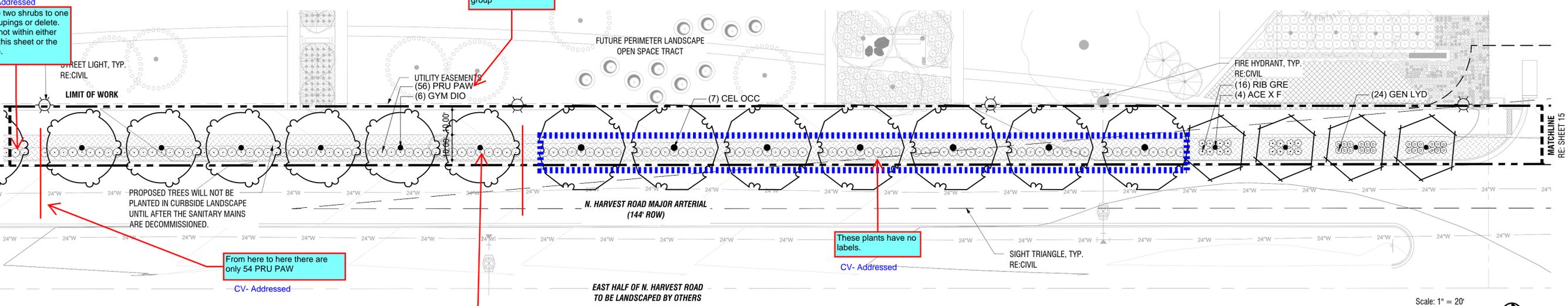
These plants have no labels.
CV- Addressed

No plant call out. It is part of the tree count.
CV- Addressed

These notes only need to appear once on the initial landscape plan sheet.
CV- Addressed

The UDO requires that the curbside landscape provide a variety of shrub species that differ in height, color and width for visual interest throughout the seasons. The bulk of the shrubs being provided are of only two species that are both ground cover types. Please update the variety of plantings being provided that more accurately meet the intent of the code requirement.

CV- New shrub species have been added to the planting scheme to meet intent of code requirement.



LEGEND

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---	PROPOSED RIGHT-OF-WAY
---	EXISTING EASEMENT
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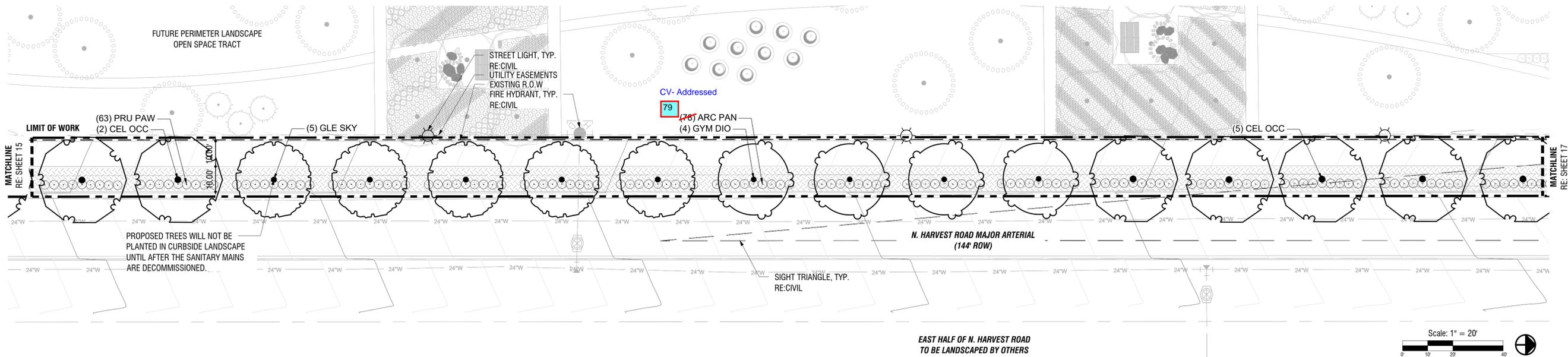
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- P.R.O.S MAINTENANCE NOTES**
- THE WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY SHALL 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 WATER TRUCK DURING THE THREE (3) YEARS WARRANTY AND MAINTENANCE PERIOD FOR ESTABLISHMENT.



NOT FOR CONSTRUCTION

SHEET NUMBER 14	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) 795-9600	1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com	Westwoodps.com Westwood Professional Services, Inc. TEL: 720.682.9526	Revisions	Date	Appr.	Date
							No.			

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\6_CAD\SHEETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISP_LP_SHEETS\DWG_SG\ANATRA_102723



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

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.
3. PROPOSED TREES WILL NOT BE PLANTED IN CURBSIDE LANDSCAPE UNTIL AFTER THE SANITARY MAINS ARE DECOMMISSIONED.
4. TREES HAVE BEEN PLACED CONSIDERING A MINIMUM OF 15' OFFSET FROM FUTURE LIGHTING LOCATIONS IN THE TREE LAWNS.

INSTALLATION AND MAINTENANCE NOTES:

1. 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.
2. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLANS AFTER CONSTRUCTION OF INFRASTRUCTURE AND HARDSCAPE AND PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
3. WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.

P.R.O.S MAINTENANCE NOTES

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

E 48TH AVE.



16

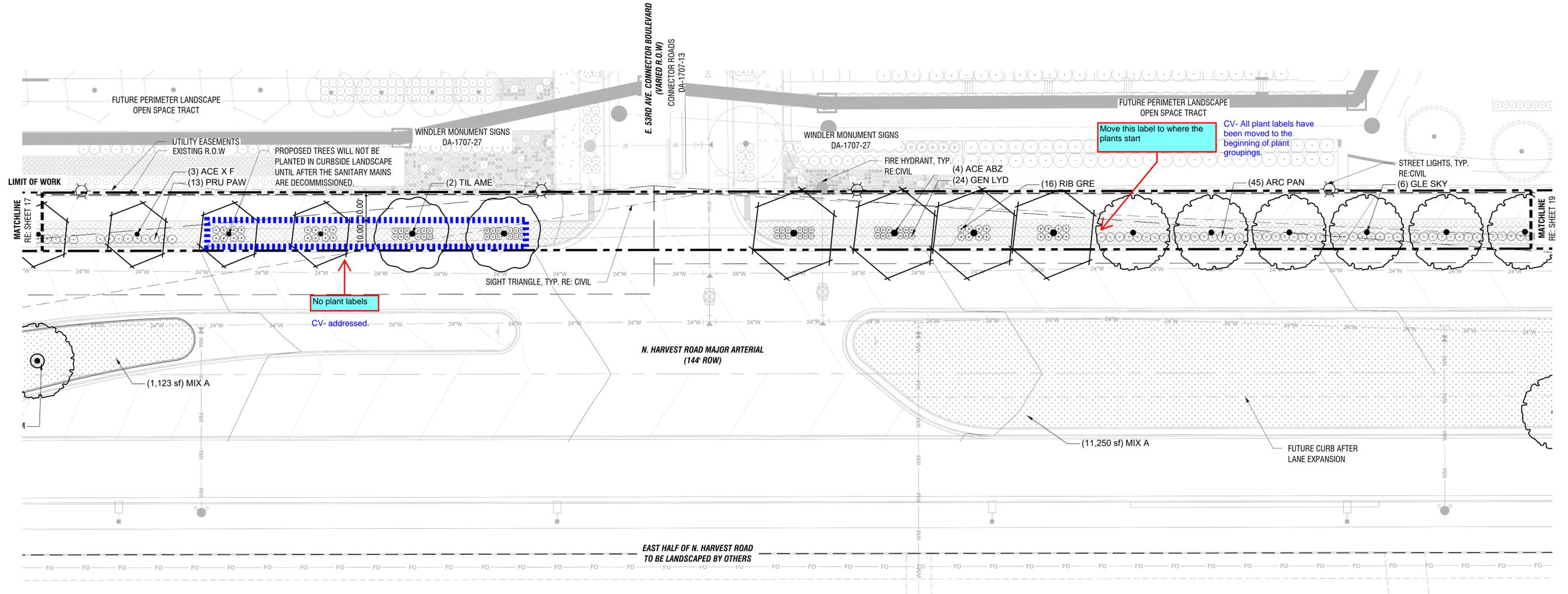
N. HARVEST RD

E 56TH AVE.

NOT FOR CONSTRUCTION

SHEET NUMBER 16	DRAWN BY: SG	CHECKED BY: CV	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: OCTOBER 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) 795-9600	1200 Bannock St. Denver, CO 80204 303.571.0053 civilitasinc.com	Westwood 10393 E DRY CREEK RD. ENGLEWOOD, CO 80112 Westwoodsps.com Westwood Professional Services, Inc. TEL: 720.682.9526	Revisions	Date	Init.	Appr.	Date
			No.	No.						No.	No.	No.		

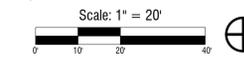
F:\2021\21-0038 WINDLER HOMEDESIGN\06_CADD\SHETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISIP_LP_SHEETS\DWG_SCAN\TRA_102723



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.
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 - 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.
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 - WINDLER PUBLIC IMPROVEMENT AUTHORITY SHALL INSTALL AND MAINTAIN THE MEDIANS FOR A THREE (3) YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY OF THE MEDIANS SHALL BE ASSUMED BY CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
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NOT FOR CONSTRUCTION

SHEET NUMBER 18	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: OCTOBER 2023
	DRAWN BY: SG	CHECKED BY: CV	
HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN		WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600	
1200 Bannock St. Denver, CO 80204 303.571.0053 civiltasinc.com		Westwood 10393 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526 Westwoodsps.com Westwood Professional Services, Inc.	
	Revisions	Date	Appr.
	No.	Date	Date

CV- All plant labels have been moved to the beginning of plant groupings.

CV- All plant labels have been moved to the beginning of plant groupings.

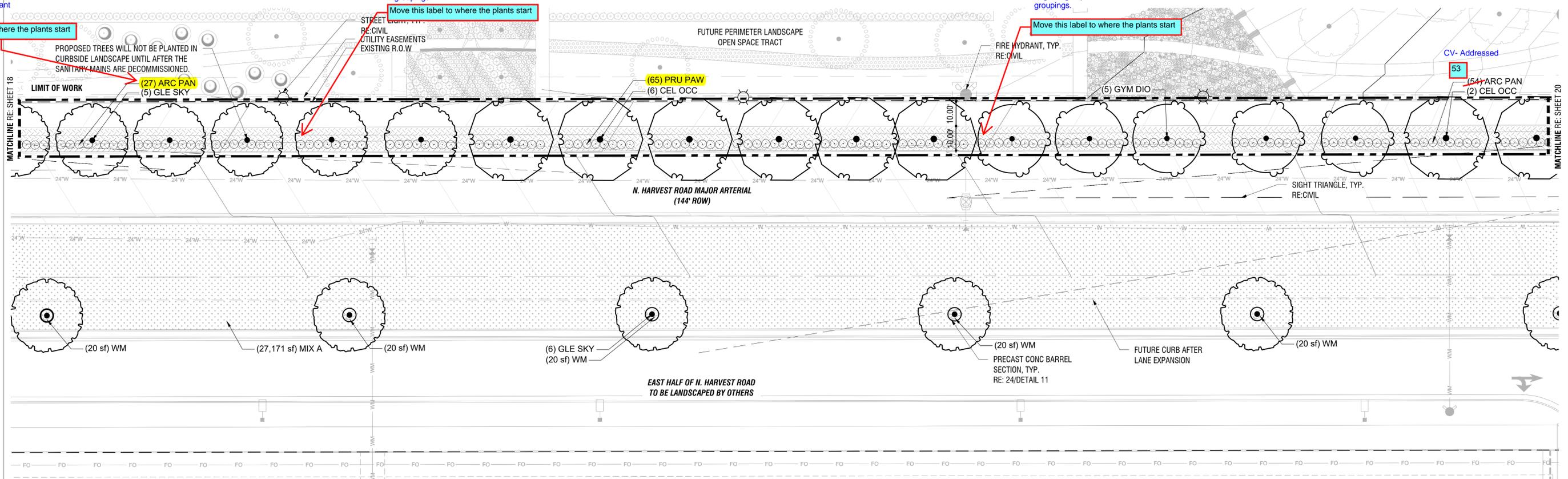
CV- All plant labels have been moved to the beginning of plant groupings.

CV- Addressed

Move this label to where the plants start

Move this label to where the plants start

Move this label to where the plants start



MATCHLINE RE: SHEET 18

MATCHLINE RE: SHEET 20

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

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

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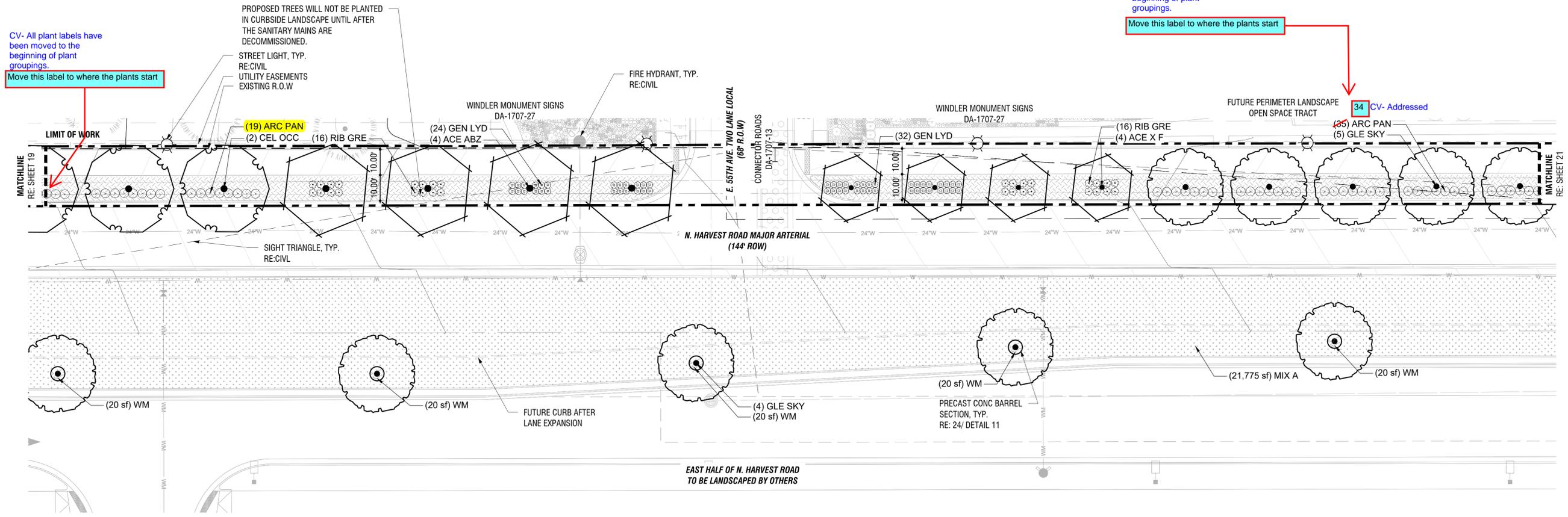
- P.R.O.S MAINTENANCE NOTES**
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F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\06_CADD\SHETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISP_LP_SHEETS\DWG_SG\NATRA_102723

NOT FOR CONSTRUCTION

SHEET NUMBER 19	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: OCTOBER 2023
	DRAWN BY: SG	CHECKED BY: CV	
HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN		WINDLER PUBLIC IMPROVEMENT AUTHORITY (WP/IA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600	
Westwood 1200 Bannock St. Denver, CO 80204 303.571.0053 civil@westwood.com		Westwood 10333 E DRY CREEK RD. ENGLEWOOD, CO 80112 303.571.0053 civil@westwood.com	
Revisions	Date	Init.	Appr.
No.			



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



CV- All plant labels have been moved to the beginning of plant groupings.
Move this label to where the plants start

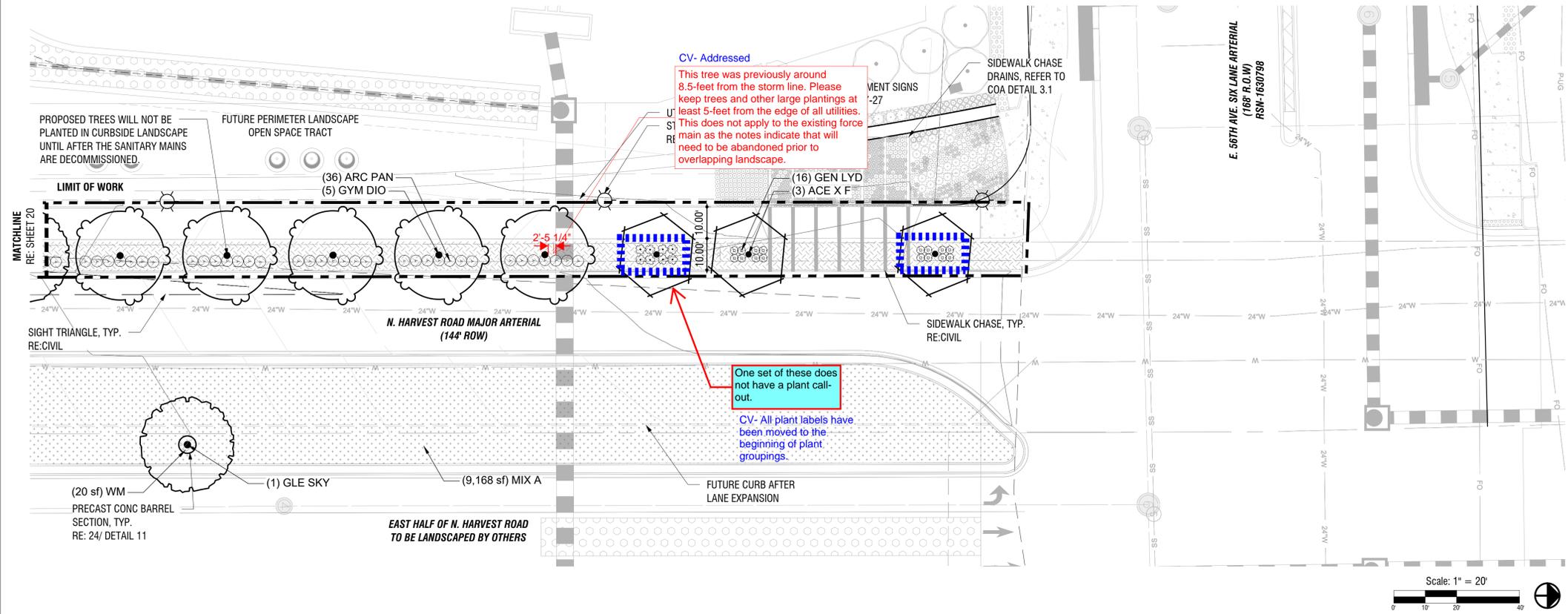
CV- All plant labels have been moved to the beginning of plant groupings.
Move this label to where the plants start

34 CV- Addressed

F:\2021\21-0038 WINDLER HOMESTEAD\DESIGN\6_CAD\SHEETS\CITY SUBMITTAL\20_HARVEST RD\HARVEST ISP_LP_SHEETS.DWG, SCANATRA, 10/27/23

NOT FOR CONSTRUCTION

SHEET NUMBER 20	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: OCTOBER 2023
	DRAWN BY: SG	CHECKED BY: CV	
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) 795-9800	
1200 Ramoak St. Denver, CO 80204 303.571.0053 civiltasinc.com		Westwoodps.com Westwood Professional Services, Inc. TEL: 720.482.9526	
Westwood		Revisions	Date
		Init.	Appr.
		Date	Date
		No.	No.



CV- Addressed
 This tree was previously around 8.5-feet from the storm line. Please keep trees and other large plantings at least 5-feet from the edge of all utilities. This does not apply to the existing force main as the notes indicate that will need to be abandoned prior to overlapping landscape.

One set of these does not have a plant call-out.
 CV- All plant labels have been moved to the beginning of plant groupings.

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

- LANDSCAPE NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROAD SPECIFICATIONS, SECTION 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.
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NOT FOR CONSTRUCTION

SHEET NUMBER 21	SCALE: AS SHOWN	FILE NO: R0043248.00	DATE: OCTOBER 2023
	DRAWN BY: SG	CHECKED BY: CV	
HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE LANDSCAPE PLAN		WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9600	
1200 Ramrock St. Denver, CO 80204 303.571.0053 civiltasinc.com		Westwoodps.com Westwood Professional Services, Inc. TEL: 720.682.9526	
Westwood		Revisions	Date
		Init.	Appr.
		Date	Date

CITY OF AURORA STANDARD 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.
- LIGHTS PER LIGHTING DESIGNER - SEE PHOTOMETRIC PLAN AND CUTSHEETS.
- PARKING AREAS AND VEHICULAR DRIVES TO BE ASPHALT, WALKS AND TRAILS TO BE CONCRETE OR AN AN ACCESSIBLE MATERIAL AS NOTED ON PLANS.
- 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 WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 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.

CITY OF AURORA GENERAL LANDSCAPE NOTES:

- 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.
- TREES WITH THORNS SHALL NOT BE LOCATED WITHIN 20 FT OF PUBLIC WALKS; SHRUBS NOT WITHIN 4 FT.
- A MIN 4 FT DIA MULCH RING WITH 3 IN DEPTH SHALL BE PLACED AROUND TREES IN TURF.
- CLEAR SPACE ABOVE PUBLIC WALKS SHALL BE 8 FT OR GREATER.
- AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE PROVIDED FOR ALL LANDSCAPE AREAS.
- 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:

- 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.
- 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

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	ACE ABZ	8	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	2.5" Cal.	B&B
	ACE X F	36	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	2.5" Cal.	
	CEL OCC	30	Celtis occidentalis / Common Hackberry	2.5" Cal.	
	GLE SKY	44	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	2.5" Cal.	
	GYM DIO	25	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	2.5" Cal.	
	TIL AME	4	Tilia americana 'Redmond' / Redmond American Linden	2.5" Cal.	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	ARC PAN	512	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	5 gal.	
	GEN LYD	240	Genista lydia / Broom	5 gal.	Pot
	PRU PAW	299	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry	5 gal.	
	RIB GRE	152	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal.	Pot
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	WM	260 sf	WOOD MULCH / Shredded Cedar	mulch	
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	MIX A	73,113 sf	Native Seed Mix Bouteloua dactyloides (30%) Bouteloua gracilis (70%)	seed	

PLANT TABULATIONS

STREET/TRACT	LENGTH (LF)	NOTES/ EXCLUSIONS	REQUIRED (1 PER 35 LINEAR FT OR 1 PER 40 FT)	TREES PROVIDED	AREA SF < 10'W (SF)	SHRUBS REQUIRE D 1/40 SF	5 GAL SHRUBS PROVIDED
HARVEST RD (WEST SIDE ONLY):							
48th AVE TO 50TH AVE	1069		27	30	10610	265	278
50th AVE TO 52ND AVE	1317		33	36	12385	310	332
52ND AVE TO 53RD AVE	653		16	17	6077	152	161
53RD AVE TO 55TH AVE	1195		30	34	11207	280	289
55TH AVE TO 56TH AVE	585		15	17	5454	136	142

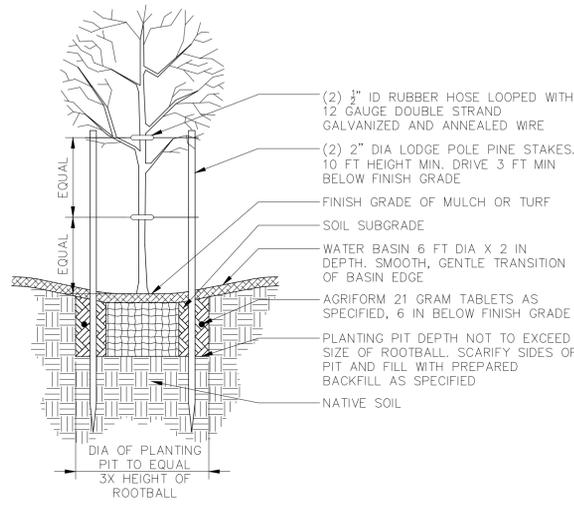
NOTES:

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

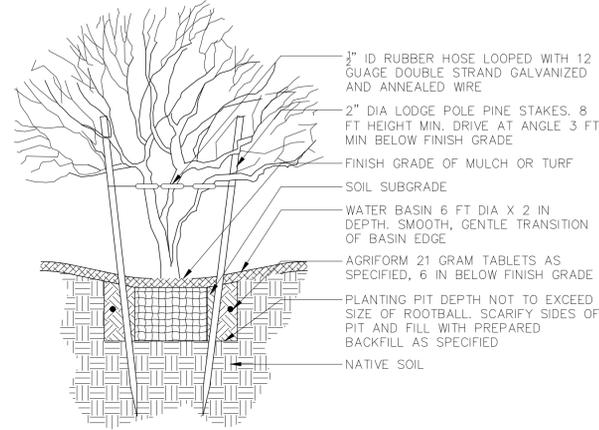
F:\2021\12-21-0038 WINDLER HOMESTEAD\DESIGN\06_CAD\SHEETS\CITY SUBMITTAL\03_HARVEST RD\HARVEST ISP COVER SHEETS.DWG, SCANAREA, 10/27/23

NOT FOR CONSTRUCTION

SHEET NUMBER	22	DRAWN BY: SG	CHECKED BY: CV	DATE: OCTOBER 2023	
		SCALE:	AS SHOWN		
			FILE NO:	R0043248.00	
HARVEST RD INFRASTRUCTURE SITE PLAN			LANDSCAPE SCHEDULES		
48TH AVE TO 56TH AVE					
WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE, SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900					
1200 Bannock St. Denver, CO 80204 10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 Westwoods.com Westwood Professional Services, Inc. TEL: 720.482.9526					
				Revisions	Date
				Init.	Date
				Appr.	Date

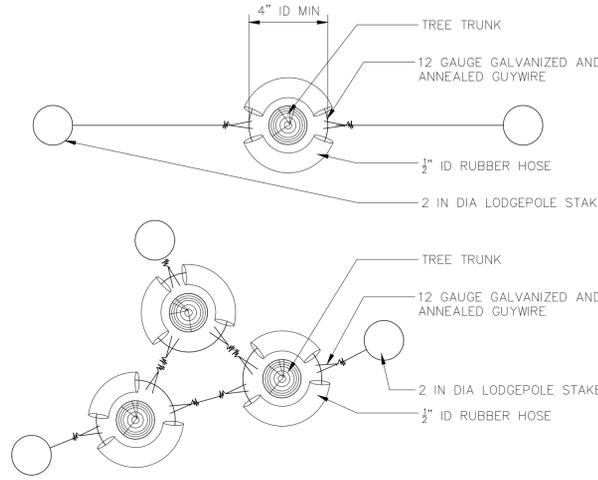


1 SINGLE TRUNK TREE PLANTING
NTS

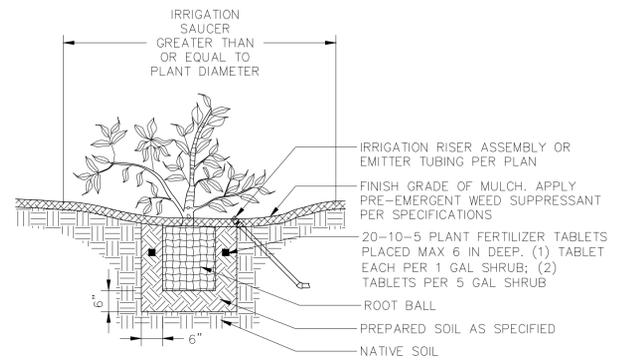


NOTES:
1. MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED. ALL WIRE TO WRAP A MIN OF 5 TIMES AROUND ITSELF.
2. 15 GAL AND 24" BOX (SMALL CALIPER) SPECIMEN TO HAVE DOUBLE TIES BETWEEN STAKES. 36" BOX AND LARGER TO HAVE SINGLE TIE BETWEEN STAKES.

2 MULTI-TRUNK TREE PLANTING
NTS

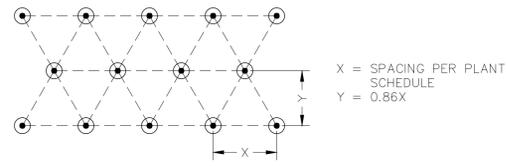


3 TREE STAKING - PLAN VIEW
NTS



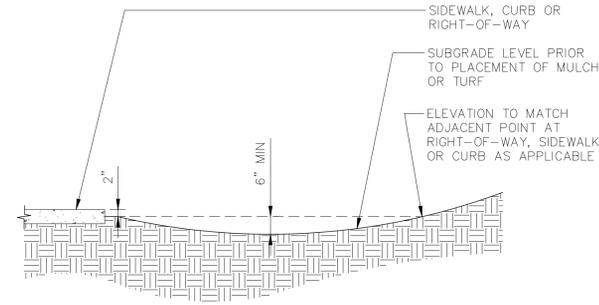
NOTES:
1. SCARIFY PERIMETER OF PLANT PITS PRIOR TO BACKFILL
2. TEST PLANT PITS FOR DRAINAGE: CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR TO PLACING MULCH

4 SHRUB PLANTING
NTS



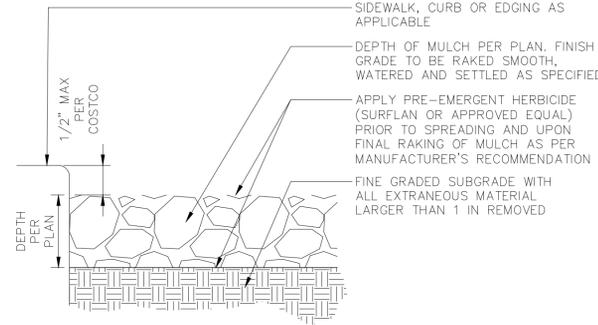
NOTES:
1. PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
2. SIZE OF PLANT MATERIAL SHALL BE AS NOTED ON PLANT SCHEDULE

5 GROUNDCOVER SPACING
NTS



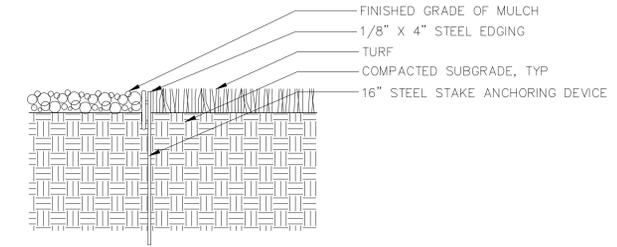
NOTE:
IRRIGATION SWALE TO BE APPROVED PRIOR TO PLACEMENT OF PLANTS, TURF OR MULCH

6 IRRIGATION SWALE
NTS



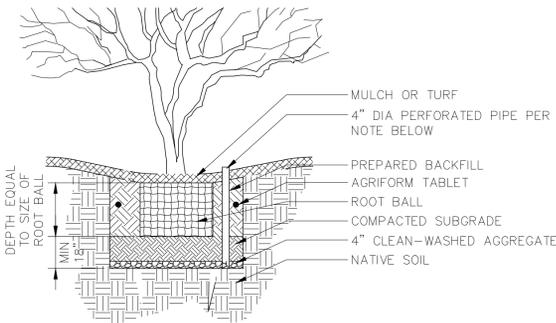
NOTES:
1. MULCH TYPE, SIZE AND COLOR AS NOTED IN LANDSCAPE SCHEDULE
2. CONTRACTOR TO SUBMIT MULCH SAMPLE FOR APPROVAL PRIOR TO CONSTRUCTION

7 MULCH APPLICATION
NTS



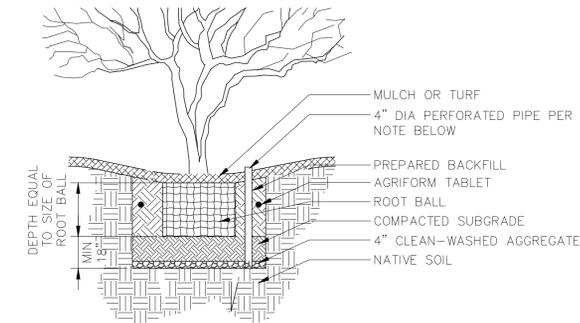
NOTES:
1. EDGING SHALL BE FLUSH WITH FINISHED GRADE OF MULCH
2. LANDSCAPE ARCHITECT SHALL APPROVE STEEL EDGING TYPE AND ANCHOR PRIOR TO INSTALLATION

8 STEEL EDGING
NTS



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

9 UNDER TREE DRAINAGE SUMP
NTS



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

10 UNDER TREE DRAINAGE SUMP
NTS

SHEET NUMBER	23	DRAWN BY: SG	CHECKED BY: CV	DATE: OCTOBER 2023	SCALE: AS SHOWN	FILE NO: R0043248.00	WINDLER PUBLIC IMPROVEMENT AUTHORITY (WPIA) 9155 E. NICHOLS AVE. SUITE 360 CENTENNIAL, CO 80112 PHONE: (303) 795-9900	HARVEST RD INFRASTRUCTURE SITE PLAN 48TH AVE TO 56TH AVE	DETAILS	1200 Bannock St. Denver, CO 80204	Westwoodps.com	Westwood Professional Services, Inc.	10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112	303.571.0053	civil@inc.com	Westwood	Revisions	Date	Appr.	Date
																	No.			

