

PARKLANDS VILLAGE 2 PHASE 2

E ALAMEDA AVE & S POWHATON ROAD
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
06/07/2023 SITE PLAN 01

SHEET TITLE:
LANDSCAPE
PLAN

L-116
SHEET 49

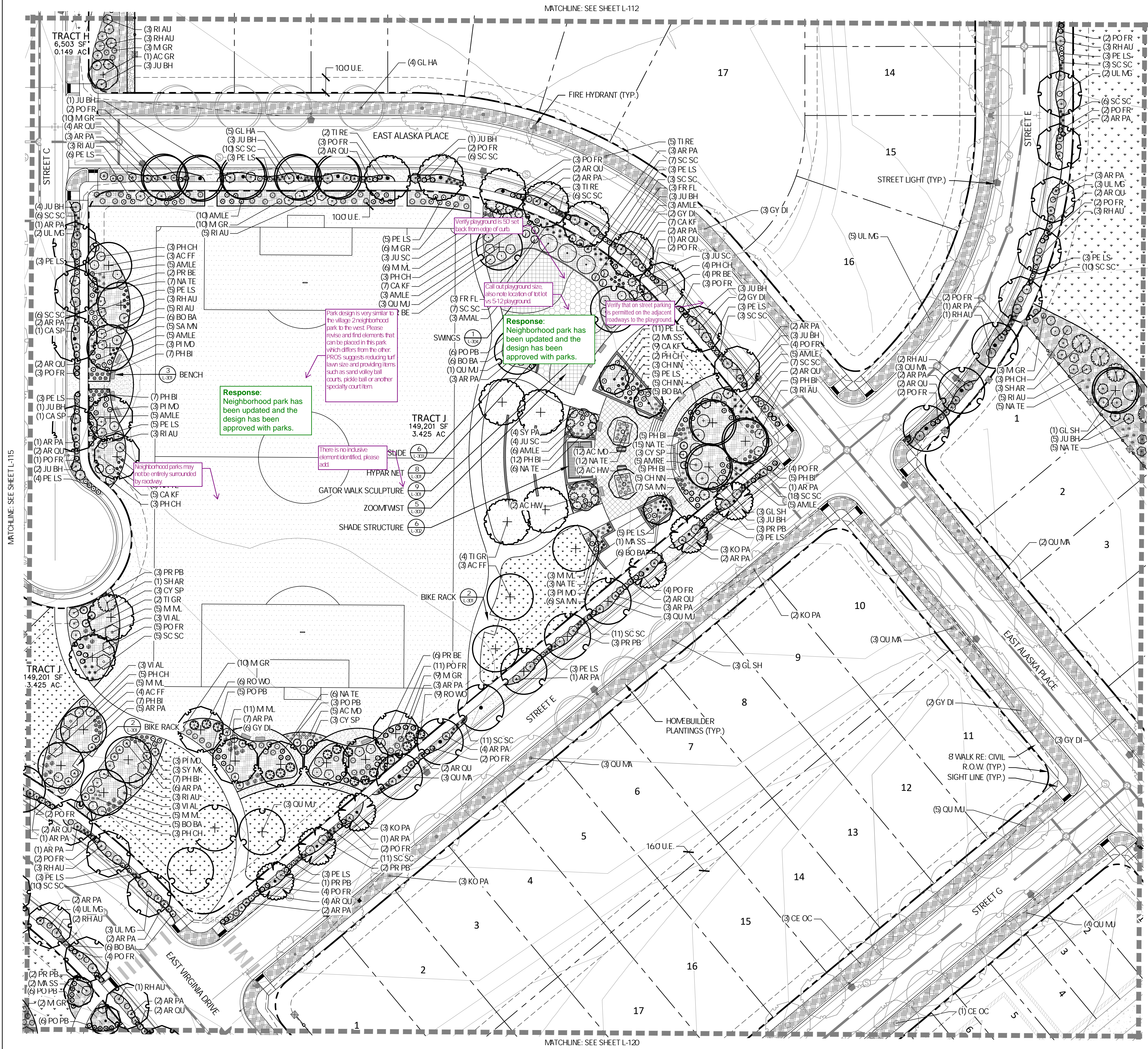
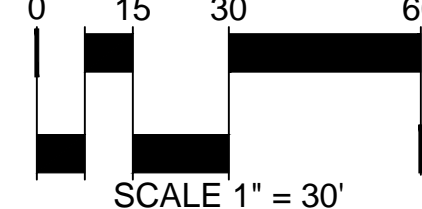
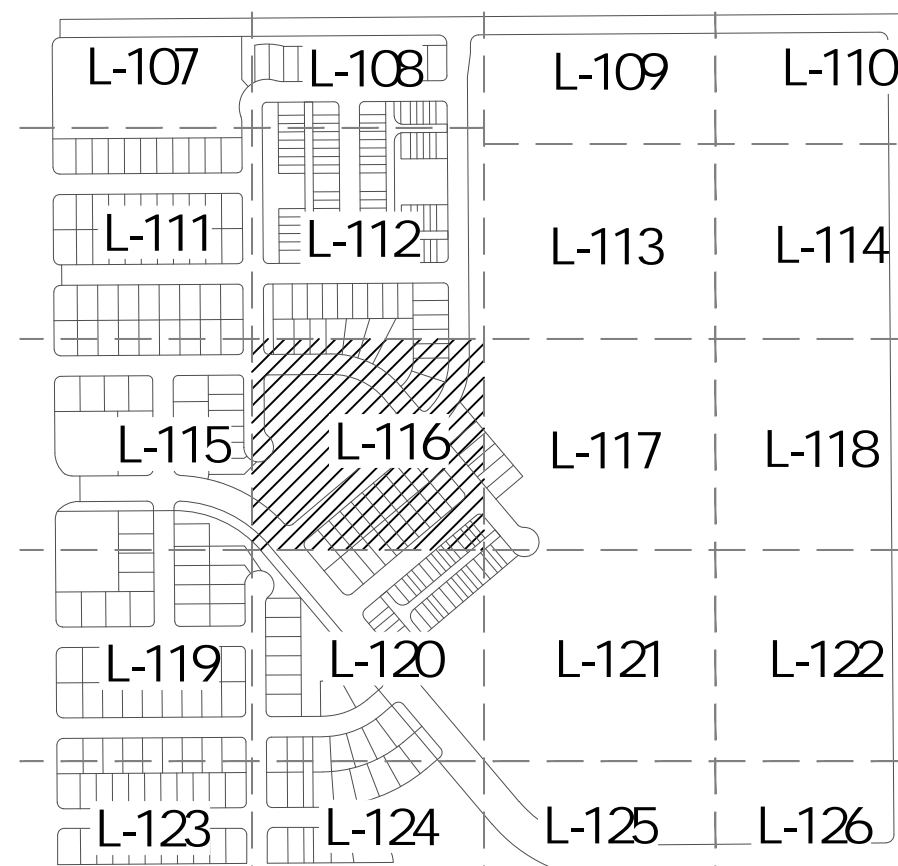
LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MX
- HOME BUILDER LANDSCAPE BED
REFER TO LOT TYP - SHEET L-102
- HOME BUILDER TREES
REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- 6 COMPOSITE FENCE (DTL 2L-303)
- 3-RAIL CEDAR FENCE (DTL 1L-303)
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.210.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



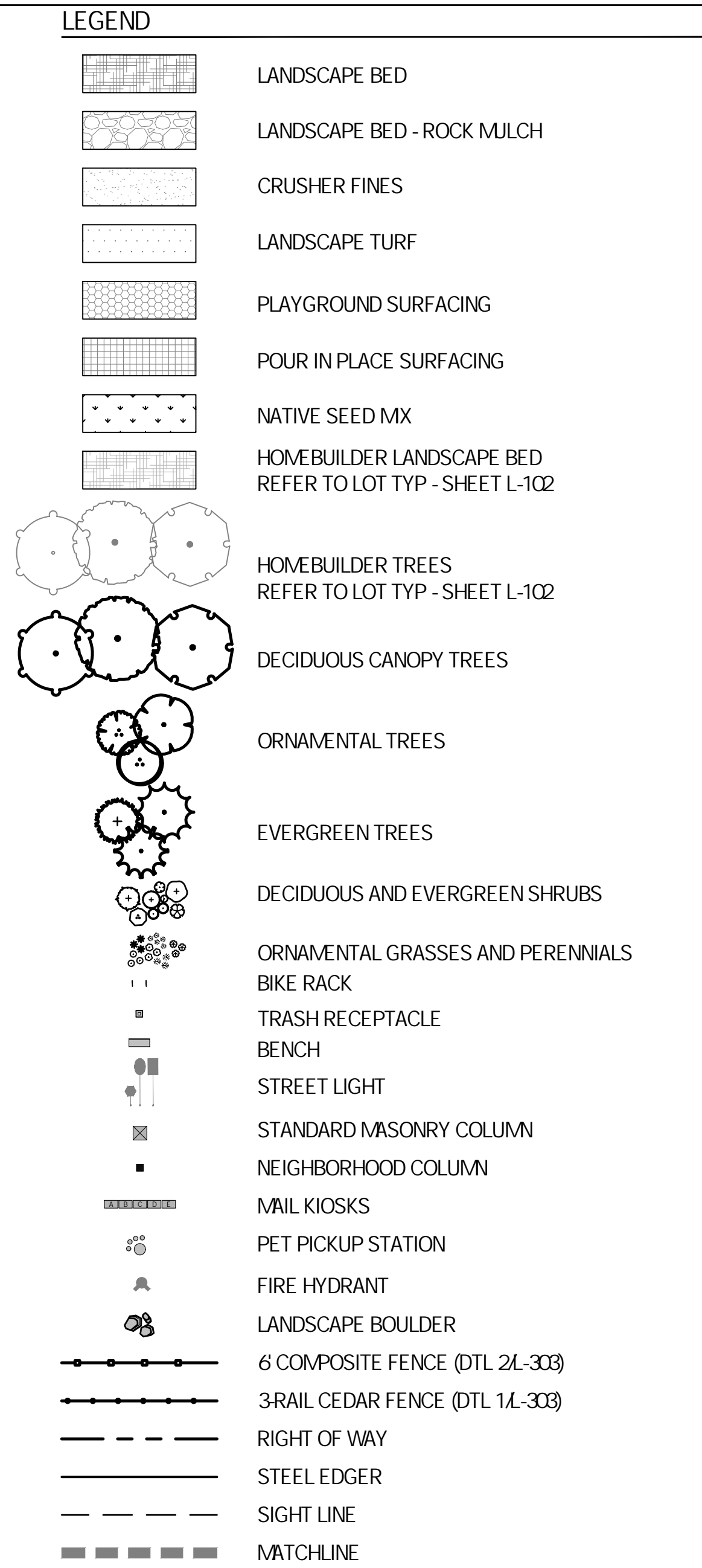
MATCHLINE: SEE SHEET L-115

MATCHLINE: SEE SHEET L-117

MATCHLINE: SEE SHEET L-112

MATCHLINE: SEE SHEET L-120

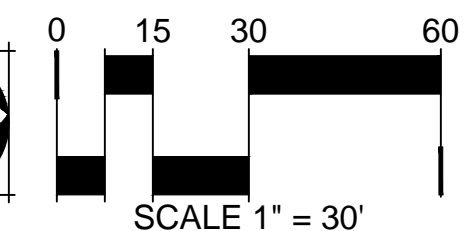
CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK



NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.210
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



MATCHLINE: SEE SHEET L-113

- SEE EROSION
- ✓ CONTROL PLAN FOR
- ✓ LIMITS OF SEEDING
- ✓ AND DISTURBANCE

ADJACENT FUTURE
SITE PLAN (TYP.)

— OIL EASEMENT

— PROPERTY LINE

TRACT K
518,476 SF
11.903 AC

PROPERTY LINE

MATCHLINE: SEE SHEET L-121

TRACT K
518,476 SF
11.903 AC

— (5) AMRE, ↘
 — (5) AN WM ↘
 — (1) GL SH ↘
 — (5) JU BH ↘ /

(5) CO AC
 (5) AN WM
 (1) GY DI
 (3) SY MK
 (5) AM RE

(2) GY DI
(6) PI DW
(3) CH NN
eds 3 SY VU
out 10 M ML
p, 10 FR FL
4 RI AU

Response: Utilities have been updated.

TRACT
518,476
11.903 A

— (1) CE OC

STREET LIGHT (TYP.)

TRACT 15.130 SF
347 AC

CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK

MATCHLINE: SEE SHEET L-116

MATCHLINE: SEE SHEET I-118

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NOT FOR
CONSTRUCTION

DATE:
06/07/2023 SITE PLAN 01

SHEET TITLE:
LANDSCAPE
PLAN

L-118
SHEET 51

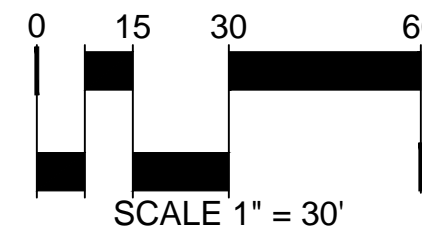
LEGEND

	LANDSCAPE BED
	LANDSCAPE BED - ROCK MULCH
	CRUSHER FINES
	LANDSCAPE TURF
	PLAYGROUND SURFACING
	POUR IN PLACE SURFACING
	NATIVE SEED MX
	HOMEBUILDER LANDSCAPE BED. REFER TO LOT TYP - SHEET L-102
	HOMEBUILDER TREES. REFER TO LOT TYP - SHEET L-102
	DECIDUOUS CANOPY TREES
	ORNAMENTAL TREES
	EVERGREEN TREES
	DECIDUOUS AND EVERGREEN SHRUBS
	ORNAMENTAL GRASSES AND PERENNIALS
	BIKE RACK
	TRASH RECEPTACLE
	BENCH
	STREET LIGHT
	STANDARD MASONRY COLUMN
	NEIGHBORHOOD COLUMN
	MAIL KIOSKS
	PET PICKUP STATION
	FIRE HYDRANT
	LANDSCAPE BOULDER
	6 COMPOSITE FENCE (DTL 2/L-303)
	3-RAIL CEDAR FENCE (DTL 1/L-303)
	RIGHT OF WAY
	STEEL EDGER
	SIGHT LINE
	MATCHLINE

NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.210.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



MATCHLINE: SEE SHEET L-114

SEE EROSION
CONTROL PLAN FOR
LIMITS OF SEEDING
AND DISTURBANCE

ADJACENT FUTURE
SITE PLAN (TYP.)

ADJACENT FUTURE
SITE PLAN (TYP.)

PROPERTY LINE

PROPERTY LINE (TYP.)

S POWHATON MILE RD

fix name, typ. ALL

Response: Name types
have been updated.

R.O.W. (TYP.)

(1) CE OC
(2) PE LS
(2) RH AU
(3) PO FR
(3) PE LS
(3) QU RO
(1) AR PA
(3) CH NN
(9) SC SC
(1) JU BH
(1) RH AU
(3) PE LS
(2) JU BH
(3) PO FR
(2) PE LS
(3) UL MG
(2) PE LS
(2) RH AU
(3) PO FR
(3) PE LS
(1) AR PA
(3) CH NN
(9) SC SC
(2) RH AU
(3) CE OC
(2) JU BH
(3) PO FR
(2) PE LS
(4) PE LS
(2) PE LS
(2) PE LS
(3) PO FR
(3) PE LS
(1) AR PA
(3) CH NN
(9) SC SC
(3) QU RO
(2) JU BH
(3) PO FR
(2) PE LS
(3) PE LS
(2) RH AU
(2) PE LS
(2) RH AU
(3) PO FR
(3) PE LS
(3) UL MG
(1) AR PA
(3) CH NN
(9) SC SC
(3) PE LS
(2) JU BH
(3) PO FR
(2) PE LS
(2) RH AU
(3) CE OC
(2) PE LS
(2) RH AU
(3) PO FR
(3) PE LS
(1) AR PA
(3) CH NN
(9) SC SC
(3) PE LS
(1) RH AU

MATCHLINE: SEE SHEET L-122

AURORA, CO 80018

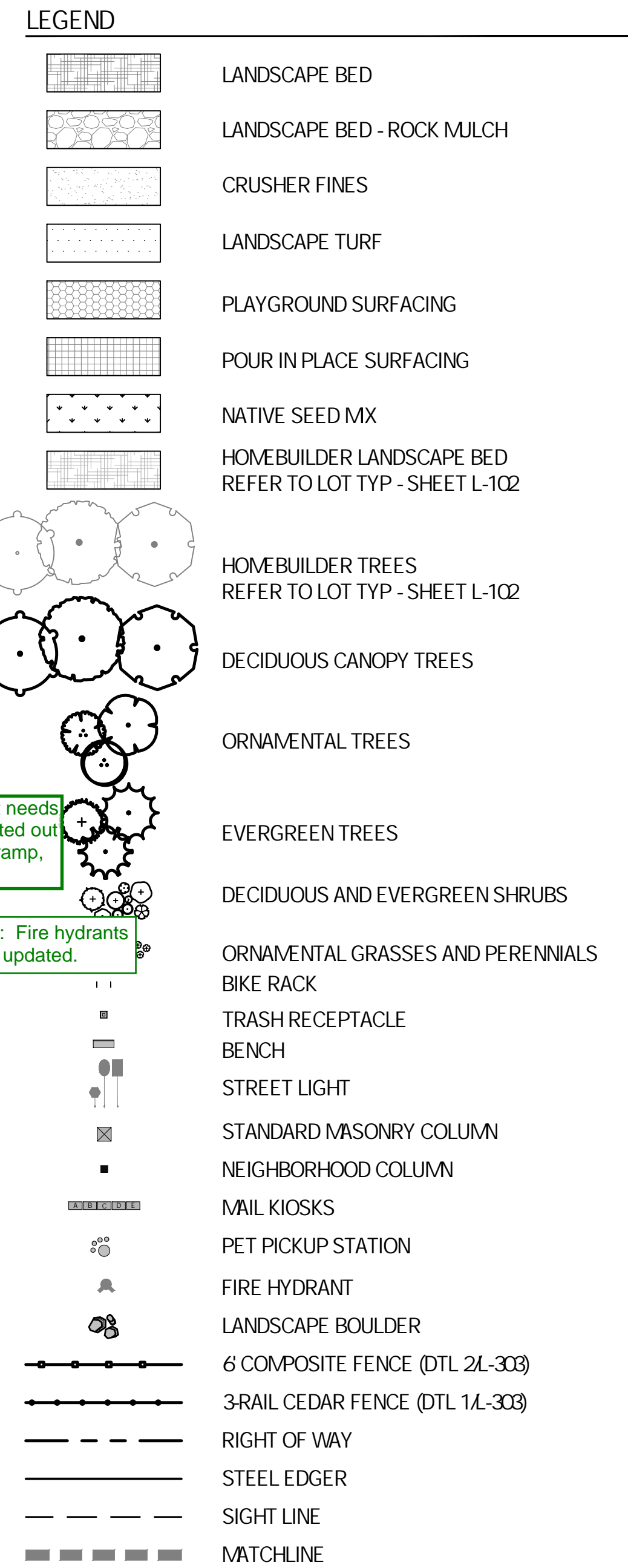
OWNER:
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78 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
06/07/2023 SITE PLAN 01

SHEET TITLE:
LANDSCAPE
PLAN

L-119
SHEET 52

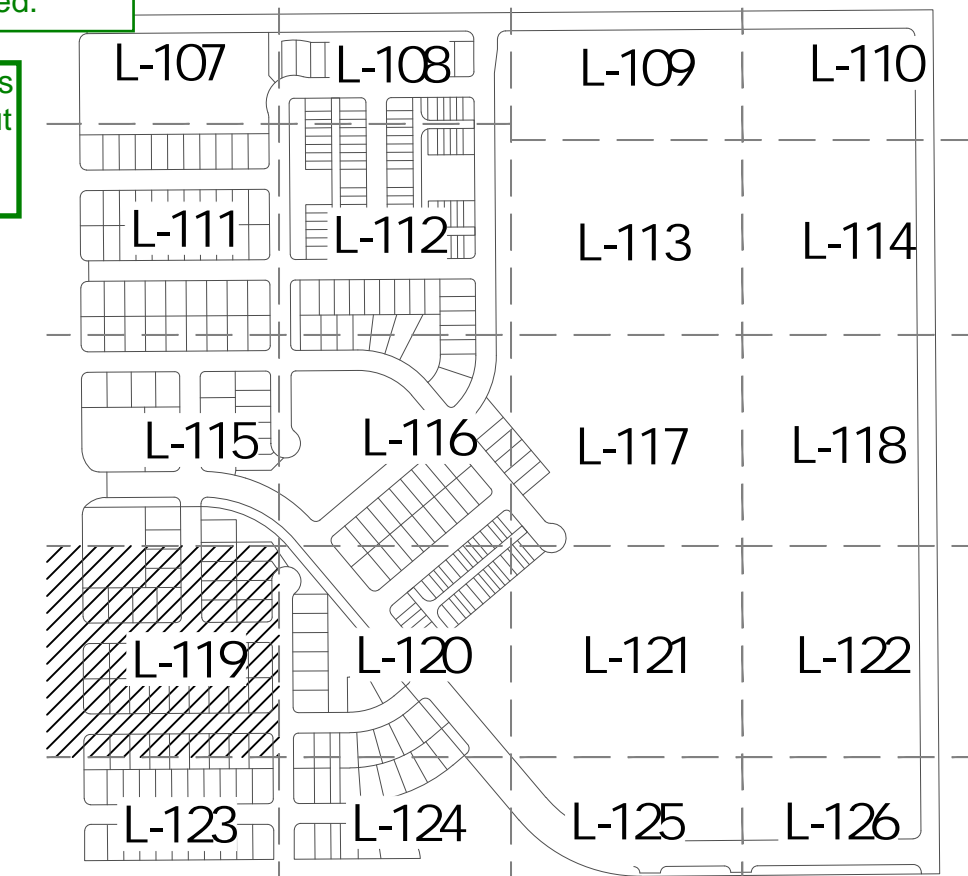


NOTES	
1.	ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 404.210
2.	FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEYWORD (NTS)

Response: Fire hydrants have been updated.

Fire hydrant needs to be relocated out of the curb ramp, typ. ALL



SCALE 1" = 30'

MATCHLINE: SEE SHEET L-115

MATCHLINE: SEE SHEET L-123

CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK

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CONSTRUCTION

DATE:
06/07/2023 SITE PLAN 01

SHEET TITLE:
LANDSCAPE
PLAN

L-120
SHEET 53

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MX
- HOMEBUILDER LANDSCAPE BED. REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES. REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- LANDSCAPE BOULDER
- LANDSCAPE BOLLARD
- LANDSCAPE COLUMN
- LANDSCAPE SIGN
- LANDSCAPE LIGHT
- LANDSCAPE FENCE
- LANDSCAPE GATE
- LANDSCAPE WALL
- LANDSCAPE CURB
- LANDSCAPE DRIVEWAY
- LANDSCAPE SIDEWALK
- LANDSCAPE BIKEWAY
- LANDSCAPE BIKE RACK
- LANDSCAPE BIKE REPAIR STATION
- LANDSCAPE BIKE REPAIR TOOL
- LANDSCAPE BIKE REPAIR KIT
- LANDSCAPE BIKE REPAIR BAG
- LANDSCAPE BIKE REPAIR PUMP
- LANDSCAPE BIKE REPAIR VALVE
- LANDSCAPE BIKE REPAIR TIRE
- LANDSCAPE BIKE REPAIR CHAIN
- LANDSCAPE BIKE REPAIR PEDAL
- LANDSCAPE BIKE REPAIR HANDLE
- LANDSCAPE BIKE REPAIR SEAT
- LANDSCAPE BIKE REPAIR BELL
- LANDSCAPE BIKE REPAIR HORN
- LANDSCAPE BIKE REPAIR MIRROR
- LANDSCAPE BIKE REPAIR LOCK
- LANDSCAPE BIKE REPAIR KICKSTAND
- LANDSCAPE BIKE REPAIR FENDER
- LANDSCAPE BIKE REPAIR FLYER
- LANDSCAPE BIKE REPAIR RATTLE
- LANDSCAPE BIKE REPAIR BELL
- LANDSCAPE BIKE REPAIR HORN
- LANDSCAPE BIKE REPAIR MIRROR
- LANDSCAPE BIKE REPAIR LOCK
- LANDSCAPE BIKE REPAIR KICKSTAND
- LANDSCAPE BIKE REPAIR FENDER
- LANDSCAPE BIKE REPAIR FLYER
- LANDSCAPE BIKE REPAIR RATTLE

At least 50% of this green court area needs to be usable common space, which can include programmed areas, but should excluded the walk and areas containing landscape plantings. Please provide an insert diagram to demonstrate compliance with this requirement.

Response: Tracts have been updated to better calculate requirements.

Response: Tracts have been updated to better calculate requirements.

If the development to the east for the rest of Tract K is known i.e the layout is defined, then include that in Tract K grayed back and label as future development. Then base the landscape tract area on the remainder of the open space. OR... create a separate tract that includes just the open space/green court areas that have been landscaped.

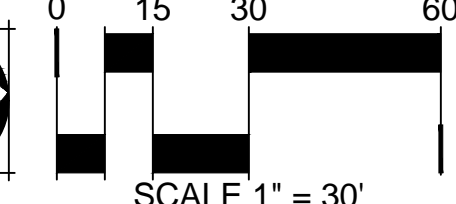
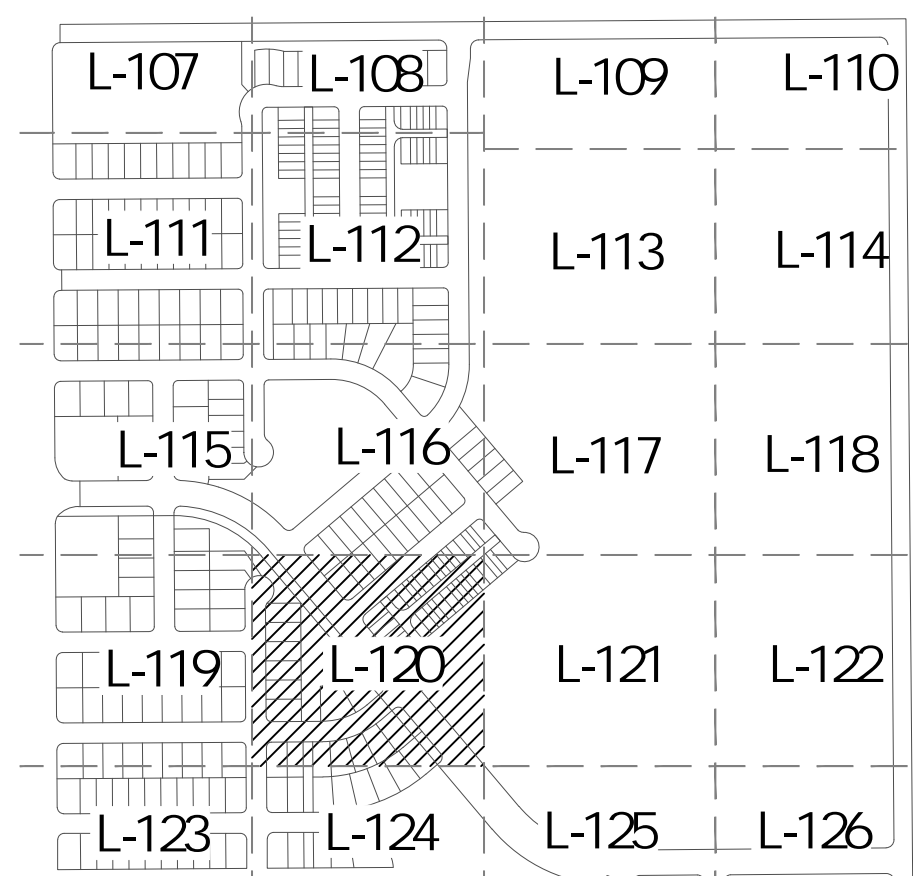
Is this area expected to be another set of townhomes?

Response: Area has not yet been designed.

NOTES

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KEY MAP (NTS)



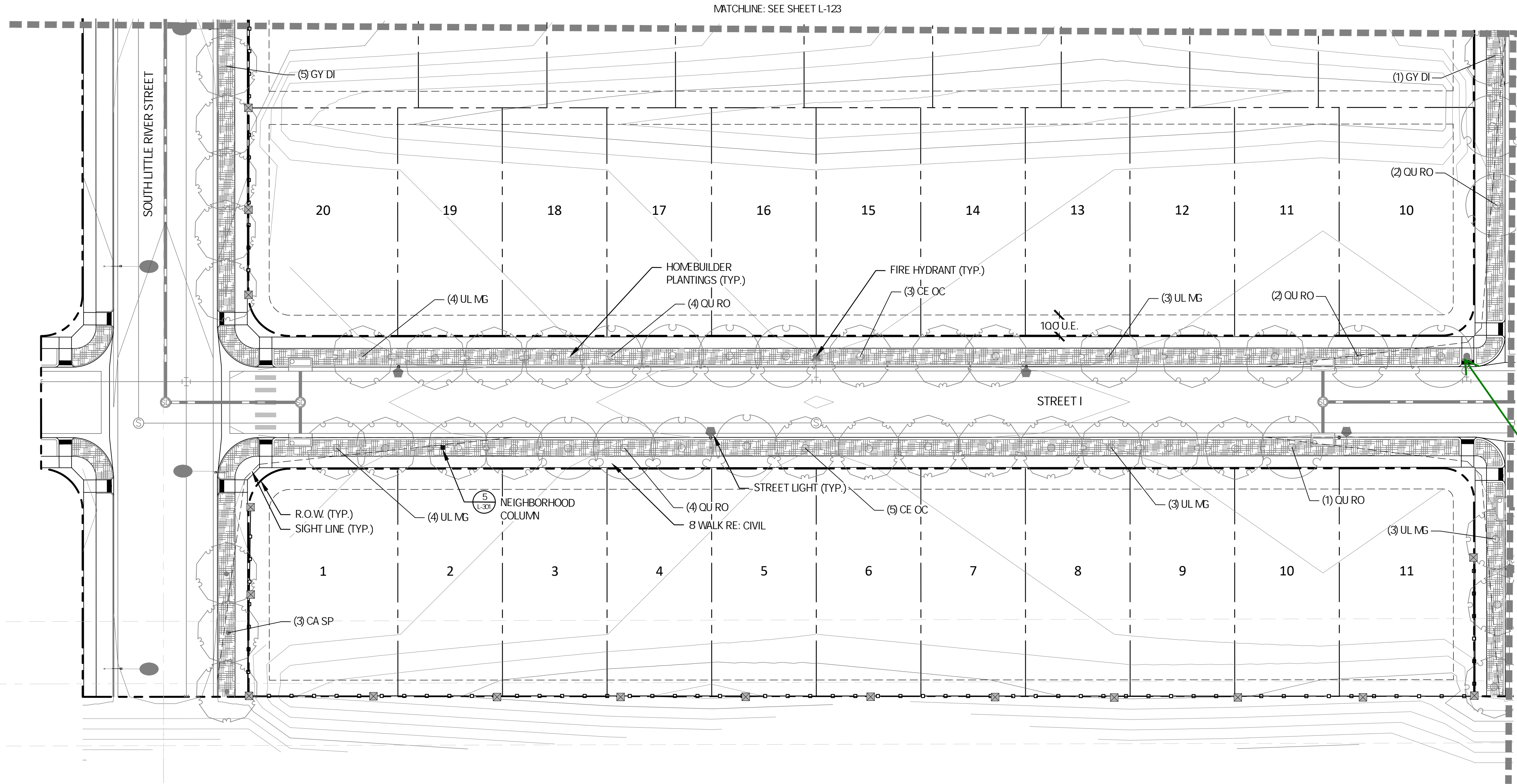
MATCHLINE: SEE SHEET L-116

MATCHLINE: SEE SHEET L-121

MATCHLINE: SEE SHEET L-124

MATCHLINE: SEE SHEET L-119

CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK



PARKLANDS VILLAGE 2 PHASE 2

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DATE:
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SHEET TITLE:
LANDSCAPE
PLAN

L-126
SHEET 59

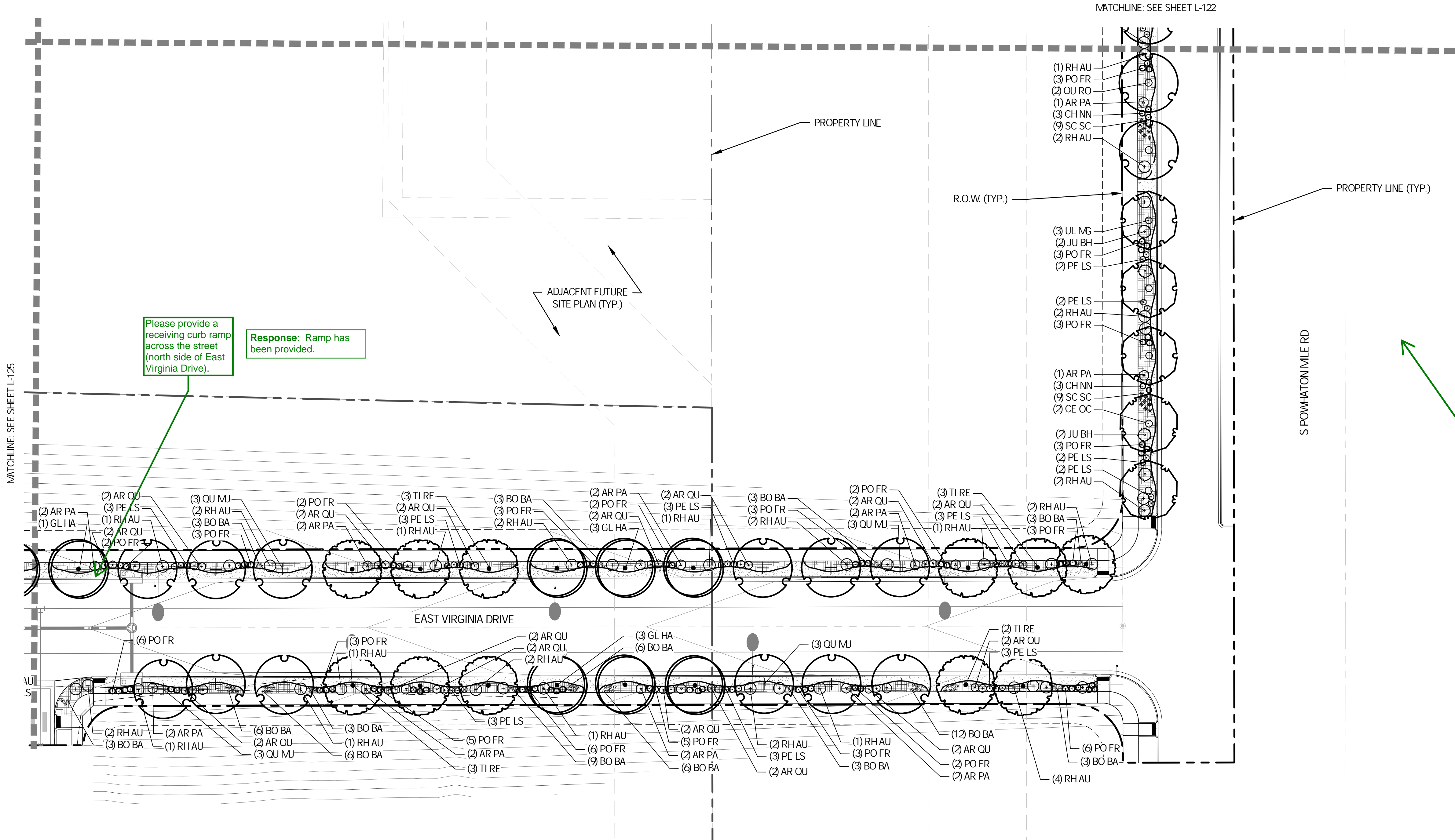
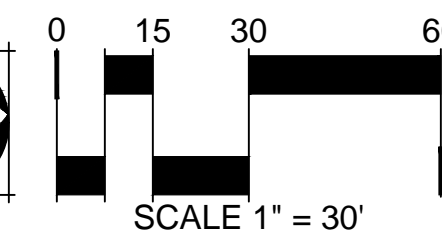
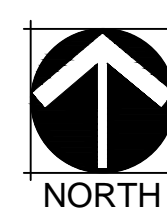
LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MX
- HOMEBUILDER LANDSCAPE BED.
REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES.
REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- 6 COMPOSITE FENCE (DTL 2/L-303)
- 3-RAIL CEDAR FENCE (DTL 1/L-303)
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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KEY MAP (NTS)



MATCHLINE: SEE SHEET L-122

PROPERTY LINE

R.O.W. (TYP.)

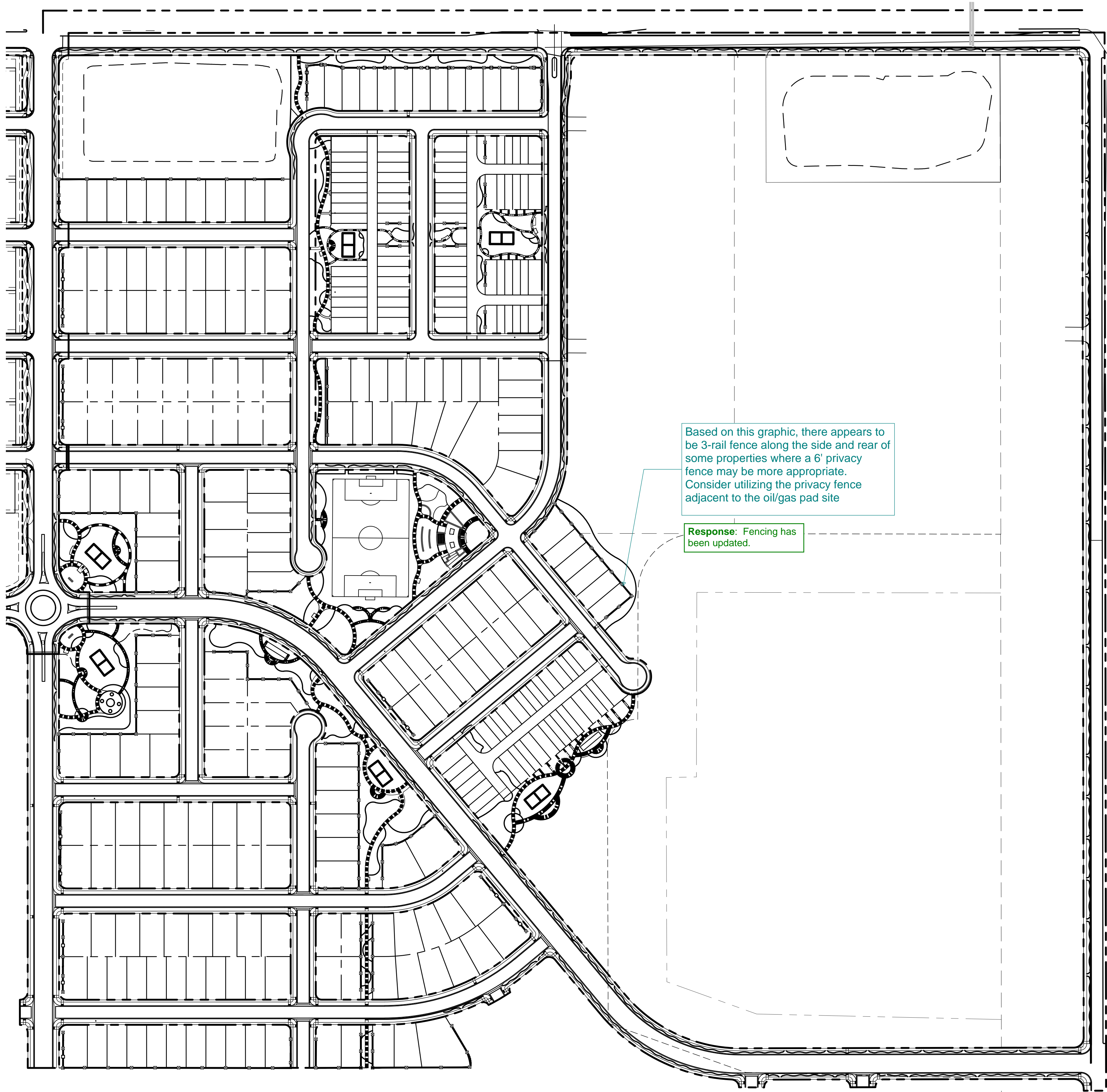
PROPERTY LINE (TYP.)

S POWHATON MILE RD

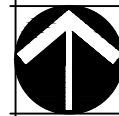
EAST VIRGINIA DRIVE

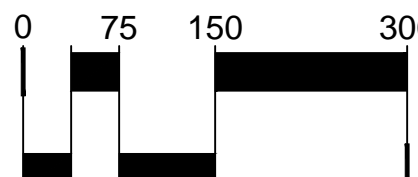
MATCHLINE: SEE SHEET L-125


CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK



LEGEND	
	PROPERTY LINE
	4 CONCRETE TRAIL
	6 CONCRETE TRAIL
	8 CONCRETE TRAIL (NOT INCLUDING ROW SIDEWALKS)
	5 CRUSHER FINES TRAIL
	8-10 CRUSHER FINES TRAIL
	3-RAIL CEDAR FENCE (REFER TO 1/L-304)
	COMPOSITE FENCE (REFER TO 2/L-304)
	STANDARD MASONRY COLUMN (REFER TO 3/L-304)


NORTH


SCALE 1" = 150'



CHECKED BY: SM
DRAWN BY: CP, MD, JH, KK



SITE PIECES

PRODUCT: ML-XXEDGE

DESCRIPTION: MONOLINE EDGE LITTER BIN

SIZE: 27" x 14.25" x 42"H (36gal)

BODY AND LID: SOLID ALUMNUM

BODY AND LID COLOR: TBD

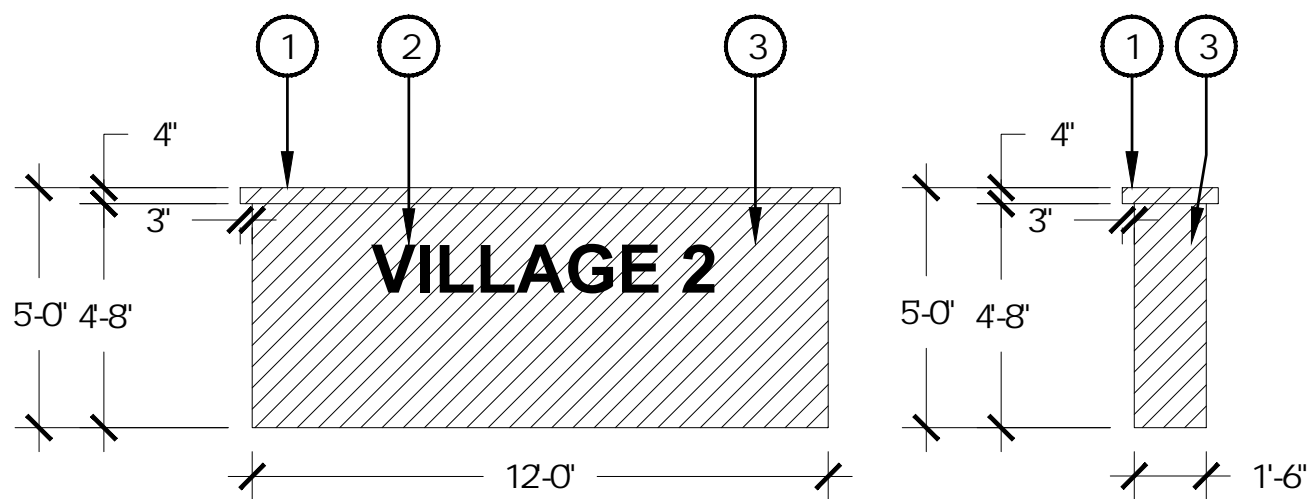
RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 TRASH RECEPTACLE

SCALE: NTS

- 1 4" STONE CAP
- 2 NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS
- 3 STONE VENEER



NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

4 SECONDARY MONUMENT

SCALE: 1/4" = 1'-0"

LITTLE TIKES COMMERCIAL

PRODUCT: 200096626

DESCRIPTION: MAX PLAY SWNGS, THREE BAY WITH 2 BELT, 2 TOT SEATS, AND MULTI-USER 1 ARCH SWNG - ADA ACCESSIBLE



NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 SWNGS

SCALE: NTS



MAGLIN

PRODUCT: 2300SERIES - ICONIC BIKE RACK

DESCRIPTION: U BIKE RACK

SIZE: 26.5" HEIGHT, 6" WIDTH, 20.5" LENGTH

MATERIALS: CAST ALUMNUM COLOR TBD

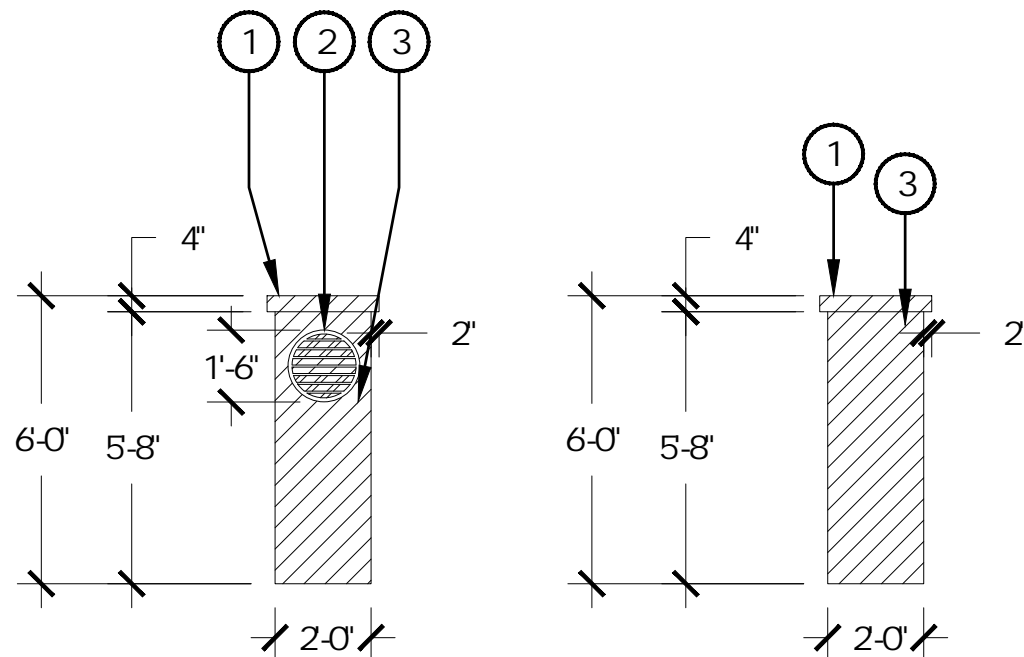
BIKE RACK TO BE SURFACE MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE RACK

SCALE: NTS

- 1 4" STONE CAP
- 2 COLUMN SIGNAGE PROVIDED BY OTHERS
- 3 STONE VENEER



NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

5 NEIGHBORHOOD COLUMN

SCALE: 1/4" = 1'-0"

LITTLE TIKES COMMERCIAL

PRODUCT: 200003424

DESCRIPTION: HYPAR NET CLIMBER



NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 HYPAR NET

SCALE: NTS



SITE PIECES

PRODUCT: ML-BENCH-72

DESCRIPTION: MONOLINE COLLECTION

SIZE: 72" x 27" x 38.5"H

FRAME MATERIAL: ALUMNUM FRAME, DESIGNER ALUMNUM SLATS

FRAME COLOR: TBD SEAT COLOR: TBD

SURFACE MOUNT: PROVIDE 6" THICK, 6' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 BENCH

SCALE: NTS

SITE PIECES

PRODUCT: ML-CMT-82, ADA EXTENSION

DESCRIPTION: MONOLINE COMMUNITY TABLE

SIZE: 82" x 36.25" x 30.75"H

FRAME MATERIAL: ALUMNUM SLAT MATERIAL: ALUMNUM

FRAME COLOR: TBD, SLAT COLOR: TBD

SURFACE MOUNTED



NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 PICNIC TABLE

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200074145

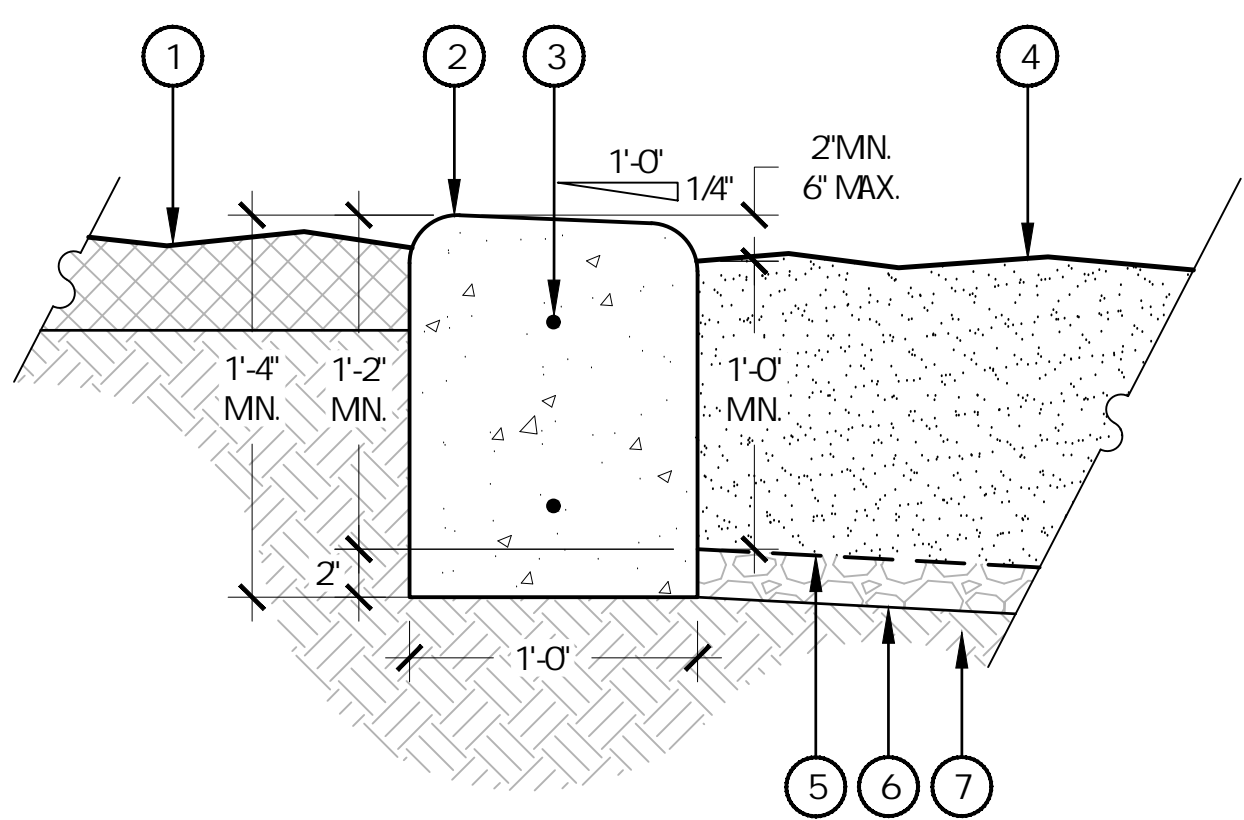
DESCRIPTION: GATOR WALK SCULPTURE



NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

9 GATOR WALK SCULPTURE

SCALE: NTS



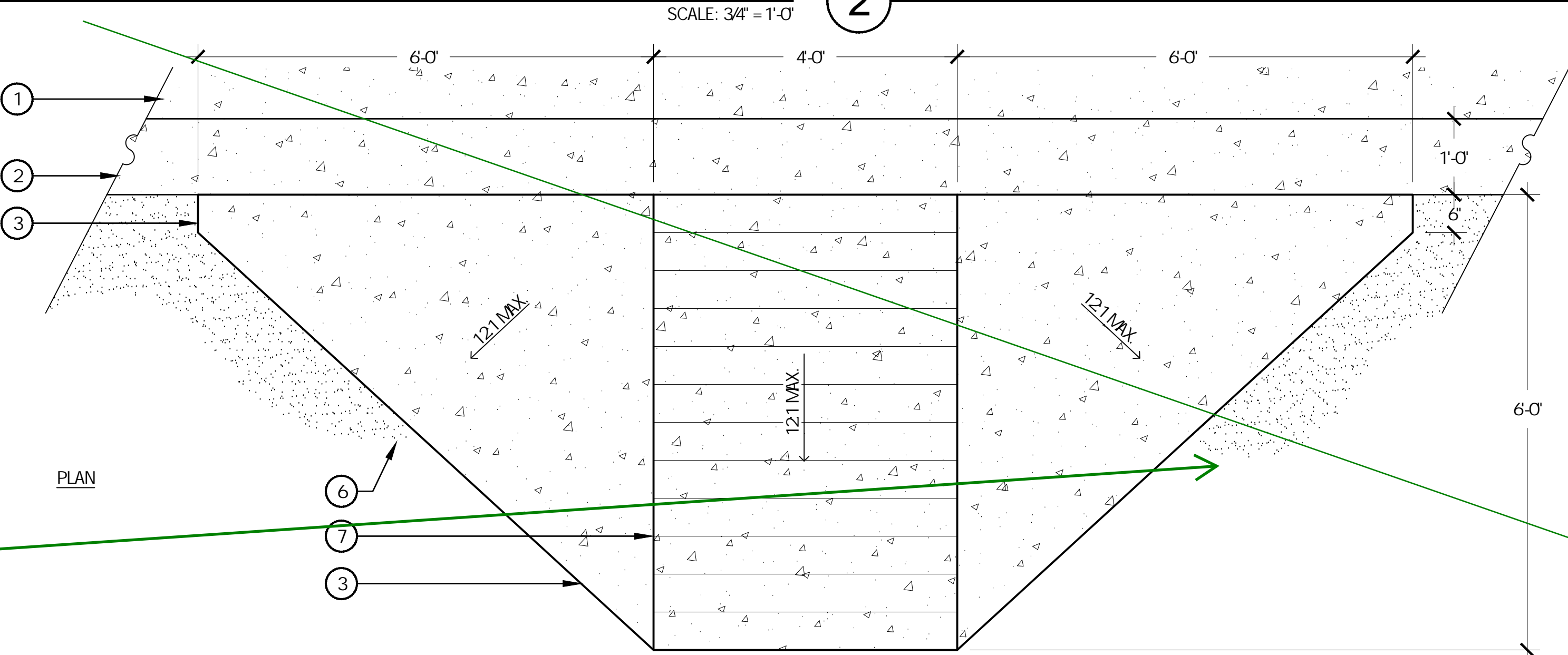
- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 3 (2) #4 REBAR 24" ON CENTER
- 4 ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 5 GEOTEXTILE FILTER / DRAINAGE MAT
- 6 3/4" WASHED GRAVEL
- 7 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.
 2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%. REFER TO LAYOUT PLAN.
 3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
 4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

2 FREE STANDING CONCRETE PLAYGROUND CURB

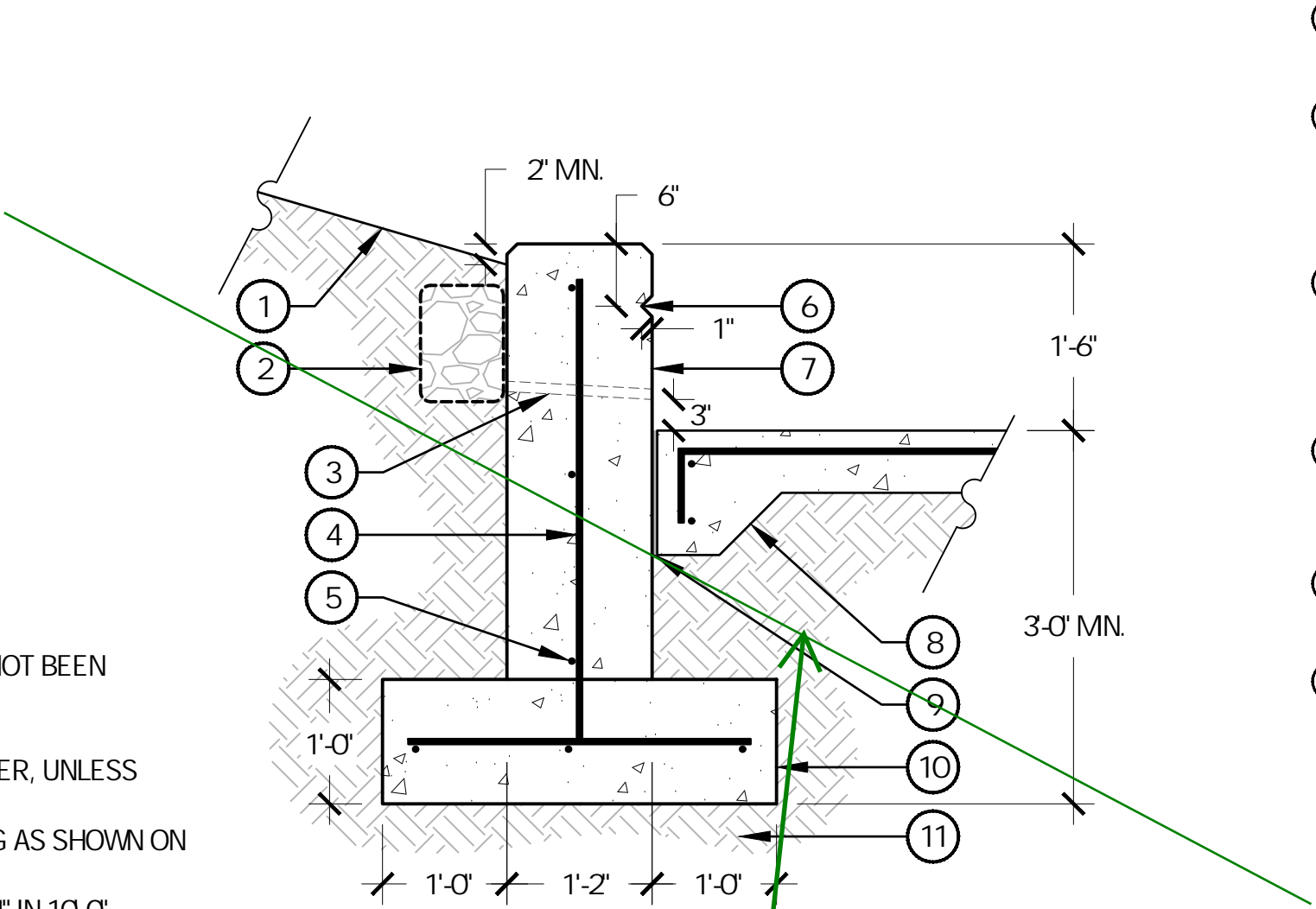
SCALE: 1 1/2" = 1'-0"

- 1 CONCRETE WALK
- 2 MONOLITHIC CONCRETE CURB, REFER TO DETAIL X, SHEET L-XXX
- 3 2" RADIUS ON ALL EXPOSED EDGES
- 4 (3) #4 REBAR
- 5 #4 REBAR 18" ON CENTER
- 6 PLAY SAFETY SURFACE, REFER TO DETAIL X, SHEET L-XXX
- 7 TOOLED SCORE JOINTS, 6" APART
- 8 (2) #4 DOWELS 18" ON CENTER
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY



Please remove these details from the site plan, and only include this level of detail on the civil plan submittal.

Details have been removed.

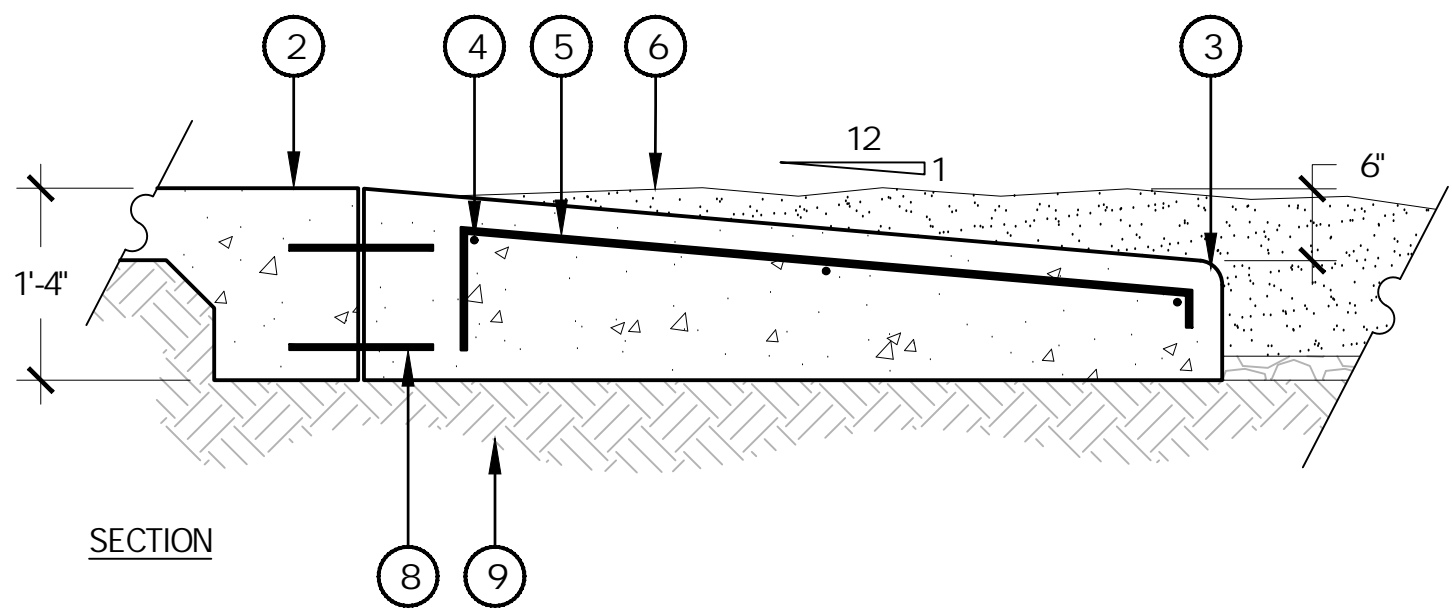


- 1 ADJACENT LANDSCAPE, REFER TO PLANS
- 2 CLASS C FILTER MATERIAL WITH MRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
- 3 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" ON CENTER TYPICAL
- 4 #4 CONTINUOUS REBAR, 18" ON CENTER, ALTERNATE HOOKS ON VERTICAL
- 5 #4 CONTINUOUS REBAR, DOWN LENGTH OF FOOTER
- 6 1" CHAMFER RELIEF ON ALL EXPOSED SIDES
- 7 CONCRETE SEATWALL, 1" CHAMFER ON ALL EXPOSED EDGES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FOR FINISH
- 8 ADJACENT HARDSCAPE, REFER TO DETAIL X, SHEET L-XXX
- 9 EXPANSION JOINT
- 10 CONCRETE FOOTER
- 11 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:

1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI AT 28 DAYS.
3. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
4. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.
5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF WALL.
6. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2'.

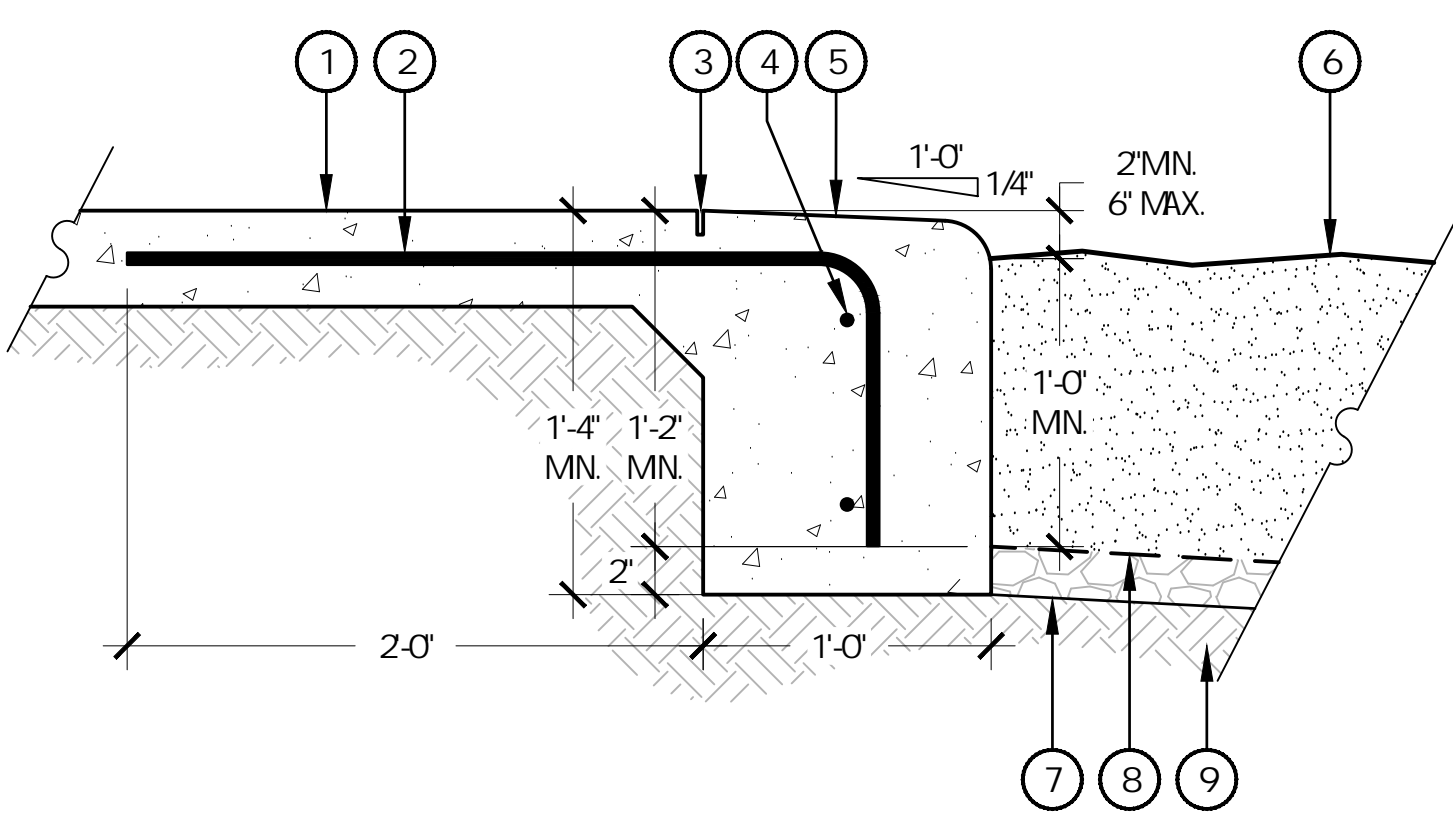
1 CONCRETE SEATWALL



NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.

3 PLAYGROUND RAMP



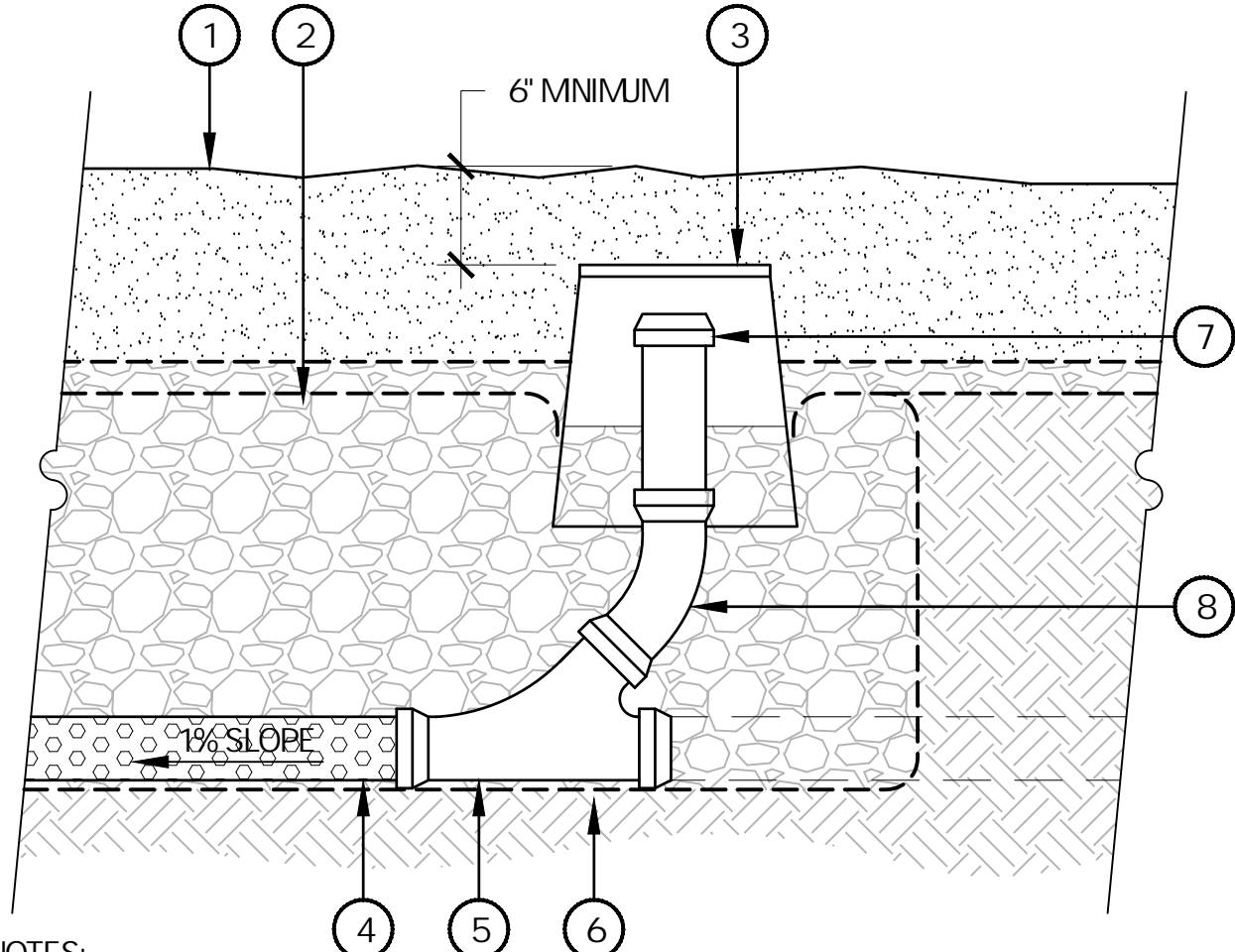
- 1 CONCRETE WALK
- 2 #4 REBAR 24" ON CENTER
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" ON CENTER
- 5 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 7 3/4" WASHED GRAVEL
- 8 GEOTEXTILE FILTER / DRAINAGE MAT
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%. REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

4 MONOLITHIC CONCRETE PLAYGROUND CURB

SCALE: 1 1/2" = 1'-0"



NOTES:

1. CONFIRM FINAL GRADES PRIOR TO INSTALLATION.
2. MARK CLEANOUT LOCATION ON ADJACENT PLAYGROUND CURB WITH CO.
3. COORDINATE OUTFLOW PIPE CONNECTIONS WITH CIVIL OR DAYLIGHT LOCATION.
4. IF PLAYGROUND SURFACE IS POURED-IN-PLACE, SUPPLY PLUG FOR IRRIGATION BOX ACCESS.

5 PLAYGROUND DRAIN CLEANOUT

SCALE: 1" = 1'-0"



NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 SHADE STRUCTURE

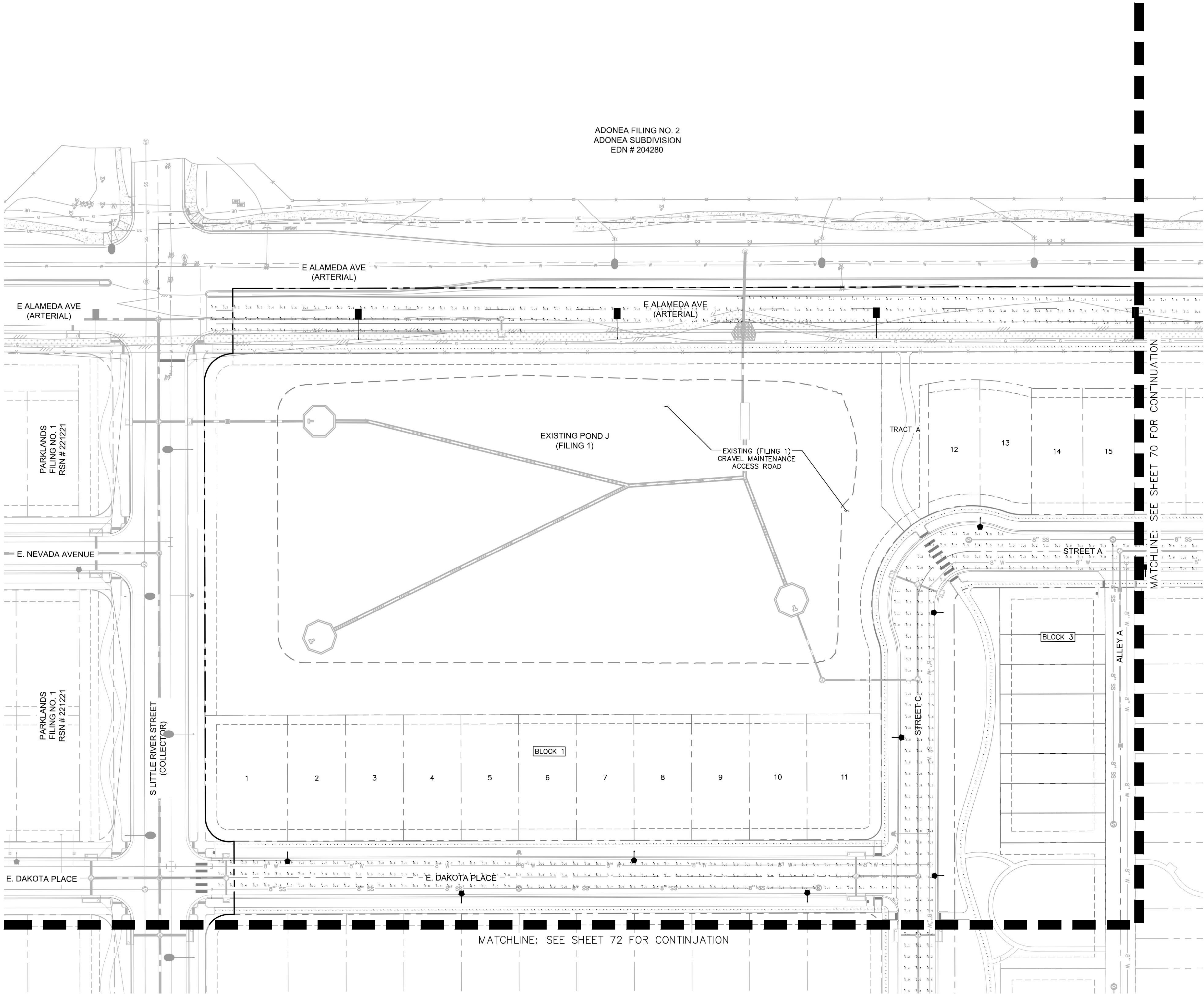
SCALE: NTS

- SCALE: 3/4" = 1'-0"
- POLYGON
- PRODUCT: REK, 24 x 16
- DESCRIPTION: GABLE ROOF RECTANGLE
- SIZE: 24 x 16
- FRAME MATERIAL: STEEL FRAME, METAL SEEMROOM
- FRAME COLOR: XXX

Please correct the typo to "polygon"

Polygon is the company name. Spelling is correct.

CHECKED BY: LNS
DRAWN BY: KH TEAM

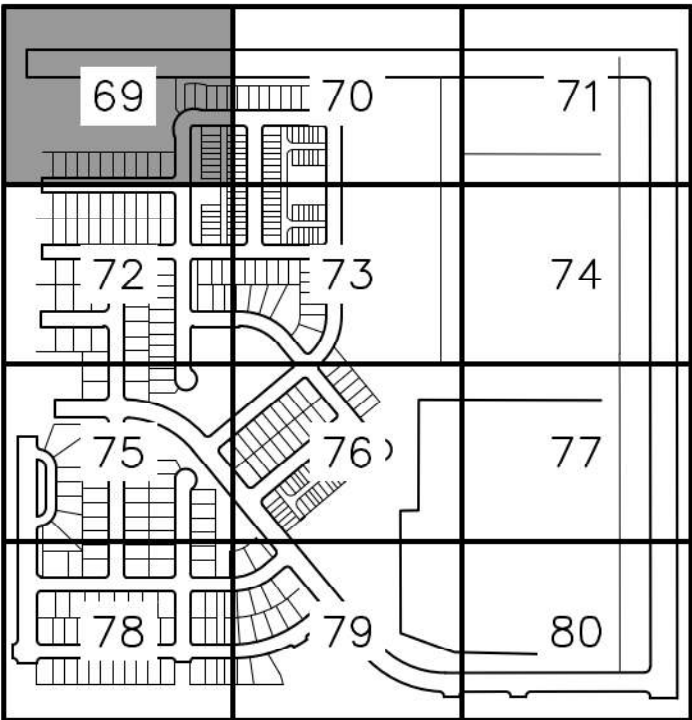


LEGEND

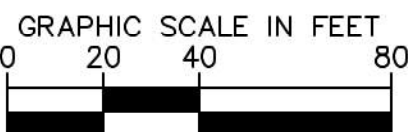
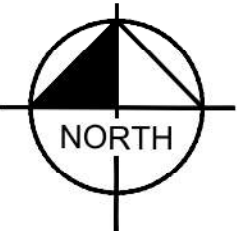
- PROPOSED STREET LIGHT - SL2
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3
- PROPOSED STREET LIGHT - SL1

Show and label accessible route(s) on all photometric sheets.

The photometric plan must show and label the location of the internal site accessible route. Provide a minimum of 1 foot-candle of lighting within the accessible route.



KEYMAP
N.T.S.



SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, CERTIFICATES
SHEET 2	OWNERSHIP, NOTES
SHEETS 3	OVERALL BOUNDARY
SHEETS 4–13	LOTS, EASEMENTS, AND DETAILS

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, WHENCE THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 BEARS SOUTH 89°37'09" WEST, A DISTANCE OF 2,651.81 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE NORTH 89°37'09" EAST, A DISTANCE OF 632.33 FEET TO THE EASTERLY BOUNDARY OF PARKLANDS VILLAGE 2 FILING NO. 1 RECORDED AT RECEPTION NO. [REDACTED] IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ARAPAHOE, STATE OF COLORADO AND THE **POINT OF BEGINNING**; *Will add when known*

THENCE DEPARTING SAID EASTERLY BOUNDARY, CONTINUING ALONG SAID NORTH LINE, NORTH 89°37'09" EAST, A DISTANCE OF 1,809.48 FEET TO THE WESTERLY BOUNDARY OF A 210-FOOT-WIDE PUBLIC SERVICE COMPANY OF COLORADO PARCEL;

THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 00°26'23" EAST, A DISTANCE OF 1,430.15 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 89°45'15" WEST, A DISTANCE OF 775.57 FEET;

THENCE SOUTH 00°14'58" EAST, A DISTANCE OF 471.00 FEET;

THENCE SOUTH 88°35'37" WEST, A DISTANCE OF 77.09 FEET;

THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 521.35 FEET;

THENCE SOUTH 70°38'32" EAST, A DISTANCE OF 243.67 FEET;

THENCE SOUTH 89°03'02" EAST, A DISTANCE OF 548.77 FEET;

THENCE SOUTH 89°12'10" EAST, A DISTANCE OF 75.54 FEET TO SAID WESTERLY BOUNDARY OF PUBLIC SERVICE COMPANY PARCEL;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. SOUTH 00°26'23" EAST, A DISTANCE OF 112.12 FEET;

2. SOUTH 00°26'20" EAST, A DISTANCE OF 40.01 FEET;

THENCE DEPARTING SAID WESTERLY BOUNDARY, SOUTH 89°31'16" WEST, A DISTANCE OF 301.60 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°54'07", AN ARC LENGTH OF 31.38 FEET;

THENCE SOUTH 89°27'36" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°05'53", AN ARC LENGTH OF 31.45 FEET;

THENCE SOUTH 89°31'16" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°54'07", AN ARC LENGTH OF 31.38 FEET;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°11'21", AN ARC LENGTH OF 30.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 465.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°22'44", AN ARC LENGTH OF 384.52 FEET;

THENCE NORTH 40°11'27" WEST, A DISTANCE OF 180.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE SOUTH 49°48'33" WEST, A DISTANCE OF 57.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 566.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°48'21", AN ARC LENGTH OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°45'03", AN ARC LENGTH OF 22.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 579.82 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 33°54'32" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°19'41", AN ARC LENGTH OF 64.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 58°38'46" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°45'02", AN ARC LENGTH OF 22.19 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 566.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°55'30", AN ARC LENGTH OF 98.05 FEET;

THENCE SOUTH 31°21'14" EAST, A DISTANCE OF 94.29 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 108.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°17'47", AN ARC LENGTH OF 53.34 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 1,128.88 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°22'51" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 862.39 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARKLANDS VILLAGE 2 FILING NO. 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°37'09" EAST, A DISTANCE OF 80.00 FEET TO THE EASTERLY BOUNDARY OF SAID PARKLANDS VILLAGE 2 FILING NO. 1;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THIRTY-THREE (33) COURSES:

1. NORTH 00°22'51" WEST, A DISTANCE OF 24.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°20'46" EAST;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 48°14'40" EAST;

3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET;

4. NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;

5. NORTH 00°22'51" WEST, A DISTANCE OF 80.00 FEET;

6. SOUTH 89°37'09" WEST, A DISTANCE OF 24.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°39'14" WEST;

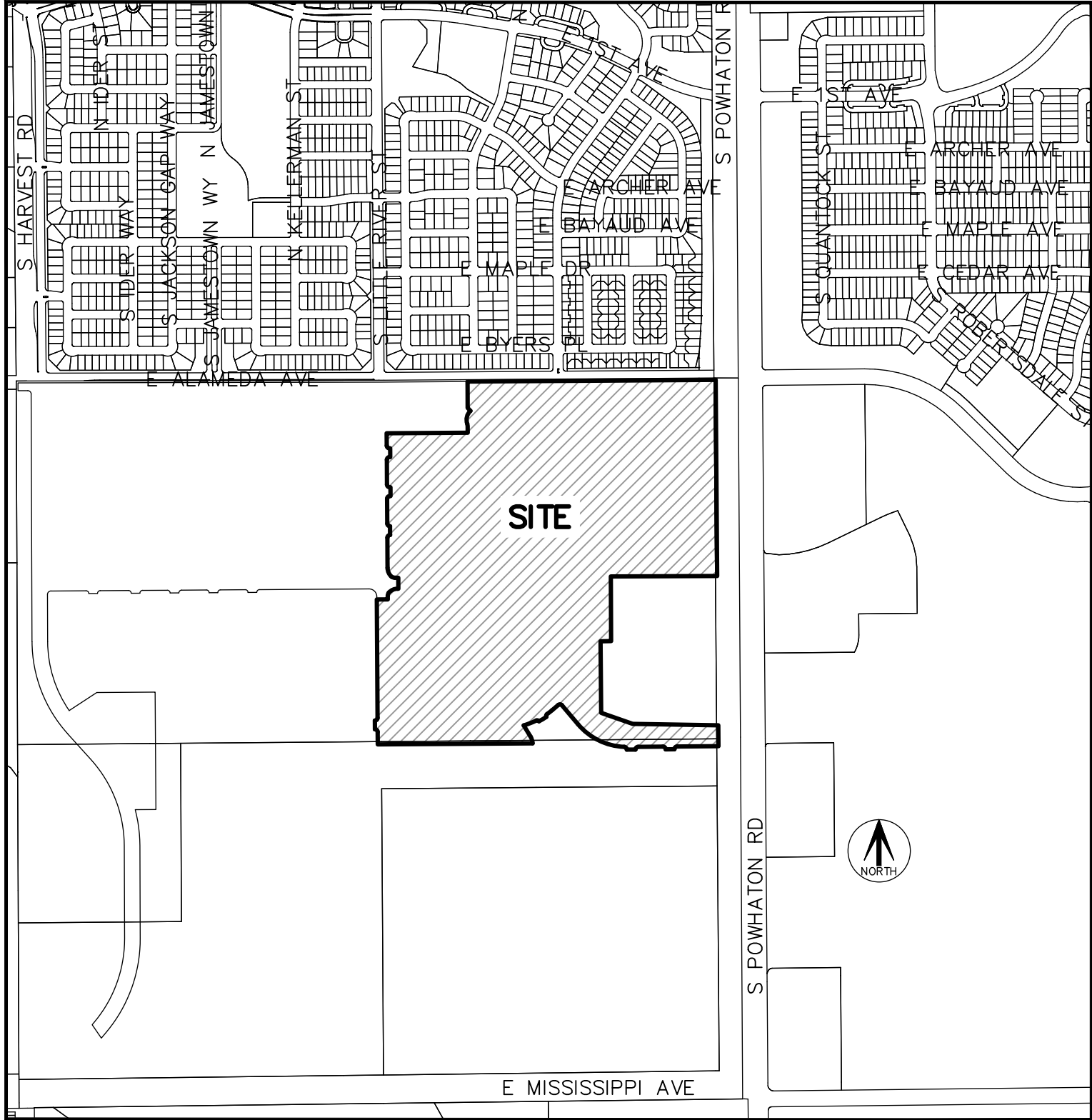
7. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°45'20" EAST;

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)



VICINITY MAP

SCALE 1" = 1000'

CERTIFICATION OF DEDICATION AND OWNERSHIP

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET;
- NORTH 00°22'51" WEST, A DISTANCE OF 42.05 FEET;
- NORTH 00°22'34" WEST, A DISTANCE OF 177.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'44", AN ARC LENGTH OF 31.41 FEET;
- NORTH 00°22'58" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°22'51" WEST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'47", AN ARC LENGTH OF 31.41 FEET;
- NORTH 00°23'04" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°37'09" EAST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;
- NORTH 00°22'51" WEST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- NORTH 00°22'51" WEST, A DISTANCE OF 90.00 FEET;
- NORTH 89°37'09" EAST, A DISTANCE OF 591.00 FEET;
- NORTH 00°22'51" WEST, A DISTANCE OF 49.02 FEET;
- NORTH 10°24'20" WEST, A DISTANCE OF 15.67 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 88.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 70°16'48" EAST;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'37", AN ARC LENGTH OF 103.24 FEET;
- NORTH 42°15'31" WEST, A DISTANCE OF 29.89 FEET;
- NORTH 00°16'57" WEST, A DISTANCE OF 135.00 FEET;
- NORTH 00°16'57" WEST, A DISTANCE OF 57.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 120.854 ACRES, (5,264,398 SQUARE FEET), MORE OR LESS.

CERTIFICATION OF DEDICATION AND OWNERSHIP

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER

NL PARKLANDS V4 LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, A.D. 20____, BY _____ AS _____

OF NL PARKLANDS V4 LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

DEED OF TRUST BENEFICIARY:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

NCP EASTERN ILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON DATE TO BE ADDED ONCE SET.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANTHONY K. PEALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1898

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2. THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

AzTec Consultants, inc. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER VENTANA CAPITAL, INC 8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	
	DATE OF PREPARATION:	05-12-2023
	SCALE:	N/A
SHEET 1 OF 13		

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126--505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS--OF--WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, T4S, R65W, 6TH P.M. WHICH BEARS NORTH 89°37'09" EAST, A DISTANCE OF 2,651.81 FEET AND IS MONUMENTED AT THE NORTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3--1/4" ALUMINUM CAP STAMPED "NOLTE T4S R65W S8 1/4 S17 2006 PLS 29430" AND AT THE NORTHEAST CORNER BY A NO. 6 REBAR WITH A 3--1/4" ALUMINUM CAP STAMPED "T4S R65W 8/9/17/16 2011 PLS 38058.
4. DATE OF FIELD SURVEY: JULY 19, 2022
5. _____ TITLE COMMITMENT NO. _____ WITH AN EFFECTIVE DATE OF _____ AT _____ A.M./P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)--OF--WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. RIGHT--OF--WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY AND VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING -- FIRE LANE".
7. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
8. ALL OWNERS OF LOTS ADJACENT TO _____ WILL add when known
9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R AND S ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
11. NON--EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

12. THIS PLAT CONTAINS 332 LOTS AND 19 TRACTS;

delete - not a plat
Note

Note removed

add the 6' Gas Easement Note from the Checklist

Note added

add the Trail Easement Note from the Checklist

Note added

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°22'51"W	46.00'
L2	S00°22'51"E	46.00'
L3	N53°13'13"E	10.85'
L4	S12°59'09"W	15.00'
L5	S40°11'27"E	46.00'
L6	S40°11'27"E	64.00'
L7	S35°49'57"E	31.58'
L8	N89°37'09"E	5.98'
L9	S89°31'16"W	301.60'
L10	S89°27'36"W	64.00'
L11	S89°31'16"W	180.00'
L12	N89°58'50"W	64.00'
L13	N40°11'27"W	180.81'
L14	S49°48'33"W	57.67'
L15	S31°21'14"E	94.29'
L16	N89°37'09"E	80.00'
L17	N00°22'51"W	24.84'
L18	N89°37'09"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N00°22'51"W	80.00'
L20	S89°37'09"W	24.84'
L21	N00°22'51"W	42.05'
L22	N00°22'34"W	177.32'
L23	N00°22'58"W	64.00'
L24	N00°23'04"W	180.00'
L25	N89°37'09"E	5.00'
L26	N00°22'51"W	64.00'
L27	S89°37'09"W	5.00'
L28	N00°22'51"W	180.00'
L29	N89°37'09"E	5.00'
L30	N00°22'51"W	64.00'
L31	S89°37'09"W	5.00'
L32	N00°22'51"W	90.00'
L33	N00°22'51"W	49.02'
L34	N10°24'20"W	15.67'
L35	N42°15'31"W	29.89'
L36	N00°16'57"W	192.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	20°03'00"	45.00'	15.75'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	15.00'	23.56'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	26.00'	40.84'
C16	90°00'00"	26.00'	40.84'
C17	90°00'00"	26.00'	40.84'
C18	90°00'00"	26.00'	40.84'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	15.00'	23.56'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	93°50'38"	15.00'	24.57'
C24	90°00'00"	15.00'	23.56'
C25	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	20.00'	31.42'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	54°50'52"	20.00'	19.15'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	87°39'41"	20.00'	30.60'
C33	87°31'20"	20.00'	30.55'
C34	90°00'00"	20.00'	31.42'
C35	90°00'00"	15.00'	23.56'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	20.00'	31.42'
C38	87°22'26"	15.00'	22.87'
C39	53°46'42"	20.00'	18.77'
C40	90°00'00"	15.00'	23.56'
C41	90°00'00"	20.00'	31.42'
C42	90°00'00"	26.00'	40.84'
C43	90°00'00"	26.00'	40.84'
C44	90°00'00"	20.00'	31.42'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	20.00'	31.42'
C47	93°17'35"	20.00'	32.57'
C48	90°00'00"	20.00'	31.42'
C49	90°00'00"	15.00'	23.56'
C50	53°46'42"	20.00'	18.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	20.00'	31.42'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	20.00'	31.42'
C57	90°00'00"	20.00'	31.42'
C58	90°00'00"	15.00'	23.56'
C59	90°00'00"	15.00'	23.56'
C60	90°00'00"	20.00'	31.42'
C61	90°00'00"	15.00'	23.56'
C62	90°00'00"	20.00'	31.42'
C63	90°00'00"	20.00'	31.42'
C64	90°00'00"	15.00'	23.56'
C65	90°00'00"	20.00'	31.42'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	89°54'07"	20.00'	31.38'
C69	90°05'53"	20.00'	31.45'
C70	89°54'07"	20.00'	31.38'
C71	87°11'21"	20.00'	30.43'
C72	47°22'44"	465.00'	384.52'
C73	90°00'00"	20.00'	31.42'
C74	4°48'21"	566.00'	47.47'
C75	84°45'03"	15.00'	22.19'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C76	6°19'41"	579.82'	64.04'
C77	84°45'02"	15.00'	22.19'
C78	9°55'30"	566.00'	98.05'
C79	28°17'47"	108.00'	53.34'
C80	34°56'21"	41.56'	25.34'
C81	47°51'49"	88.00'	73.51'
C82	34°56'21"	41.56'	25.34'
C83	47°51'49"	88.00'	73.51'
C84	89°59'44"	20.00'	31.41'
C85	89°59'47"	20.00'	31.41'
C86	90°00'00"	20.00'	31.42'
C87	90°00'00"	20.00'	31.42'
C88	90°00'00"	20.00'	31.42'
C89	90°00'00"	20.00'	31.42'
C90	66°47'37"	88.56'	103.24'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec
Consultants, inc.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No: 171023--02

Drawn By: GLW

DEVELOPER
VENTANA CAPITAL, INC

8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

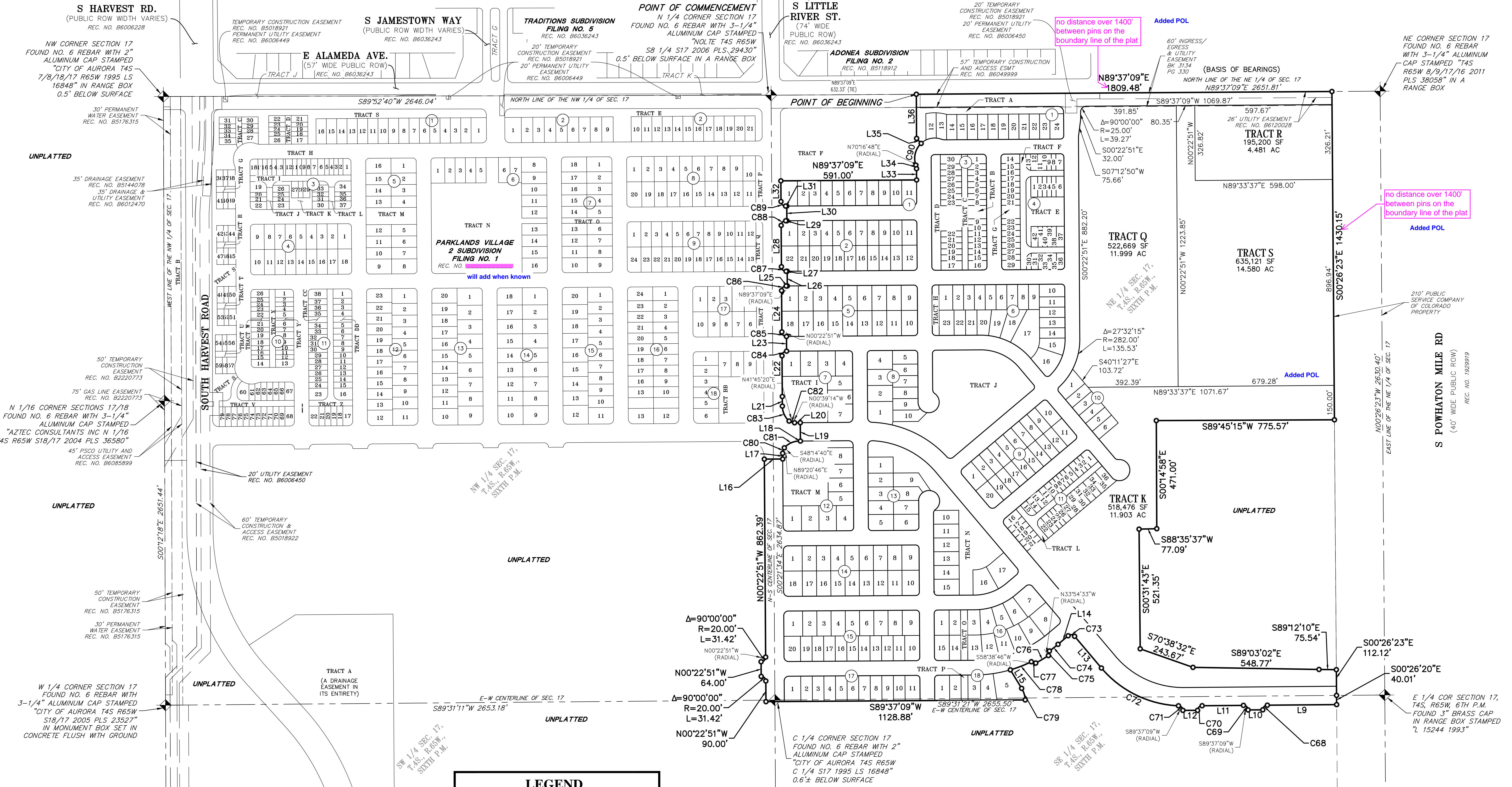
DATE OF
PREPARATION: 05-12-2023

SCALE: N/A

SHEET 2 OF 13

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- BLOCK NUMBER
- RIGHT-OF-WAY
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 2
FOR LINE &
CURVE TABLES

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ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION: 05-12-2023

SCALE: 1" = 200'

SHEET 3 OF 13

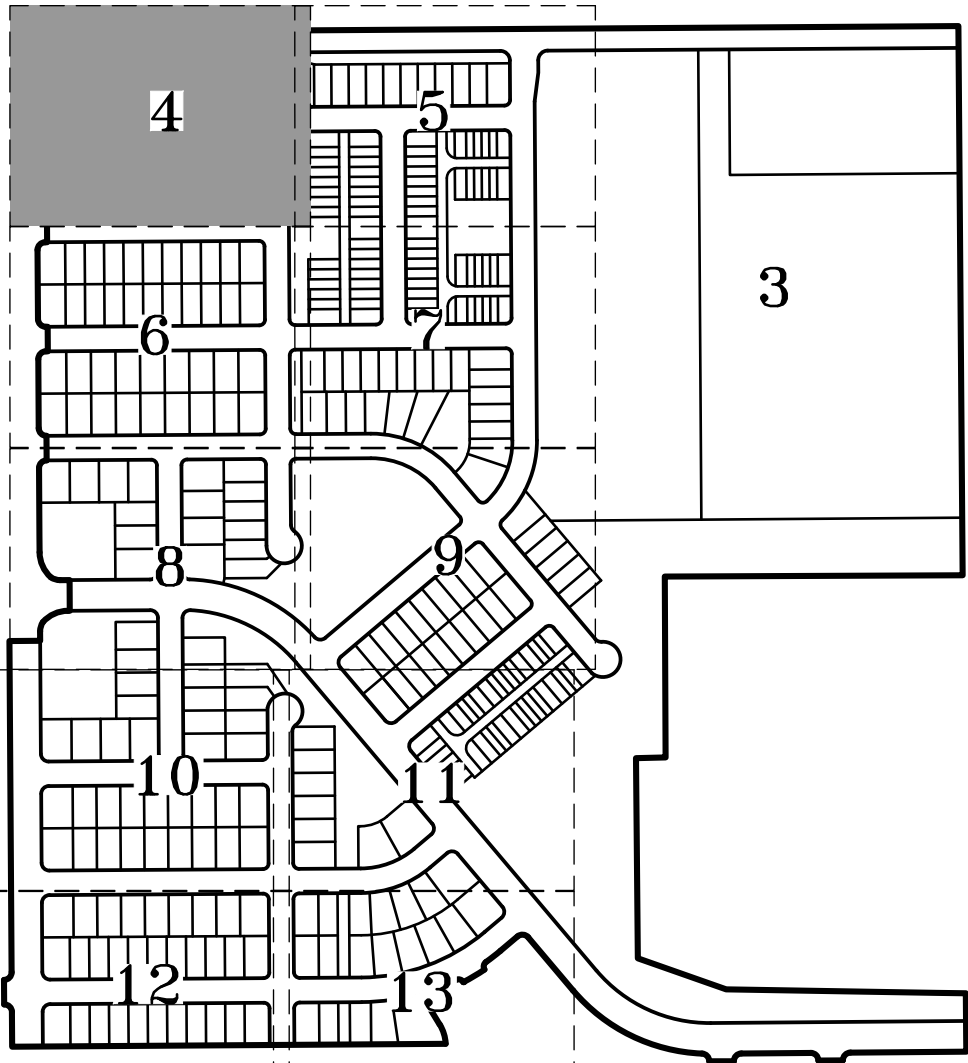
AzTec Proj. No: 171023-02 Drawn By: GLW

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

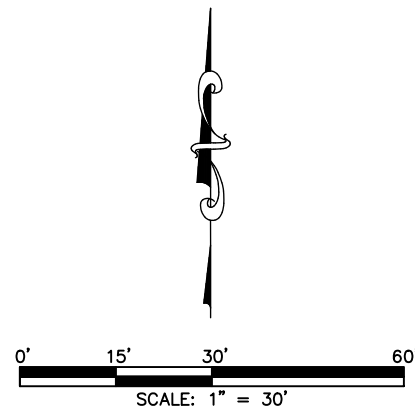


KEY MAP
SCALE: 1" = 500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- BLOCK NUMBER
- RIGHT-OF-WAY
- UTILITY EASEMENT
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 2
FOR LINE &
CURVE TABLES



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DATE OF PREPARATION: 05-12-2023

SCALE: 1" = 30'

SHEET 4 OF 13

AzTec Proj. No.: 171023-02 Drawn By: GLW

POINT OF COMMENCEMENT
N 1/4 CORNER SECTION 17
FOUND NO. 6 REBAR WITH 3-1/4"
ALUMINUM CAP STAMPED
"NOLTE T4S R65W
S8 1/4 S17 2006 PLS 29430"
6" BELOW SURFACE IN MONUMENT BOX

E ALAMEDA AVE.
(57' WIDE PUBLIC ROW)
REC. NO. B5118912

EAST ALAMEDA AVENUE
(57' WIDE PUBLIC ROW)
REC. NO.
will add when known

POINT OF BEGINNING

N89°37'09"E
1809.48'

57' TEMPORARY
CONSTRUCTION
AND ACCESS
EASEMENT
REC. NO. B6049999
60' INGRESS/EGRESS
& UTILITY EASEMENT
BK 3134 PG 330
EAST ALAMEDA AVENUE
(57' WIDE PUBLIC ROW)

57' TEMPORARY
CONSTRUCTION
AND ACCESS EASEMENT
REC. NO. B6049999

N89°37'09"E
632.33' (1E)

NORTH LINE OF THE NE 1/4 OF SEC. 17
S89°37'09"W 2651.81'

N89°37'09"E 615.77'

Δ=27°05'16"
R=197.00'
L=93.14'

10' U.E.

N00°16'57"W
192.00'

TRACT A
24,653 SF
0.566 AC

12
5,007 SF
0.115 AC

13
5,045 SF
0.116 AC

SEE SHEET 5

Per meeting with
COA, it was agreed
that this
development could
utilize the 10' UE as
the same company
is installing the gas
and electric.

change this to be a
6' Gas Easement &
4' U.E. (typ.)

N42°15'31"W
29.89'

Δ=66°47'37"
R=88.56'
L=103.24'

N70°16'48"E
(RADIAL)

N10°24'20"W
15.67'

N00°22'51"W
49.02'

STREET C
(64' WIDE PUBLIC ROW)

TRACT D
30,183 SF
0.693 AC

SEE SHEET 5

TRACT F
PARKLANDS VILLAGE
2 SUBDIVISION
FILING NO. 1
REC. NO.
will add when known

NE 1/4 SEC. 17,
T.4S., R.65W.,
SIXTH P.M.

N89°37'09"E 591.00'

N00°22'51"W
90.00'

1
7,834 SF
0.180 AC

2
5,588 SF
0.128 AC

3
5,544 SF
0.127 AC

4
5,544 SF
0.127 AC

5
5,544 SF
0.127 AC

6
5,544 SF
0.127 AC

7
5,544 SF
0.127 AC

8
5,544 SF
0.127 AC

9
5,544 SF
0.127 AC

10
5,544 SF
0.127 AC

11
7,102 SF
0.163 AC

10' U.E.

change this to be a
6' Gas Easement &
4' U.E. (typ.)

10' U.E.

Per meeting with
COA, it was agreed
that this
development could
utilize the 10' UE as
the same company
is installing the gas
and electric.

EAST DAKOTA PLACE
(64' WIDE PUBLIC ROW)

N89°37'09"E 551.00'

Δ=90°00'00"
R=20.00'
L=31.42'

S89°37'09"W 5.00'

N00°22'51"W 64.00'

N89°37'09"E 5.00'

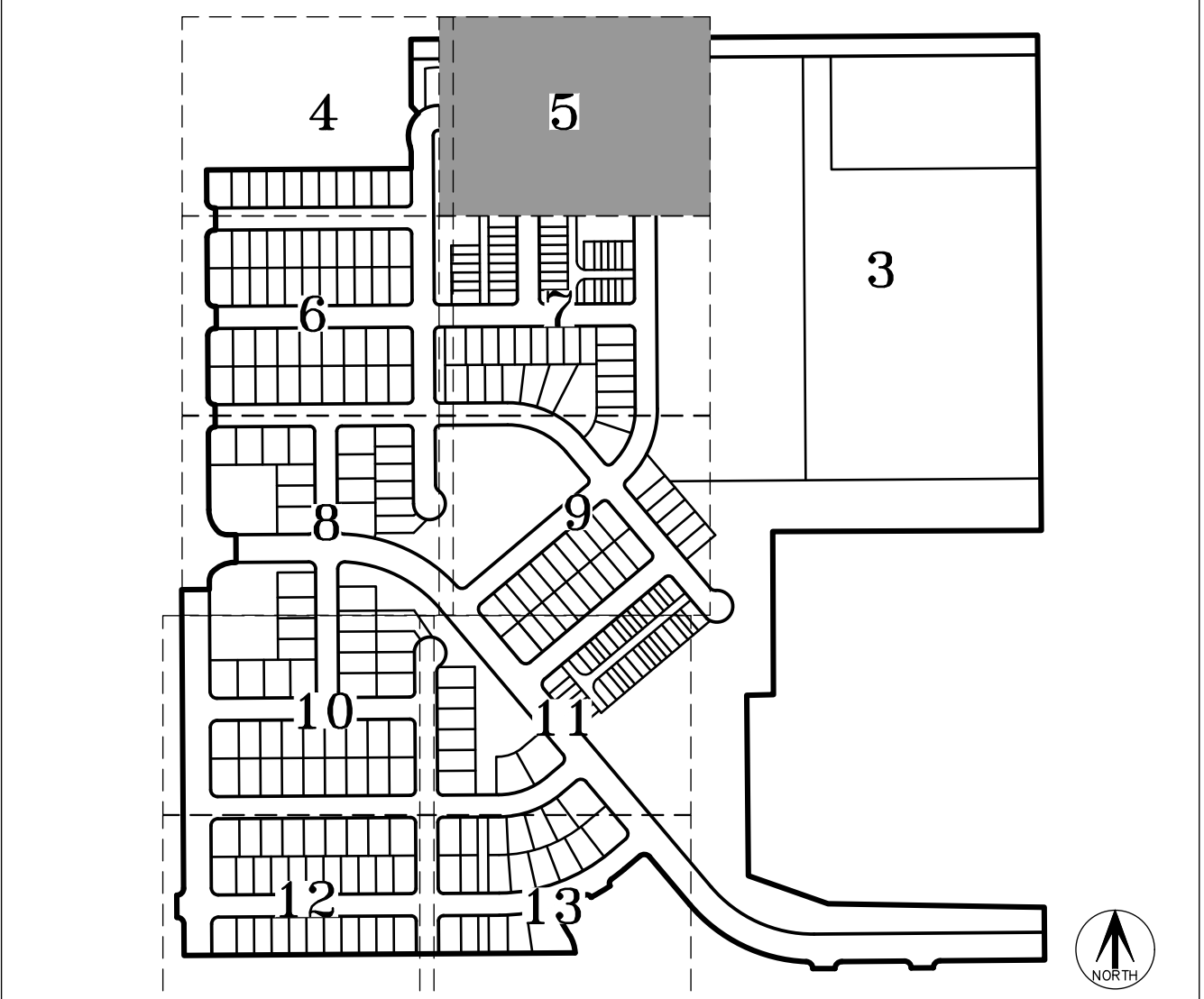
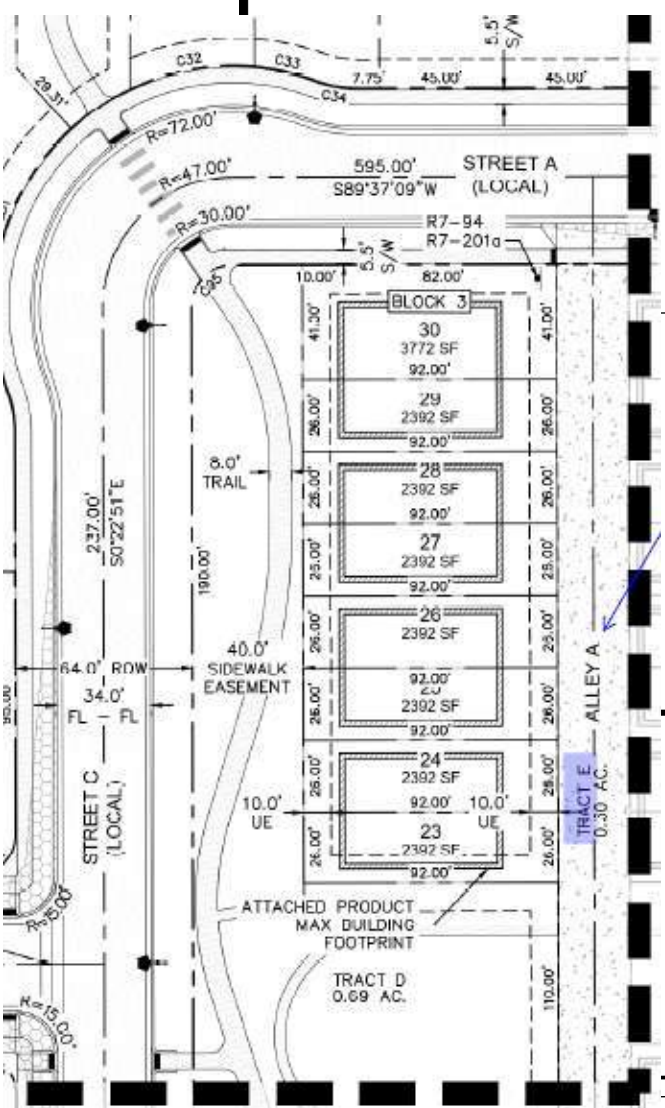
SEE SHEET 6

SEE SHEET 6

add the centerline bearing
and distance between the
pins - add interx pin
added info

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

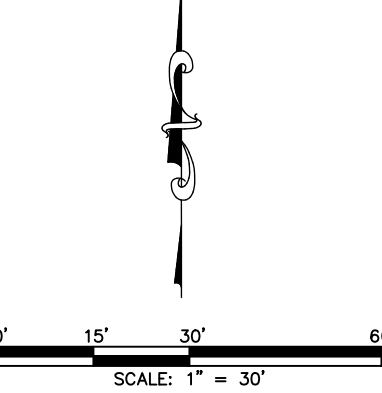


KEY MAP
SCALE: 1" = 500'

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- MONUMENT BOXES WITH A REASONABLY LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 39-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

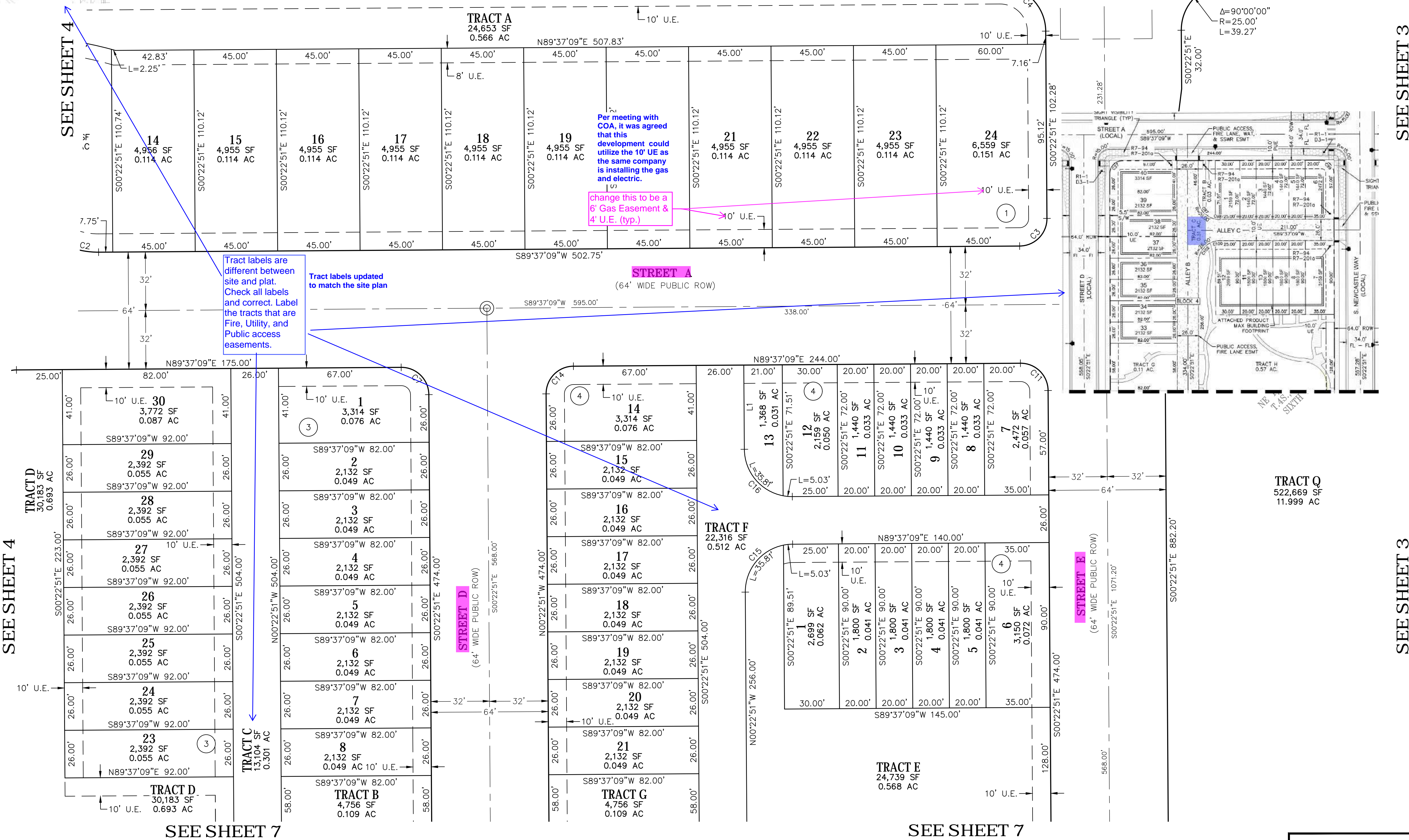
SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR REVIEW

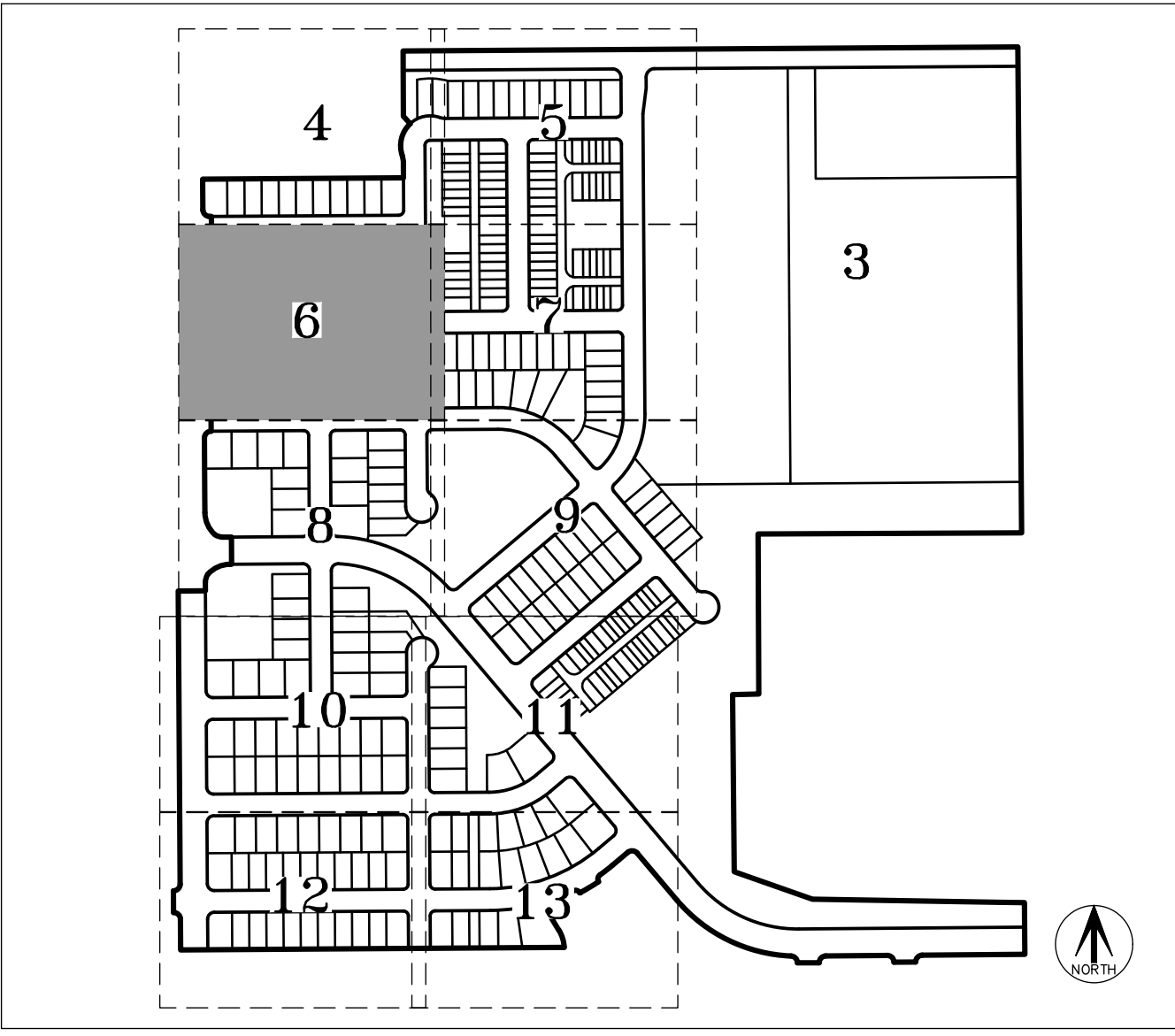
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AzTec Consultants, Inc.	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DATE OF PREPARATION:	05-12-2023
		SCALE:	1" = 30'
		SHEET 5 OF 13	
AzTec Proj. No: 171023-02 Drawn By: GLW		DEVELOPER VENTANA CAPITAL, INC 8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

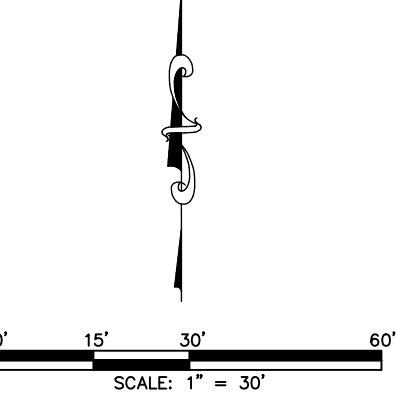
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KEY MAP
SCALE: 1" = 500'

LEGEND	
##	BLOCK NUMBER
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
⊙	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR REVIEW

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303.346.7006

DATE OF PREPARATION: 05-12-2023

SCALE: 1" = 30'

SHEET 6 OF 13

AzTec Proj. No: 171023-02 Drawn By: GLW

add the centerline bearing and distance between the pins - add inter pin
Added info

add the centerline bearing and distance between the pins - add inter pin
Added info

add the centerline bearing and distance between the pins - add inter pin
Added info

change this to be a 6' Gas Easement & 4' U.E. (typ.)

Per meeting with COA, it was agreed that this development could utilize the 10' UE as the same company is installing the gas and electric.

change this to be a 6' Gas Easement & 4' U.E. (typ.)

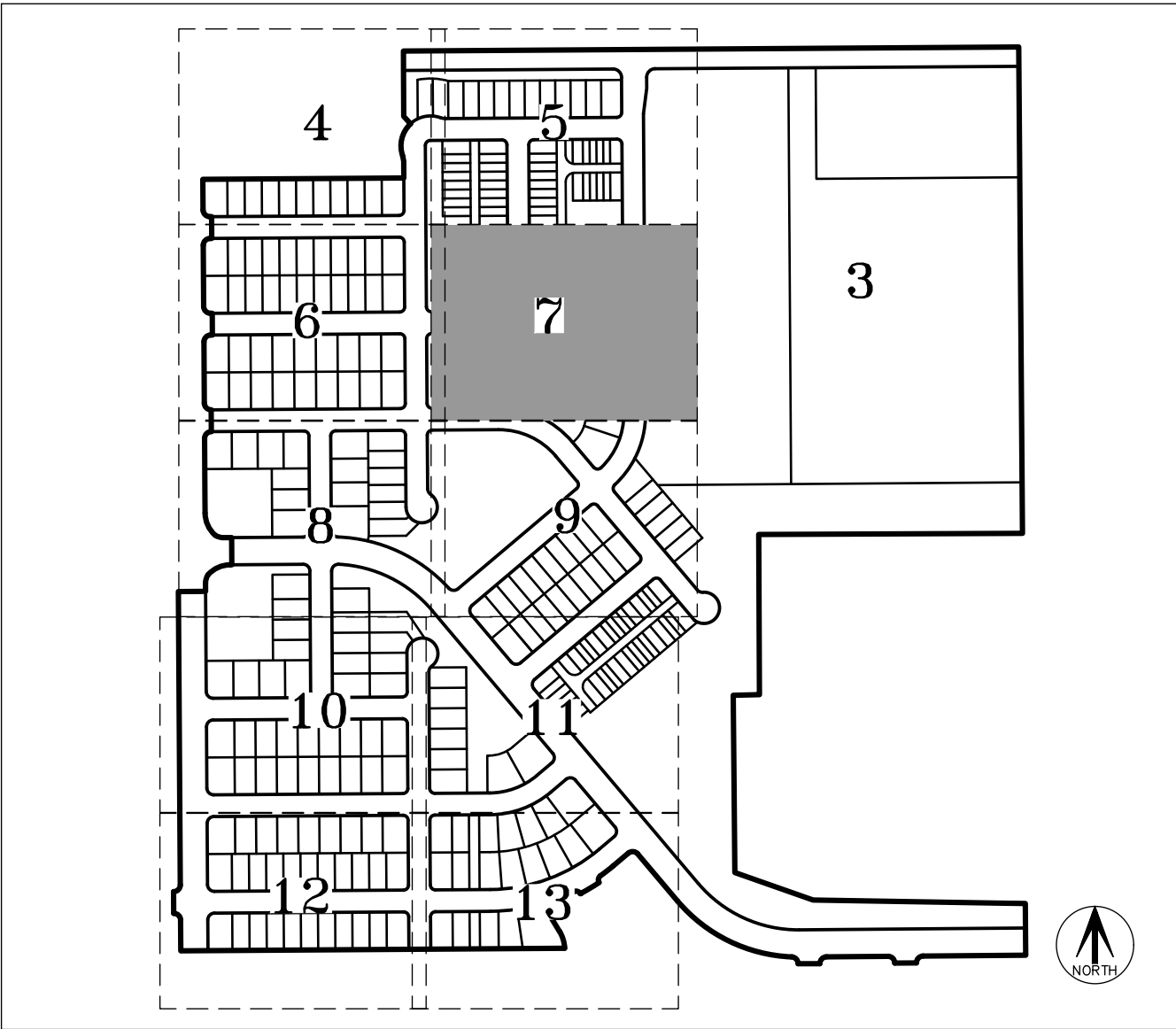
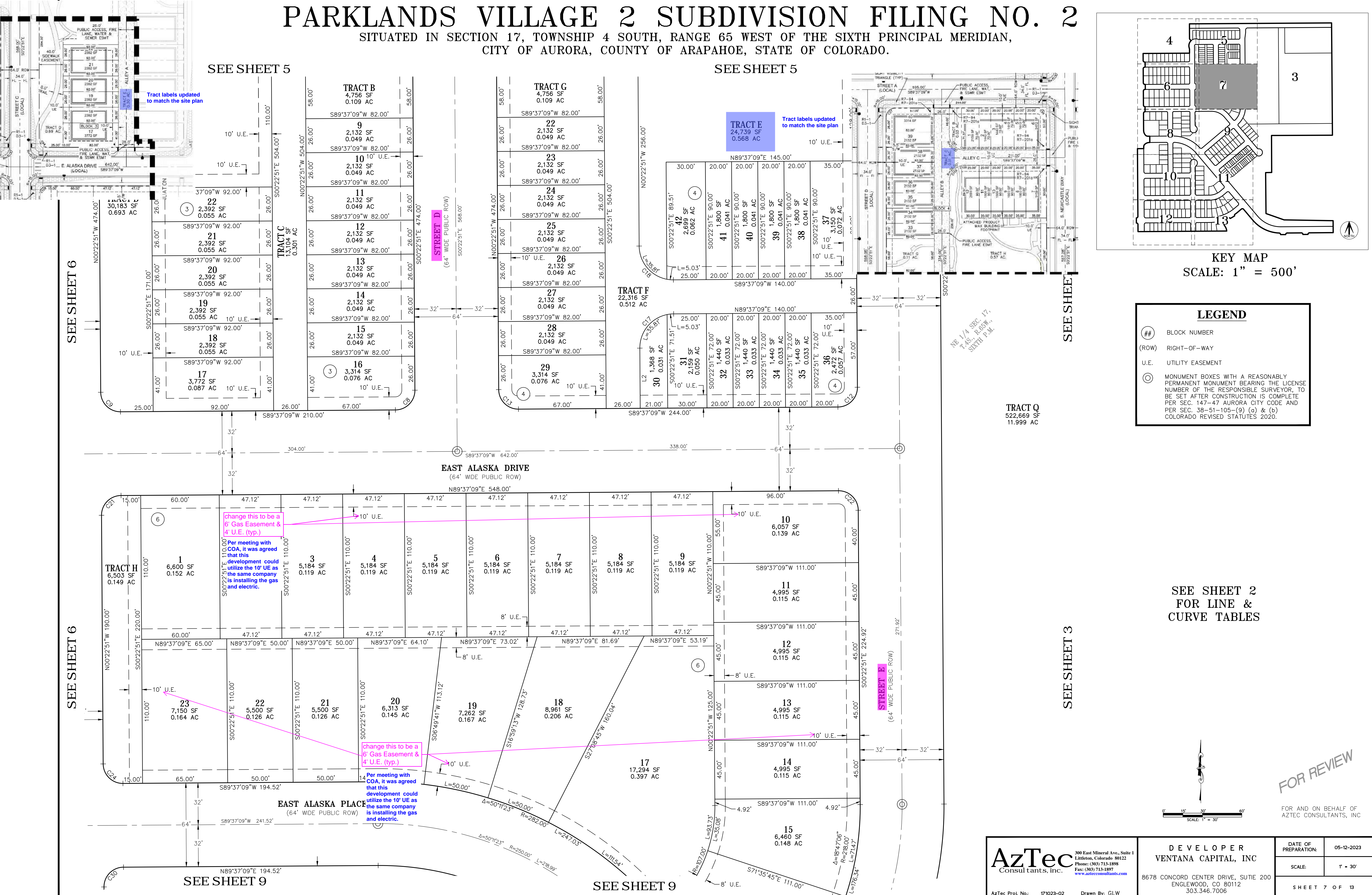
change this to be a 6' Gas Easement & 4' U.E. (typ.)

change this to be a 6' Gas Easement & 4' U.E. (typ.)

Per meeting with COA, it was agreed that this development could utilize the 10' UE as the same company is installing the gas and electric.

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 500'

LEGEND

- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 2
FOR LINE &
CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec
Consultants, Inc.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

DEVELOPER
VENTANA CAPITAL, INC

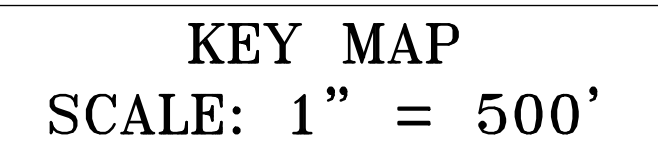
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION: 05-12-2023

SCALE: 1" = 30'

SHEET 7 OF 13

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



○	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
##	BLOCK NUMBER
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
◎	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

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FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec Proj. No.: 171023-02 Drawn By: GLW

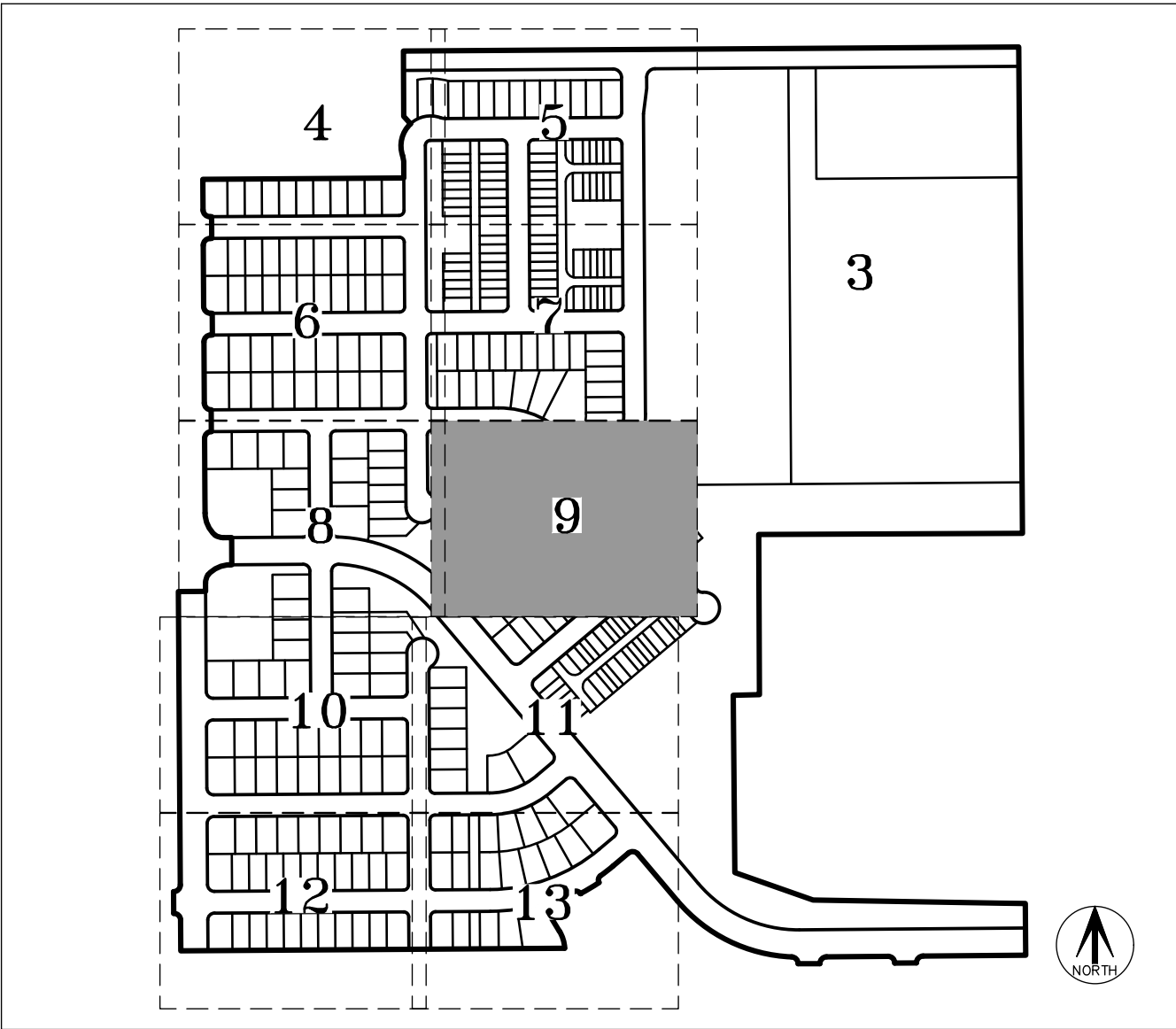
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

SHEET 8 OF 13



PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

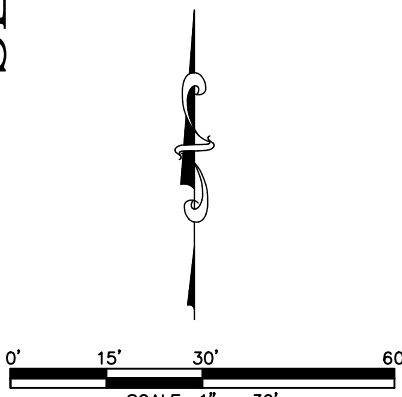


KEY MAP
SCALE: 1" = 500'

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- (ROW) RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- ⊙ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

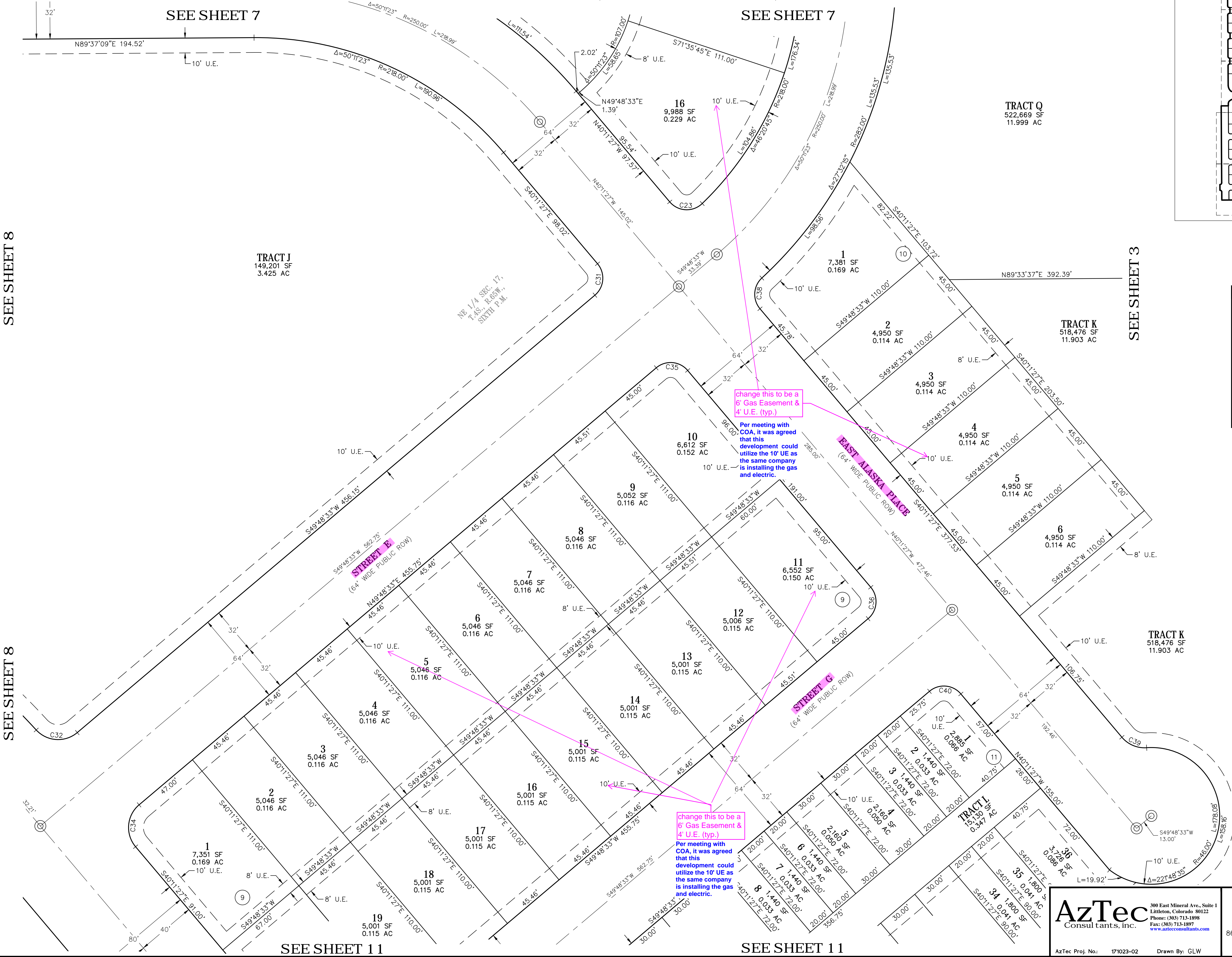
SEE SHEET 2
FOR LINE &
CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTec Consultants, Inc. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	DEVELOPER VENTANA CAPITAL, INC <small>8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006</small>	
	DATE OF PREPARATION:	05-12-2023
	SCALE:	1" = 30'
SHEET 9 OF 13		



SEE SHEET 8

SEE SHEET 8

SEE SHEET 11

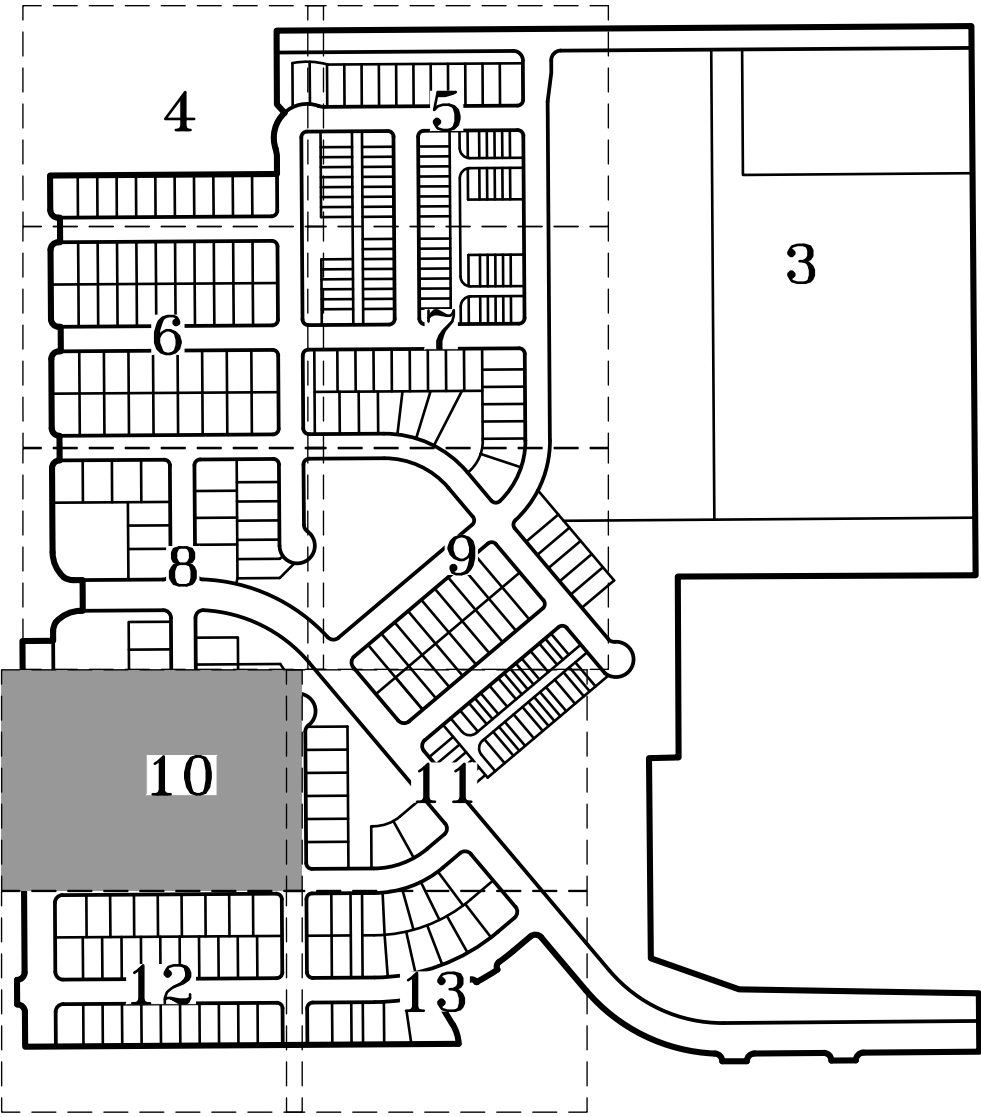
SEE SHEET 11

SEE SHEET 3

SEE SHEET 3

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

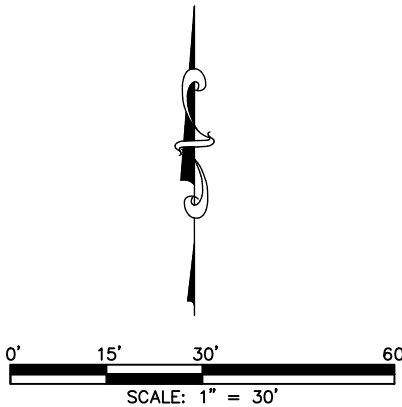
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 500'

LEGEND	
##	BLOCK NUMBER
(ROW)	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
⊙	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

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AzTec Proj. No: 171023-02 Drawn By: GLW

DEVELOPER
VENTANA CAPITAL, INC
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	05-12-2023
SCALE:	1" = 30'
SHEET 10 OF 13	

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 9

SEE SHEET 3

SEE SHEET 10

MBER
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FOR THE RESPONSIBLE SURVEYOR, TO
TER CONSTRUCTION IS COMPLETE
147-47 AURORA CITY CODE AND
38-51-105-(9) (a) & (b)
REVISED STATUTES 2020.

SHEET 2
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DATE OF PREPARATION:	05-12-2023
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SCALE: 1" = 30'

PAGE 11 OF 13

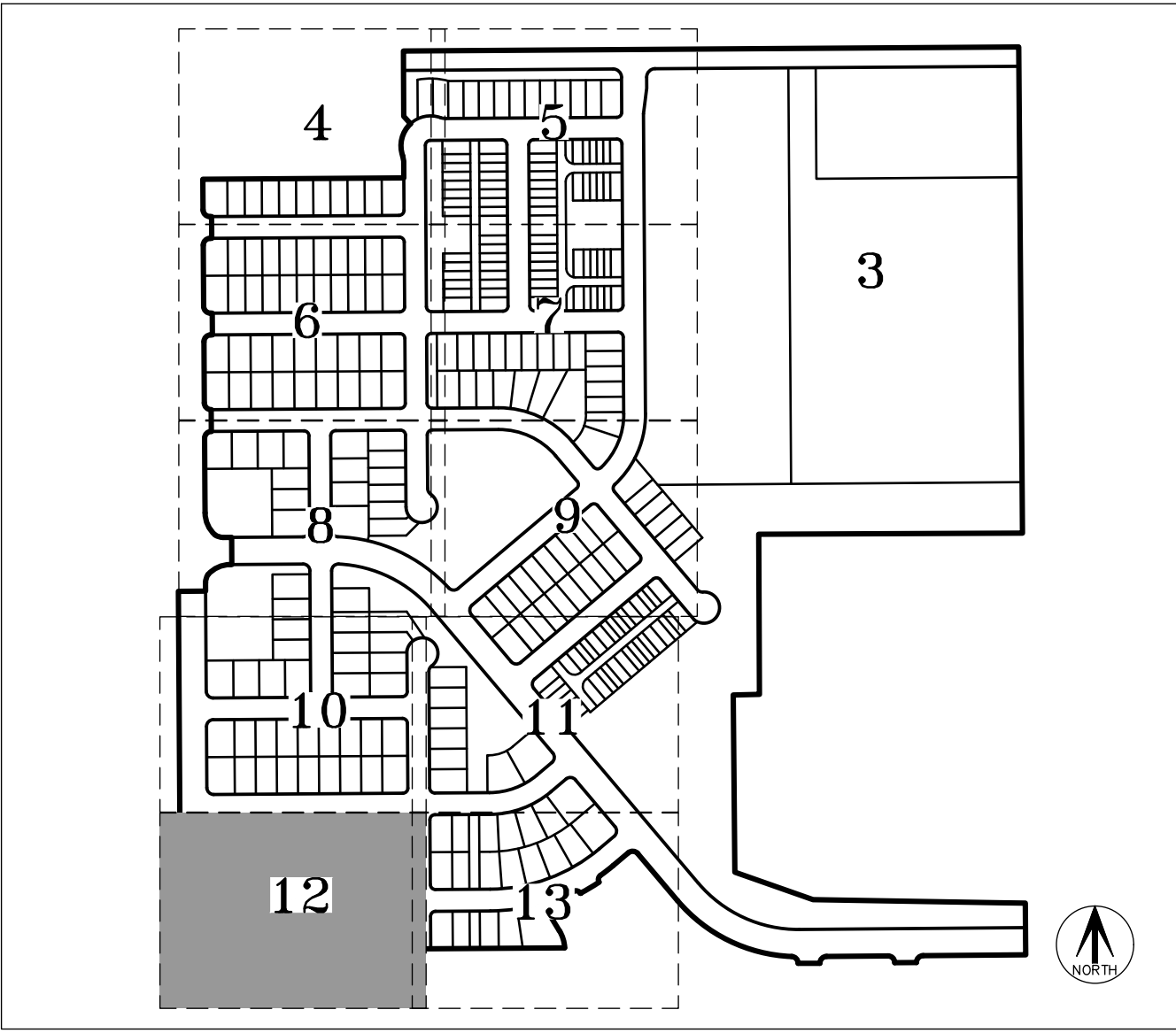
AzTec Proj. No.: 171023-02 Drawn By: GLW

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 10

SEE SHEET 10



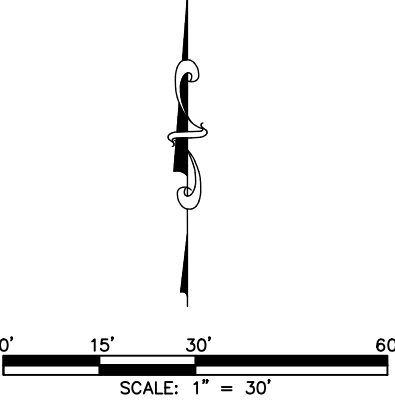
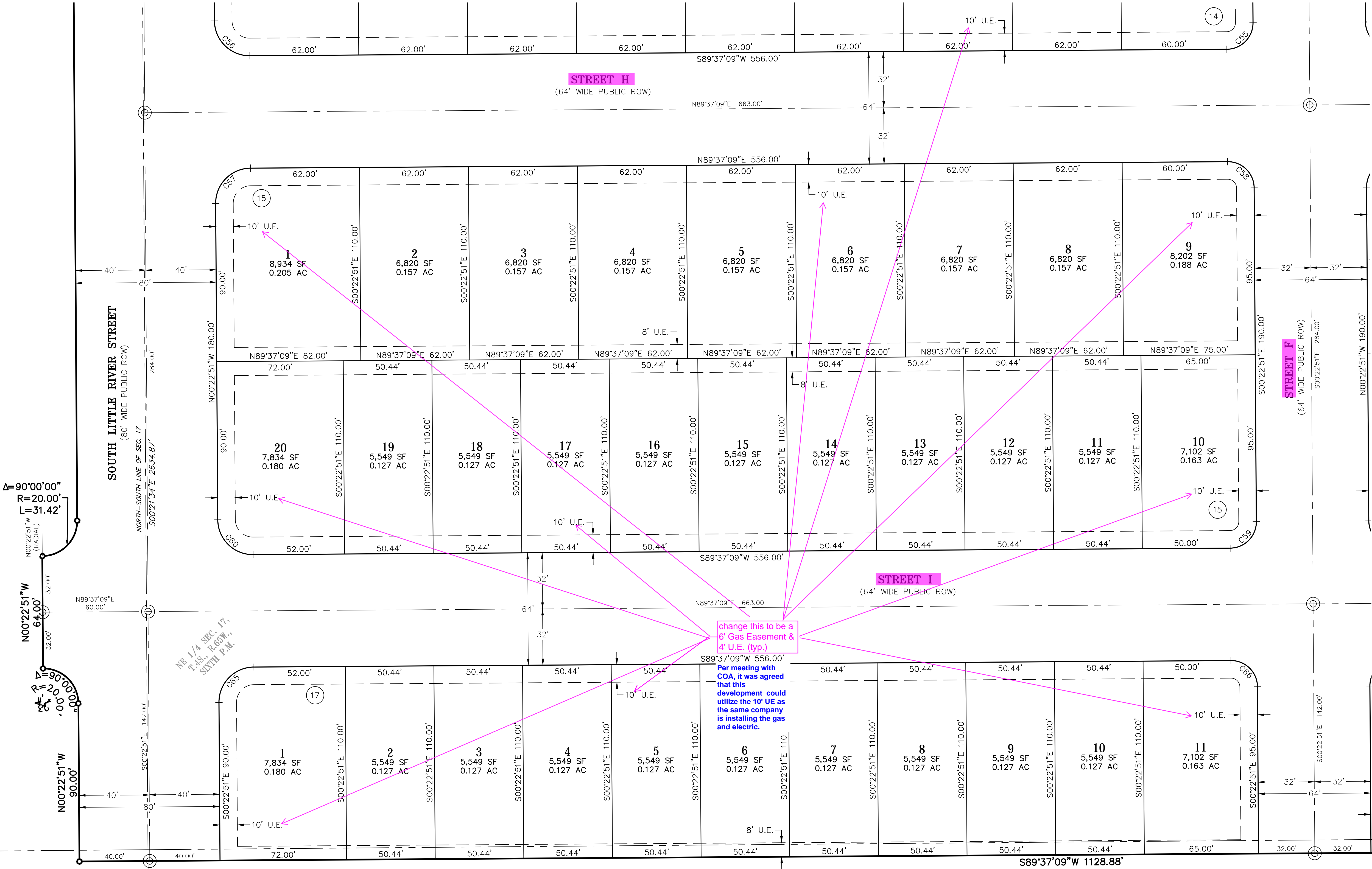
KEY MAP
SCALE: 1" = 500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- BLOCK NUMBER
- RIGHT-OF-WAY
- UTILITY EASEMENT
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

SEE SHEET 2
FOR LINE &
CURVE TABLES

SEE SHEET 13



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303.346.7006

DATE OF PREPARATION: 05-12-2023

SCALE: 1" = 30'

SHEET 12 OF 13

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

KEY MAP
SCALE: 1" = 500'

○ SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"

BLOCK NUMBER

(ROW) RIGHT-OF-WAY

U.E. UTILITY EASEMENT

○ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.

Show and label the Centerlines and intersection pins - add the Bearings, Distances and Curve Data of the Centerline

added
sheet 14
to capture
this street

SEE SHEET 2
FOR LINE &
CURVE TABLES

FOR REVIEW

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303.346.7006

DATE OF PREPARATION:	05-12-2023
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SCALE: 1" = 30'

S H E E T 13 O F 13

Traffic Impact Study

2023-07-10 (DJK) reviewed, minor edit requests throughout report. Compares to previous report so no significant changes needed

Thank you for the comments on this study. We have updated the study accordingly with comment responses provided throughout this document.

Parklands Village 2

Filings 2-4

Aurora, Colorado

Prepared for:

NL Parklands V4 Land Co., LLC

Kimley»Horn

3.0 EXISTING AND FUTURE CONDITIONS

3.1 Existing Study Area

The existing site is comprised primarily of vacant land, with two oil and gas facilities. To the north are single-family residential homes and directly to the east, west, and south is vacant land. Extending to the east is vacant and agricultural land and to the west are single-family homes and the Colorado E-470 freeway. Developing is currently occurring to the east of Powhaton Road which is anticipated to be primarily residential uses.

Updated.

SP, 'Development'

3.2 Existing Roadway Network

Regional access to Parklands Village 2 will be provided by E-470 and Interstate 70 (I-70). Primary access will be provided by Alameda Avenue, Mississippi Avenue, Harvest Road, and Powhaton Road. Direct access to Filing 1 will be provided by a full movement access along Alameda Avenue at Jamestown Way, a future south leg of Little River Street along Alameda Avenue, and a full movement access along Harvest Road. Direct access to the remaining portion of the development will be provided by a proposed south leg at the Alameda Avenue / New Castle Way intersection, two (2) full movement accesses along Powhaton Road, a future west leg at the Mississippi Avenue / Powhaton Road intersection, and two (2) full movement accesses along the future Harvest Road extension.

Alameda Avenue extends east/west with one through lane in each direction. Sidewalks exist on the north side of Alameda Avenue fronting the newer single-family constructed homes. The posted speed limit west of Harvest Road is 35 miles per hour, while east of Harvest Road has a posted speed limit of 30 miles per hour.

Harvest Road currently only extends northbound and southbound with two through lanes of travel between 6th Avenue and Alameda Avenue. However, Harvest Road is a two-lane roadway between Jewell Avenue and Mississippi Avenue. The roadway provides a raised median separating opposing travel lanes and sidewalks on the east and west side. The posted speed limit is 45 miles per hour.

Powhaton Road is a two-lane roadway north of 1st Avenue/Ellsworth Avenue and south of Alameda Avenue. The roadway widens to four lanes with a raised median between Alameda

Avenue, Mississippi Avenue, Harvest Road, and Powhatan Road. For purposes of this analysis, it was generally assumed that the 2030 NEATS average daily traffic (ADT) volumes were the traffic volumes for the 2031 background plus project traffic scenario in this study. However, this procedure was not used at the intersection of Alameda Avenue and Harvest Road (#1), because the volumes shown in the 2030 NEATS document along Alameda Avenue do not reflect the traffic volumes seen today, with an estimated 700 ADT on the west leg of Alameda Avenue in 2030 NEATS while there is estimated to be approximately 3,900 ADT there today. Although it is recognized that this volume may decrease or plateau slightly over time as additional roadway connections are created in the area, the existing volumes seen at this intersection were used as a basis to form the 2031 estimated traffic volumes rather than the 2030 NEATS volumes, with a slight reduction in volume on this west leg accounted for when the existing and Harvest Road (#3) intersection becomes a T-intersection. Applicable adjacent traffic studies, the master study, and the NEATS projections are used.

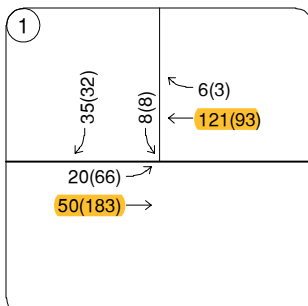
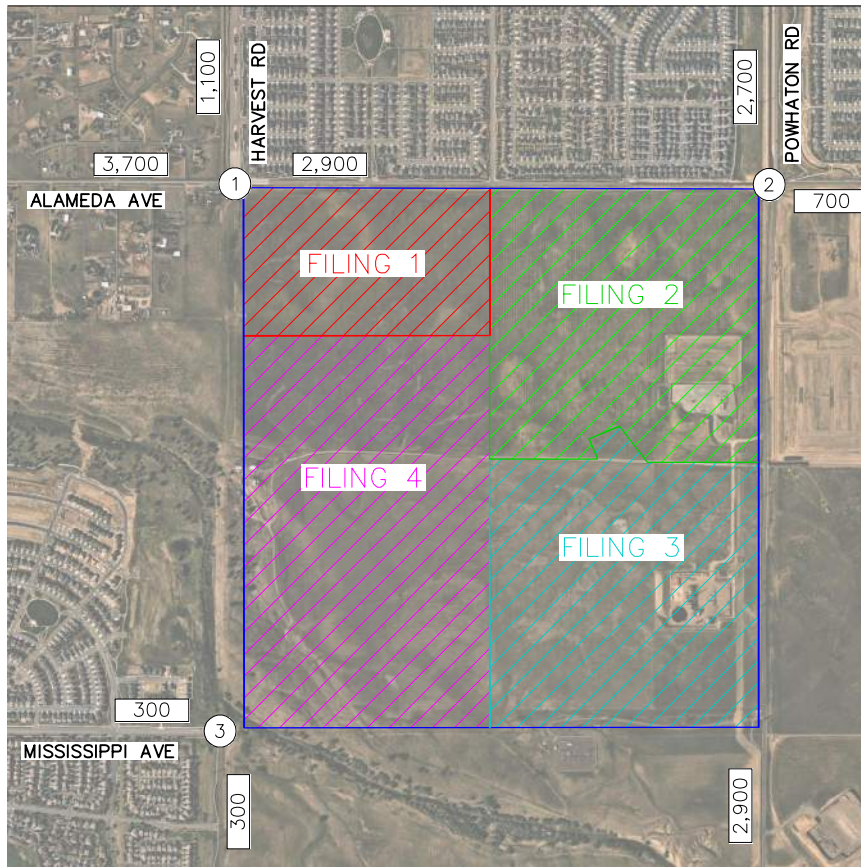
Appendix B.

Not a word

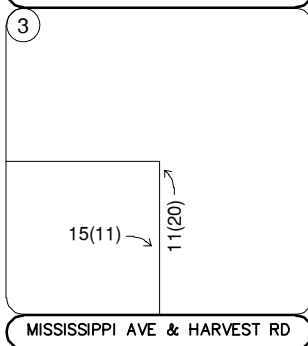
While accessibly is a word, it is recognized that this sentence using the words "accessibly access" one after another is repetitive and as such this sentence has been modified.

Additionally, it is anticipated that the extension of Harvest Road from Mississippi Avenue to Alameda Avenue will be constructed as part of this project. This connection is not anticipated to be needed during Filings 1, 2, or 3 of this project as traffic can safely and accessibly access the development area from other areas without overloading those roadways. As such, it is not anticipated that it will be completed before the Filing 4 horizon in 2031, however, it was assumed that it will be completed as part of Filing 4 of this development by the 2031 horizon. This connection is anticipated to include construction of a bridge over Coal Creek. Of note, although this connection is expected to be constructed along with this project, the 2031 background traffic volumes were generated with the assumption that this connection is there. By doing so, the 2031 background traffic volumes represent the induced background traffic volume anticipated to be generated by the Harvest Road extension.

The calculated background traffic volumes for 2025 (Filing 1), 2027 (Filing 2), 2029 (Filing 3), and 2031 (Filing 4) are shown in **Figures 5 through 8**, respectively.

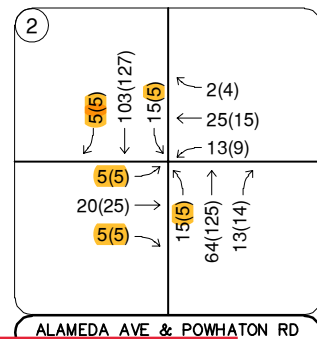


ALAMEDA AVE & HARVEST RD



MISSISSIPPI AVE & HARVEST RD

Highlighted traffic numbers less than the 2022 values in the previously approved Phased study, please reconcile



ALAMEDA AVE & POWHATON RD

In studying this inconsistency between the two studies, it was found that the volumes in the previously approved study during the adjusted existing scenario were incorrectly overinflated (i.e. these movements in that study were larger than the 2025 background volumes for those same movements in that same study). Only the adjusted existing scenario was slightly incorrect in that regard for the previously approved study---all other scenarios were correct.

As such, these volumes in this current study have been kept the same as they are shown on this figure. We apologize for this mistake in the previous study. However, because the primary analysis periods of concern are the buildout horizon years, which were correct, the results and recommendations of that study (and this study) are unaffected.

FIGURE 4
PARKLANDS VILLAGE
AURORA, COLORADO
2023 ADJUSTED

ection

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4.0 PROJECT TRAFFIC CHARACTERISTICS

4.1 Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual*¹ published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. For this study, Kimley-Horn used the ITE Trip Generation Report fitted curve equations that apply to Single-Family Detached Housing (ITE Land Use Cod 210), Single-Family Attached Housing (ITE 215), Multifamily Mid-Rise Housing (ITE 221), and Public Park (ITE 411), and average rate equations that apply to Elementary School (ITE 520), Middle School (ITE 522), General Office Building (ITE 710), Shopping Plaza (ITE 821), and Strip Retail Plaza (ITE 822) for traffic associated with the development.

Because Filing 1 of the project will consist solely of residential uses, internal capture trips are generally not anticipated to occur onsite by the 2025 horizon. As such, Filing 1 is expected to generate approximately 3,860 weekday daily trips, with 268 of these trips occurring during the morning peak hour and 375 of these trips occurring during the afternoon peak hour. **Table 1** summarizes the estimated trip generation for the Parklands Village 2: Filing 1 development.

Table 1 – Parklands Village 2: Filing 1 Traffic Generation

Land Use and Size	Weekday Vehicle Trips						
	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Detached Housing – (ITE 210) – 276 Dwelling Units	2,568	49	139	188	163	95	258
Single-Family Attached Housing – (ITE 215) – 164 Dwelling Units	11,200	25	55	80	54	40	94
Public Park (ITE 411) – 3.6 Acres	92	0	0	0	13	10	23
Total Filing 1 Trips	3,860	74	194	268	230	145	375

1,200

Updated.

¹ Institute of Transportation Engineers, *Trip Generation Manual*, Eleventh Edition, Washington DC, 2021.

Table 2 – Parklands Village 2 Traffic Generation

Land Use and Size (ITE Code)		Trip Type	Internal/ External Capture Adjust	Weekday Vehicle Trips						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Parklands Village 2 - Filing 1										
Single-Family Detached Housing - 276 DU	(ITE 210)	External	0.85	2,184	42	118	160	139	81	220
Single-Family Attached Housing - 164 DU	(ITE 215)	External	0.85	1,020	21	47	68	46	34	80
Public Park - 3.6 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
Filing 1 Total External Project Trips				3,282	63	165	228	196	124	320
Parklands Village 2 - Filing 2										
Single-Family Detached Housing - 226 DU	(ITE 210)	External	0.85	1,816	35	98	133	115	67	182
Single-Family Attached Housing - 104 DU	(ITE 215)	External	0.85	632	13	28	41	28	21	49
Multifamily Mid-Rise Housing - 264 DU	(ITE 221)	External	0.85	1,032	20	70	90	54	35	89
General Office Building - 35,000 SF	(ITE 710)	External	0.70	266	33	4	37	6	29	35
Shopping Plaza - 95,000 SF	(ITE 821)	External	0.70	4,490	71	43	114	169	176	345
Filing 2 Total External Project Trips				8,236	172	243	415	372	328	700
Parklands Village 2 - Filing 3										
Single-Family Detached Housing - 359 DU	(ITE 210)	External	0.85	2,780	53	150	202	177	104	281
Single-Family Attached Housing - 76 DU	(ITE 215)	External	0.85	452	9	20	29	20	15	36
Public Park - 3.6 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
Filing 3 Total External Project Trips				3,310	62	170	231	208	128	337
Parklands Village 2 - Filing 4										
Single-Family Detached Housing - 383 DU	(ITE 210)	External	0.85	2,950	56	158	214	188	111	298
Single-Family Attached Housing - 92 DU	(ITE 215)	External	0.85	554	11	25	36	25	19	43
Multifamily Mid-Rise Housing - 300 DU	(ITE 221)	External	0.85	1,178	24	80	104	61	39	100
Public Park - 47.7 Acres	(ITE 411)	External	0.85	102	1	0	1	12	9	21
Elementary School - 715 Students	(ITE 520)	External	0.10	162	29	24	53	5	6	11
Middle/Junior High School - 339 Students	(ITE 522)	External	0.10	72	12	10	23	2	3	5
Strip Retail Plaza - 15,000 SF	(ITE 822)	External	0.70	572	15	10	25	34	35	69
Filing 4 Total External Project Trips				5,590	148	307	456	327	222	547
Total External Project Trips				20,418	445	885	1,330	1,103	802	1,904

Issue with high adjacent throughs and no right turn lane

This condition is expected to be temporary, as in Filing 4 (2031 horizon) the Harvest Road connection from Mississippi Ave to Alameda Ave will be completed, resulting in a significant decrease in both westbound through and westbound right turning movements -- at which point a westbound right turn lane would not be needed. In addition to this, during this temporary condition the intersection is expected to operate acceptably with this geometry in this horizon. It is believed providing this westbound right turn lane for a temporary condition would result in overbuilding the roadway for its ultimate expected traffic volume.

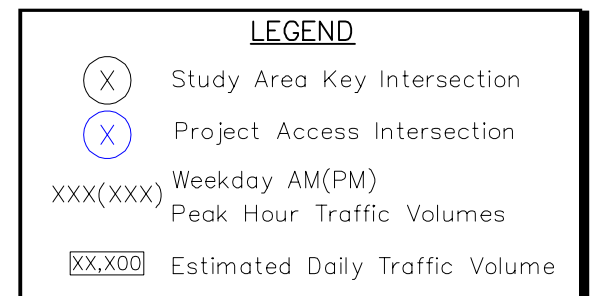
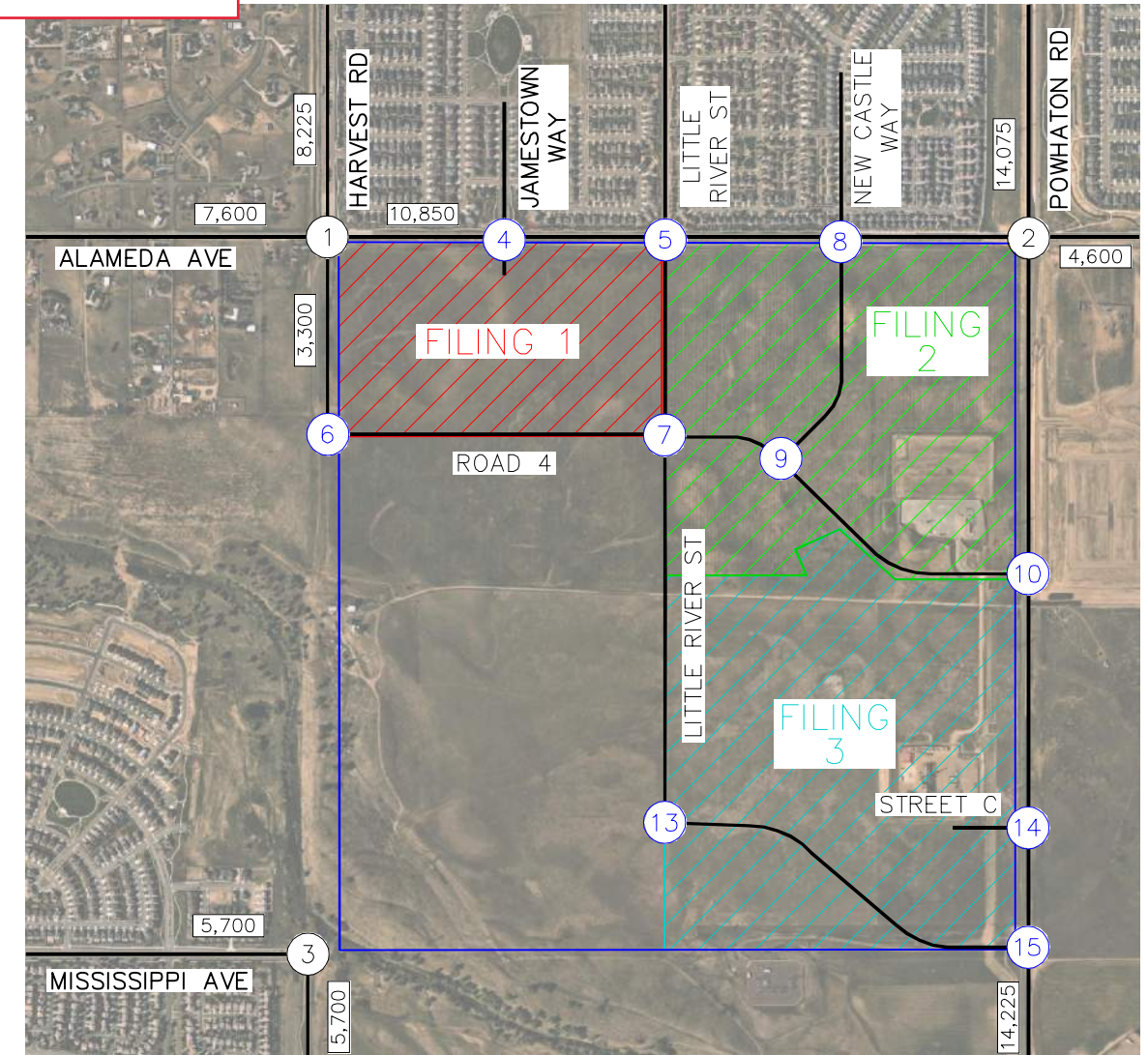
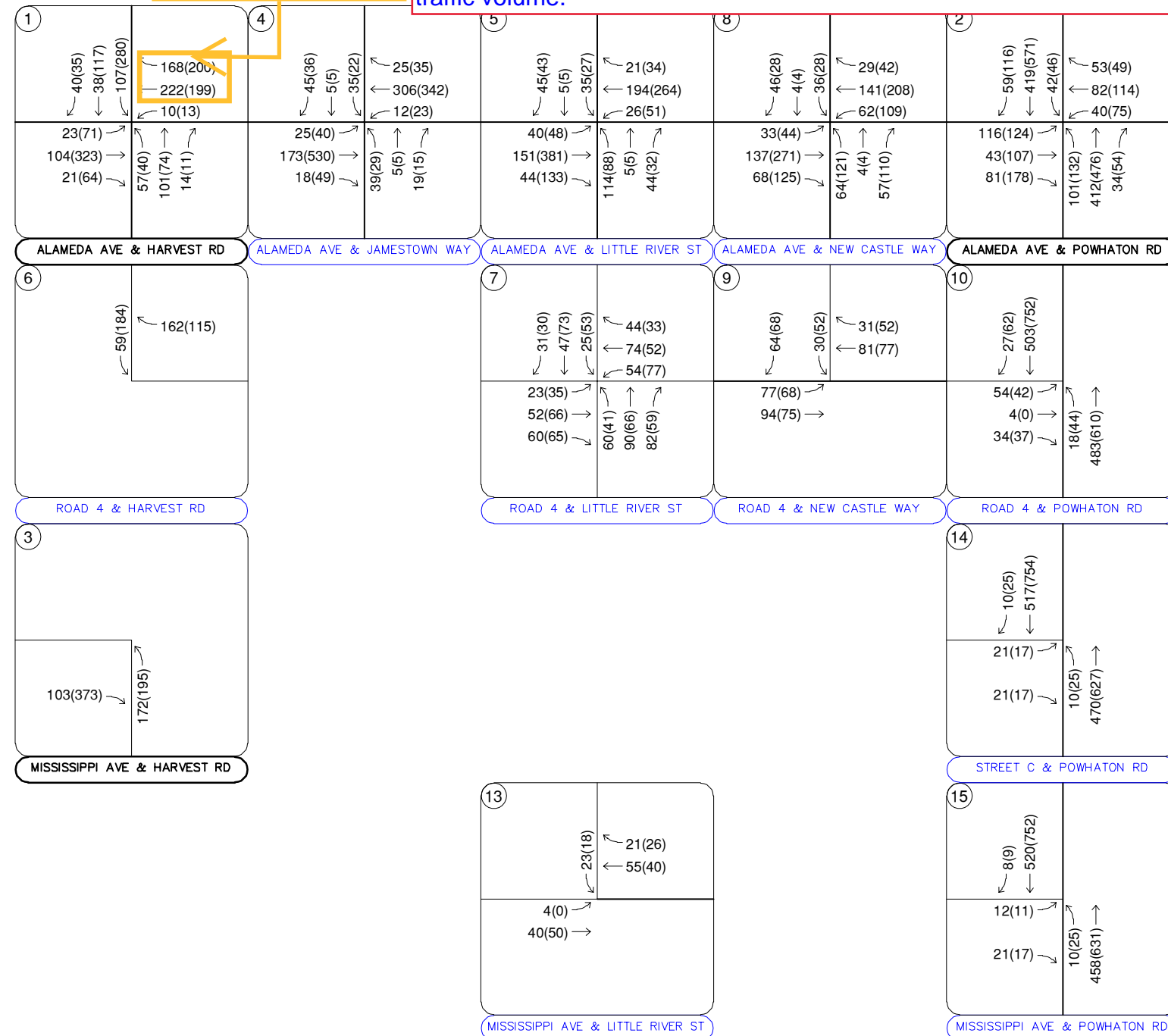


FIGURE 16
PARKLANDS VILLAGE 2
AURORA, COLORADO
2029 TOTAL TRAFFIC VOLUMES

5.2 Key Intersection Operational Analysis

Calculations for the operational level of service at the key intersections for the study area are provided in **Appendix D**. The existing year analysis is based on the lane geometry and intersection control shown in **Figure 2**. Existing peak hour factors were utilized in the existing and 2025 horizon analysis years while the HCM urban standard of 0.92 was used for the 2027, 2029, and 2031 horizon analysis years. The existing heavy vehicle percentages obtained from the turning movement counts were also used in each horizon year. Synchro traffic analysis software was used to analyze the signalized and unsignalized key intersections for HCM level of service.

Alameda Avenue and Harvest Road (#1)

The intersection of Alameda Avenue and Harvest Road (#1) is unsignalized and operates with stop control on the southbound approach of Harvest Road. The intersection movements operate acceptably at LOS B or better during both peak hours under existing conditions. With project traffic, the south leg of the intersection will be constructed during Filing 1 construction. The northbound approach operates acceptably as a single lane, shared with all movements in the 2025 Filing 1 horizon. In addition, left and right turn lanes along Alameda Avenue are not needed operationally. In the 2025 horizon, it was assumed that the northbound and southbound Harvest Road approaches would be stop-controlled.

By the 2027 horizon, this intersection is anticipated to require the addition of left turn lanes in each direction to operate acceptably, and by the 2029 horizon, the intersection is anticipated to require signalization for acceptable operations. This is largely due to existing traffic and the anticipated high southbound left turning movement created by this project, Harmony development, and Parklands Village 1 traffic. If not provided in the 2027 horizon, with signalization in approximately the 2029 horizon, it is recommended each approach to the intersection provide a left turn lane and a shared through/right turn lane. With these recommended improvements, the intersection is anticipated to operate well in this configuration through the 2031 full buildout horizon. **Table 4** provides the results of the LOS analysis conducted at this intersection. Of note, an MUTCD Four Hour Signal Warrant analysis was completed for this intersection to show its warrant condition by 2029, and the signal warrant analysis worksheet is included in **Appendix G**.

Only scenarios shown in Table 4 with the "##" or "##^" designations were analyzed as signalized whereas all others were unsignalized. This sentence here has been clarified to describe that in the 2029 horizon with project traffic a signal would be required for acceptable operations. If this project was not built, it would be expected that there would still be no south leg constructed at this intersection and as such, the intersection would be expected to continue operating at an acceptable LOS in 2029 as a stop-controlled intersection.

Table 4 – Alameda Avenue & Harvest Road (#1) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Adjusted Existing				
Eastbound Left	7.6	A	7.5	A
Southbound Left	10.1	B	11.7	B
Southbound Right	9.2	A	8.9	A
2025 Background				
Eastbound Left	7.6	A	7.5	A
Southbound Left	10.1	B	11.8	B
Southbound Right	9.2	A	8.9	A
2025 Background Plus Project #				
Northbound Approach	12.9	B	16.5	C
Eastbound Left	7.8	A	7.7	A
Westbound Left	7.4	A	7.8	A
Southbound Left	12.3	B	16.1	C
Southbound Through/Right	10.6	B	14.4	B
2027 Background				
Eastbound Left	7.7	A	7.6	A
Southbound Left	10.2	B	12.2	B
Southbound Right	9.3	A	9.0	A
2027 Background Plus Project ##				
Northbound Left	13.3	B	18.4	C
Northbound Through/Right	13.5	B	16.6	C
Eastbound Left	8.1	A	8.2	A
Westbound Left	7.5	A	8.1	A
Southbound Left	14.1	B	30.8	D
Southbound Through/Right	11.5	B	17.2	C
2029 Background				
Eastbound Left	7.7	A	7.7	A
Southbound Left	10.5	B	13.6	B
Southbound Right	9.4	A	9.1	A
2029 Background Plus Project ##^ - Overall	18.6	B	20.9	C
Eastbound Approach	12.1	B	20.2	C
Westbound Approach	14.8	B	20.1	C
Northbound Approach	27.1	C	27.3	C
Southbound Approach	24.2	C	20.6	C
2031 Background ##				
Northbound Left	7.8	A	7.9	A
Eastbound Left	18.4	C	23.3	C
Eastbound Through/Right	13.5	B	26.4	D
Westbound Left	22.9	C	53.8	F
Westbound Through/Right	15.4	C	15.8	C
Southbound Left	8.0	A	8.1	A
2031 Background Plus Project ##^ - Overall	18.2	B	20.6	C
Eastbound Approach	35.2	D	31.0	C
Westbound Approach	39.1	D	32.5	C
Northbound Approach	9.0	A	15.6	B
Southbound Approach	7.5	A	12.7	B

With or without
signalization?

See
previous
note on
page 9 of
this PDF.

= New south leg with one lane for shared movements; ## = # + left turn lanes in each direction; ### = ## + signalization; ##^ = ## + signalization

Alameda Avenue and Powhatan Road (#2)

The unsignalized intersection of Alameda Avenue and Powhatan Road (#2) operates with stop control on the eastbound and westbound approaches of Alameda Avenue. The intersection movements operate acceptably at LOS B or better during both peak hours under existing conditions. The intersection movements are anticipated to operate acceptably with the Filing 1 project traffic in year 2025 without intersection improvements.

By the 2027 horizon, this intersection is anticipated to require the addition of left turn lanes in the eastbound and westbound directions. Additionally, a southbound right turn lane is anticipated to be warranted by this horizon and as such it was included in the analysis of this intersection during this horizon. At the 2029 horizon, the intersection is anticipated to require signalization to continue

operating acceptably. An MUTCD Four Hour Signal Warrant analysis was completed with and without the project traffic in the 2029 horizon. The signal is not anticipated to be warranted based on projected 2029 background traffic volumes, however, there are anticipated to be minor movements on Alameda Avenue that are expected to occur without project traffic, so it is expected a signal would be warranted with project traffic. With these recommended improvements, the intersection is expected to operate well in this configuration through the 2031 full buildout horizon. LOS analysis conducted at this intersection.

Only scenarios shown in Table 5 with the "#^" designations were analyzed as signalized whereas all others were unsignalized. For purposes of studying this intersection, the 2029 background scenario was analyzed as unsignalized still to show that the intersection would operate with LOS F turning movements if the intersection continued operating as a stop-controlled intersection.

Table 5 – Alameda Avenue & Powhatan Road (#2) LOS Results

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2023 Adjusted Existing				
Northbound Left	7.5	A	7.5	A
Eastbound Approach	10.6	B	10.8	B
Westbound Approach	10.8	B	10.6	B
Southbound Left	7.4	A	7.6	A
2025 Background				
Northbound Left	7.5	A	7.5	A
Eastbound Approach	10.8	B	11.5	B
Westbound Approach	10.3	B	11.2	B
Southbound Left	7.5	A	7.6	A
2025 Background Plus Project				
Northbound Left	7.5	A	7.6	A
Eastbound Approach	11.1	B	12.5	B
Westbound Approach	10.4	B	11.8	B
Southbound Left	7.5	A	7.6	A

Updated.

Add Table # & Title and "Con't"

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2027 Background				
Northbound Left	7.9	A	7.9	A
Eastbound Approach	13.9	B	16.3	C
Westbound Approach	13.6	B	17.1	C
Southbound Left	7.9	A	8.0	A
2027 Background Plus Project #				
Northbound Left	8.0	A	8.4	A
Eastbound Left	17.3	C	23.9	C
Eastbound Through/Right	12.6	B	19.0	C
Westbound Left	14.9	B	20.8	C
Westbound Through/Right	14.2	B	20.0	C
Southbound Left	7.9	A	8.1	A
2029 Background				
Northbound Left	8.5	A	8.9	A
Eastbound Approach	19.9	C	37.3	E
Westbound Approach	22.5	C	73.2	F
Southbound Left	8.4	A	8.7	A
2029 Background Plus Project #^ - Overall	15.7	B	18.8	B
Eastbound Approach	35.2	D	32.2	C
Westbound Approach	32.3	C	30.9	C
Northbound Approach	8.4	A	12.2	B
Southbound Approach	8.8	A	13.3	B
2031 Background #				
Northbound Left	9.0	A	9.1	A
Eastbound Left	171.0	F	>300	F
Eastbound Through/Right	35.7	E	106.1	F
Westbound Left	57.7	F	>300	F
Westbound Through/Right	58.9	F	83.9	F
Southbound Left	8.9	A	9.2	A
2031 Background Plus Project #^ - Overall	14.6	B	15.5	B
Eastbound Approach	35.9	D	34.2	C
Westbound Approach	31.3	C	30.5	C
Northbound Approach	9.6	A	10.8	B
Southbound Approach	8.7	A	10.1	B

without
signalization?See
previous
note on
page 11 of
this PDF.

= Eastbound and westbound left turn lanes; #^ = # + signalization

Table 8 – Turn Lane Warrant and Length Summary

Intersection	2025			2027			2029			2031		
	Volume	Met?	Length	Volume	Met?	Length	Volume	Met?	Length	Volume	Met?	Length
Alameda Ave & Harvest Rd (#1)												
Northbound Left	29	X		48	Y	275'+160'T	57	Y	275'+160'T	64	Y	275'+160'T
Southbound Left	43	Y	275'+160'T	177	Y	275'+160'T	280	Y	275'+160'T	153	Y	275'+160'T
Eastbound Left	67	X		70	Y	150'+120'T	71	Y	150'+120'T	72	Y	150'+120'T
Eastbound Right	35	N		53	X		64	X		81	X	
Westbound Left	5	N		12	X		13	X		103	Y	150'+100'T
Westbound Right	35	N		139	X		200	X		122	X	
Alameda Ave & Powhatan Rd (#2)												
Northbound Left	28	Y	150'+140'T	59	Y	150'+140'T	132	Y	150'+140'T	37	Y	150'+140'T
Eastbound Left	54	X		102	Y	150'+100'T	124	Y	150'+100'T	145	Y	150'+100'T
Westbound Left	14	N		44	Y	150'+100'T	75	Y	150'+100'T	48	Y	150'+100'T
Northbound Right	15	N		35	N		54	X		39	N	150'+140'T
Eastbound Right	47	N		79	X		178	X		37	N	150'+100'T
Southbound Right	40	N		95	Y	150'+140'T	116	Y	150'+140'T	116	Y	150'+140'T
Mississippi Ave & Harvest Rd West (#3)												
Northbound Left	-	-	-	-	-	-	-	-	-	115	Y	275'+160'T
Southbound Right	-	-	-	-	-	-	-	-	-	263	Y	275'+160'T

High adjacent through volumes are an issue

Why don't these high volumes meet?

See note on Figure 16 (page 8 of 13) of this document for a more detailed discussion. Because the buildout (2031) horizon traffic volumes will have the Harvest Rd connection built, the westbound through volumes are expected to be under 100 veh/hr in the peak hour with the 122 Westbound Right vehicles in the hour. Per previous discussion with City of Aurora staff, when the adjacent through volumes are under 100 veh/hr a right turn lane would not be required. This is the case for both the Int #1 Westbound Right and the Int #2 Eastbound Right turn lanes. This is explained in the paragraphs right after this table and it is believed constructing a turn lane for this temporary condition would result in overbuilding the roadways. However, we have added a statement to the executive summary, this section, and the conclusion of the report that discusses that additional improvements may be constructed based on the public improvement plans and further coordination should be had with the design team. The purpose of this study is to assess what will be needed operationally and it is understood any additional laneage beyond the configuration shown in this study would result in improved level of service at the study area intersections. These results show are shown for what is needed operationally.

Response to comment
in blue boxes

Public Improvement Plan FOR

Parklands Development
AURORA, COLORADO
CASE NO. DA-2289-00

Prepared for:

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8678 Concord Center Drive, #200
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Phone: 303-346-7006

Prepared by:



CORE Consultants, Inc.
3473 South Broadway
Englewood, CO 80113
Contact: Rob Hansen, PE
Phone: 303-703-4444
CORE Project Number: 20-226

February 19, 2023
Rev 1 August 10, 2023



Roadway improvements shall comply with the City of Aurora's engineering standards. Traffic Reports will be conducted to anticipate traffic volumes and movement requirements to confirm that the anticipated roadway sections will meet the needs of the development. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrant as required by the adopted fire code and city ordinances.

The development anticipates the need for traffic signal improvements to adequately meet the needs of the proposed master plan. Future traffic signals identified in the traffic report and PIP will be escrowed per City criteria when the adjacent planning area is developed.

The FEMA requirement for Outdoor Emergency Warning Systems a 60-70 foot monopole tower using an alert siren. This development shall adhere to the City of Auroras standard Whelen Siren System. The land requirement for the proposed tower is a 10'x10' easement. Each siren covers approximately 3,000 radial feet at 70 dB and is typically spaced one siren per square mile. Sirens will be sited on every ½ section of ground (320 Acres) or 6,000 feet apart to provide edge coverage. The exact placement of sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system-wide basis.

Form J of the Master Plan Amendment outlines the specifics of the phasing and appropriate triggers for all Parks and Open Space locations. Additionally, timing of each of the parks has been included in the PIP exhibits and narrative to provide additional clarity.

3.2. Deferral Agreements

Deferral of any improvements will be per recorded deferral agreements that have been approved by the Director of Public Works.

3.3. Middle Aurora Regional Improvement Authority (MARIA)

The project is considering the possibility of joining MARIA. If the project joins MARIA, this could assist with regional infrastructure improvements including those associated with Parklands. This would also allow the triggers for several roadway improvements and traffic signal improvements to be modified. The formation of MARIA is being considered. Specific details and impacts to the development are outside the scope of the PIP and will be identified during the formation of MARIA, if it occurs. The PIP has been prepared assuming MARIA is not formed. Once MARIA is formed infrastructure development timing can be addressed.

Revised.

Please add this statement to this paragraph as well:
"Any improvement identified in this document to be a responsibility of MARIA, are the responsibility of the Master developer. At the time when the project is constructed, if the master plan has not yet been incorporated into MARIA, and MARIA has not accepted the responsibility of said improvements, then it is the responsibility of this development."

Add revision and rev cloud label.

Sanitary Sewer

- Approximately 750LF of the 30" SENAC Wastewater Interceptor for the downstream connection point to the upstream side of Coal Creek. Reimbursed by the City.
- 8" sanitary sewer in Harvest Rd from Alameda to approximately halfway between Road 4 and Mississippi Ave
- 10" sanitary sewer in Harvest Rd from approximately halfway between Road 4 and Mississippi Ave to Mississippi Ave
- 15" sanitary sewer in Harvest Rd from Mississippi to the connection to SENAC interceptor, south of Mississippi Ave
- 8" sanitary sewer in S Little River St from Road 4 to Alameda Ave

Drainage

- Detention Pond H and outfall to Coal Creek
- Storm drain system extending from Planning Area 2A to Pond H.

Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 850th certificate of occupancy within Planning Areas 2A, 2C, and AAC-2 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-4.
 - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
 - The neighborhood park shall have on street parking (no parking lot)
 - Service Area to include Planning Areas 2A, 2C, and AAC-2

6.5. Group 5



Group 5 consists of development within Village 2, specifically Planning Area 2B, a portion of 2D, NP-5, AAC-3, and O&G-2. This grouping consist of single family residential, a neighborhood park, and commercial development. In addition 18.3 acres of this grouping is reserved for oil and gas. Group 5 bounded by Powhaton Road to the east and Alameda Avenue to the north, with S. Little River Street to the west. In addition, Road 4 will provide internal connectivity between these major roadways.

The following improvements are required as part of the development of Group 5. Additional offsite improvements for planning areas may also be required to satisfy traffic and life safety requirements.

Roadway

- E. Alameda Avenue from S. Little River Street to Powhaton as a four-lane arterial. The northern two lanes are existing and were constructed as part of the adjacent development. The remaining southern two lanes, landscape and sidewalk improvements are triggered by adjacent development or as traffic warrants.

Please revise highlighted language to "Group 5/Group 7 boundary" to be consistent with the Overall PIP Exhibit 1 label on sheet 40 of 53, typ. ALL

- S Little River Street from E. Alameda Avenue to **border of Group 5 and Group 7** as a two-lane **Noted and revised.** two-lane collector.
- Powhaton Road from E. Alameda Avenue to Intersection with Road 4 as a four lane arterial. Parklands is responsible for the western two lanes, landscape and sidewalk improvements are required as traffic warrants. Eastern two lanes shall be completed with the adjacent development. If two lanes are existing at time of Group 5 development remaining two lanes shall be as traffic warrants.
- Road 4 from S. Little River Street to Powhaton as a two-lane collector or alternative two-lane collector
- Roadway improvements internal to each planning area
- Traffic signals when warranted at:
 - Powhaton Rd and Road 4
 - Powhaton Rd and Alameda Ave
- Roundabout at Road 4 and Little River Street

Water

- 12" waterline in Road 4 from S. Little River St to Powhaton Rd
- 12" waterline in S. Little River St from **border of Group 5 and Group 7** to Alameda Ave
- 60" waterline in S. Powhaton Rd from Road 4 to Alameda Ave. Developer to enter into agreement with City of Aurora for upsizing from 16" water required to serve the development
- 24" waterline in Alameda Ave is existing.
- Appropriate water looping to provide two points of connection.

Sanitary Sewer

- 8" sanitary sewer in S Little River St from **border of Group 5 and Group 7** to Alameda Ave
- 8" sanitary sewer in Alameda Ave from Powhaton Rd to existing 12" stub in Alameda Ave
- 8" sanitary sewer in S. Powtahn Rd from Road 4 to Alameda Ave

Drainage

- Detention Pond J and outfall to Adonea
- Detention Pond K and outfall to Adonea

Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 350th certificate of occupancy within Planning Areas 2B, and AAC-3 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-5.
 - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
 - The neighborhood park shall have on street parking (no parking lot)
 - Service Area to include Planning Areas 2B and AAC-3

- 12" sanitary sewer in Mississippi Ave from S Little River St. to Harvest Rd
- 15" sanitary sewer in Harvest Rd from Mississippi Ave to SENAC sanitary connection, south of Mississippi Ave
- Approximately 750LF of the 30" SENAC Wastewater Interceptor for the downstream connection point to the upstream side of Coal Creek. Reimbursed by the City.

Drainage

- Detention Pond H and outfall to Coal Creek
- Storm drain system extending from Planning Area 2A to Pond H.
- Detention Pond G and outfall to Coal Creek
- Coal Creek stabilization improvements adjacent to Group 6.
- Coordinate the outfall of Pond L, open channel or piped.

Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 850th certificate of occupancy within Planning Areas 2A, 2C, and AAC-2 combined or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-4.
 - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
 - The neighborhood park shall have on street parking (no parking lot)
 - Service Area to include Planning Areas 2A, 2C, and AAC-2

6.7. Group 7

Group 7 consists of development within Village 2, including a portion of Planning Area 2D and O&G-1. This grouping consists of 130 acres of single family residential, a neighborhood park as well as 14.3 acres of oil and gas land. Group 7 is bounded by Powhatan Road to the east and Mississippi Avenue to the South. Road 4 is located along the northern boundary and connection from Powhatan to Harvest Road.

The following improvements are required as part of the development. Additional off-site improvements for planning areas may also be required to meet traffic and life safety requirements.

Roadway

- Mississippi Ave from S. Little River St. to S. Powhatan Rd as a four lane arterial. Two lanes shall be required as a minimum. Remaining two lanes shall be triggered by adjacent development or as traffic warrants.
- Powhatan Road from Intersection with Road 4 to Mississippi Ave as a four lane arterial. Parklands is responsible for the western two lanes, landscape and sidewalk improvements are required as traffic warrants. Eastern two lanes shall be completed with the adjacent development. If two lanes are existing at time of Group 7 development remaining two lanes shall be as traffic warrants.
- S Little River Street from Roundabout at Intersection with Road 4 to Mississippi Ave as a two-lane collector or alternative two-lane collector

Revised

Please revise highlighted language to "Group 5/Group 7 boundary and Road 4 makeup the northern boundary of Group 7." to be consistent with the Overall PIP Exhibit 1 label on sheet 40 of 53.

- Road 4 from S. Little River Street to Powhatan as a two-lane collector or alternative two-lane collector
- Roadway improvements internal to each planning area
- Traffic signals when warranted at:
 - Powhatan Rd and Road 4
 - S. Little River St and Mississippi Ave
 - Powhatan Rd and Mississippi Ave
- Roundabout at S. Little River and Road 4

noted

Aurora Water will need to review this report as well.

Water

- 12" waterline in Road 4 from S. Little River St to Powhatan Rd
- 12" waterline in S. Little River St from Mississippi Ave to Alameda Ave
- 60" waterline in S. Powhatan Rd from Mississippi Ave to Alameda Ave. Developer to enter into agreement with City of Aurora for upsizing from 16" water required to serve the development
- 16" waterline in Mississippi from S. Little River St to S Powhatan Rd
- Appropriate water looping to provide two points of connection.

Sanitary Sewer

- 8" sanitary sewer in Powhatan Rd from approximately halfway between Mississippi Ave and Road 4 to Alameda Ave
- 8" sanitary sewer in Alameda Ave from Powhatan Rd to connection with existing 12" sanitary stub from Traditions
- 8" sanitary sewer in S. Little River St from Planning Area 2D-1 to Alameda Ave
- 12" sanitary sewer in Mississippi from S. Powhatan Rd to Harvest Rd
- 15" sanitary sewer in Harvest Rd from Mississippi Ave to SENAC sanitary connection, south of Mississippi Ave
- Approximately 750LF of the 30" SENAC Wastewater Interceptor for the downstream connection point to the upstream side of Coal Creek. Reimbursed by the City.

Drainage

- Detention Pond L and determine outfall type, open channel or piped. To be located within or along Mississippi Ave, discharging to Coal Creek.
- Coal Creek stabilization improvements adjacent to Group 7.
- As internal development withing Planning Area 2D develops storm drain will need to be extended to Powhatan Rd through 2D to convey offsite flows and another storm drain system will be extended to planning area 3A.

Parks and Open Space

The following parks and open space improvements are required prior to the issuance of the 380th certificate of occupancy within Planning Area 2D or within 6 months of completion of infrastructure including adjacent roads and water extension to the site, whichever is later. Park plan submittal will be included in the Filing that contains the trigger certificate of occupancy:

- Neighborhood Park within planning area NP-6.
 - Elements within this neighborhood park shall include 1 inclusive playground features, multi-purpose turf area, restrooms, picnic facilities, bike racks, trash receptacles and internal paths with connections to off-site trails.
 - The neighborhood park shall have on street parking (no parking lot)
 - Service Area to include Planning Area 2D.