

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
16. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION ON AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
17. AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
20. NL PARKLANDS V4 LAND CO., LLC, SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA AVENUE AND HARVEST ROAD IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
21. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
22. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
23. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
24. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
25. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
26. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
27. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350' FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.
28. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE - CASE NOISE CONDITIONS.
29. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HERIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT
NL PARKLANDS V4 LAND CO, LLC

8678 CONCORD CTR DR, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
SP 01 - 11/09/2022
SP 02 - 03/16/2023
SP 03 - 04/28/2023
TECH 01 - 03/26/2024
TECH 02 - 09/18/2024
TECH 03 - 11/04/2024

SHEET TITLE:

NOTES

SHEET 2

ABBREVIATIONS

APPD	APPROVED
APPROX	APPROXIMATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BLVD	BOULEVARD
BW	FINISH GRADE AT BOTTOM OF WALL
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
COM	COMMUNICATIONS
CTV	CABLE TELEVISION
CY	CUBIC YARDS
E	EAST OR ELECTRIC
EA	EACH
EL	ELEVATION
ELEC	ELECTRIC
EOP	EDGE OF PAVEMENT
EX	EXISTING
FFFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOW LINE
FO	FIBER OPTIC
G	GAS
HP	HIGH POINT
ID	INSIDE DIAMETER
IRR	IRRIGATION
LF	LINEAR FEET
LP	LOW POINT
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MP	APPROVED PARKLANDS MASTER PLAN
N	NORTH
NE	NORTHEAST
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTHWEST
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REV	REVISION
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SB	SOUTHBOUND
SD	STORM DRAIN
SE	SOUTHEAST
SF	SQUARE FEET
SS	SANITARY SEWER
ST	STORM SEWER
STA	STATION
SW	SOUTHWEST
SWE	SIDEWALK & UTILITY EASEMENT
S/W	SIDEWALK
SY	SQUARE YARDS
T	TELEPHONE
TC	TOP OF CURB
TW	FINISH GRADE AT TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
VAR	VARIES
W	WEST

LEGEND

---	PROPERTY LINE/TRACT LINE
---	RIGHT OF WAY LINE
---	STREET CENTERLINE
---	EASEMENT LINE
---	PHASE BOUNDARY
---	PROPOSED BUILDING PAD
OH	EXISTING OVERHEAD ELECTRIC
FO	EXISTING FIBER OPTIC LINE
S	EXISTING SANITARY SEWER MAIN
W	EXISTING PUBLIC WATER MAIN
TV	EXISTING CABLE TV LINE
E	EXISTING ELECTRIC LINE
W	PROPOSED PUBLIC WATER MAIN
S	PROPOSED PUBLIC SEWER MAIN
T2	PROPOSED CONTOUR
2	EXISTING CONTOURS
X	EXISTING FENCE
→	PROPOSED SWALE
---	PROPOSED STORM DRAIN
□	SIGHT DISTANCE TRIANGLES
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	PROPOSED SEWER MANHOLE
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE HYDRANT
⊙	EXISTING SIGN
⊙	EXISTING STREET LIGHT
⊙	EXISTING GATE VALVE
⊙	EXISTING POWER PIPE
⊙	EXISTING SURVEY MONUMENT
⊙	EXISTING TELECOM MANHOLE
⊙	EXISTING ELECTRIC MANHOLE
⊙	EXISTING GUY WIRE
⊙	PROPOSED SURVEY MONUMENT
▶	PROPOSED REDUCER
⊙	PROPOSED WATER METER
⊙	PROPOSED GATE VALVE
⊙	PROPOSED STREET LIGHT
⊙	PROPOSED STOP SIGN

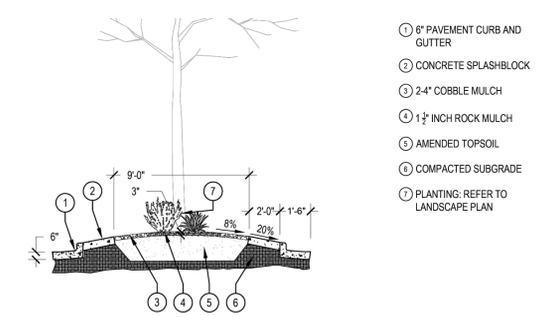
TRACT TABLE

TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	1915683	43.98	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	321761	7.39	DRAINAGE ESMT (POND H)	HOA
TRACT B	145963	3.35	LANDSCAPE*	HOA
TRACT C	3318	0.08	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT D	3250	0.07	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT E	17074	0.39	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT F	187054	4.29	DRAINAGE ESMT (POND J)	HOA
TRACT G	2159	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT H	720	0.02	LANDSCAPE	HOA
TRACT I	13372	0.31	FIRE, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT J	2496	0.06	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT K	8607	0.20	LANDSCAPE	HOA
TRACT L	2496	0.06	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT M	16280	0.37	LANDSCAPE	HOA
TRACT N	155188	3.56	LANDSCAPE*	HOA
TRACT O	5280	0.12	LANDSCAPE	HOA
TRACT P	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT Q	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT R	2158	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT S	3076	0.07	LANDSCAPE*	HOA
TRACT T	2159	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT U	2390	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT V	11423	0.26	FIRE, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT W	800	0.02	LANDSCAPE	HOA
TRACT X	8840	0.20	FIRE & PUBLIC ACCESS ESMT	HOA
TRACT Y	800	0.02	LANDSCAPE	HOA
TRACT Z	17814	0.41	FIRE, SANITARY SEWER, & PUBLIC ACCESS ESMT	HOA
TRACT AA	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT BB	42378	0.97	LANDSCAPE*	HOA
TRACT CC	2132	0.05	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT DD	2132	0.05	LANDSCAPE	HOA
TRACT EE	11376	0.26	LANDSCAPE	HOA
TRACT FF	22313	0.51	LANDSCAPE	HOA
TRACT GG	5940	0.14	LANDSCAPE*	HOA
TRACT HH	2640	0.06	LANDSCAPE	HOA
TRACT II	11434	0.26	LANDSCAPE*	HOA
TRACT JJ	7085	0.16	LANDSCAPE*	HOA
TRACT KK	13470	0.31	LANDSCAPE*	HOA
TRACT LL	10841	0.25	LANDSCAPE*	HOA
TRACT MM	15941	0.37	LANDSCAPE*	HOA
TRACT NN	2715	0.06	LANDSCAPE*	HOA
TRACT OO	21502	0.49	LANDSCAPE*	HOA
TRACT PP	29209	0.67	LANDSCAPE	HOA

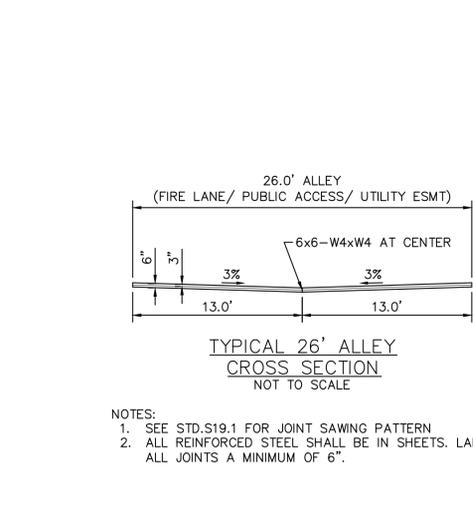
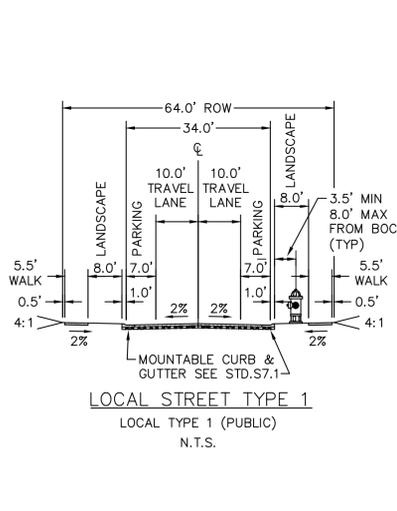
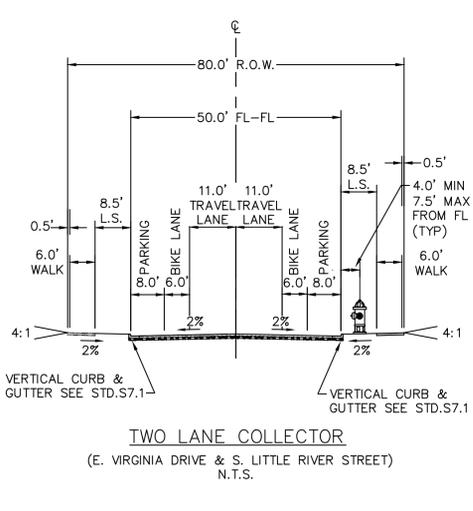
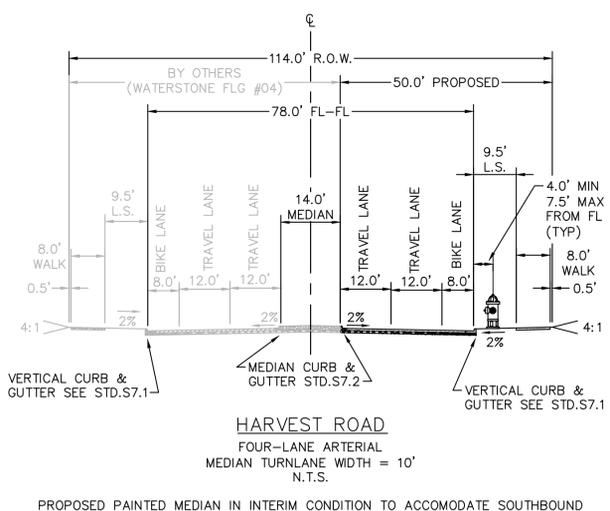
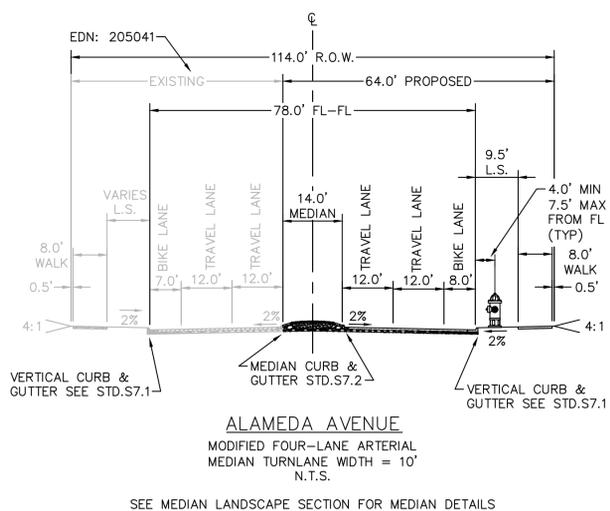
LEGAL DESCRIPTION
 THE NW 1/4 AND W 648.89 FEET OF THE NE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P. M., COUNTY OF ARAPAHOE, STATE OF COLORADO

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 NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°52'40" EAST, A DISTANCE OF 2646.04 FEET.

*LAND DEDICATED FOR OPEN SPACE, OTHER PARK USES, AND TRAILS ACCORDING TO THE LAND DEDICATION CRITERIA SET FORTH IN THE CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL



MEDIAN LANDSCAPE SECTION
 SCALE: 1/4" = 1'-0"



CHECKED BY: LNS
 DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

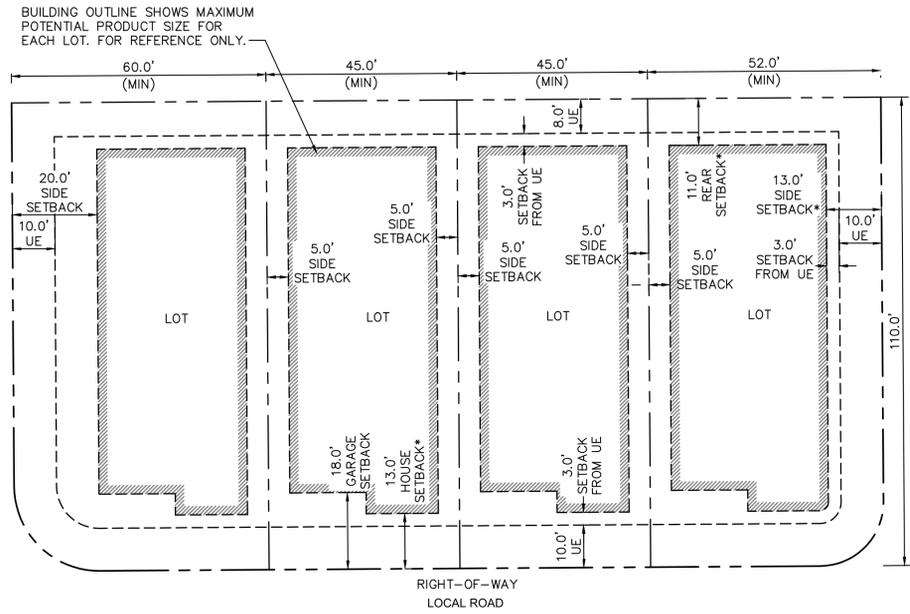
APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

NOT FOR
CONSTRUCTION
KimleyHorn
Kimley-Horn and Associates, Inc.

DATE:
SP01 - 11/09/2022
SP02 - 03/15/2023
SP03 - 04/28/2023
TECH 01 - 03/26/2024
TECH 02 - 09/18/2024
TECH 03 - 10/31/2024

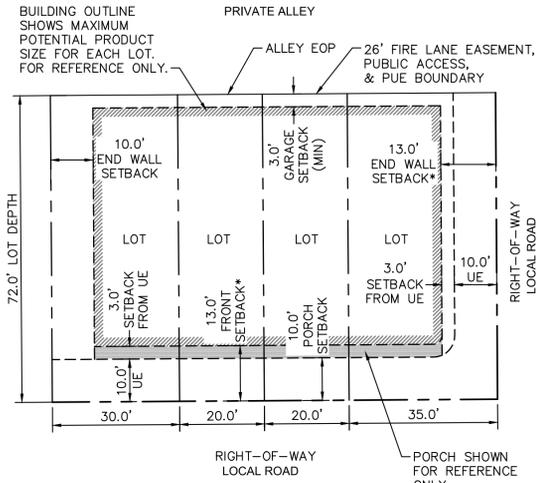
SHEET TITLE:
SITE PLAN
DETAILS



SINGLE FAMILY DETACHED LOTS (SMALL)
TYPICAL BUILDING SETBACKS

N.T.S.

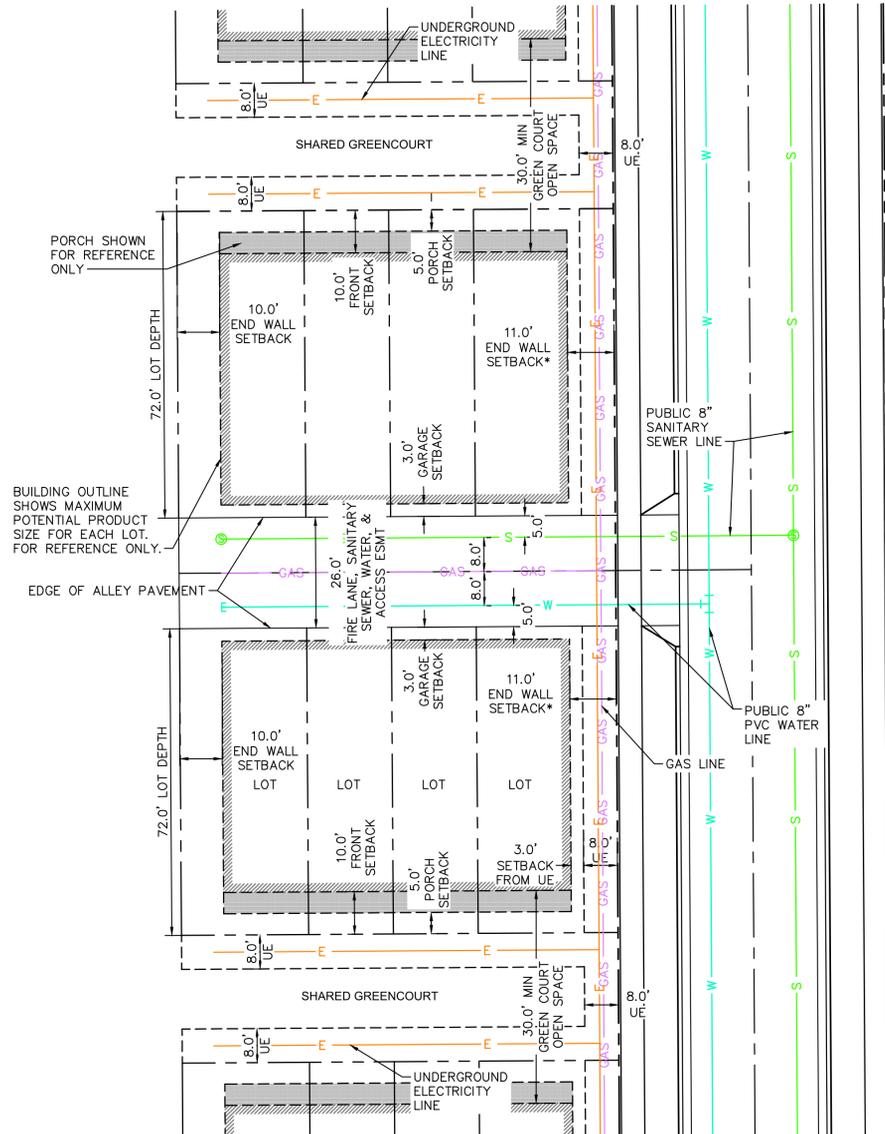
*SETBACK IS GREATER THAN THE MINIMUM SETBACK REQUIRED BY THE CITY OF AURORA UDO TABLE 4.2-6. THIS IS TO ACCOMMODATE AN ADDITIONAL 3' ADDED TO MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.



SINGLE FAMILY ATTACHED LOTS (TOWNHOME)
TYPICAL BUILDING SETBACKS

N.T.S.

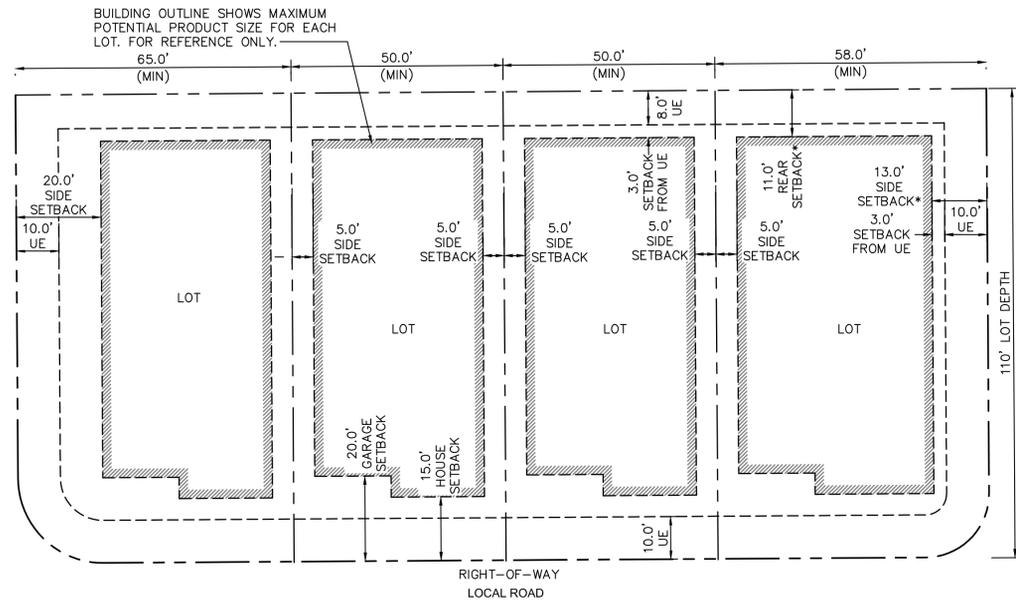
*SETBACK IS GREATER THAN THE MINIMUM SETBACK REQUIRED BY THE CITY OF AURORA UDO TABLE 4.2-6. THIS IS TO ACCOMMODATE AN ADDITIONAL 3' ADDED TO MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.



SINGLE FAMILY ATTACHED LOTS (GREENCOURT TOWNHOME)
TYPICAL BUILDING SETBACKS & UTILITY LAYOUT

N.T.S.

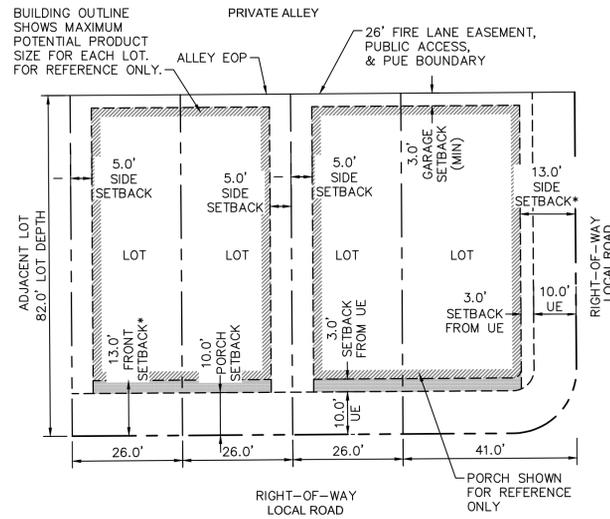
*SETBACK IS GREATER THAN THE MINIMUM SETBACK REQUIRED BY THE CITY OF AURORA UDO TABLE 4.2-6. THIS IS TO ACCOMMODATE AN ADDITIONAL 3' ADDED TO MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.



SINGLE FAMILY DETACHED LOTS (STANDARD)
TYPICAL BUILDING SETBACKS

N.T.S.

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TWO FAMILY LOTS (DUPLEX)
TYPICAL BUILDING SETBACKS

N.T.S.

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THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

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Kimley-Horn and Associates, Inc.

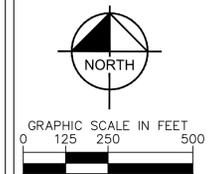
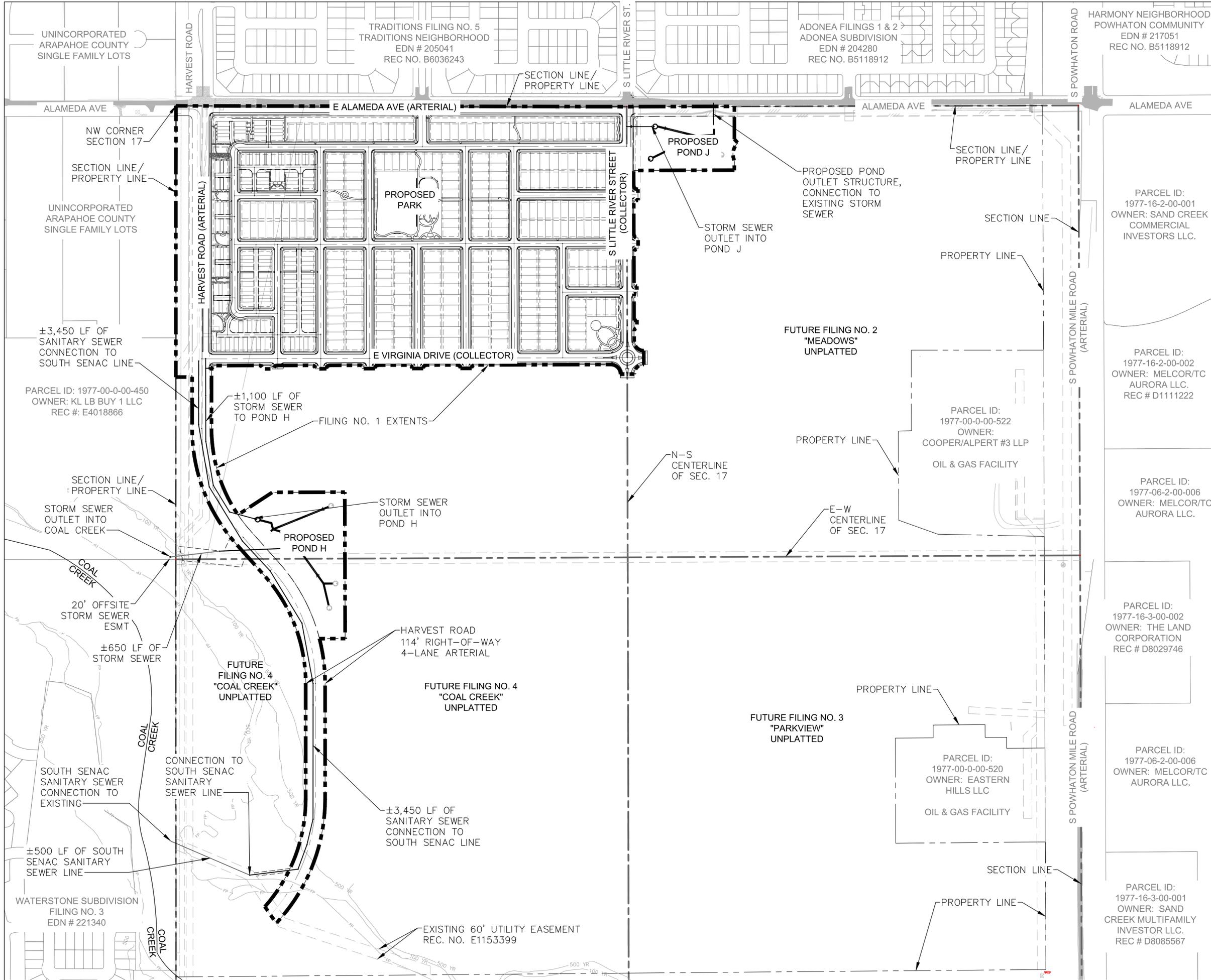
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SHEET TITLE:
CONTEXT
MAP

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF PARKLANDS VILLAGE 2, FILING NO. 1 PER THE APPROVED PUBLIC IMPROVEMENT PLANS.

ROADWAY:

- HARVEST ROAD FROM E. ALAMEDA AVENUE TO INTERSECTION WITH E VIRGINIA DRIVE AS A FOUR-LANE ARTERIAL.
-THIS PROJECT IS RESPONSIBLE FOR THE EAST HALF.
- E. ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A FOUR-LANE ARTERIAL. THE NORTHERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE ADJACENT DEVELOPMENT (TRADITIONS NEIGHBORHOOD). THE REMAINING SOUTHERN TWO LANES, LANDSCAPE, AND SIDEWALK IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED AND INITIALLY ACCEPTED PRIOR TO ISSUANCE OF TCO OR CO WITHIN THIS SITE PLAN IN CONFORMANCE WITH THE APPROVED PUBLIC IMPROVEMENT PLAN.
- S. LITTLE RIVER STREET FROM E. ALAMEDA AVENUE TO ROUNDABOUT AT INTERSECTION WITH E VIRGINIA DRIVE AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- E VIRGINIA DRIVE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- ROADWAY IMPROVEMENTS INTERNAL TO PLANNING AREA 2A.
- ROUNDABOUT AT E VIRGINIA DRIVE AND S. LITTLE RIVER STREET.
- TRAFFIC SIGNALS WHEN WARRANTED AT:
-HARVEST ROAD AND ALAMEDA AVE.
-HARVEST ROAD AND E VIRGINIA DRIVE



CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

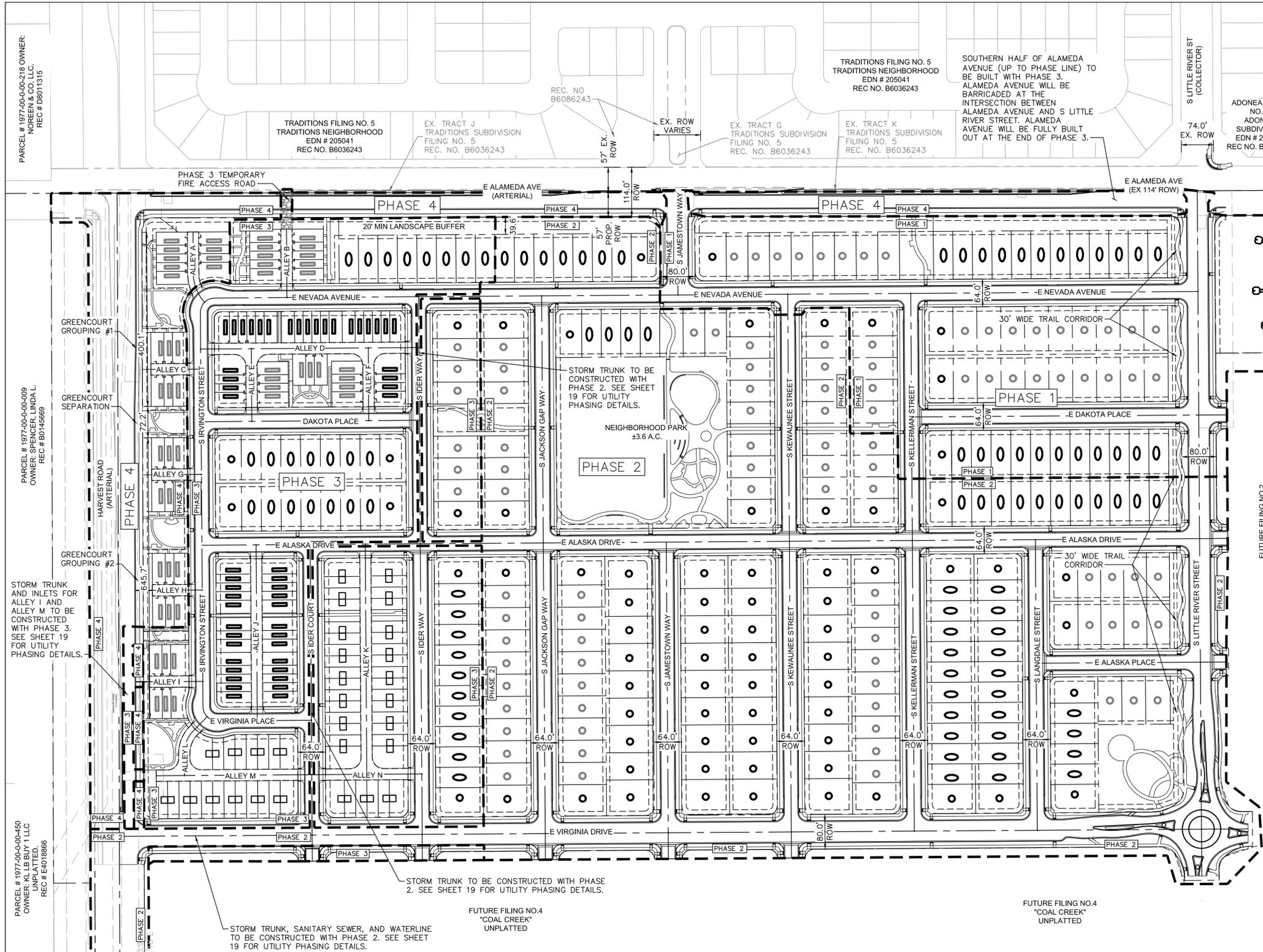
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SHEET TITLE:
OVERALL
SITE PLAN



PHASE 1:
- INTERSECTION BETWEEN EXISTING NORTH HALF OF ALAMEDA AVE AND S JAMESTOWN WAY
- INTERSECTION BETWEEN EXISTING NORTH HALF OF ALAMEDA AVE AND S. LITTLE RIVER ST
- S. LITTLE RIVER STREET FROM ALAMEDA AVENUE TO PHASE LINE
- E. DAKOTA PLACE FROM KELLERMAN TO S. LITTLE RIVER
- E. NEVADA AVE FROM JAMESTOWN WAY TO S. LITTLE RIVER
- S. JAMESTOWN WAY BETWEEN E. NEVADA AVE TO ALAMEDA AVENUE
- S. KELLERMAN STREET BETWEEN PHASE LINE AND NEVADA AVENUE
- WATER MAIN TO BE LOOPEL VIA CONNECTIONS TO EXISTING AT THE INTERSECTION BETWEEN E. ALAMEDA AVENUE AND S. LITTLE RIVER STREET & AT THE INTERSECTION BETWEEN ALAMEDA AVENUE & S. JAMESTOWN WAY
- ALL SANITARY SEWER, WATER MAIN AND STORM SEWER WITHIN ROADWAYS LISTED ABOVE ARE INCLUDED IN THIS PHASE.
- SANITARY SEWER CONNECTION TO EXISTING MANHOLE LOCATED AT S. LITTLE RIVER ST. AND ALAMEDA AVENUE
- ALL NECESSARY STORM, SANITARY, AND WATER STUBS FOR FUTURE PHASES

LOT COUNT:

SINGLE- FAMILY DETACHED (60')	5
SINGLE- FAMILY DETACHED (50')	30
SINGLE- FAMILY DETACHED (45')	23
TOTAL	58

PHASE 2:
- E. NEVADA AVENUE FROM JAMESTOWN WAY TO PHASE LINE
- E. ALASKA DRIVE FROM S. LITTLE RIVER ST TO PHASE LINE
- TRAFFIC CIRCLE AT THE INTERSECTION BETWEEN S. LITTLE RIVER ST AND E. VIRGINIA DR
- E. VIRGINIA DRIVE FROM TRAFFIC CIRCLE TO HALFWAY BETWEEN S. JACKSON GAP WAY AND S. IRVINGTON STREET
- S. JAMESTOWN WAY FROM VIRGINIA DRIVE TO ALASKA DRIVE
- S. KELLERMAN STREET FROM VIRGINIA DRIVE TO PHASE LINE
- ALL OF S. KEWAUNEE ST, S. LANGSDALE ST, S. JACKSON GAP WAY, AND E. ALASKA PL
- WATER CONNECTION TO EXISTING AT THE INTERSECTION BETWEEN VIRGINIA DRIVE AND HARVEST ROAD
- NEIGHBORHOOD PARK
- ALL SANITARY SEWER, WATER MAIN AND STORM SEWER WITHIN ROADWAYS LISTED ABOVE ARE INCLUDED IN THIS PHASE.
- ADDITIONAL STORM TRUNK LINE ALONG S. IDER COURT, A PORTION OF S. IDER WAY, A PORTION OF E. NEVADA AVENUE, A PORTION OF E. ALASKA AVENUE, A PORTION OF E. VIRGINIA AVENUE, ALONG S. HARVEST ROAD FROM E. VIRGINIA AVENUE TO OUTFALL IN POND H.
- ALL NECESSARY STORM, SANITARY, AND WATER STUBS FOR FUTURE PHASES

LOT COUNT:

SINGLE- FAMILY DETACHED (60')	60
SINGLE- FAMILY DETACHED (50')	63
SINGLE- FAMILY DETACHED (45')	46
TOTAL	169

PHASE 3:
- E. NEVADA AVENUE FROM IRVINGTON TO PHASE LINE
- E. DAKOTA PLACE FROM IRVINGTON TO S. IDER WAY
- E. ALASKA DRIVE FROM IRVINGTON TO PHASE LINE
- E. VIRGINIA DRIVE FROM HARVEST ROAD TO PHASE LINE
- ALL OF S. IDER WAY, E. IDER COURT, AND E. VIRGINIA PLACE
- ALL OF ALLEY B, ALLEY D, ALLEY E, ALLEY F, ALLEY L, ALLEY J, ALLEY K, ALLEY M, & ALLEY L
- TEMPORARY FIRE ACCESS ROAD AT THE END OF ALLEY B CONNECTING TO ALAMEDA AVENUE
- ALL SANITARY SEWER, WATER MAIN AND STORM SEWER WITHIN ROADWAYS LISTED ABOVE ARE INCLUDED IN THIS PHASE.
- ALL NECESSARY STORM, SANITARY, AND WATER STUBS FOR FUTURE PHASES

LOT COUNT:

SINGLE- FAMILY DETACHED (60')	8
SINGLE- FAMILY DETACHED (50')	6
SINGLE- FAMILY DETACHED (45')	32
TOWNHOME	52
DUPLEX	58
GREENCOURT (TH)	27
TOTAL	183

PHASE 4:
- COMPLETION OF SOUTHERN 1/2 OF ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET
- COMPLETION OF HARVEST ROAD FROM ALAMEDA AVENUE TO E. VIRGINIA DRIVE, INCLUDING EASTERN MEDIAN CURB & GUTTER
- ALL OF ALLEY A, ALLEY C, ALLEY G, AND ALLEY H
- ALL SANITARY SEWER, WATER MAIN AND STORM SEWER WITHIN ROADWAYS LISTED ABOVE ARE INCLUDED IN THIS PHASE.

LOT COUNT:

GREENCOURT (TH)	27
TOTAL	27

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:
THE DEVELOPER SHALL PROVIDE TWO DISTRICT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPEL WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.

PARCEL # 1977-00-00-218
OWNER: NOREIN & CO. LLC
REC # D8011315

PARCEL # 1977-00-00-009
OWNER: SPENCER LINDA L.
REC # B0146869

PARCEL # 1977-00-00-450
OWNER: KLEB BUY 1 LLC
UNPLATTED.
REC # E4018886

CHECKED BY: LNS
DRAWN BY: KH TEAM

*MINIMUM SIDE SETBACKS INCREASED WHEN SIDE LOT IS ALONG A PUBLIC ROAD.
MINIMUM SIDE SETBACK ALONG A LOCAL ROAD IS 13' AND ALONG A COLLECTOR IS 20'.

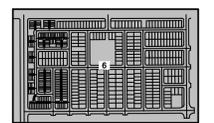
LAND USE TABLE

UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	PORCH SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)*	REAR SETBACK (FT)
SINGLE-FAMILY DETACHED	60' x 110'	15	N/A	20	5	11
SINGLE-FAMILY DETACHED	50' x 110'	15	N/A	20	5	11
SINGLE-FAMILY DETACHED	45' x 110'	13	N/A	18	5	11
DUPLEX	26' x 82'	13	10	3	0/5	11
TOWNHOME	20' x 72'	13	10	3	0/10	10
GREENCOURT TOWNHOME	20' x 72'	10	5	3	0/10	10

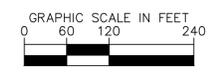
LOT COUNT SUMMARY

UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED	○	60' x 110'	73	17%
SINGLE-FAMILY DETACHED	○	50' x 110'	99	23%
SINGLE-FAMILY DETACHED*	○	45' x 110'	101	23%
TOWNHOME	▭	20' x 72'	52	12%
DUPLEX*	▭	26' x 82'	58	13%
GREENCOURT (TOWNHOME)	▭	20' x 72'	54	12%
TOTAL (MAX PER MP = 444)		N/A	437	100%

*SMALL LOT UNITS (65% MAXIMUM). TOTAL SMALL LOT UNITS = 159 (36% OF TOTAL)



KEY MAP
N.T.S.



THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
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SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

- REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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LEGEND:

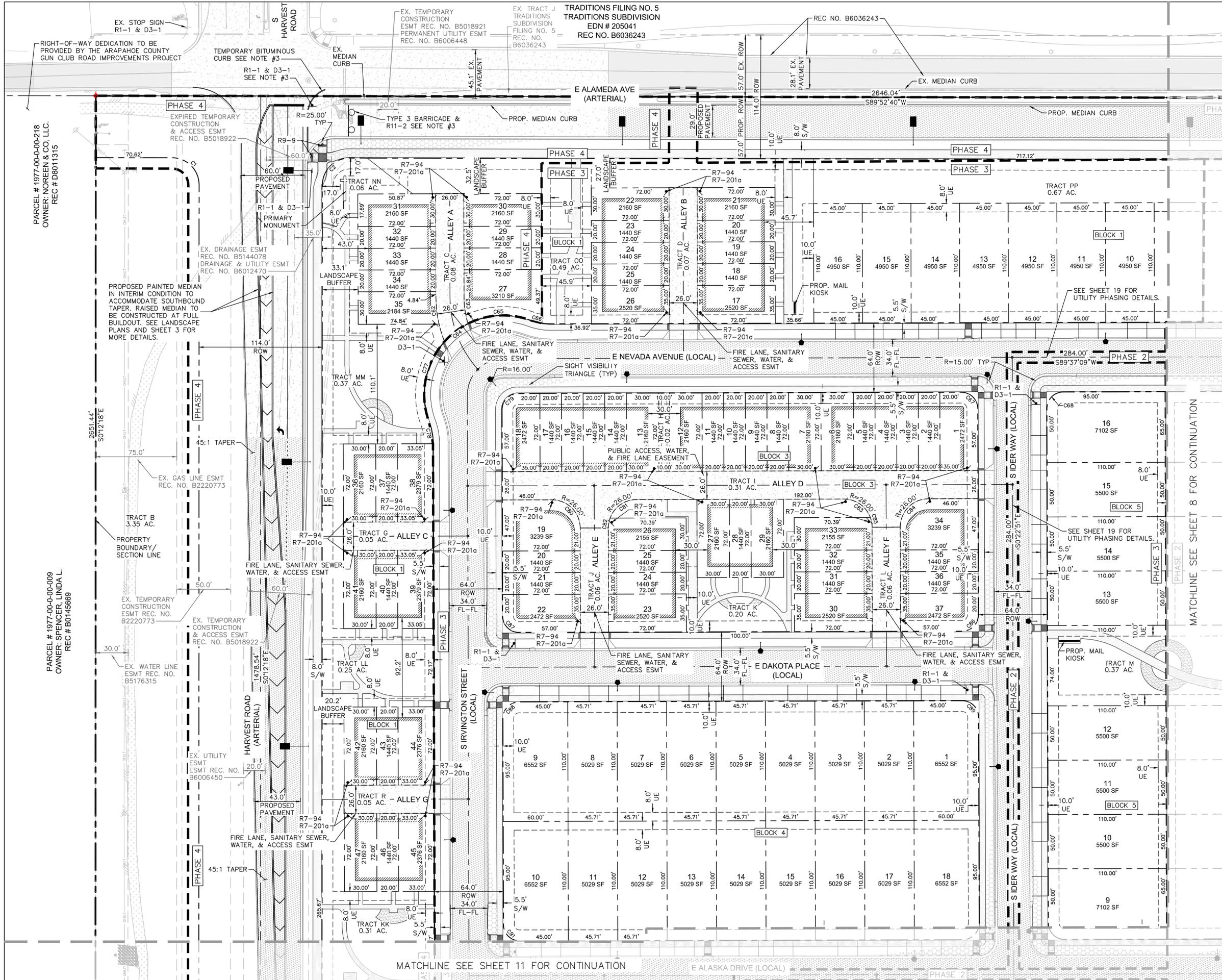
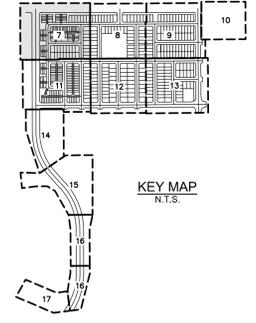
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL 14: SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP
- Street Name
- D3-1
- FIRE LANE
- R7-94
- R7-201a
- ROAD CLOSED
- R11-2
- SIDEWALK CLOSED
- R9-9
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)



CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
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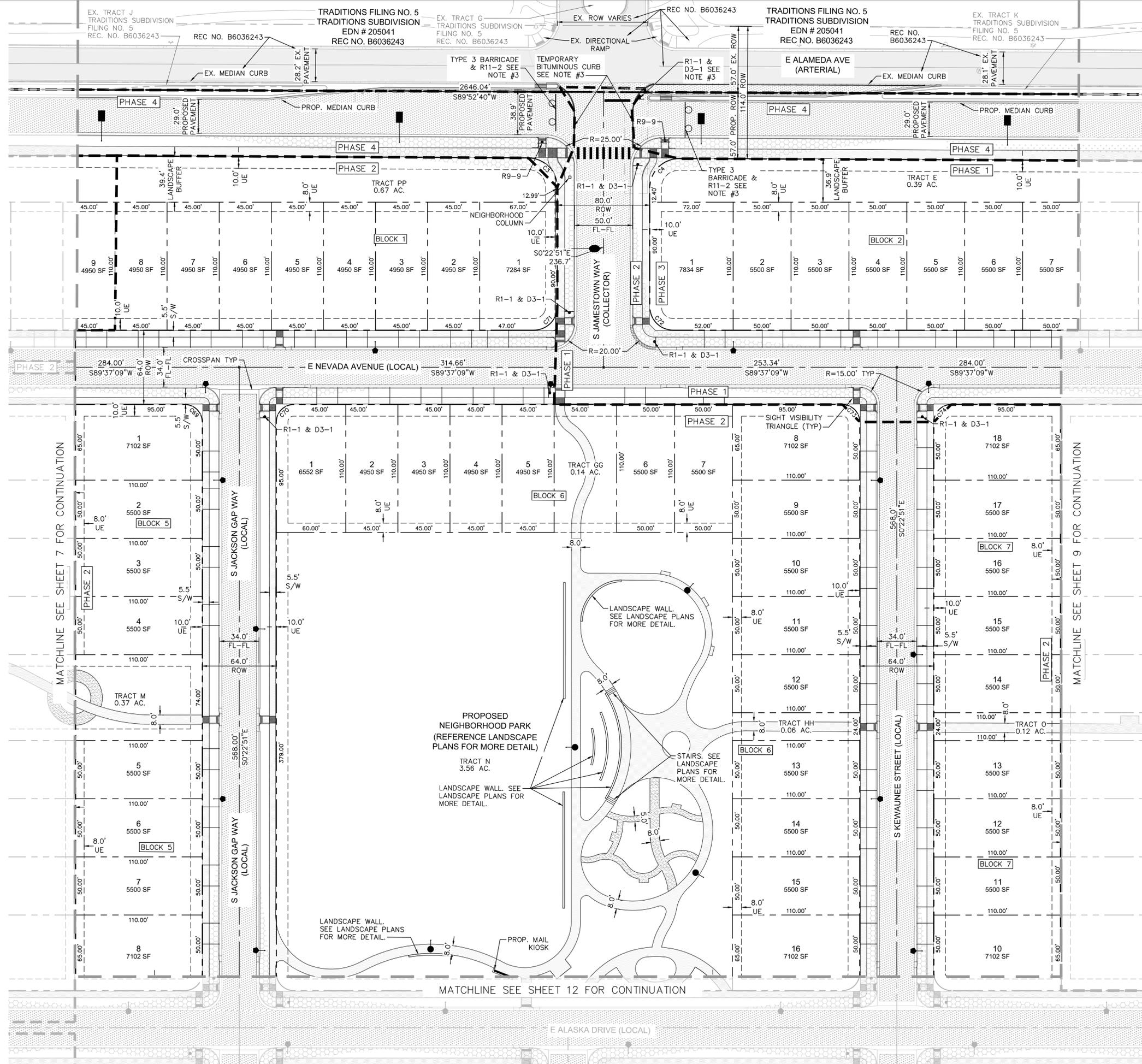
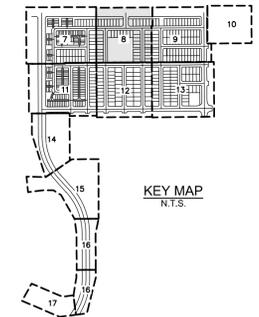
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- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

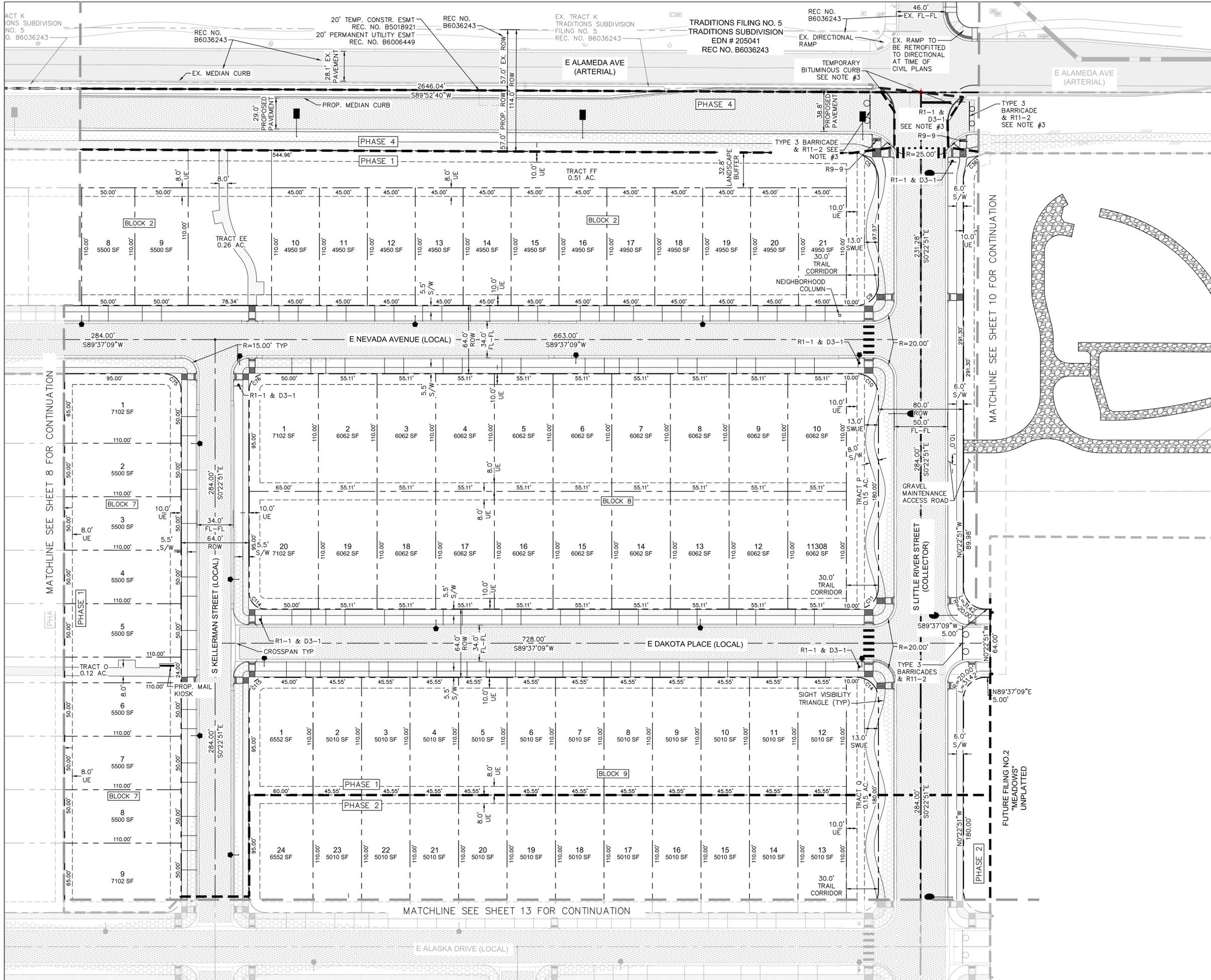
SIGN LEGEND:

- STOP
R1-1
- Street Name
D3-1
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R11-2
- SIDEWALK CLOSED
R9-9
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- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)





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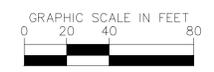
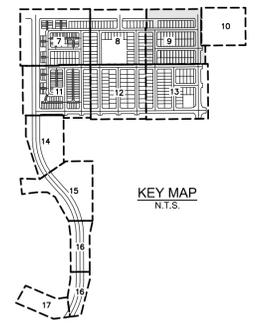
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- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP R1-1
- ROAD CLOSED R11-2
- SIDEWALK CLOSED R9-9
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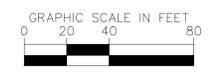
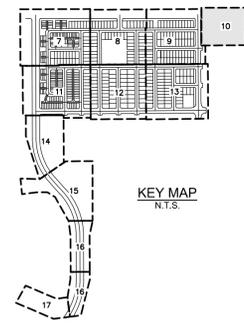
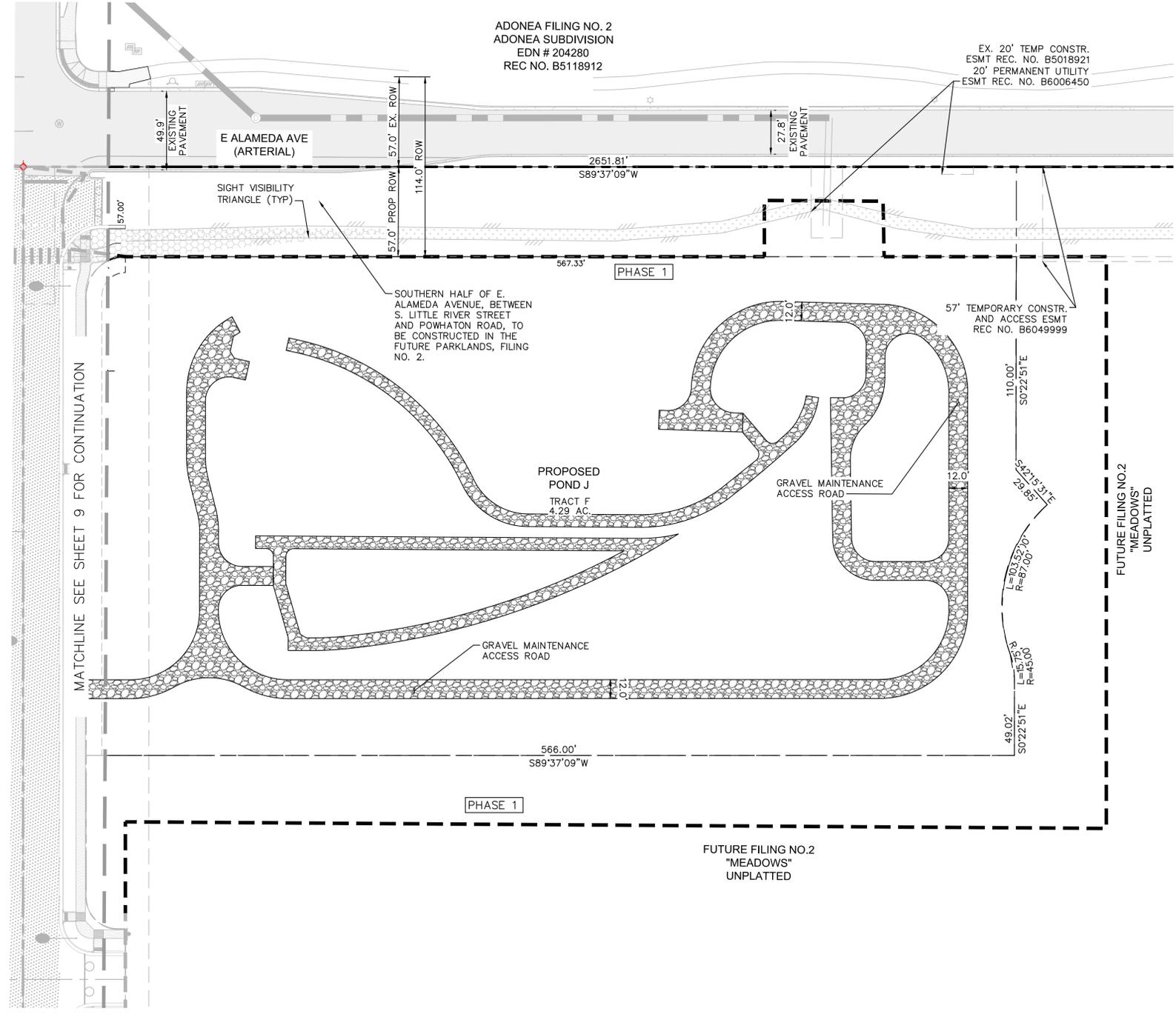
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LEGEND:

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- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
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- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
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- PROPOSED PHASE LINE

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)



CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

NOT FOR CONSTRUCTION
KimleyHorn
KimleyHorn and Associates, Inc.

DATE:
SP01 - 11/09/2022
SP02 - 03/15/2023
SP03 - 04/28/2023
TECH 01 - 03/26/2024
TECH 02 - 09/18/2024
TECH 03 - 10/31/2024

SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

- REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- E. ALAMEDA AVENUE WILL BE BUILT BY THIS FILING AND OPENED TO TRAFFIC UPON FULL COMPLETION OF THE SOUTHERN 1/2 OF E. ALAMEDA AVENUE FROM HARVEST ROAD TO POWHATON ROAD. THIS IS ANTICIPATED TO BE COMPLETED WITH THE FIRST PHASE OF THE VILLAGE 2, FILING NO. 2 DEVELOPMENT. TEMPORARY BITUMINOUS CURB, SIGNING, AND MARKINGS ARE PROPOSED WITH THIS FILING TO SAFELY GUIDE TRAFFIC TO THE NORTHERN 1/2 OF ALAMEDA AVENUE UNTIL THE FULL ROAD IS OPEN TO TRAFFIC. THESE TEMPORARY ITEMS ARE TO BE REMOVED AND NEW SIGNING & MARKING FOR THE FULL USE OF ALAMEDA AVENUE WILL BE PROPOSED WITH VILLAGE 2, FILING NO. 2.

LEGEND:

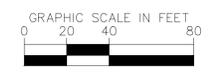
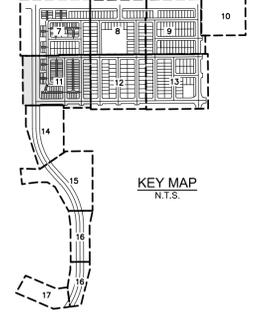
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL 1'4": SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP R1-1
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS
- Street Name D3-1
- ROAD CLOSED R11-2
- FIRE LANE R7-94
- FIRE LANE DEAD END 11'0" NO TURN AROUND R7-94

HATCH LEGEND:

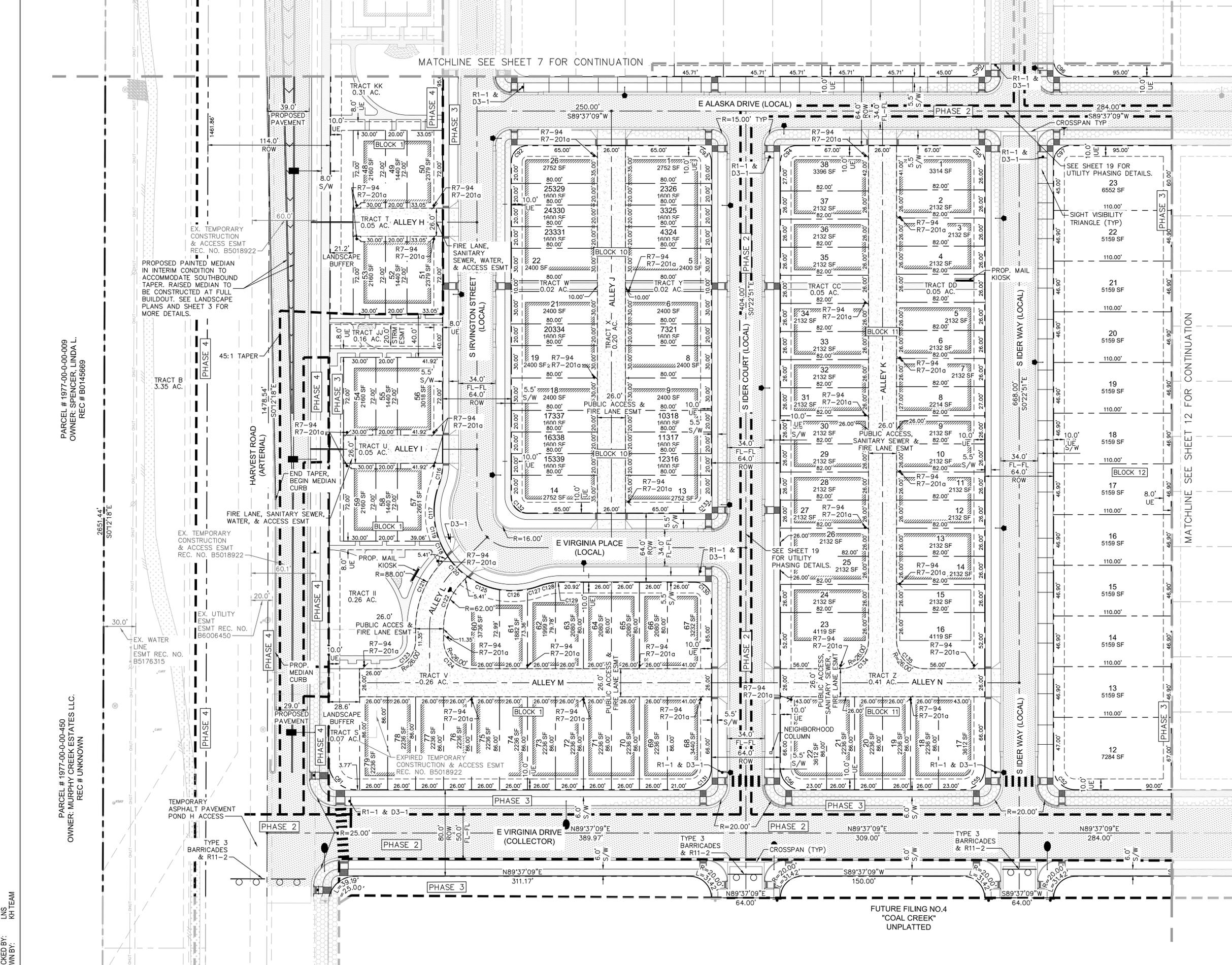
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)



MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

FUTURE FILING NO.4
"COAL CREEK"
UNPLATTED



PARCEL # 1977-00-00-009
OWNER: SPENCER, LINDA L.
REC # B0145669

PARCEL # 1977-00-00-450
OWNER: MURPHY CREEK ESTATES LLC.
REC # UNKNOWN

CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
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Kimley-Horn and Associates, Inc.

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TECH 03 - 10/31/2024

SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. E. ALAMEDA AVENUE WILL BE BUILT BY THIS FILING AND OPENED TO TRAFFIC UPON FULL COMPLETION OF THE SOUTHERN 1/2 OF E. ALAMEDA AVENUE FROM HARVEST ROAD TO POWHATON ROAD. THIS IS ANTICIPATED TO BE COMPLETED WITH THE FIRST PHASE OF THE VILLAGE 2, FILING NO. 2 DEVELOPMENT. TEMPORARY BITUMINOUS CURB, SIGNING, AND MARKINGS ARE PROPOSED WITH THIS FILING TO SAFELY GUIDE TRAFFIC TO THE NORTHERN 1/2 OF ALAMEDA AVENUE UNTIL THE FULL ROAD IS OPEN TO TRAFFIC. THESE TEMPORARY ITEMS ARE TO BE REMOVED AND NEW SIGNING & MARKING FOR THE FULL USE OF ALAMEDA AVENUE WILL BE PROPOSED WITH VILLAGE 2, FILING NO. 2.

LEGEND:

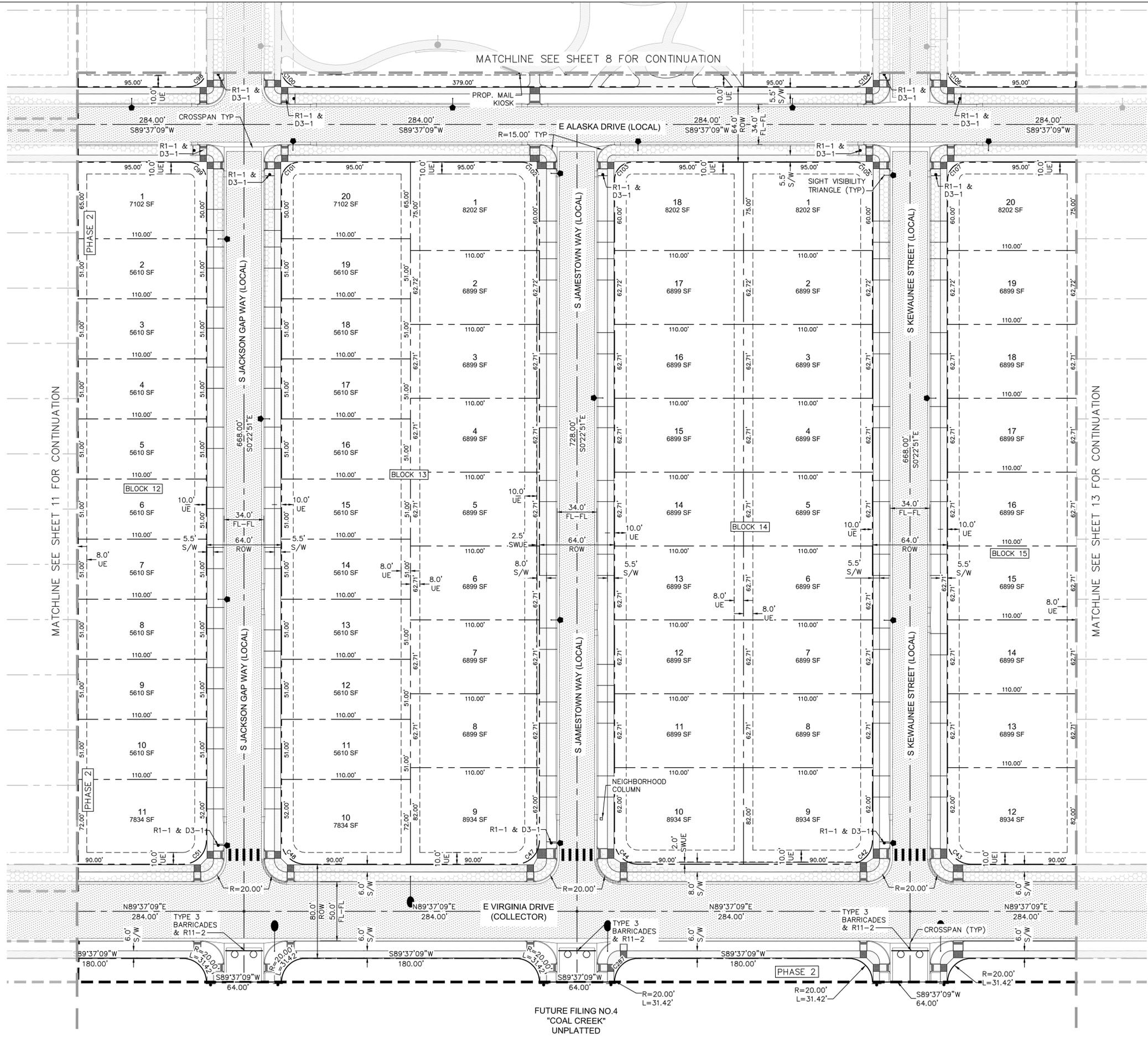
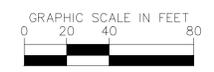
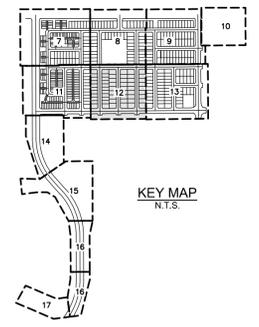
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP
R1-1
TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS
- ROAD CLOSED
R11-2

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)



CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
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SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

- REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- E ALAMEDA AVENUE WILL BE BUILT BY THIS FILING AND OPENED TO TRAFFIC UPON FULL COMPLETION OF THE SOUTHERN 1/2 OF E ALAMEDA AVENUE FROM HARVEST ROAD TO POWHATAN ROAD. THIS IS ANTICIPATED TO BE COMPLETED WITH THE FIRST PHASE OF THE VILLAGE 2, FILING NO. 2 DEVELOPMENT. TEMPORARY BITUMINOUS CURB, SIGNING, AND MARKINGS ARE PROPOSED WITH THIS FILING TO SAFELY GUIDE TRAFFIC TO THE NORTHERN 1/2 OF ALAMEDA AVENUE UNTIL THE FULL ROAD IS OPEN TO TRAFFIC. THESE TEMPORARY ITEMS ARE TO BE REMOVED AND NEW SIGNING & MARKING FOR THE FULL USE OF ALAMEDA AVENUE WILL BE PROPOSED WITH VILLAGE 2, FILING NO. 2.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS
- ROAD CLOSED
- Street Name
- D3-1
- W11-2
- W16-7PR
- W2-6
- W16-9P
- AHEAD
- W11-2
- W16-7PR
- W2-6
- W16-9P

SIGN LEGEND:

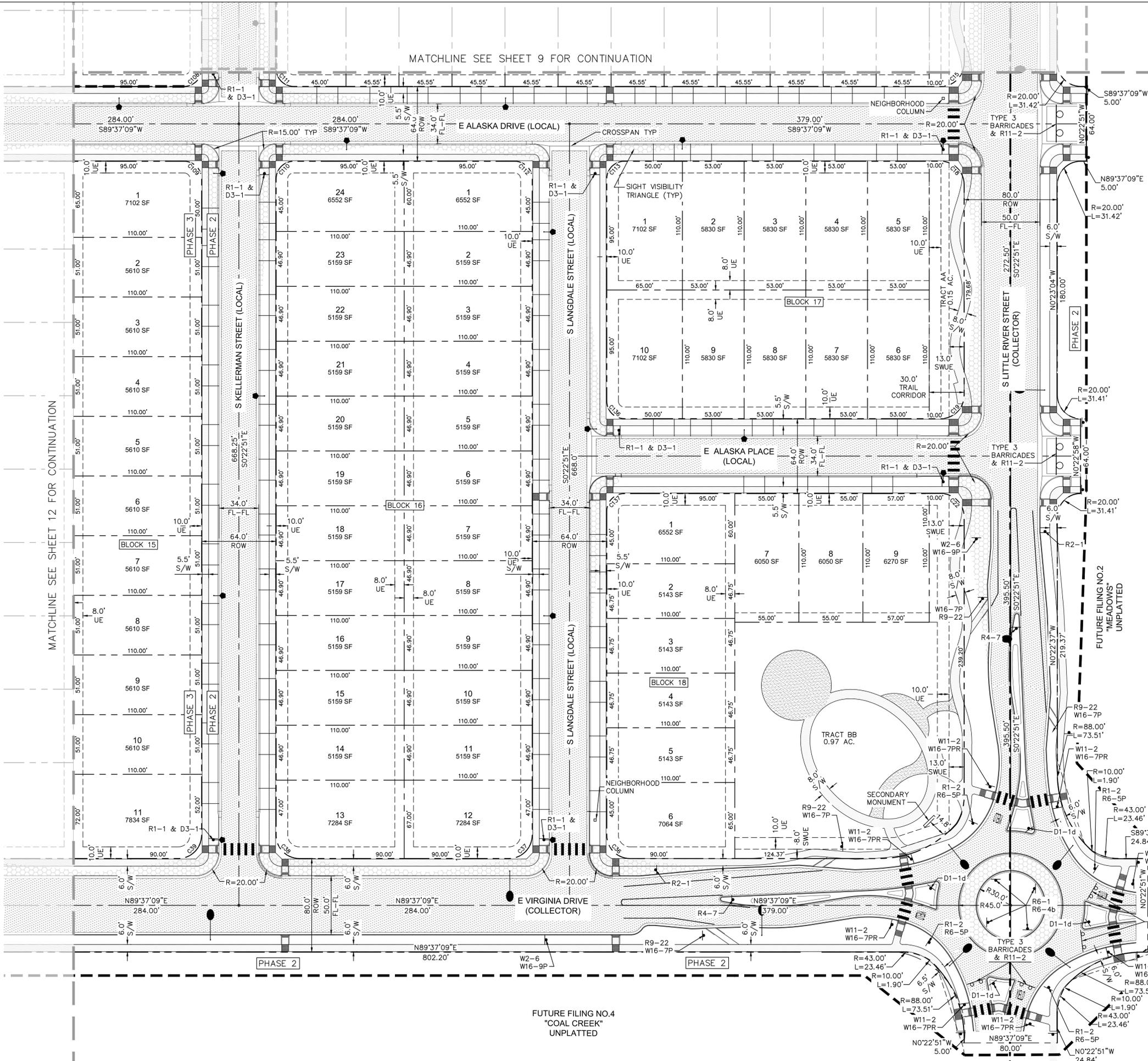
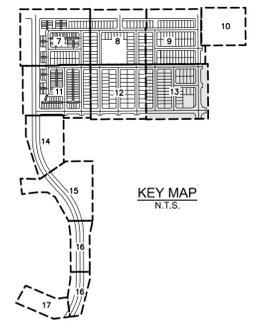
- SPEED LIMIT 30
- R2-1
- R6-5P
- D1-1d
- R6-4b
- R1-2
- R4-7
- ONE WAY
- W1-1
- R9-22
- STOP
- R1-1
- WALKING
- W11-2
- W16-7PR
- W2-6
- W16-9P
- AHEAD
- W2-6
- W16-9P

SIGNING & MARKING NOTES:

PROPOSED SIGNING & MARKING LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH THE SIGNING & MARKING PLANS IN THE CIVIL PLAN SUBMITTAL. ROUNDABOUT SIGNING & MARKING WILL BE DESIGNED ACCORDING TO CITY OF AURORA ROADWAY DESIGN MANUAL FIGURE 4.09.6.04.08.1.

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- BUILDING FOOTPRINT (FOR REFERENCE ONLY)



MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

FUTURE FILING NO.4
"COAL CREEK"
UNPLATTED

CHECKED BY: LNS
DRAWN BY: KH TEAM

SITE PLAN NOTES:

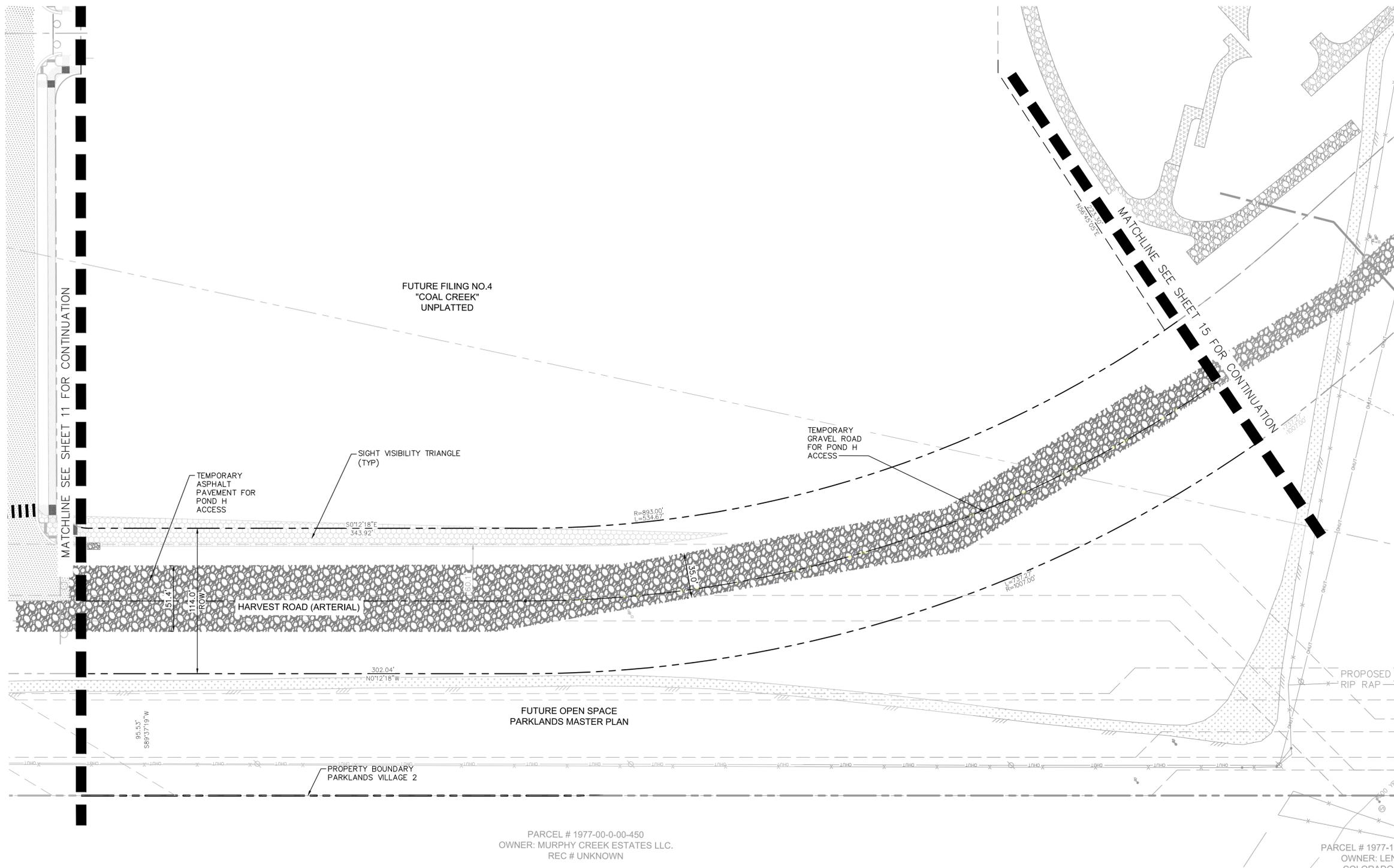
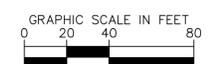
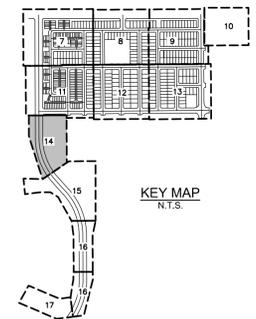
1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: ARCHITECTURAL AREA LIGHTING, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14" GARDCO GULLWING FIXTURE 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT

SIGN LEGEND:

- STOP
R1-1
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS



THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
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TECH 03 - 10/31/2024

SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

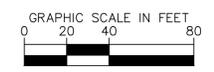
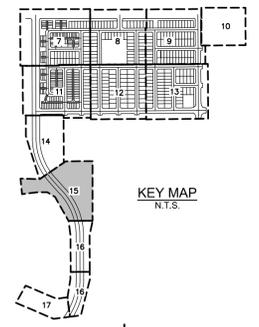
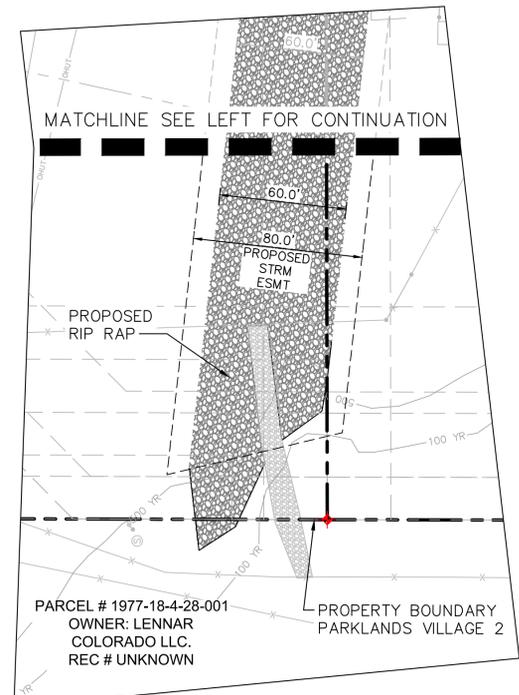
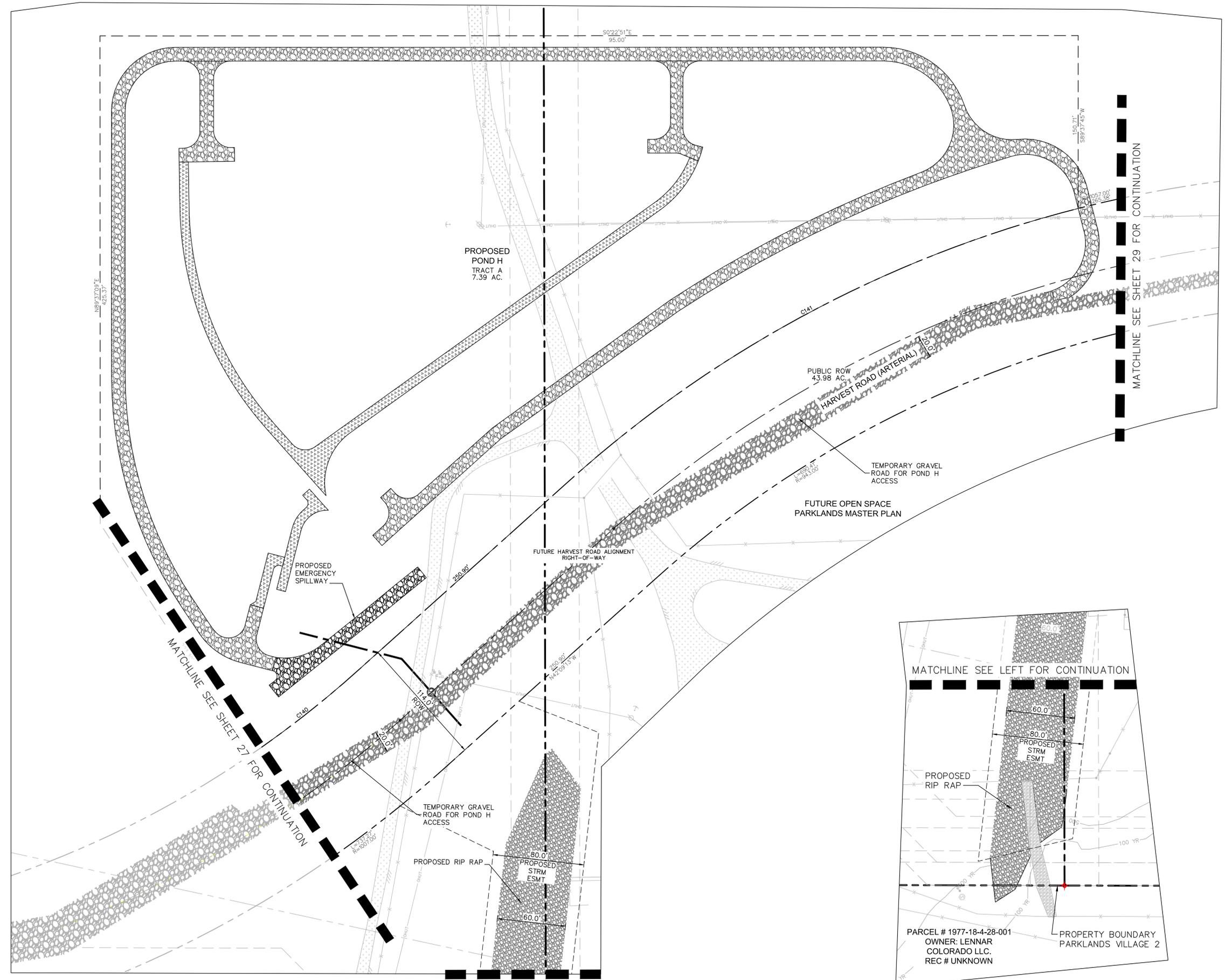
1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: ARCHITECTURAL AREA LIGHTING, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14" GARDCO GULLWING FIXTURE 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT

SIGN LEGEND:

- STOP
R1-1
- TYPE 3 BARRICADE
INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS



CHECKED BY: LNS
DRAWN BY: KH TEAM

SITE PLAN NOTES:

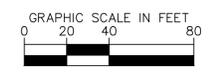
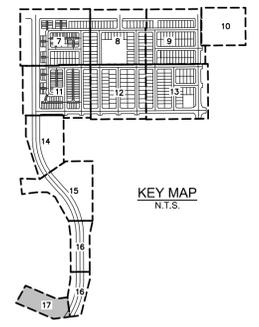
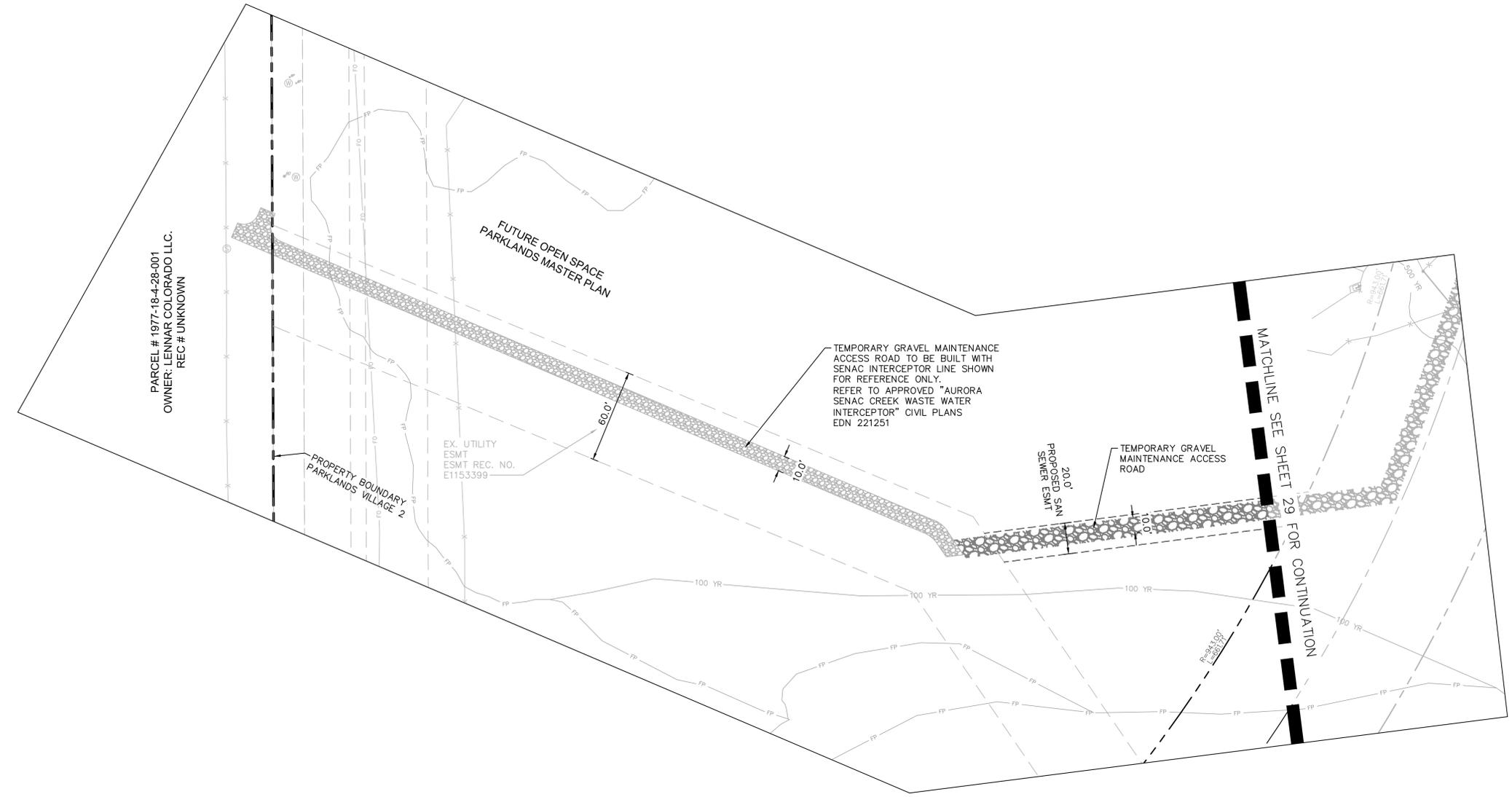
1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

LEGEND:

- PROPOSED FIRE HYDRANT
- ⊗ EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: ARCHITECTURAL AREA LIGHTING, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14" GARDCO GULLWING FIXTURE 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT

SIGN LEGEND:

- STOP R1-1
- ○ TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS



CHECKED BY: LNS
DRAWN BY: KH TEAM

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.23'	89°55'02"	24.96'
C2	25.00'	39.31'	90°04'58"	25.04'
C3	25.00'	39.16'	89°44'29"	24.89'
C4	25.00'	39.38'	90°15'31"	25.11'
C5	25.00'	39.16'	89°44'29"	24.89'
C6	25.00'	39.27'	90°00'00"	25.00'
C7	87.00'	103.52'	68°10'20"	58.87'
C8	45.00'	15.75'	20°03'00"	7.95'
C9	20.00'	31.42'	90°00'00"	20.00'
C10	20.00'	31.42'	90°00'00"	20.00'
C11	20.00'	31.42'	90°00'00"	20.00'
C12	20.00'	31.42'	90°00'00"	20.00'
C13	20.00'	31.42'	90°00'00"	20.00'
C14	20.00'	31.42'	90°00'00"	20.00'
C15	20.00'	31.42'	90°00'00"	20.00'
C16	20.00'	31.42'	90°00'00"	20.00'
C17	20.00'	31.42'	90°00'00"	20.00'
C18	20.00'	31.42'	90°00'00"	20.00'
C19	20.00'	31.73'	90°54'39"	20.32'
C20	20.00'	28.36'	81°15'34"	17.16'
C21	38.00'	17.19'	25°55'06"	8.74'
C22	20.00'	31.42'	90°00'00"	20.00'
C23	88.00'	73.51'	47°51'49"	39.05'
C23	20.00'	28.36'	81°15'34"	17.16'
C24	88.00'	73.51'	47°51'49"	39.05'
C25	43.00'	23.46'	31°15'53"	12.03'
C26	88.00'	73.51'	47°51'49"	39.05'
C27	10.00'	1.90'	10°52'18"	0.95'
C28	43.00'	23.46'	31°15'53"	12.03'
C29	88.00'	73.51'	47°51'49"	39.05'
C30	10.00'	1.90'	10°52'18"	0.95'
C31	43.00'	23.46'	31°15'53"	12.03'
C32	88.00'	44.51'	28°58'40"	22.74'
C33	88.00'	29.01'	18°53'09"	14.64'
C34	10.00'	1.90'	10°52'18"	0.95'
C35	43.00'	23.46'	31°15'47"	12.03'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	20.00'	31.42'	90°00'00"	20.00'
C38	20.00'	31.42'	90°00'00"	20.00'
C39	20.00'	31.42'	90°00'00"	20.00'
C40	20.00'	31.42'	90°00'00"	20.00'
C41	20.00'	31.42'	90°00'00"	20.00'
C42	20.00'	31.42'	90°00'00"	20.00'
C43	20.00'	31.42'	90°00'00"	20.00'
C44	20.00'	31.42'	90°00'00"	20.00'
C45	20.00'	31.42'	90°00'00"	20.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C46	20.00'	31.42'	90°00'00"	20.00'
C47	20.00'	31.42'	90°00'00"	20.00'
C48	20.00'	31.42'	90°00'00"	20.00'
C49	20.00'	31.42'	90°00'00"	20.00'
C50	20.00'	31.42'	90°00'00"	20.00'
C51	20.00'	31.42'	90°00'00"	20.00'
C52	20.00'	31.42'	90°00'00"	20.00'
C53	20.00'	31.42'	90°00'00"	20.00'
C54	20.00'	31.42'	90°00'00"	20.00'
C55	20.00'	31.42'	90°00'00"	20.00'
C56	20.00'	31.42'	90°00'00"	20.00'
C57	20.00'	31.42'	90°00'00"	20.00'
C58	20.00'	31.42'	90°00'00"	20.00'
C60	25.00'	39.19'	89°49'27"	24.92'
C61	25.00'	39.35'	90°10'33"	25.08'
C62	113.00'	25.38'	12°52'03"	12.74'
C63	87.00'	25.12'	16°32'32"	12.65'
C64	73.00'	27.49'	21°34'27"	13.91'
C65	73.00'	59.10'	46°23'16"	31.28'
C66	58.00'	11.36'	11°13'22"	5.70'
C67	15.00'	23.56'	90°00'00"	15.00'
C68	15.00'	23.56'	90°00'00"	15.00'
C69	15.00'	23.56'	90°00'00"	15.00'
C70	15.00'	23.56'	90°00'00"	15.00'
C71	20.00'	31.42'	90°00'00"	20.00'
C72	20.00'	31.42'	90°00'00"	20.00'
C73	15.00'	23.56'	90°00'00"	15.00'
C74	15.00'	23.56'	90°00'00"	15.00'
C75	15.00'	23.56'	90°00'00"	15.00'
C76	15.00'	23.56'	90°00'00"	15.00'
C77	73.00'	79.37'	62°17'33"	44.12'
C78	58.00'	20.37'	20°07'38"	10.29'
C79	15.00'	23.56'	90°00'00"	15.00'
C80	26.00'	40.84'	90°00'00"	26.00'
C81	26.00'	40.84'	90°00'00"	26.00'
C82	26.00'	9.19'	20°15'08"	4.64'
C83	26.00'	40.84'	90°00'00"	26.00'
C84	26.00'	40.84'	90°00'00"	26.00'
C85	26.00'	9.19'	20°15'08"	4.64'
C86	15.00'	23.56'	90°00'00"	15.00'
C87	15.00'	23.56'	90°00'00"	15.00'
C88	15.00'	23.56'	90°00'00"	15.00'
C89	15.00'	23.56'	90°00'00"	15.00'
C90	15.00'	23.56'	90°00'00"	15.00'
C91	15.00'	23.56'	90°00'00"	15.00'
C92	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C93	15.00'	23.56'	90°00'00"	15.00'
C94	15.00'	23.56'	90°00'00"	15.00'
C95	15.00'	23.56'	90°00'00"	15.00'
C96	15.00'	23.56'	90°00'00"	15.00'
C97	15.00'	23.56'	90°00'00"	15.00'
C98	15.00'	23.56'	90°00'00"	15.00'
C99	15.00'	23.56'	90°00'00"	15.00'
C100	15.00'	23.56'	90°00'00"	15.00'
C101	15.00'	23.56'	90°00'00"	15.00'
C102	15.00'	23.56'	90°00'00"	15.00'
C103	15.00'	23.56'	90°00'00"	15.00'
C104	15.00'	23.56'	90°00'00"	15.00'
C105	15.00'	23.56'	90°00'00"	15.00'
C106	15.00'	23.56'	90°00'00"	15.00'
C107	15.00'	23.56'	90°00'00"	15.00'
C108	15.00'	23.56'	90°00'00"	15.00'
C109	15.00'	23.56'	90°00'00"	15.00'
C110	15.00'	23.56'	90°00'00"	15.00'
C111	15.00'	23.56'	90°00'00"	15.00'
C112	15.00'	23.56'	90°00'00"	15.00'
C113	15.00'	23.56'	90°00'00"	15.00'
C114	15.00'	23.56'	90°00'00"	15.00'
C115	15.00'	23.56'	90°00'00"	15.00'
C116	58.00'	20.37'	20°07'38"	10.29'
C117	73.00'	53.22'	41°46'07"	27.85'
C118	73.00'	16.41'	12°52'51"	8.24'
C119	73.00'	53.22'	41°46'07"	27.85'
C120	73.00'	26.14'	20°30'58"	13.21'
C121	88.00'	69.45'	45°13'11"	36.65'
C122	62.00'	48.93'	45°13'11"	25.82'
C123	26.00'	40.84'	90°00'00"	26.00'
C124	26.00'	40.84'	90°00'00"	26.00'
C125	73.00'	32.49'	25°30'01"	16.52'
C126	73.00'	26.14'	20°31'05"	13.21'
C127	73.00'	11.56'	9°04'14"	5.79'
C128	58.00'	15.29'	15°06'17"	7.69'
C129	58.00'	5.08'	5°01'21"	2.54'
C130	15.00'	23.56'	90°00'00"	15.00'
C131	20.00'	31.42'	90°00'00"	20.00'
C132	15.00'	23.56'	90°00'00"	15.00'
C133	15.00'	23.56'	90°00'00"	15.00'
C134	26.00'	40.84'	90°00'00"	26.00'
C135	26.00'	40.84'	90°00'00"	26.00'
C136	15.00'	23.56'	90°00'00"	15.00'
C137	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C139	1007.00'	737.27'	41°56'56"	386.03'
C140	893.00'	119.13'	7°38'37"	59.65'
C141	1057.00'	508.50'	27°33'50"	259.27'
C142	943.00'	690.41'	41°56'56"	361.50'
C143	1057.00'	265.38'	14°23'06"	133.39'
C144	943.00'	661.71'	40°12'18"	345.13'
C145	1057.00'	741.71'	40°12'18"	386.86'

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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Kimley-Horn and Associates, Inc.

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SP03 - 04/28/2023
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TECH 02 - 09/18/2024
TECH 03 - 10/31/2024

SHEET TITLE:
SITE PLAN

THE PARKLANDS - VILLAGE 2
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SHEET TITLE:
OVERALL
UTILITY PLAN

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF PARKLANDS VILLAGE 2, FILING NO. 1 PER THE APPROVED PUBLIC IMPROVEMENT PLANS.

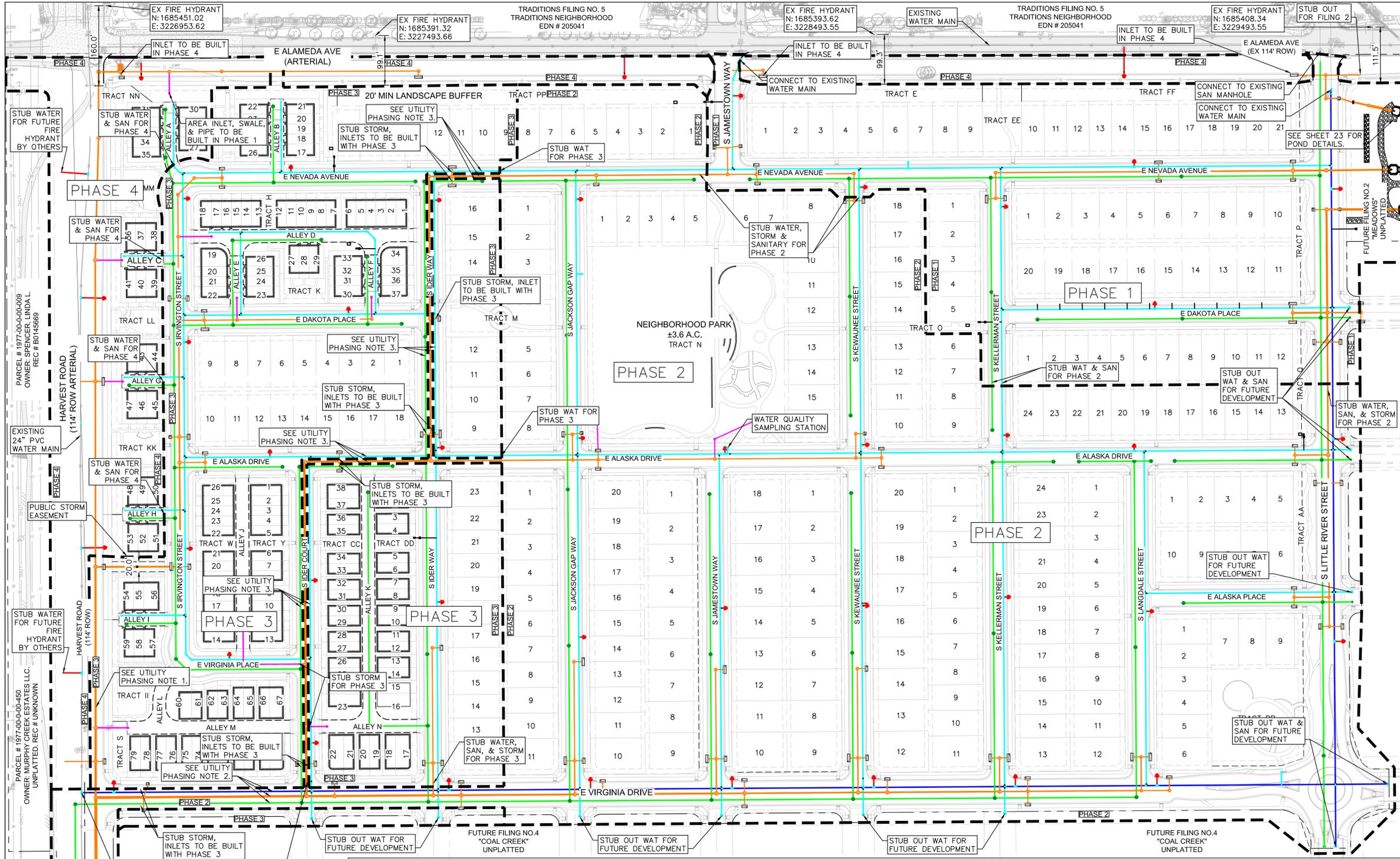
- ROADWAY:**
- HARVEST ROAD FROM E. ALAMEDA AVENUE TO INTERSECTION WITH E VIRGINIA AVENUE AS A FOUR-LANE ARTERIAL. -THIS PROJECT IS RESPONSIBLE FOR THE EAST HALF.
 - E. ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A FOUR-LANE ARTERIAL. THE NORTHERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE ADJACENT DEVELOPMENT (TRADITIONS NEIGHBORHOOD). THE REMAINING SOUTHERN TWO LANES, LANDSCAPE, AND SIDEWALK IMPROVEMENTS ARE TRIGGERED BY ADJACENT DEVELOPMENT, AS TRAFFIC WARRANTS, OR AS DETERMINED BY A FUTURE PIFA. IMPROVEMENTS WILL BE COMPLETED CONCURRENTLY WITH FINAL SITE PLAN OR DEVELOPMENT AREA WITHIN GROUP 4.
 - S. LITTLE RIVER STREET FROM E. ALAMEDA AVENUE TO ROUNDABOUT AT INTERSECTION WITH E VIRGINIA AVENUE AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
 - E VIRGINIA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
 - ROADWAY IMPROVEMENTS INTERNAL TO PLANNING AREA 2A.
 - ROUNDABOUT AT E VIRGINIA AVENUE AND S. LITTLE RIVER STREET.
 - TRAFFIC SIGNALS WHEN WARRANTED AT:
 - HARVEST ROAD AND ALAMEDA AVE.
 - HARVEST ROAD AND E VIRGINIA AVENUE.

- WATER:**
- 12" WATERLINE IN E VIRGINIA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET
 - 12" WATERLINE IN S. LITTLE RIVER STREET FROM E VIRGINIA AVENUE TO ALAMEDA AVENUE
 - EXISTING 24" WATERLINE IN HARVEST ROAD EXTENDING SOUTH FROM ALAMEDA AVENUE
 - APPROPRIATE WATER LOOPING TO PROVIDE AT LEAST TWO POINTS OF CONNECTION

- SANITARY SEWER:**
- ±1,820 LF OF 8" PVC & ±670 LF OF 10" PVC SANITARY SEWER LINE UNTIL PROPOSED HARVEST ROAD AND MISSISSIPPI AVENUE INTERSECTION.
 - ±600 LF OF 15" PVC SANITARY SEWER LINE ALONG HARVEST ROAD UNTIL THE SANITARY SEWER LINE INTERSECTS WITH PLANNED SOUTH SENAC WASTEWATER INTERCEPTOR.
 - APPROX. ±500 LF OF THE 30" SOUTH SENAC WASTEWATER INTERCEPTOR FROM THE DOWNSTREAM CONNECTION POINT TO THE UPSTREAM SIDE OF COAL CREEK, TO BE REIMBURSED BY THE CITY.

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

THE DEVELOPER SHALL PROVIDE TWO DISTRICT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATERSUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.



GENERAL NOTES

- SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
- POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
- STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
- 4" PVC SEWER SERVICES SHALL BE PRIVATE.
- ½ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

UTILITY PHASING NOTES

- STORM INFRASTRUCTURE TO BE CONSTRUCTED WITH PHASE 3. PAVING, CURB & GUTTER, SIDEWALK, AND LANDSCAPING WITHIN HARVEST ROAD RIGHT-OF-WAY TO BE CONSTRUCTED WITH PHASE 4.
- WATER, STORM, AND SANITARY SEWER INFRASTRUCTURE TO BE CONSTRUCTED WITH PHASE 2. PAVING, CURB & GUTTER, SIDEWALK, AND LANDSCAPING WITHIN VIRGINIA DRIVE BETWEEN S. IDER WAY AND HARVEST ROAD TO BE CONSTRUCTED WITH PHASE 3.
- STORM TRUNK LINE TO BE CONSTRUCTED WITH PHASE 2 ALONG S. IDER COURT, A PORTION OF S. IDER WAY, A PORTION OF E. NEVADA DRIVE, AND A PORTION OF E. ALASKA DRIVE. PAVING, CURB & GUTTER, SIDEWALK, LANDSCAPING, INLETS & LATERALS, SANITARY SEWER, AND WATER PIPE TO BE CONSTRUCTED WITH PHASE 3.

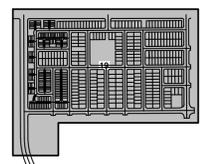
LEGEND

- 8" SANITARY PROPOSED SANITARY SEWER LINE
- 12" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 6" PROPOSED WATER LINE
- PROPOSED PUBLIC STORM DRAIN LINE
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED PHASING BOUNDARY
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED PUBLIC INLET
- PROPOSED PUBLIC INLET
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT

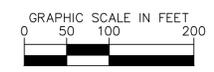
±1,820 LF OF 8", ±670 LF OF 10" & 600 LF OF 15" SANITARY SEWER LINE. ±500 LF OF 30" SOUTH SENAC SANITARY SEWER LINE, CONNECT TO EXISTING.

±320 LF OF 24" STORM SEWER LINE, OUTLET INTO POND H SEE SHEET 28 FOR POND DETAILS

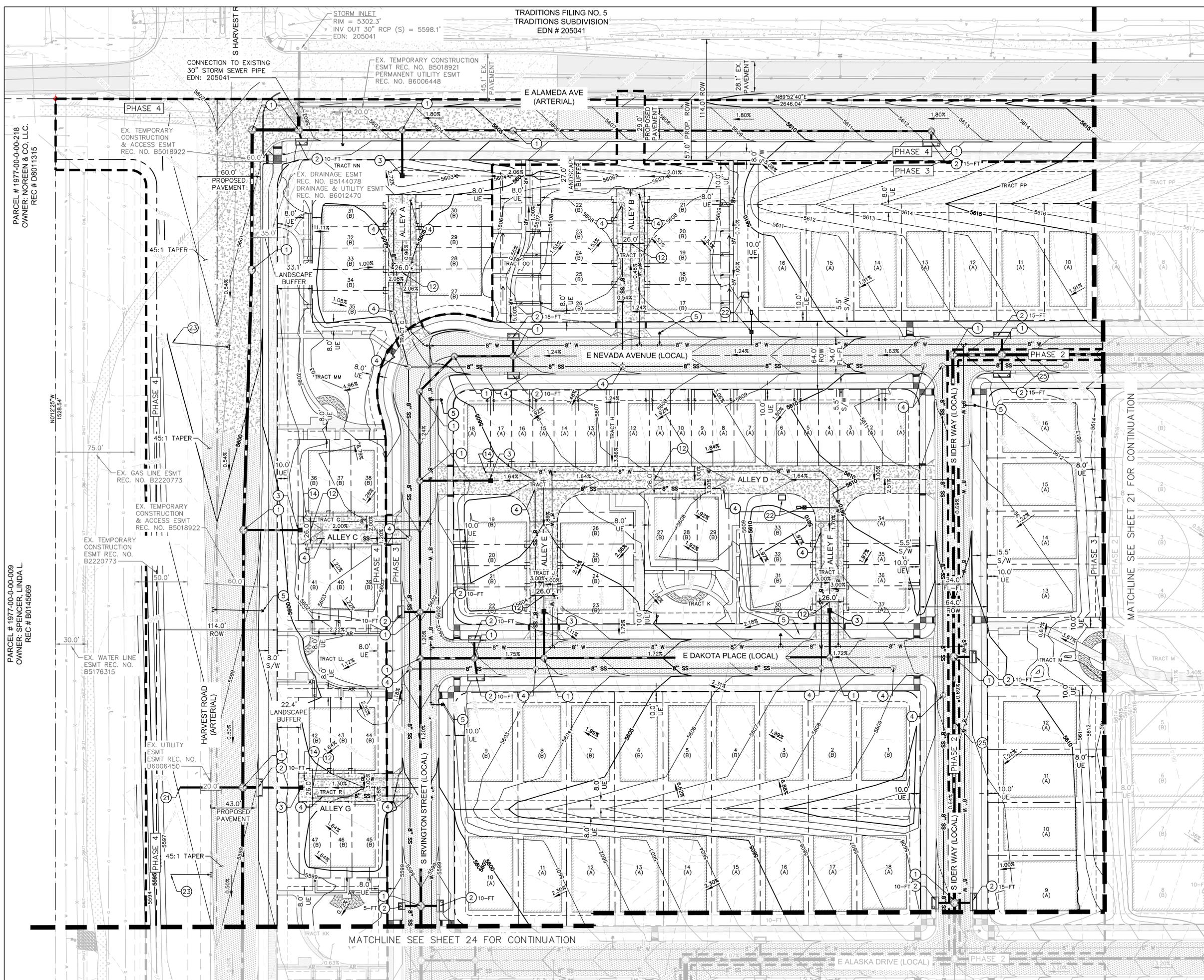
SEE SHEETS 20-30 FOR SANITARY SEWER AND STORM SEWER DETAILS



KEY MAP N.T.S.



CHECKED BY: LNS
DRAWN BY: KH TEAM



GRADING & UTILITY PLAN NOTES:

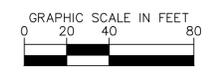
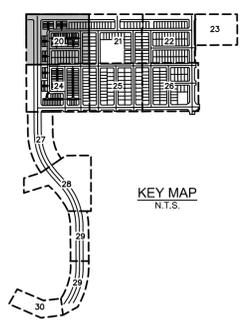
- 1 STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 2 TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400. SIZE PER PLAN.
- 3 'C' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
- 4 SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 12 PROPOSED 26" PUBLIC ACCESS, FIRE LANE, WATER, & SANITARY SEWER EASEMENT.
- 14 PROPOSED WATERLINE PLUG.
- 21 PROPOSED STORM STUB FOR FUTURE DEVELOPMENT.
- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.
- 23 PROPOSED WATERLINE STUB FOR FUTURE FIRE HYDRANT.
- 25 STORM TRUNK LINE TO BE BUILT WITH PHASE 2. SEE SHEET 19 FOR UTILITY PHASING DETAILS.

GENERAL NOTES

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE



KimleyHorn
 6200 S. SYRACUSE WAY
 SUITE 300
 GREENWOOD VILLAGE, CO 80111
 (303) 228-2300
 www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
 E ALAMEDA AVE AND S HARVEST RD
 AURORA, COLORADO

APPLICANT:
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 8676 CONCORD CENTER DR.
 #200, ENGLEWOOD, CO
 303.346.7006

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SHEET TITLE:
 GRADING &
 UTILITY PLAN

PARCEL # 1977-00-00-218
 OWNER: NOREEN & CO, LLC.
 REC # D8011315

PARCEL # 1977-00-00-009
 OWNER: SPENCER, LINDA L.
 REC # B0145669

CHECKED BY: LNS
 DRAWN BY: KH TEAM

TRADITIONS FILING NO. 5
 TRADITIONS SUBDIVISION
 EDN # 205041

PHASE 4

PHASE 4

PHASE 3

PHASE 2

PHASE 3

PHASE 2

PHASE 2

PHASE 2

MATCHLINE SEE SHEET 24 FOR CONTINUATION

MATCHLINE SEE SHEET 21 FOR CONTINUATION

CONNECTION TO EXISTING
 30" STORM SEWER PIPE
 EDN: 205041

EX. TEMPORARY CONSTRUCTION
 ESMT REC. NO. B5018921
 PERMANENT UTILITY ESMT
 REC. NO. B6006448

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B2220773

EX. UTILITY ESMT
 REC. NO. B6006450

EX. WATER LINE ESMT
 REC. NO. B5176315

EX. GAS LINE ESMT
 REC. NO. B2220773

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

EX. TEMPORARY CONSTRUCTION
 & ACCESS ESMT
 REC. NO. B5018922

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UTILITY PLAN

GRADING & UTILITY PLAN NOTES:

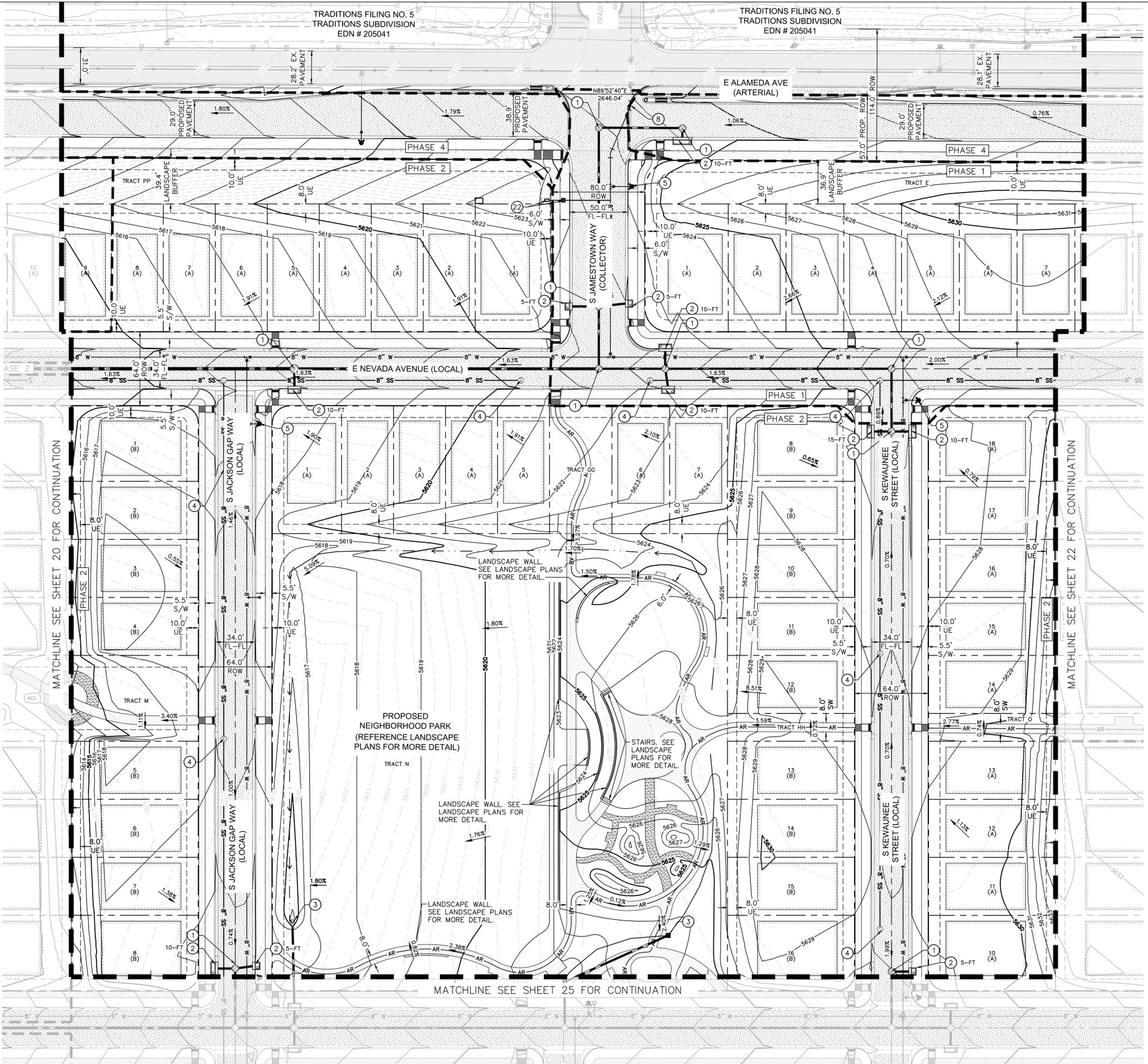
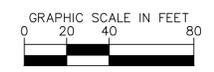
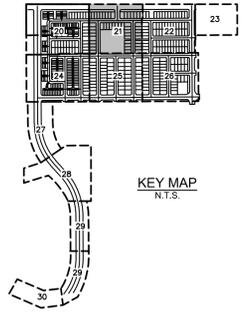
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- 2 TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400. SIZE PER PLAN.
- 3 3' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
- 4 SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 8 PROPOSED WATERLINE CONNECTION TO EXISTING.
- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.

GENERAL NOTES

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LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE



CHECKED BY: LNS
DRAWN BY: KH TEAM

THE PARKLANDS - VILLAGE 2
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SHEET TITLE:
GRADING &
UTILITY PLAN

GRADING & UTILITY PLAN NOTES:

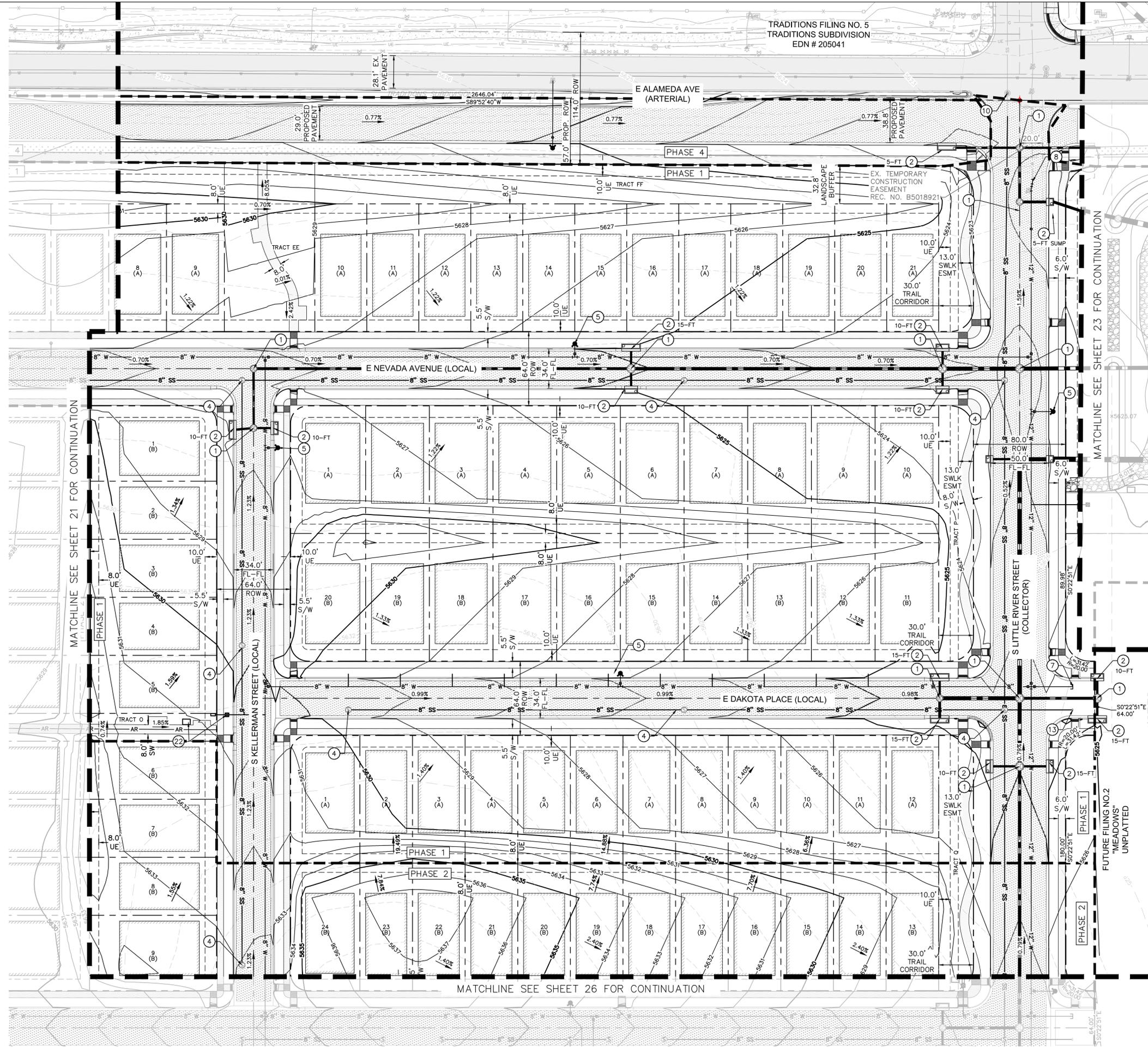
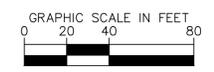
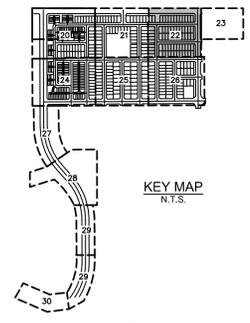
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- 4 SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 7 PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
- 8 PROPOSED WATERLINE CONNECTION TO EXISTING.
- 10 PROPOSED SANITARY SEWER CONNECTION TO EXISTING.
- 13 PROPOSED SANITARY SEWER LINE STUB FOR FUTURE DEVELOPMENT.
- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.

GENERAL NOTES

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LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
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- PROPOSED ACCESSIBLE ROUTE



CHECKED BY: LNS
DRAWN BY: KH TEAM

GRADING & UTILITY PLAN NOTES:

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- 4 SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 7 PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
- 8 PROPOSED WATERLINE CONNECTION TO EXISTING.
- 10 PROPOSED SANITARY SEWER CONNECTION TO EXISTING.
- 13 PROPOSED SANITARY SEWER LINE STUB FOR FUTURE DEVELOPMENT.
- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.

GENERAL NOTES

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE

KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

NOT FOR
CONSTRUCTION
KimleyHorn
KimleyHorn and Associates, Inc.

DATE:
SP01 - 11/09/2022
SP02 - 03/15/2023
SP03 - 04/28/2023
TECH 01 - 03/26/2024
TECH 02 - 09/18/2024
TECH 03 - 10/31/2024

SHEET TITLE:
GRADING &
UTILITY PLAN

GRADING & UTILITY PLAN NOTES:

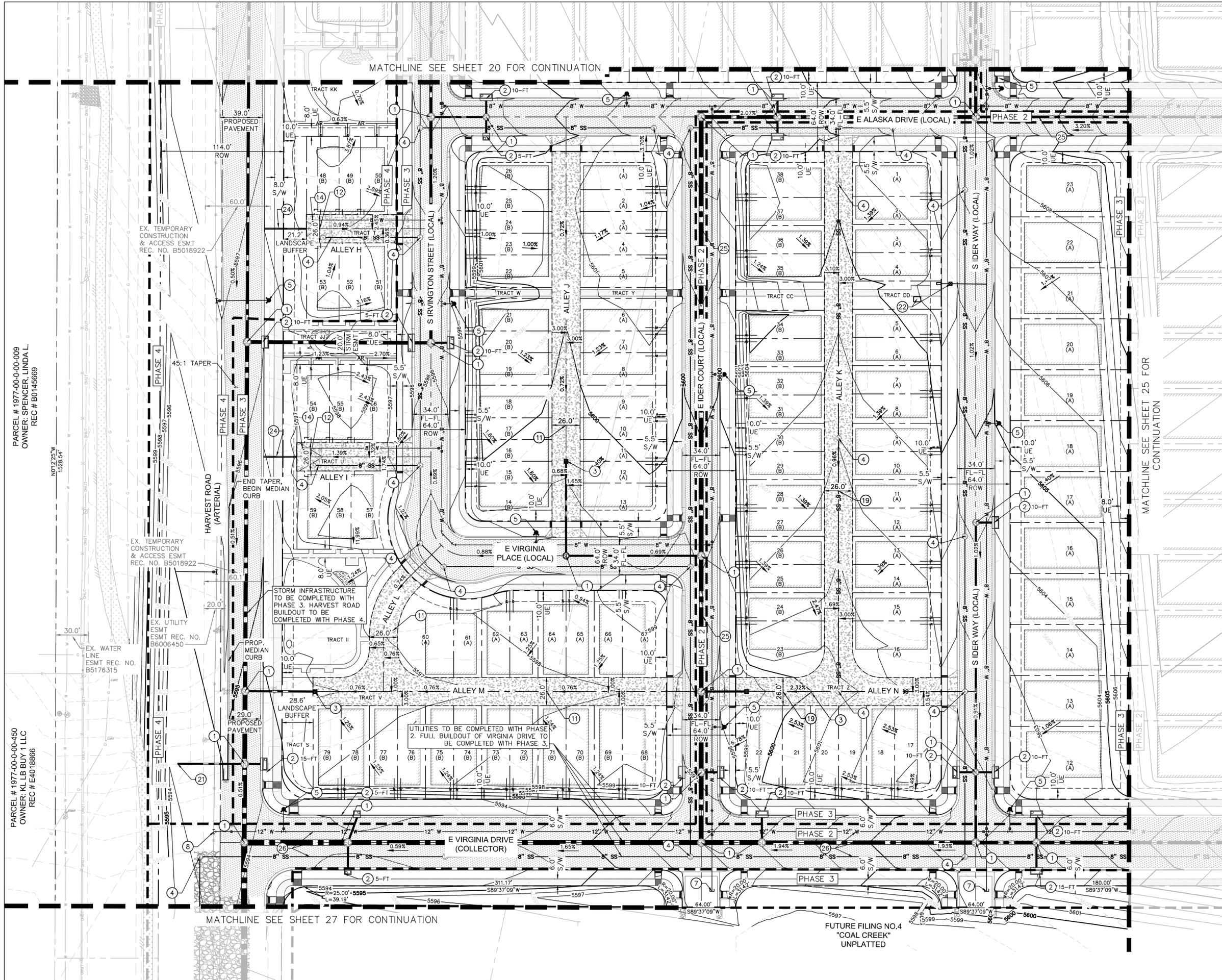
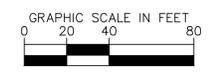
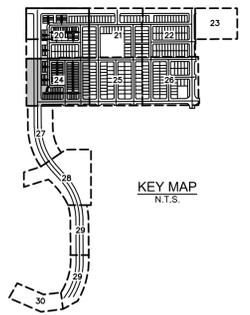
- 1 STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 2 TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400. SIZE PER PLAN.
- 3 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
- 4 SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 7 PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
- 8 PROPOSED WATERLINE CONNECTION TO EXISTING.
- 11 PROPOSED 26' PUBLIC ACCESS & FIRE LANE EASEMENT.
- 12 PROPOSED 26' PUBLIC ACCESS, FIRE LANE, WATER, & SANITARY SEWER EASEMENT.
- 14 PROPOSED WATERLINE PLUG.
- 19 PROPOSED 26' PUBLIC ACCESS, FIRE LANE, & SANITARY SEWER EASEMENT.
- 21 PROPOSED STORM STUB FOR FUTURE DEVELOPMENT.
- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.
- 24 PROPOSED SIDEWALK CHASE.
- 25 STORM TRUNK LINE TO BE BUILT WITH PHASE 2. SEE SHEET 19 FOR UTILITY PHASING DETAILS.
- 26 STORM TRUNK LINE, WATER MAIN, AND SANITARY SEWER LINE TO BE BUILT WITH PHASE 2. SEE SHEET 19 FOR UTILITY PHASING DETAILS.

GENERAL NOTES

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3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- XXXX PROPOSED MAJOR CONTOUR
- XXXX PROPOSED MINOR CONTOUR
- XXXX EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE



PARCEL # 1977-00-00-009
OWNER: SPENCER LINDAL
REC # B0145689

PARCEL # 1977-00-00-450
OWNER: KL LB BUY 1 LLC
REC # E4018866

CHECKED BY: LNS
DRAWN BY: KH TEAM

MATCHLINE SEE SHEET 20 FOR CONTINUATION

MATCHLINE SEE SHEET 27 FOR CONTINUATION

FUTURE FILING NO.4
"COAL CREEK"
UNPLATTED

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
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SHEET TITLE:
GRADING &
UTILITY PLAN

GRADING & UTILITY PLAN NOTES:

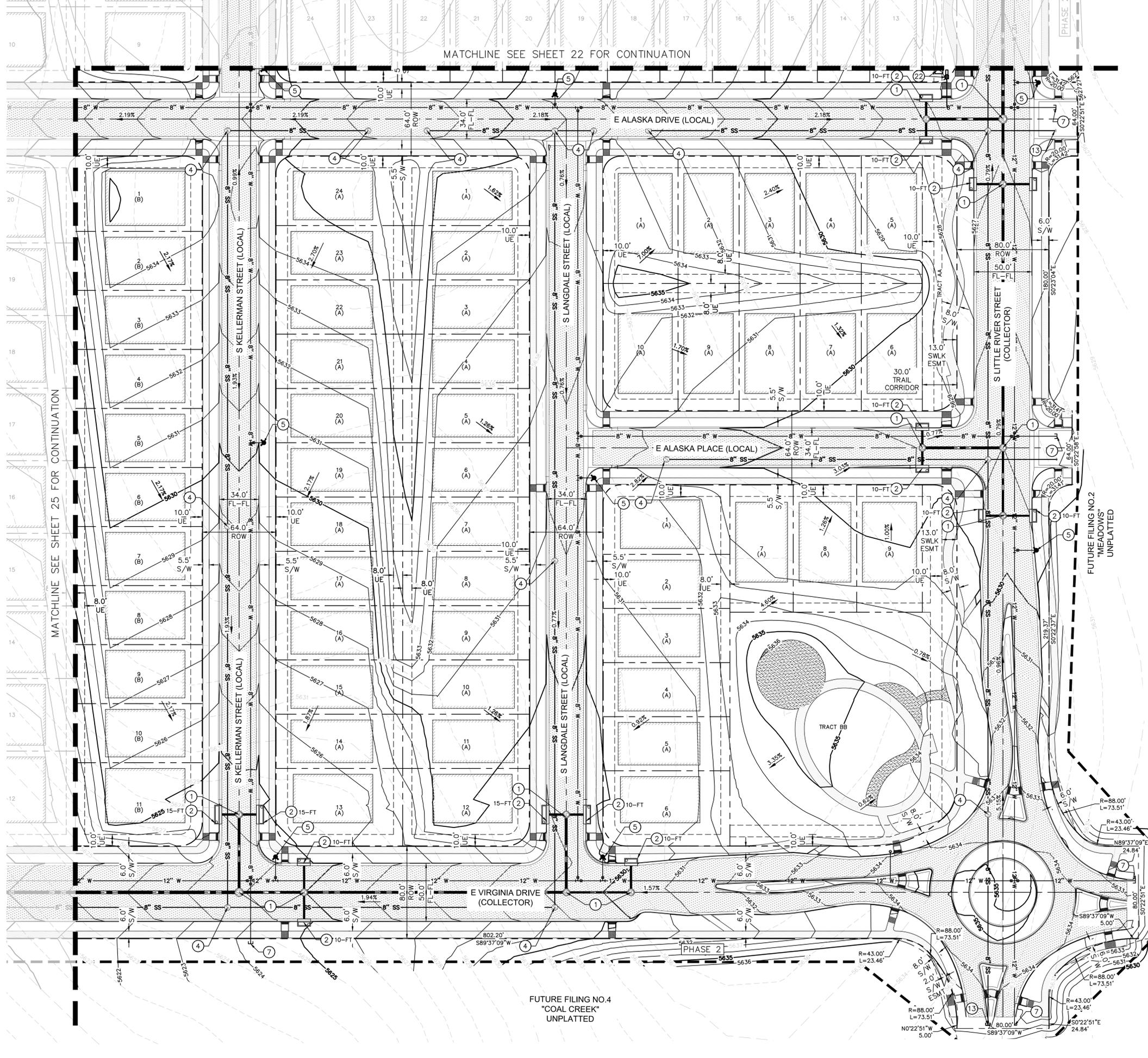
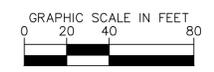
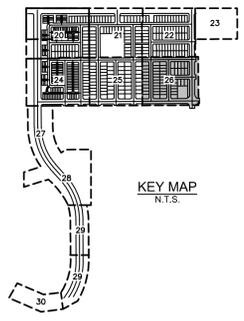
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- 22 IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.

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4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE



CHECKED BY: LNS
DRAWN BY: KH TEAM

GRADING & UTILITY PLAN NOTES:

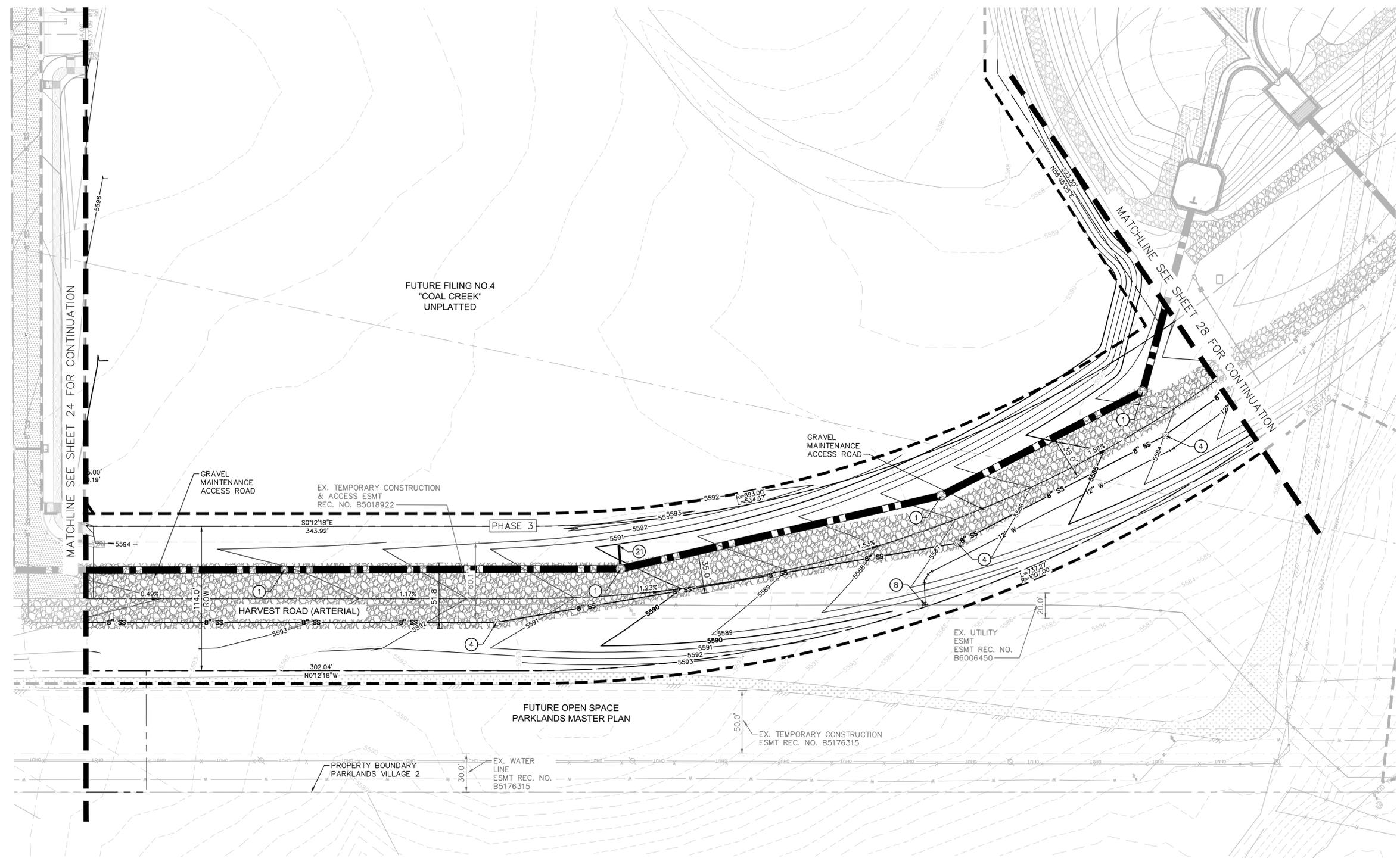
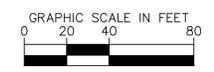
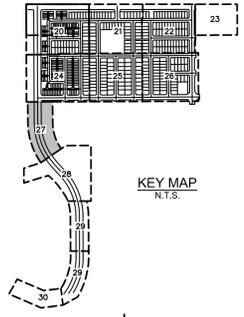
- ① STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- ④ SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- ⑧ PROPOSED WATERLINE CONNECTION TO EXISTING.
- ⑫ PROPOSED STORM STUB FOR FUTURE DEVELOPMENT.

GENERAL NOTES

- 1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
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LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
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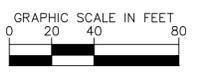
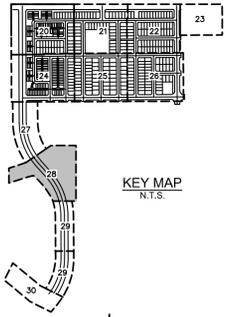
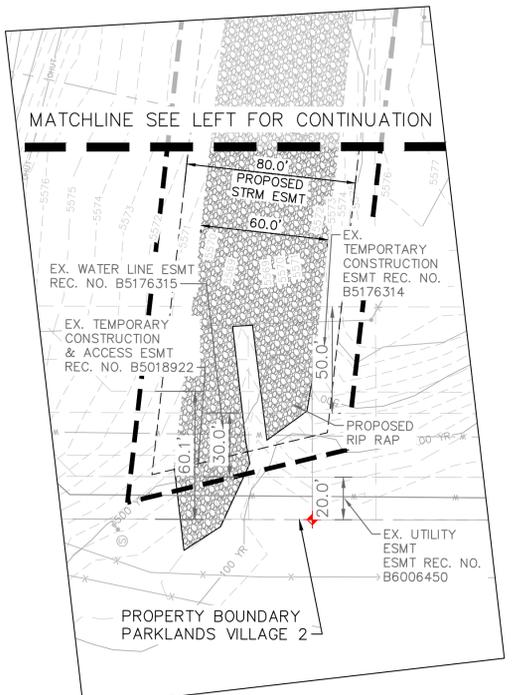
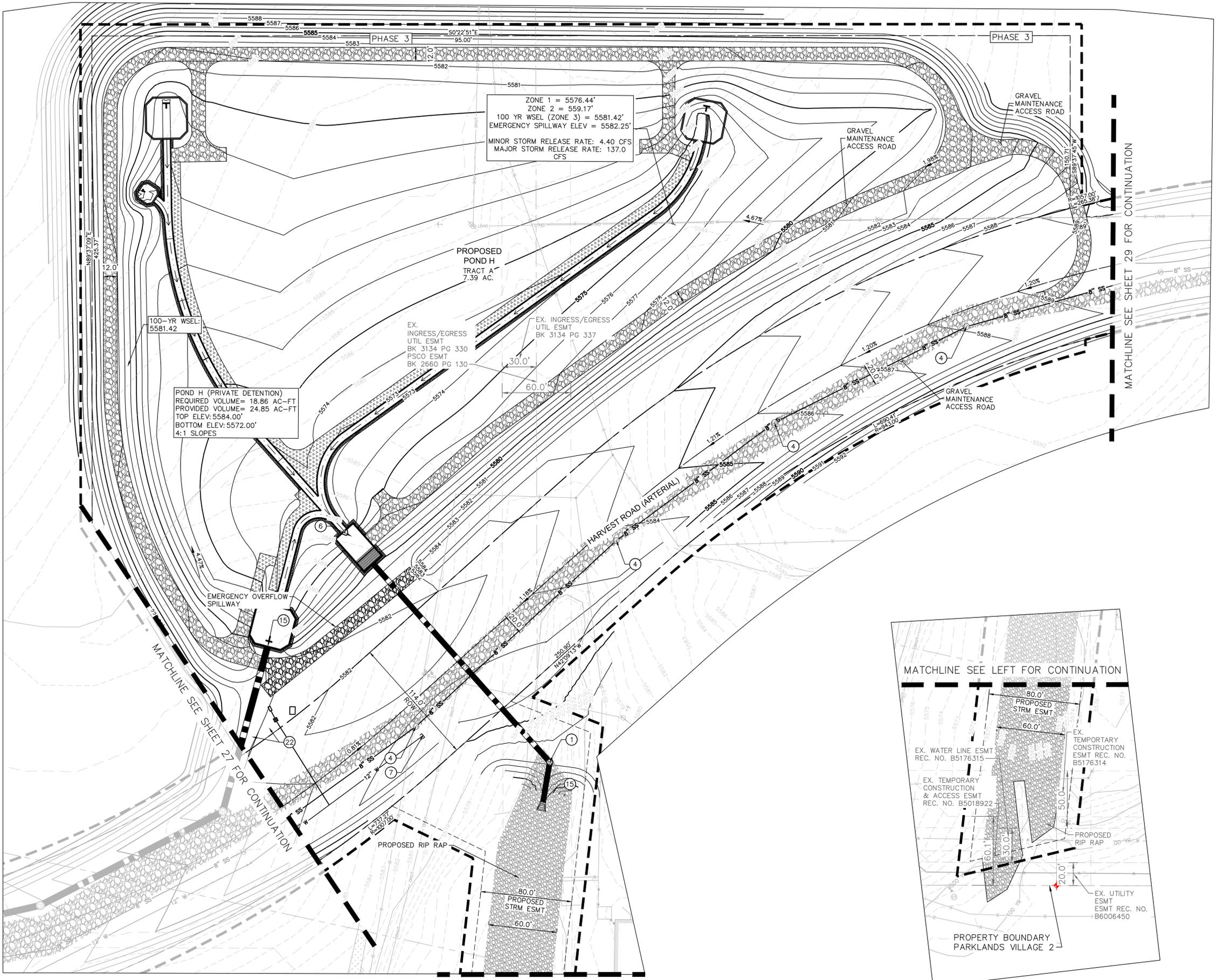
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- ④ SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
- ⑥ POND OUTFALL STRUCTURE LOCATION.
- ⑦ PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
- ⑮ PROPOSED FLARED END SECTION.
- ⑳ IRRIGATION METER AND CONTROL BOX - SEE LANDSCAPE PLANS.

GENERAL NOTES

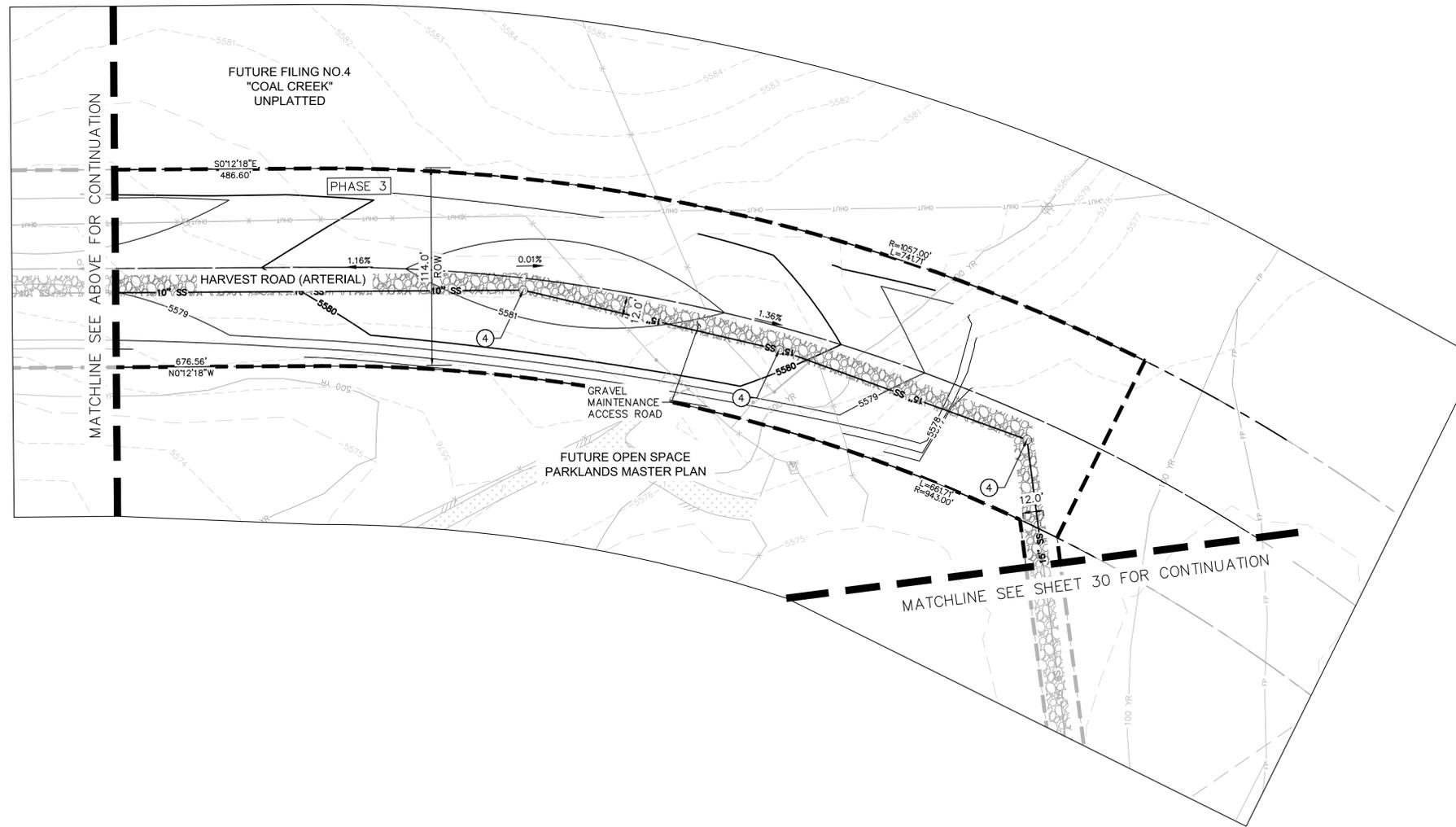
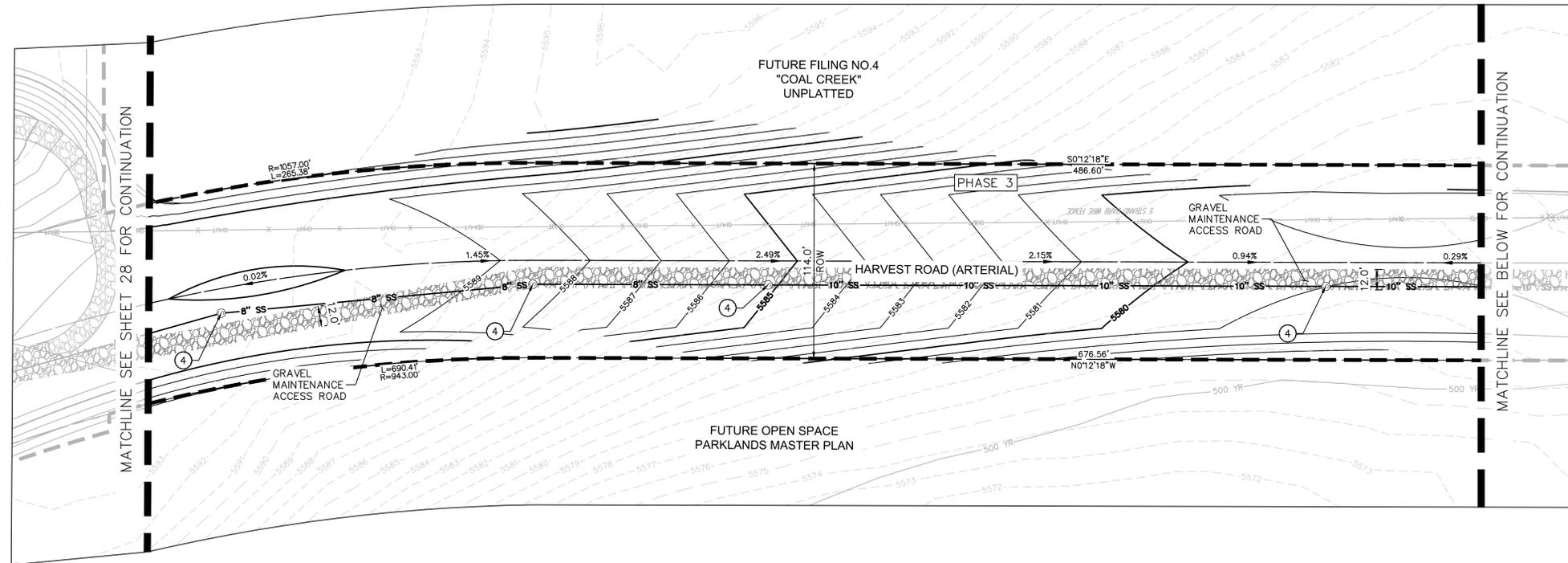
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- 5. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
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CHECKED BY: LNS
DRAWN BY: KH TEAM



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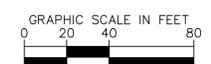
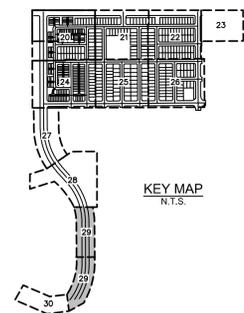
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- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
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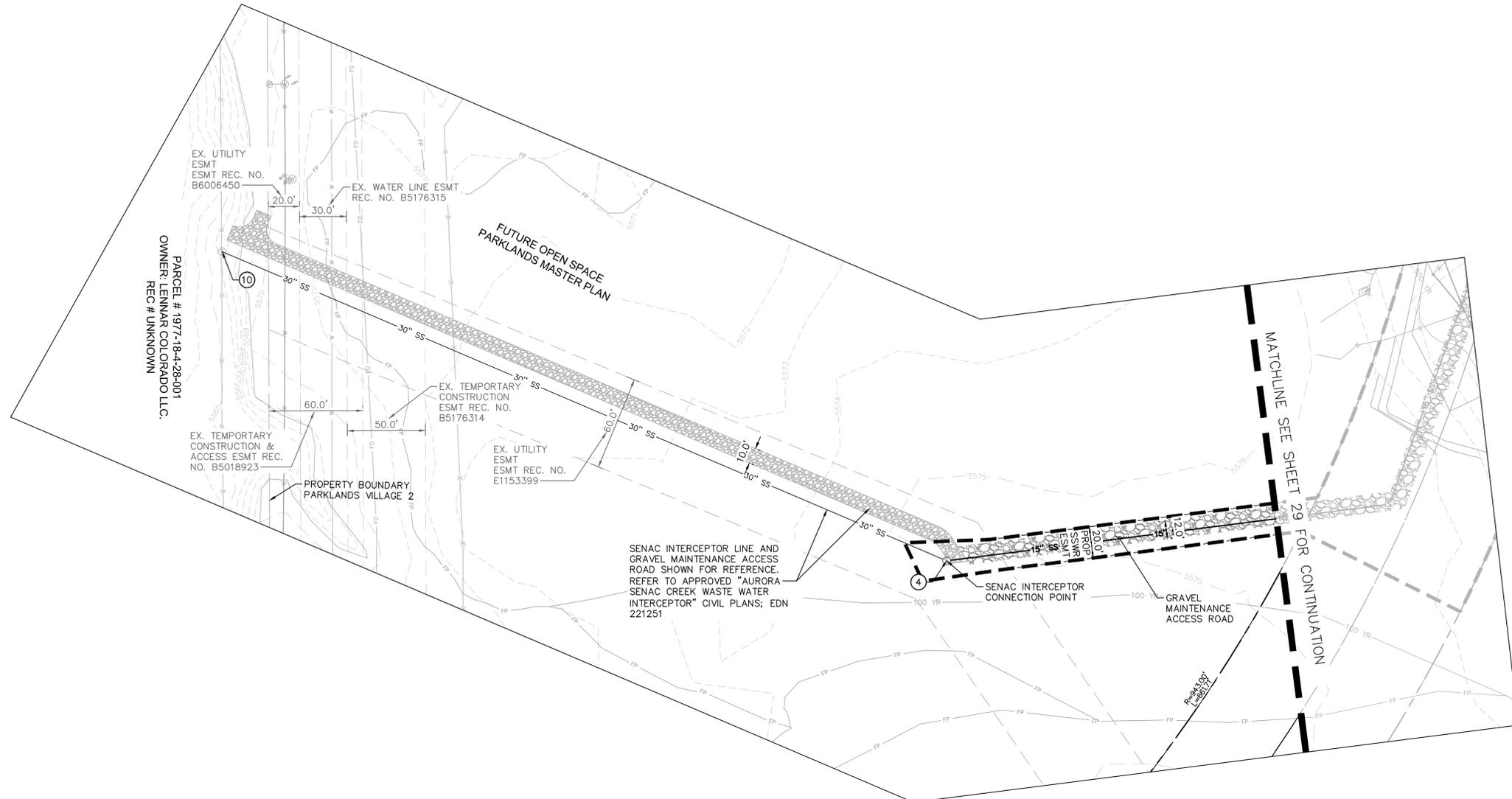
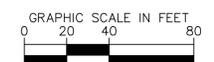
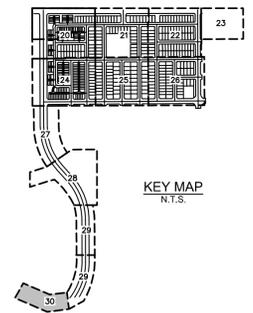
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- ⑩ PROPOSED SANITARY SEWER CONNECTION TO EXISTING.

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4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. ½ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
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- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE



PARCEL # 1977-18-4-28-001
OWNER: LENNAR COLORADO LLC.
REC # UNKNOWN

SENAC INTERCEPTOR LINE AND GRAVEL MAINTENANCE ACCESS ROAD SHOWN FOR REFERENCE. REFER TO APPROVED "AURORA SENAC CREEK WASTE WATER INTERCEPTOR" CIVIL PLANS; EDN 221251

MATCHLINE SEE SHEET 29 FOR CONTINUATION