

THE PARKLANDS - DOMINIUM MULTI-FAMILY

"LOCATED AT THE NORTHWEST CORNER OF E ALAMEDA AVE AND S POWHATON RD
LOCATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO "

SITE DATA TABLE

PRESENT ZONING CLASSIFICATION	R2 AAC (MU-C / R-3)
LAND AREA WITHIN PROPERTY LINES	12.00 AC / 522,720 SF
NUMBER OF BUILDINGS	10
NUMBER OF UNITS PROPOSED	273 UNITS
BUILDING HEIGHT	38'-4"
2021 IBC BUILDING OCCUPANCY CLASSIFICATION	R-2 (PRIMARY), (LIFE SAFETY CODE APARTMENT BUILDING
2021 IBC CONSTRUCTION TYPE	V-A
HARD SURFACE AREA	389,955 SF (74.5%)
LANDSCAPE AREA	132,765 SF (25.5%)
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	PER CODE
PROPOSED PRIMARY NEIGHBORHOOD COLUMN	3
PROPOSED PRIMARY MONUMENT SIGN AREA	5.4 SF (1.8 SF PER COLUMN)
PARKING	
PARKING SPACES REQUIRED	244
PARKING SPACES PROVIDED	460
ACCESSIBLE PARKING SPACES REQUIRED	7
ACCESSIBLE PARKING SPACES PROVIDED	27
GUEST PARKING SPACES REQUIRED	50
GUEST PARKING SPACES PROVIDED	27
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A
BICYCLE SPACES REQUIRED	15
BICYCLE SPACES PROVIDED	29

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEAST 1/4, EXCEPT THE WEST 648.99 FEET AND EXCEPT THE EAST 210 FEET THEREOF, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 45 WEST OF THE 6TH P.M.,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 17 BEARS N 00°11'28" E, THENCE N 00°11'28" E, 248.09' ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE N 89°48'32" W, 225.03' TO THE TRUE POINT OF BEGINNING, THENCE N 89°48'32" W, 750.00'; THENCE N 00°11'28" E, 940.00'; THENCE S 89°48'32" E, 750.00'; THENCE S 00°11'28" W, 940.00' TO THE TRUE POINT OF BEGINNING,

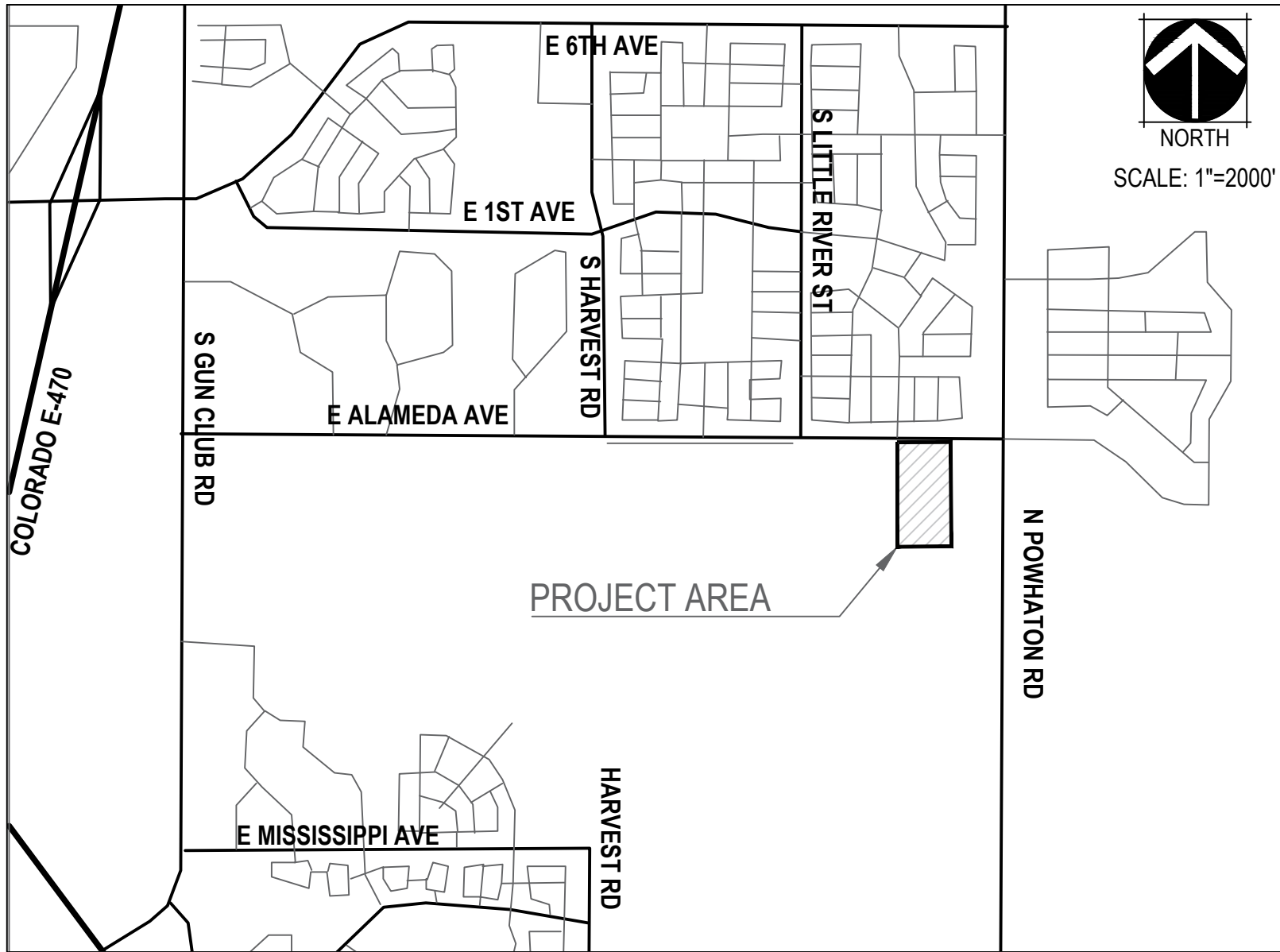
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED AUGUST 24,

2022 AT RECEPTION NO. E2088624,

COUNTY OF ARAPAHOE,

STATE OF COLORADO

VICINITY MAP



SHEET INDEX

- | | |
|---|---|
| 1. COVER SHEET | 33. BUILDING TYPE 1 - 3RD LEVEL FLOOR PLAN |
| 2. NOTES SHEET | 34. BUILDING TYPE 2 - 1ST & 2ND LEVEL FLOOR PLANS |
| 3. OVERALL SITE PLAN | 35. BUILDING TYPE 2 - 3RD LEVEL FLOOR PLAN |
| 4. SITE PLAN | 36. BUILDING TYPE 3 - 1ST & 2ND LEVEL FLOOR PLANS |
| 5. SITE PLAN | 37. BUILDING TYPE 3 - 3RD FLOOR PLAN |
| 6. SITE PLAN | 38. BUILDING TYPE 4 - 1ST & 2ND LEVEL FLOOR PLANS |
| 7. SITE PLAN | 39. BUILDING TYPE 4 - 3RD FLOOR PLAN |
| 8. SITE PLAN DETAILS | 40. BUILDING TYPE 1 - EXTERIOR ELEVATIONS |
| 9. UTILITY PLAN | 41. BUILDING TYPE 1 - EXTERIOR ELEVATIONS |
| 10. UTILITY PLAN | 42. BUILDING TYPE 2 - EXTERIOR ELEVATIONS |
| 11. UTILITY PLAN | 43. BUILDING TYPE 2 - EXTERIOR ELEVATIONS |
| 12. UTILITY PLAN | 44. BUILDING TYPE 3 - EXTERIOR ELEVATIONS |
| 13. GRADING PLAN | 45. BUILDING TYPE 3 - BUILDING ELEVATIONS |
| 14. GRADING PLAN | 46. BUILDING TYPE 4 - BUILDING ELEVATIONS |
| 15. GRADING PLAN | 47. BUILDING TYPE 4 - BUILDING ELEVATIONS |
| 16. GRADING PLAN | 48. UNIT PLANS |
| 17. LANDSCAPE NOTES | 49. TYPE A UNIT PLANS |
| 18. LANDSCAPE SCHEDULES | 50. CLUBHOUSE FLOOR PLAN |
| 19. TREE MITIGATION | 51. CLUBHOUSE EXTERIOR ELEVATIONS |
| 20. HYDROZONE PLAN | 52. RAMADA AT PUBLIC PLAZA |
| 21. OPEN SPACE PLAN | 53. RAMADA |
| 22. OVERALL LANDSCAPE PLAN | 54. MAILBOX RAMADA |
| 23. LANDSCAPE PLAN | 55. SITE LIGHTING COVER SHEET |
| 24. LANDSCAPE PLAN | 56. OVERALL SITE LIGHTING PLAN |
| 25. LANDSCAPE PLAN | 57. SITE LIGHTING LAYOUT PLAN - SEGMENT 1 |
| 26. LANDSCAPE PLAN | 58. SITE LIGHTING LAYOUT PLAN - SEGMENT 2 |
| 27. LANDSCAPE PLAN | 59. SITE LIGHTING PHOTOMETRICS PLAN - SEGMENT 1 |
| 28. LANDSCAPE DETAILS | 60. SITE LIGHTING PHOTOMETRICS PLAN - SEGMENT 2 |
| 29. LANDSCAPE DETAILS | 61. ELEVATIONS - BUILDING TYPE 1 |
| 30. LANDSCAPE DETAILS | 62. ELEVATIONS - BUILDING TYPE 2 |
| 31. ARCHITECTURAL SITE PLAN | 63. ELEVATIONS - BUILDING TYPE 3 |
| 32. BUILDING TYPE 1 - 1ST & 2ND LEVEL FLOOR PLANS | 64. ELEVATIONS - BUILDING TYPE 4 |

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
AD, ____

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____, COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

ADJUSTMENT

PROJECT TEAM

DEVELOPER:

DOMINIUM
4019 NORTH 44TH STREET
PHOENIX, AZ 85018
602.952.8280
RON MEHLK

CIVIL ENGINEER:

KIMLEY-HORN
6200 S SYRACUSE WAY, STE 300
GREENWOOD VILL., CO 80111
720.647.6219
WILLIE KONISHI

LANDSCAPE ARCHITECT:

NORRIS DESIGN
1101 BANNOCK ST,
DENVER, CO 80204
303.892.1166
SEAN MALONE

ENTITLEMENTS:

NORRIS DESIGN
1101 BANNOCK ST,
DENVER, CO 80204
303.892.1166
DIANA RAEI

ARCHITECT:

TODD AND ASSOCIATES INC.
4019 NORTH 44TH STREET
PHOENIX, AZ 85018
602.952.8280
GARY TODD

PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
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:

12/18/2024 - SP 01

SHEET TITLE:

COVER SHEET

SITE PLAN NOTES

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "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 IBC CHAPTER 11, AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/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.
7. 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.
8. (THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. 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 AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED 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.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
20. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
21. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
23. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)

PARKLANDS - DOMINIUM MF SITE PLAN

E ALAMEDA AVE & POWHATON RD.
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:
12/18/2024 - SP 01

SHEET TITLE:

NOTES

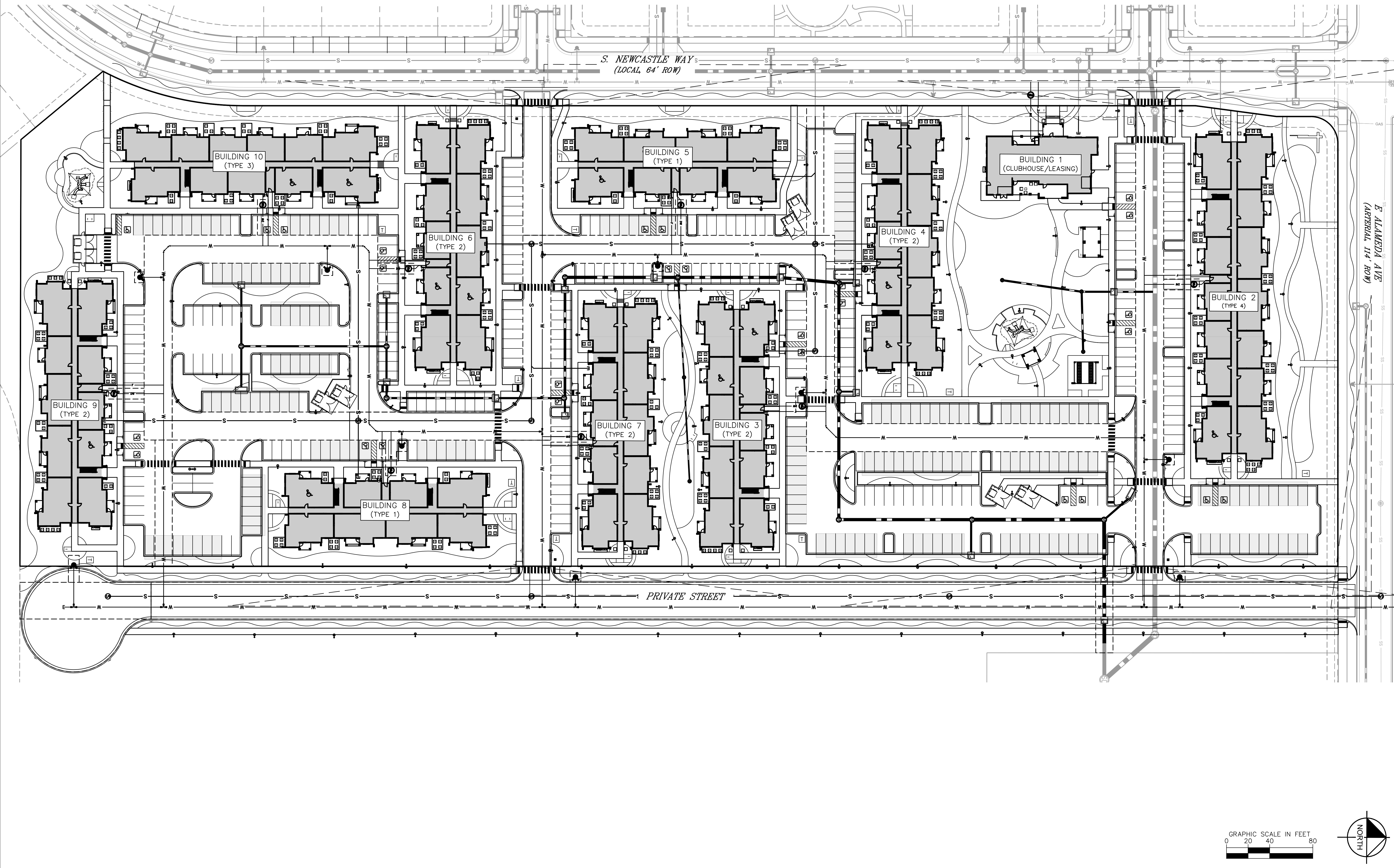
PARKLANDS - DOMINIUM MF SITE PLAN
E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

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

PRELIMINARY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
12/18/2024 - SP_01

SHEET TITLE:
OVERALL SITE PLAN



CHECKED BY:
DRAWN BY:

PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

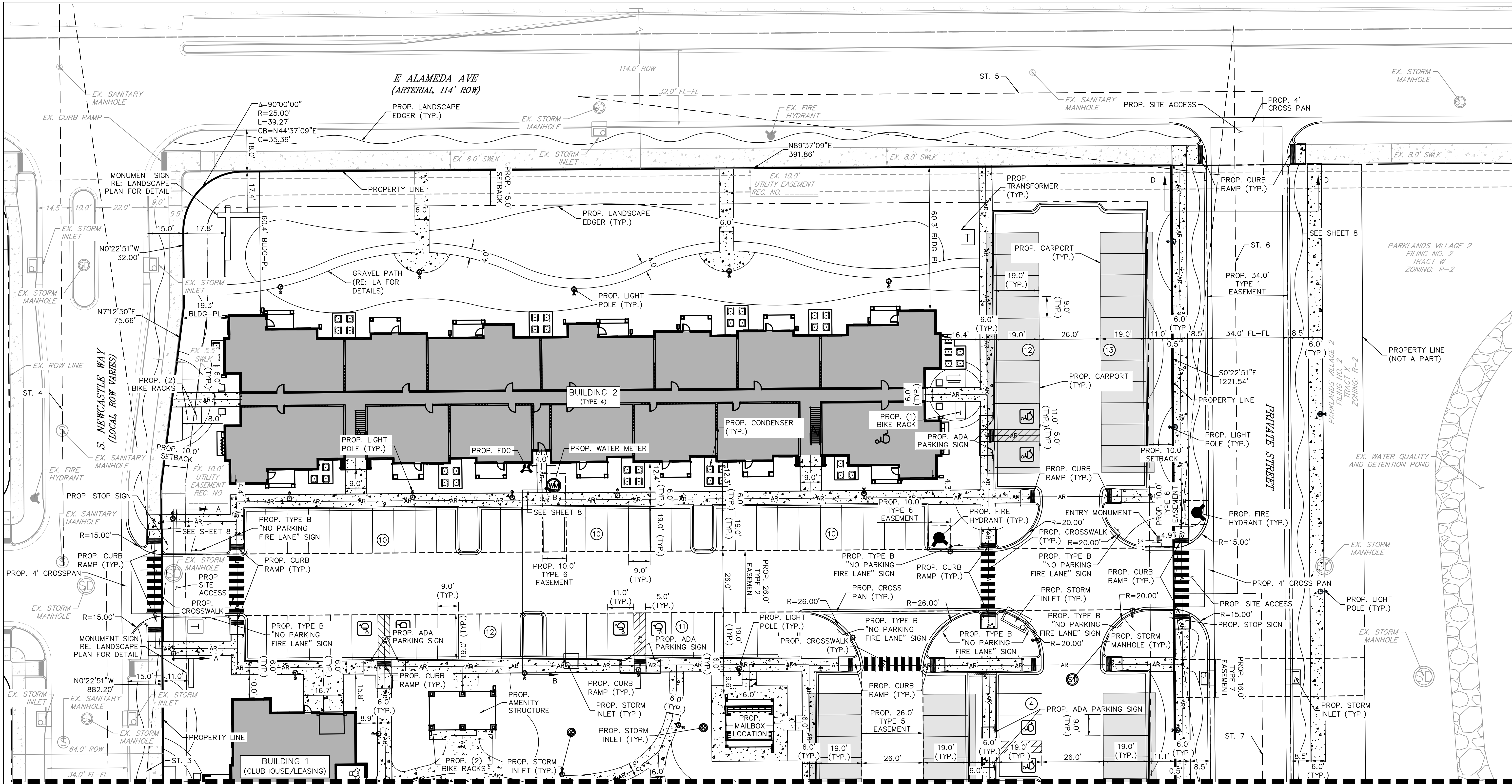
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
SITE PLAN



MATCHLINE - SHEET 5

LEGEND

	PROP. CONCRETE		PROP. FIRE HYDRANT
	EX. CONCRETE		EX. LIGHT POLE
	PROPERTY BOUNDARY		PROP. LIGHT POLE
	EX. EASEMENT		PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS
	PROP. EASEMENT		PROP. TRANSFORMER
	ACCESSIBLE ROUTE		PROP. STORM INLET
	PROP. SETBACK LINE		PROP. WATER METER
	PROP. SANITARY SEWER MANHOLE		PARKING COUNT
	PROP. STORM SEWER MANHOLE		
	EX. FIRE HYDRANT		
	PROP. BUILDING FOOTPRINT		
	PROP. CARPORT		

NOTES

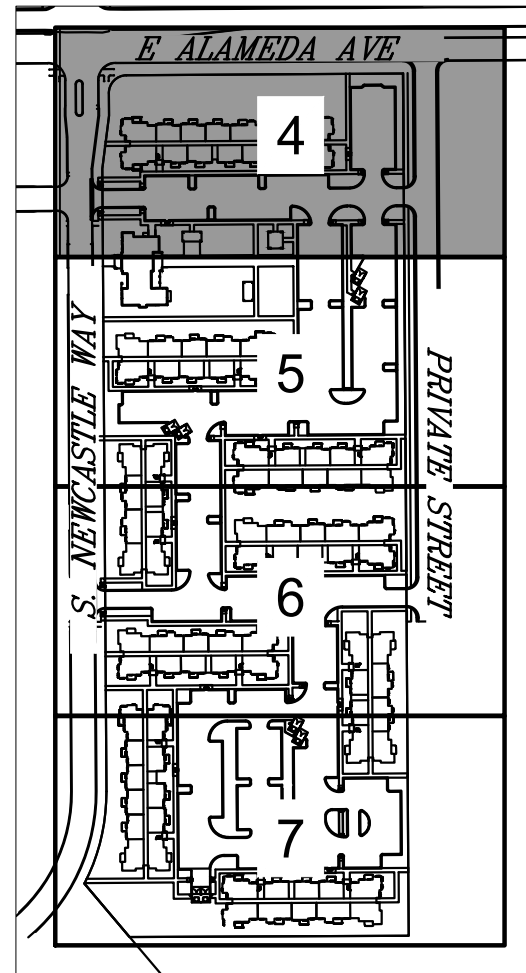
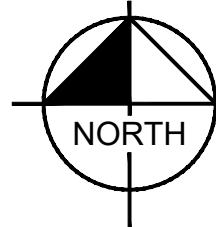
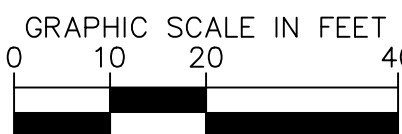
- ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
- ALL FLOWLINE RADII ARE 2.0', UNLESS OTHERWISE NOTED.
- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
- ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
- ALL DRIVE AISLES AND PARKING AREAS TO BE ASPHALT UNLESS OTHERWISE NOTED.
- ANY PROPOSED EASEMENTS NOTED ON THIS PLAN WILL BE DEDICATED BY PLAT.
- 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 SITE PLAN FOR THE DEVELOPMENT.
- SEE SHEET 8 FOR SITE DETAILS AND CROSS-SECTIONS.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

SIGHT TRIANGLES

- ST.1 = 240' PER STD. DTL. TE-13.1
ST.2 = 280' PER STD. DTL. TE-13.1
ST.3 = 240' PER STD. DTL. TE-13.1
ST.4 = 280' PER STD. DTL. TE-13.1
ST.5 = 290' PER STD. DTL. TE-13.1
ST.6 = 240' PER STD. DTL. TE-13.1
ST.7 = 280' PER STD. DTL. TE-13.1
ST.8 = 240' PER STD. DTL. TE-13.1
ST.9 = 280' PER STD. DTL. TE-13.1



PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

OWNER:

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

PRELIMINARY

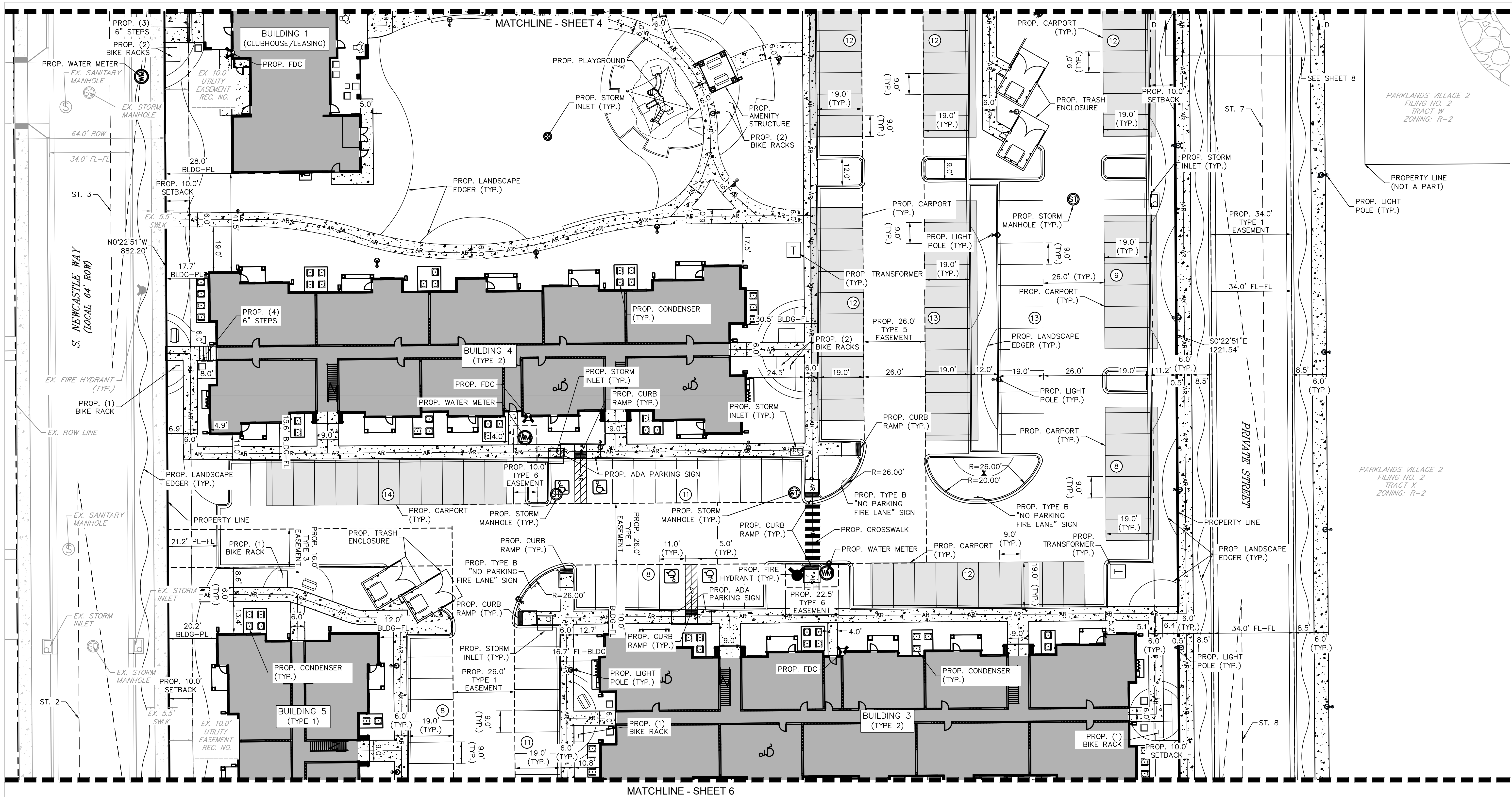
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:

12/18/2024 - SP 01

SHEET TITLE:

SITE PLAN



PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

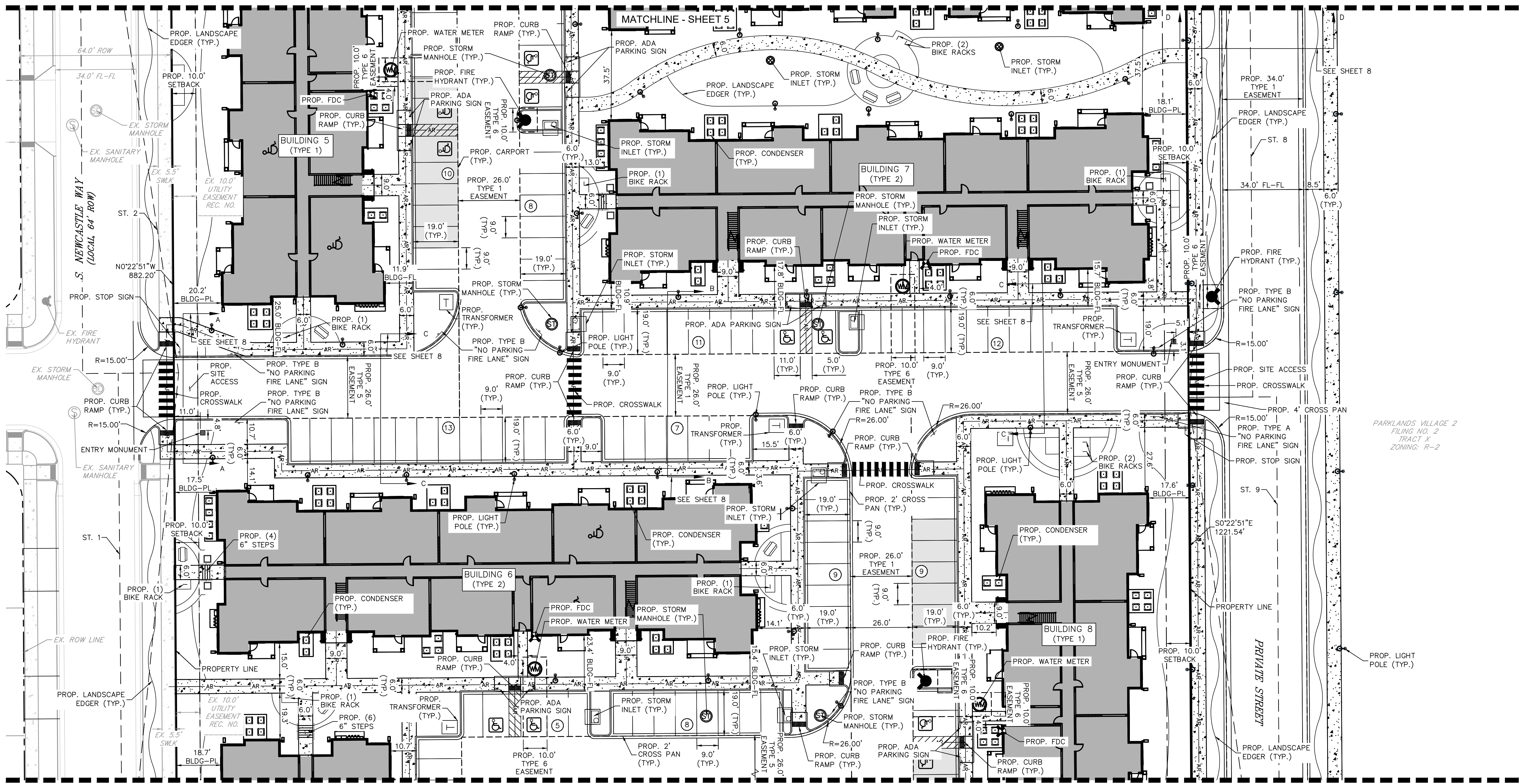
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
SITE PLAN



LEGEND

	PROP. CONCRETE		PROP. FIRE HYDRANT
	EX. CONCRETE		EX. LIGHT POLE
	PROPERTY BOUNDARY		PROP. LIGHT POLE
	EX. EASEMENT		PROP. SIGN
	PROP. EASEMENT		PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS
	ACCESSIBLE ROUTE		PROP. TRANSFORMER
	PROP. SETBACK LINE		PROP. STORM INLET
	PROP. SANITARY SEWER MANHOLE		PROP. WATER METER
	PROP. STORM SEWER MANHOLE		PARKING COUNT
	EX. FIRE HYDRANT		
	PROP. BUILDING FOOTPRINT		
	PROP. CARPORT		

NOTES

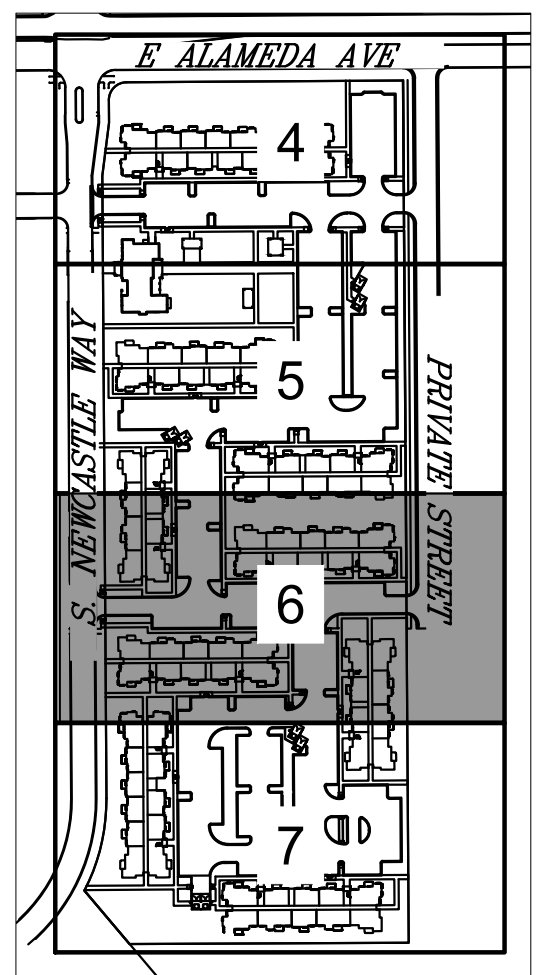
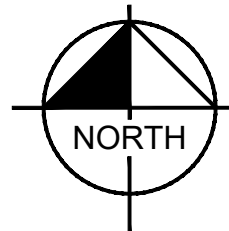
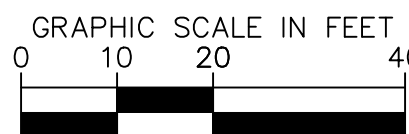
- ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
- ALL FLOWLINE RADII ARE 2.0', UNLESS OTHERWISE NOTED.
- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
- ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
- ALL DRIVE AISLES AND PARKING AREAS TO BE ASPHALT UNLESS OTHERWISE NOTED.
- ANY PROPOSED EASEMENTS NOTED ON THIS PLAN WILL BE DEDICATED BY PLAT.
- 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 SITE PLAN FOR THE DEVELOPMENT.
- SEE SHEET 8 FOR SITE DETAILS AND CROSS-SECTIONS.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
 TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
 TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
 TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
 TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
 TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
 TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
 TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

SIGHT TRIANGLES

- ST.1 = 240' PER STD. DTL. TE-13.1
 ST.2 = 280' PER STD. DTL. TE-13.1
 ST.3 = 240' PER STD. DTL. TE-13.1
 ST.4 = 280' PER STD. DTL. TE-13.1
 ST.5 = 290' PER STD. DTL. TE-13.1
 ST.6 = 240' PER STD. DTL. TE-13.1
 ST.7 = 280' PER STD. DTL. TE-13.1
 ST.8 = 240' PER STD. DTL. TE-13.1
 ST.9 = 280' PER STD. DTL. TE-13.1



KEYMAP
N.T.S.

PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

OWNER:

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

PRELIMINARY

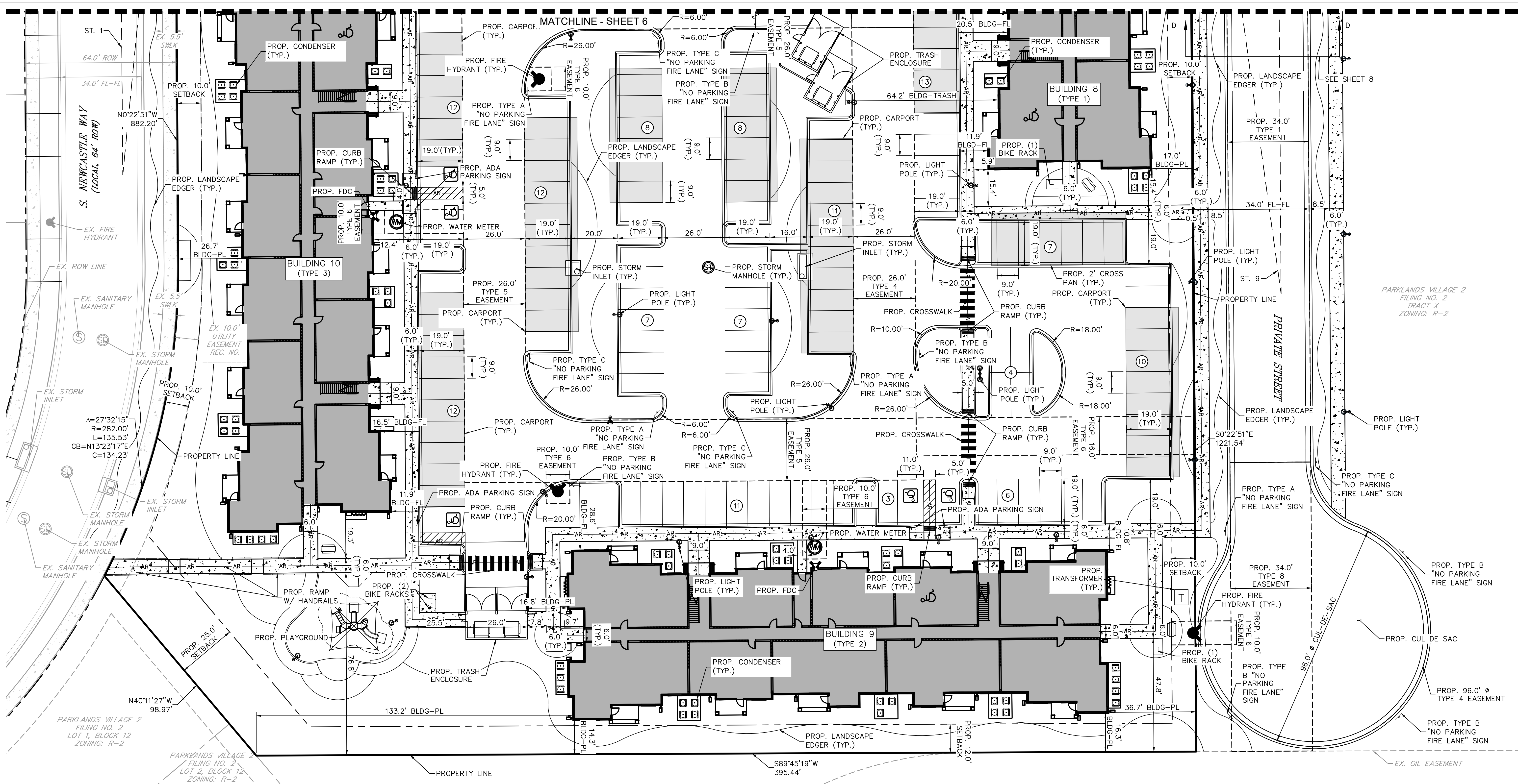
NOT FOR
CONSTRUCTION
Kimley»Horn
KimleyHorn and Associates, Inc.

DATE:

12/18/2024 - SP_01

SHEET TITLE:

SITE PLAN



LEGEND

	PROP. CONCRETE		PROP. FIRE HYDRANT
	EX. CONCRETE		EX. LIGHT POLE
	PROPERTY BOUNDARY		PROP. LIGHT POLE
	EX. EASEMENT		PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS
	PROP. EASEMENT		PROP. TRANSFORMER
	ACCESSIBLE ROUTE		PROP. STORM INLET
	PROP. SETBACK LINE		PROP. WATER METER
	PROP. SANITARY SEWER MANHOLE		PARKING COUNT
	PROP. STORM SEWER MANHOLE		
	EX. FIRE HYDRANT		
	PROP. BUILDING FOOTPRINT		
	PROP. CARPORT		

NOTES

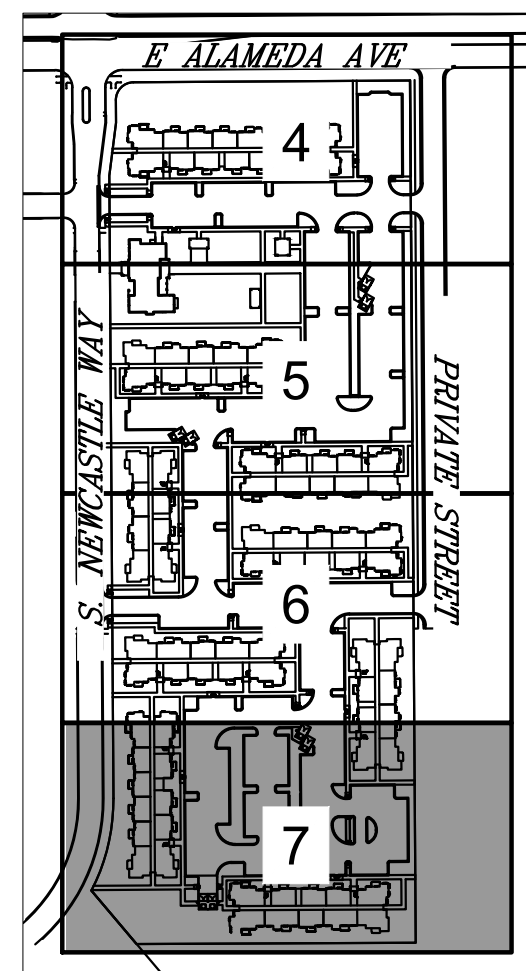
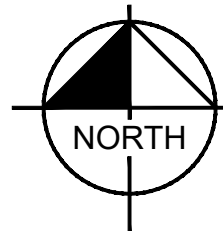
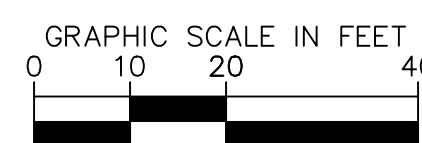
- ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
- ALL FLOWLINE RADII ARE 2.0', UNLESS OTHERWISE NOTED.
- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
- ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
- ALL DRIVE AISLES AND PARKING AREAS TO BE ASPHALT UNLESS OTHERWISE NOTED.
- ANY PROPOSED EASEMENTS NOTED ON THIS PLAN WILL BE DEDICATED BY PLAT.
- 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 SITE PLAN FOR THE DEVELOPMENT.
- SEE SHEET 8 FOR SITE DETAILS AND CROSS-SECTIONS.

EASEMENT LEGEND

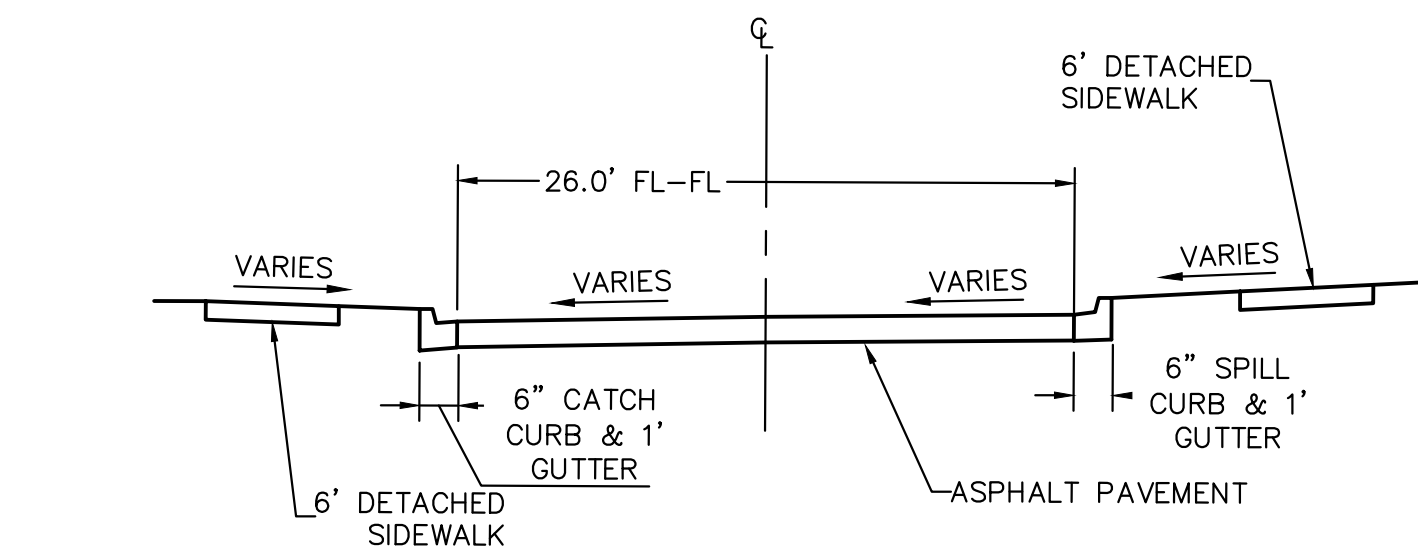
- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
- TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
- TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
- TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
- TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
- TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
- TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
- TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

SIGHT TRIANGLES

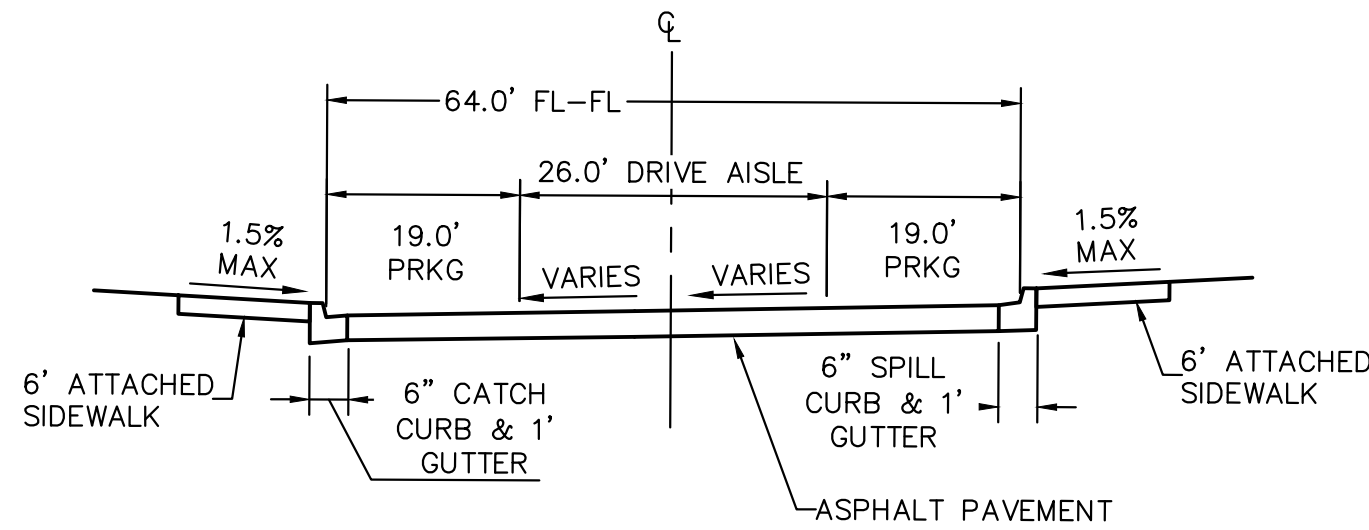
ST.1 = 240' PER STD. DTL. TE-13.1
ST.2 = 280' PER STD. DTL. TE-13.1
ST.3 = 240' PER STD. DTL. TE-13.1
ST.4 = 280' PER STD. DTL. TE-13.1
ST.5 = 290' PER STD. DTL. TE-13.1
ST.6 = 240' PER STD. DTL. TE-13.1
ST.7 = 280' PER STD. DTL. TE-13.1
ST.8 = 240' PER STD. DTL. TE-13.1
ST.9 = 280' PER STD. DTL. TE-13.1

KEYMAP
N.T.S.

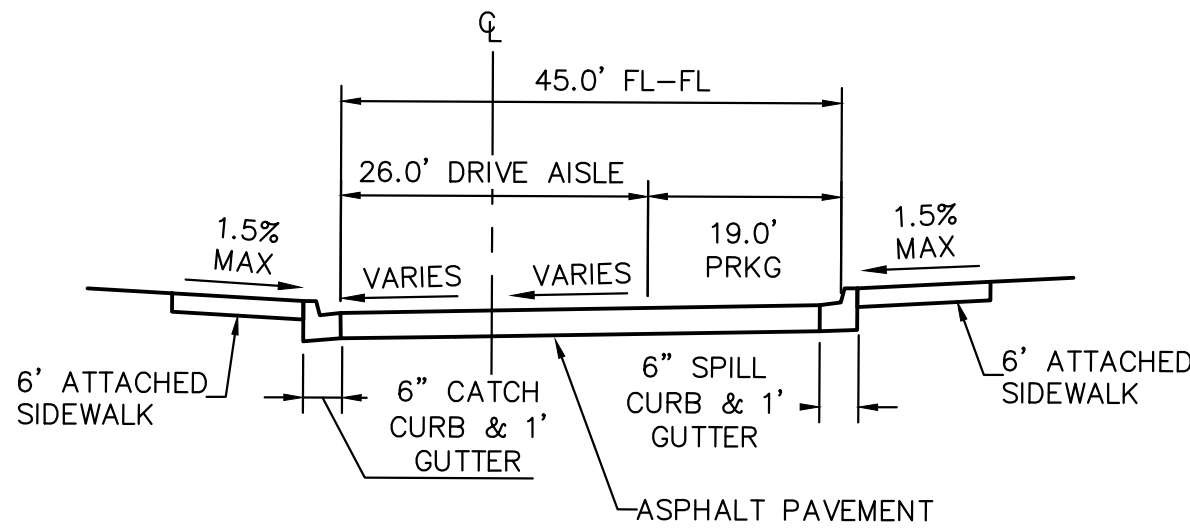
CHECKED BY:
DRAWN BY:



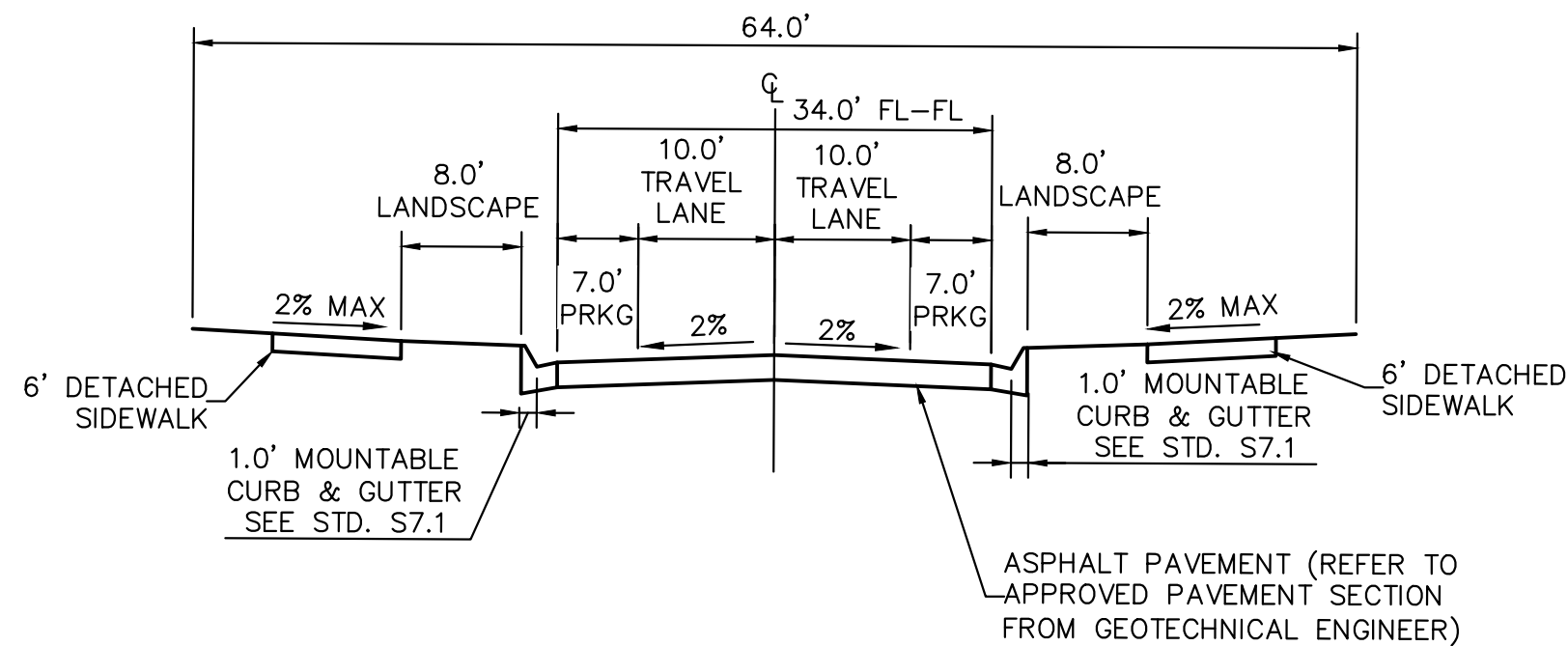
SECTION A-A
NTS



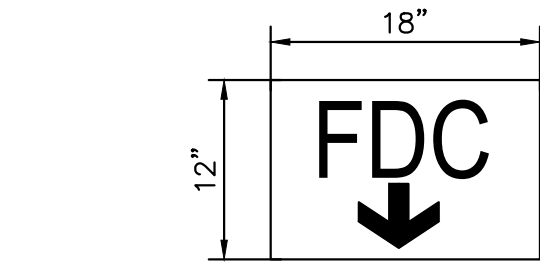
SECTION B-B
NTS



SECTION C-C
NTS



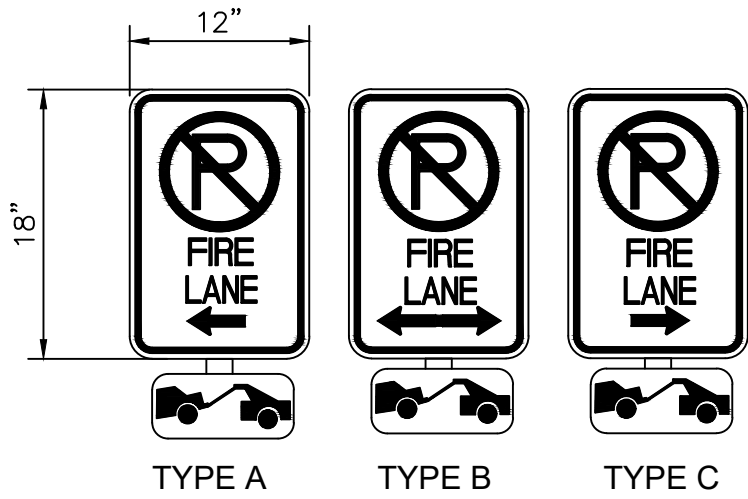
SECTION D-D
NTS



1. SHALL BE PROVIDED ABOVE ALL FIRE DEPARTMENT CONNECTIONS (FDC).
2. SIGNAGE SHALL STATE "FDC" WITH AN ARROW IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS, ARROW, AND SIGN BORDER TO BE WHITE. BACKGROUND TO BE RED.

FDC SIGN

N.T.S.



FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.

2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.

3. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

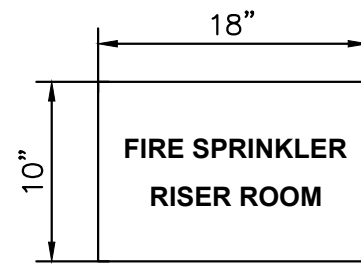
4. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.

5. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 26' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

6. TYPE A, B, AND C WILL BE DIFFERENTIATED AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS.

FIRE LANE SIGN AND NOTES

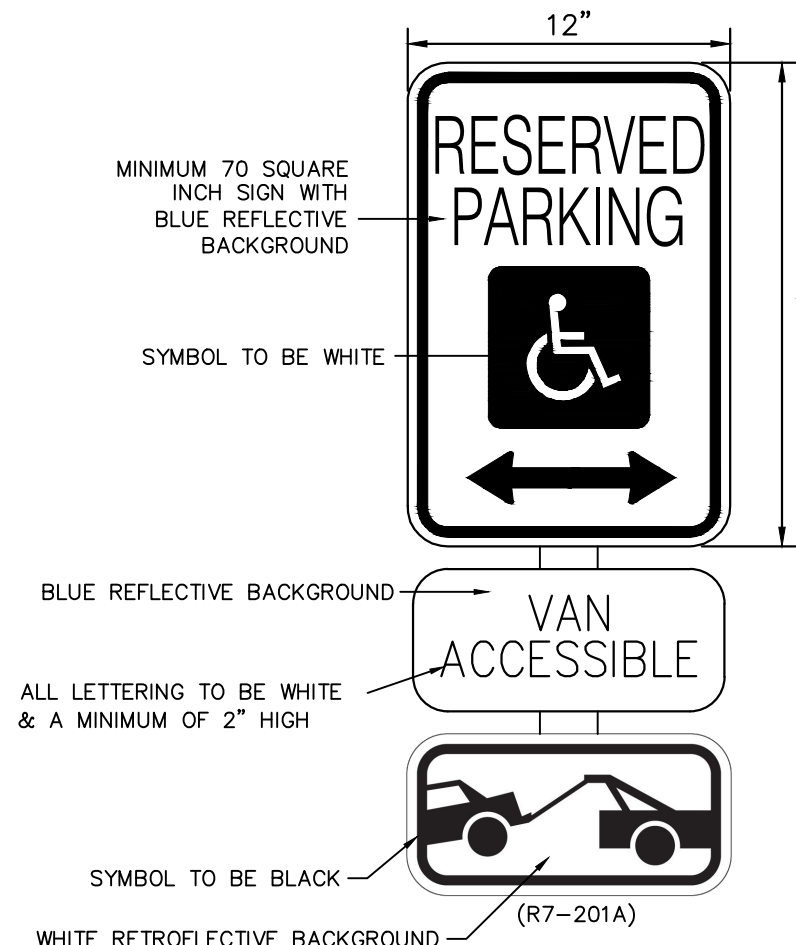
N.T.S.



1. SHALL BE PROVIDED ON THE FIRE RISER ROOM EXTERIOR ACCESS DOOR.
2. SIGNAGE SHALL STATE "FIRE SPRINKLER RISER ROOM" IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2" WITH A MINIMUM STROKE OF 3/8".

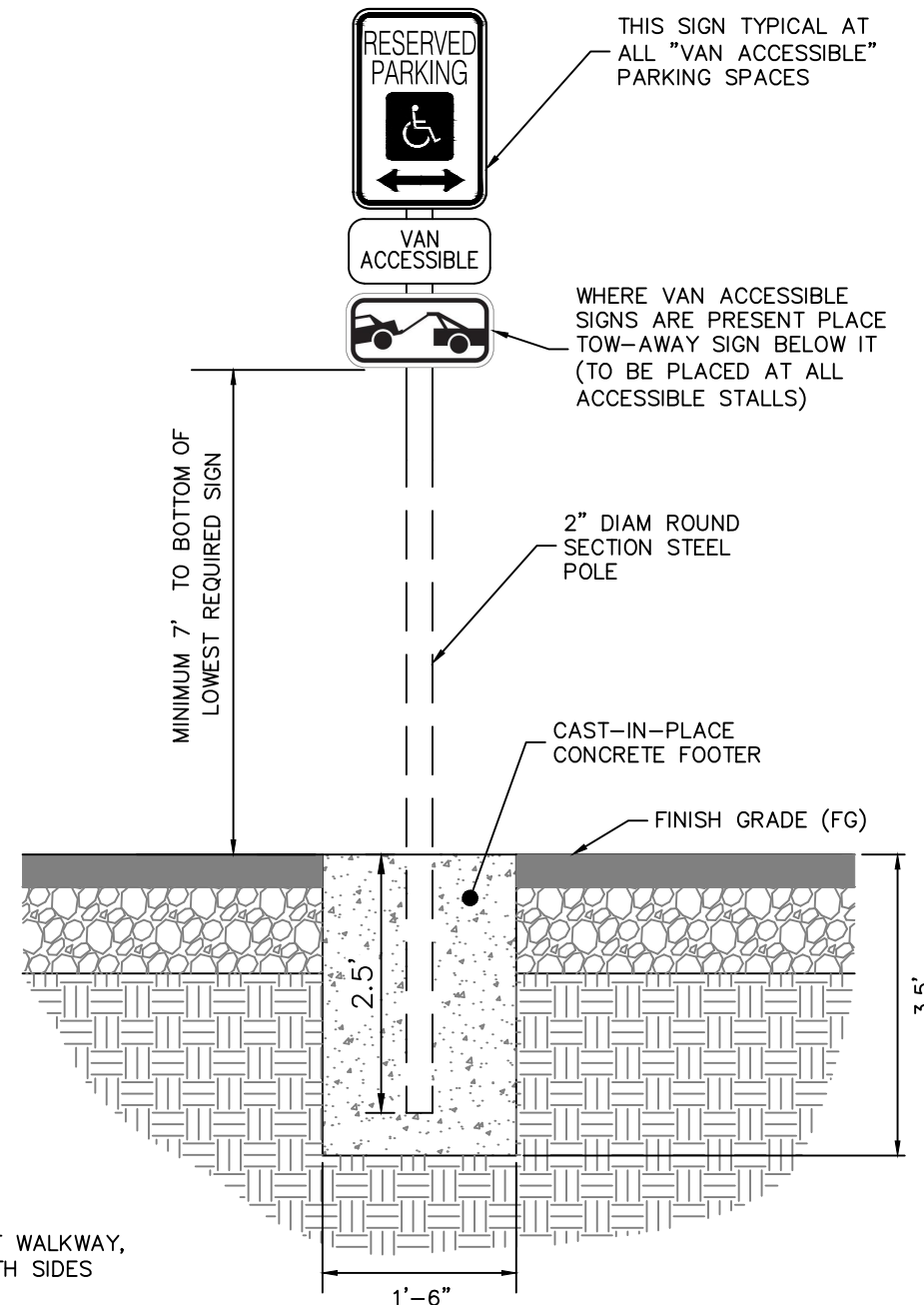
RISER ROOM SIGN

N.T.S.



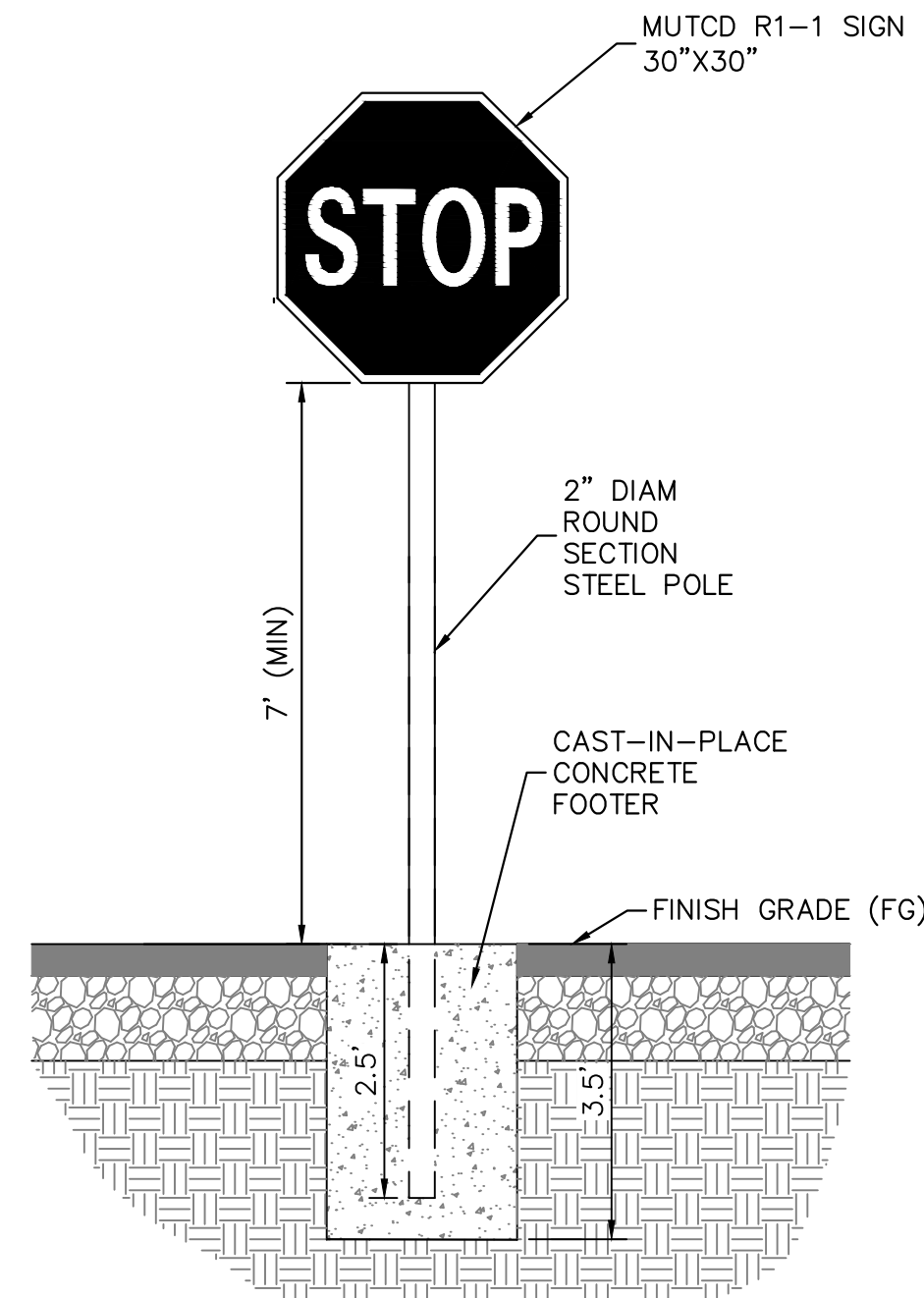
1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.

ONE AT EACH HANDICAP SPACE. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



ACCESSIBLE PARKING SIGN

N.T.S.



STOP SIGN

N.T.S.

OWNER:

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

PRELIMINARY

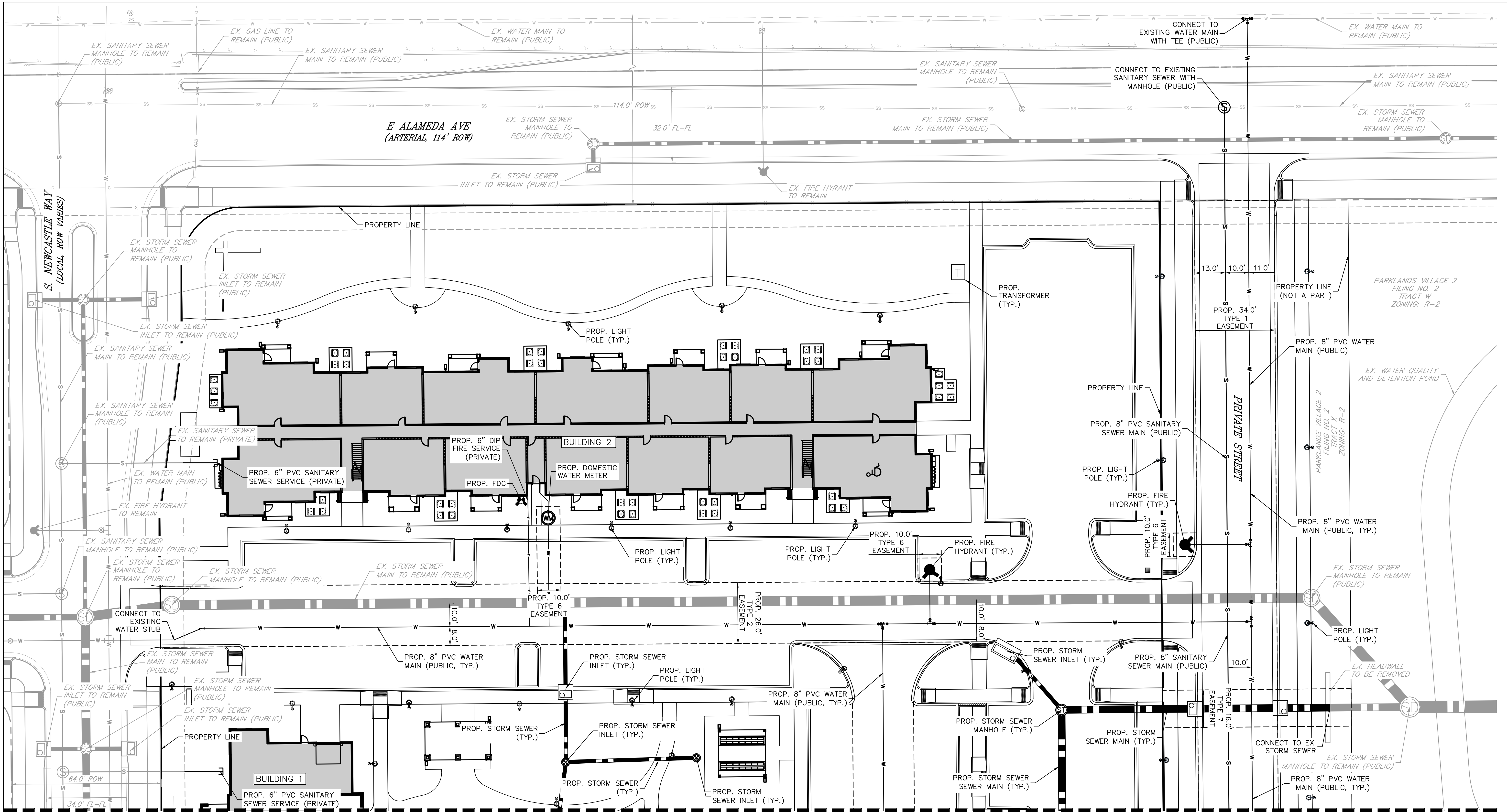
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:

12/18/2024 - SP_01

SHEET TITLE:

SITE PLAN DETAILS



MATCHLINE - SHEET 10

LEGEND

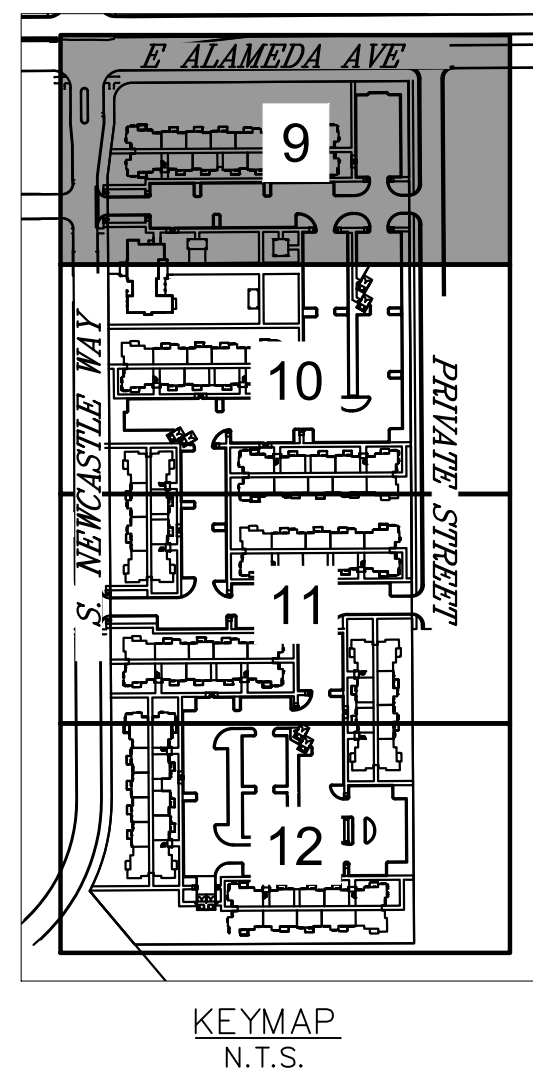
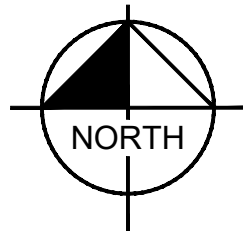
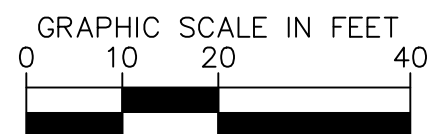
- | | | | |
|-------|------------------------------|---|--|
| — | PROPERTY BOUNDARY | ⊙ | PROP. SANITARY SEWER MANHOLE |
| - - - | EX. EASEMENT | ⊙ | PROP. STORM SEWER MANHOLE |
| - - - | PROP. EASEMENT | ⊙ | EX. FIRE HYDRANT |
| — | PROP. STORM PIPE | ⊙ | PROP. FIRE HYDRANT |
| — | PROP. WATER MAIN | ⊙ | EX. LIGHT POLE |
| — | PROP. DOMESTIC WATER SERVICE | ⊙ | PROP. LIGHT POLE |
| — | PROP. FIRE SERVICE | ⊙ | PROP. SIGN |
| — | PROP. SANITARY SEWER | ⊙ | PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS |
| | | ⊙ | PROP. TRANSFORMER |
| | | ⊙ | PROP. STORM INLETS |
| | | ⊙ | PROP. WATER METER |

NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL DOMESTIC WATER LINES ARE PUBLIC UP TO AND INCLUDING THE WATER METER, AND PRIVATE AFTER THE METER.
- ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
- ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
- TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
- TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
- TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
- TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
- TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
- TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
- TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



CHECKED BY:
DRAWN BY:

PARKLANDS - DOMINIUM MF SITE PLAN
E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

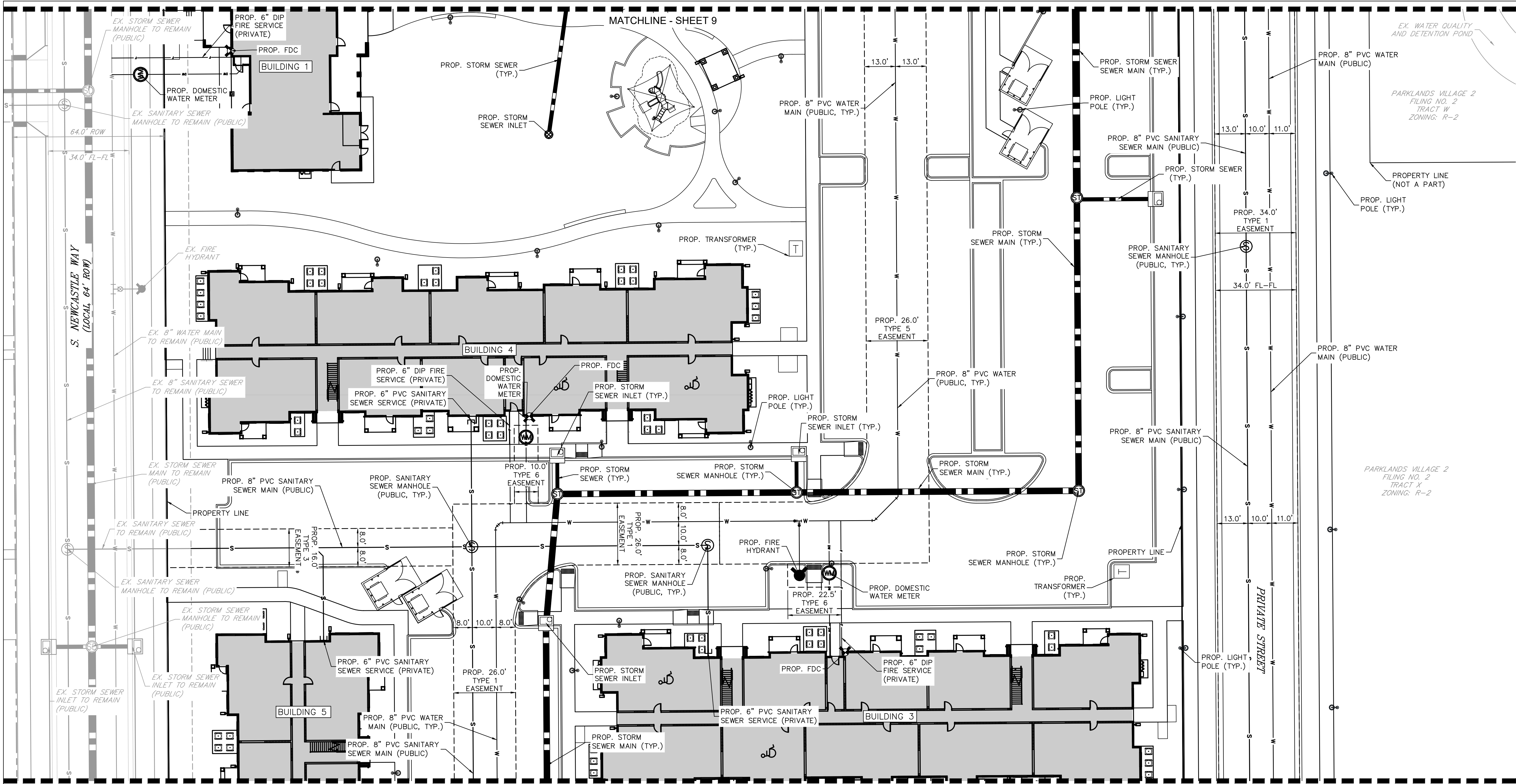
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
UTILITY PLAN



LEGEND

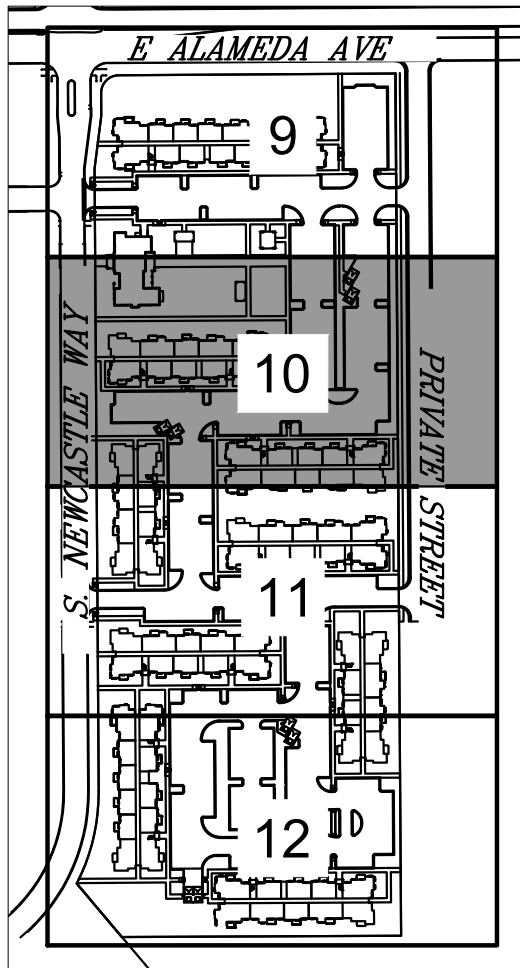
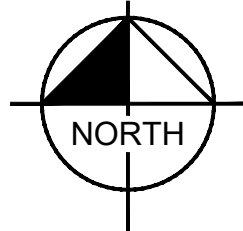
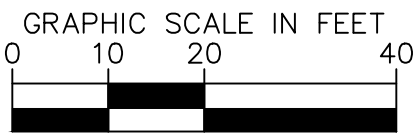
- | | | | |
|--|------------------------------|--|------------------------------|
| | PROPERTY BOUNDARY | | PROP. SANITARY SEWER MANHOLE |
| | EX. EASEMENT | | PROP. STORM SEWER MANHOLE |
| | PROP. EASEMENT | | EX. FIRE HYDRANT |
| | PROP. STORM PIPE | | PROP. FIRE HYDRANT |
| | PROP. WATER MAIN | | EX. LIGHT POLE |
| | PROP. DOMESTIC WATER SERVICE | | PROP. LIGHT POLE |
| | PROP. FIRE SERVICE | | PROP. SIGN |
| | PROP. SANITARY SEWER | | PROP. TRANSFORMER |
| | | | PROP. STORM INLETS |
| | | | PROP. WATER METER |

NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL DOMESTIC WATER LINES ARE PUBLIC UP TO AND INCLUDING THE WATER METER, AND PRIVATE AFTER THE METER.
- ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
- ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
- TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
- TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
- TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
- TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
- TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
- TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
- TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



CHECKED BY:
DRAWN BY:

PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

OWNER:

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

PRELIMINARY

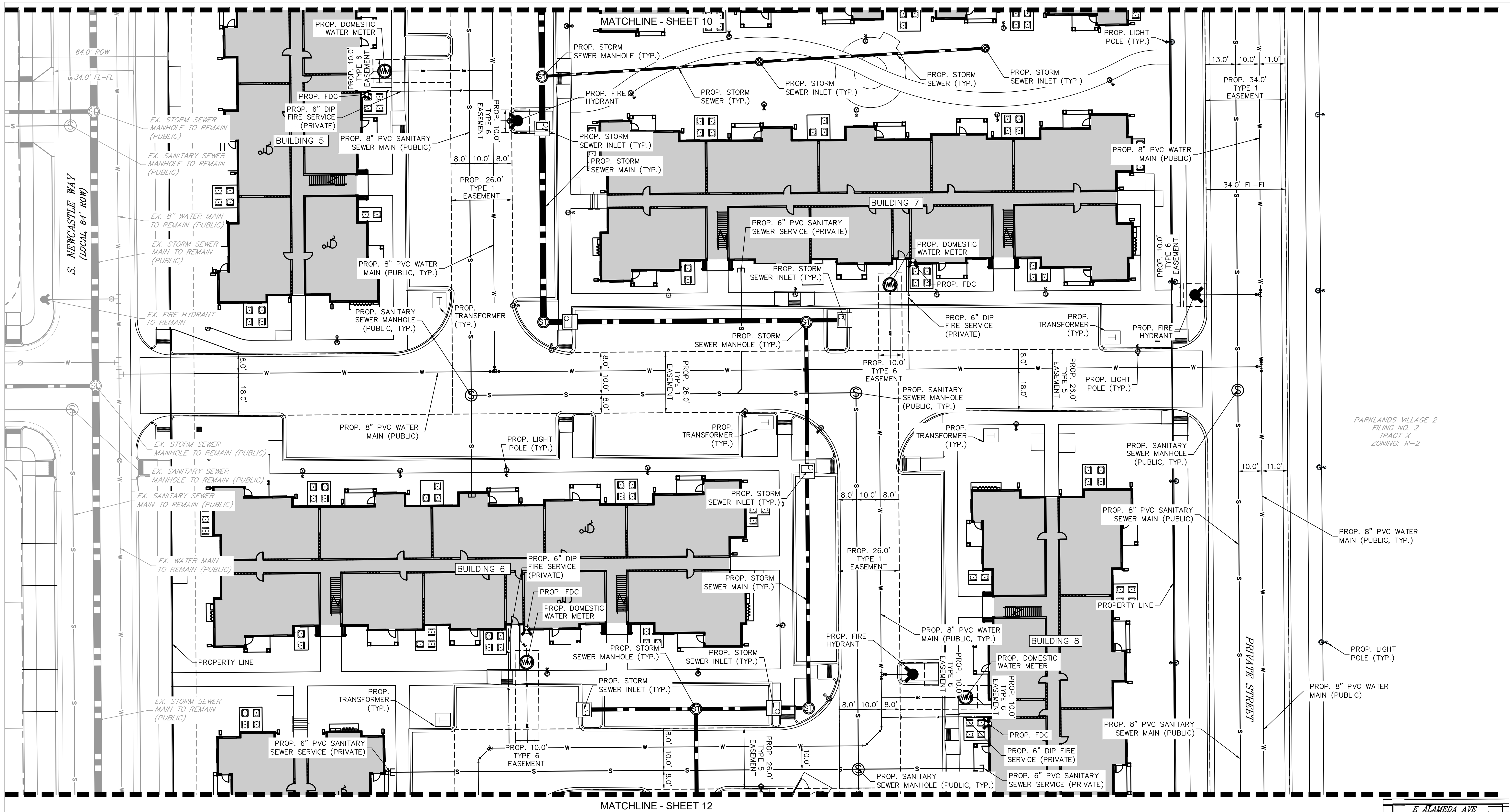
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:

12/18/2024 - SP 01

SHEET TITLE:

UTILITY PLAN



LEGEND

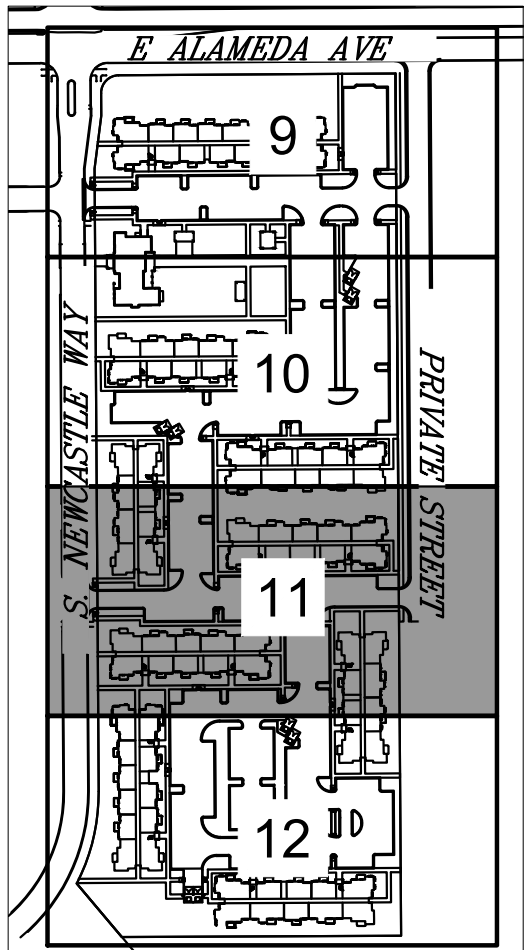
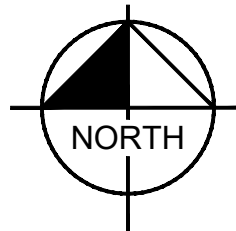
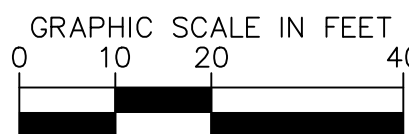
—	PROPERTY BOUNDARY	⊙	PROP. SANITARY SEWER MANHOLE
- - -	EX. EASEMENT	⊙	PROP. STORM SEWER MANHOLE
- - -	PROP. EASEMENT	⊙	EX. FIRE HYDRANT
—	PROP. STORM PIPE	⊙	PROP. FIRE HYDRANT
—	PROP. WATER MAIN	⊙	EX. LIGHT POLE
—	PROP. DOMESTIC WATER SERVICE	⊙	PROP. LIGHT POLE
—	PROP. FIRE SERVICE	⊙	PROP. SIGN
—	PROP. SANITARY SEWER	⊙	PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS
		⊙	PROP. TRANSFORMER
		⊙	PROP. STORM INLETS
		⊙	PROP. WATER METER

NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL DOMESTIC WATER LINES ARE PUBLIC UP TO AND INCLUDING THE WATER METER, AND PRIVATE AFTER THE METER.
- ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
- ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



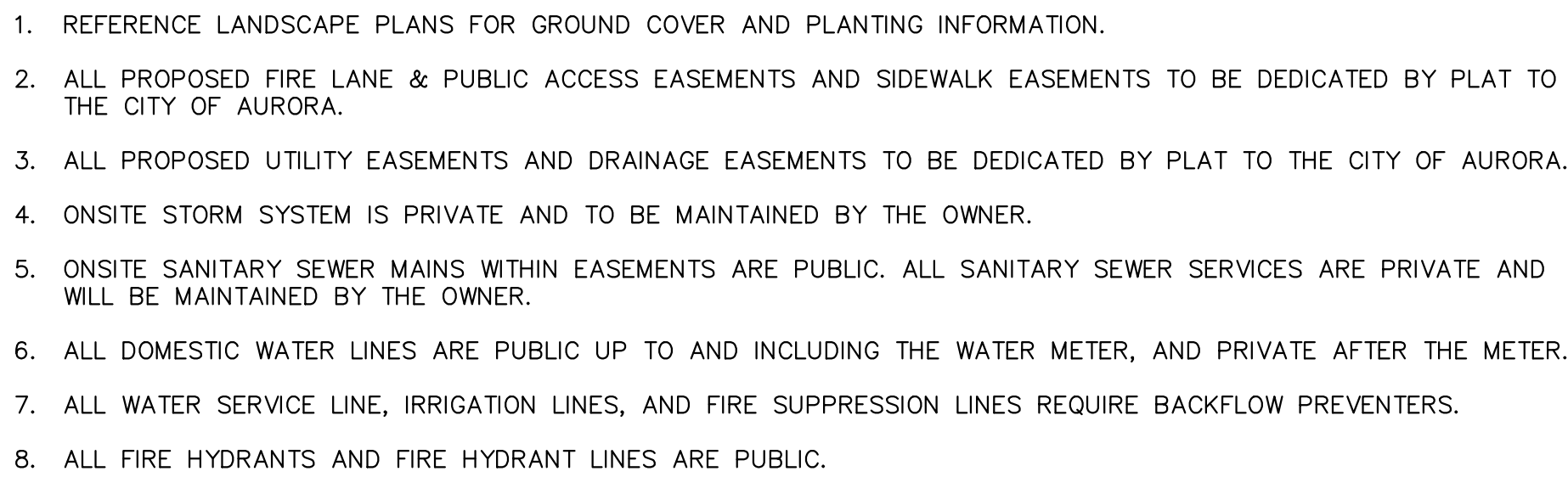
E MISSISSIPPI AVE & S POWHATTON RD.
JULY 26, 2024

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

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
UTILITY PLAN



TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT

TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT

TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT

TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT









TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT












TYPE 6 EASEMENT: PROPOSED WATER EASEMENT

TYPE 7 EASEMENT: PROPOSED STORM EASEMENT

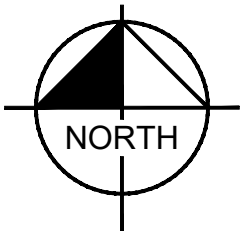
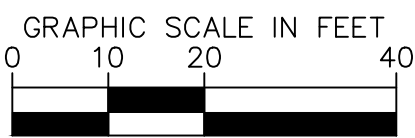
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



	PROPERTY BOUNDARY
	EX. EASEMENT
	PROP. EASEMENT
	PROP. STORM PIPE
	PROP. WATER MAIN
	PROP. DOMESTIC WATER SERVICE
	PROP. FIRE SERVICE
	PROP. SANITARY SEWER

	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EX. LIGHT POLE
	PROP. LIGHT POLE
	PROP. SIGN
	PROP. FIRE DEPARTMENT CONNECTION (FDC) WITH APPROVED KNOX CAPS
	PROP. TRANSFORMER
	PROP. STORM INLETS
	PROP. WATER METER

CHECKED BY:
DRAWN BY:



PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

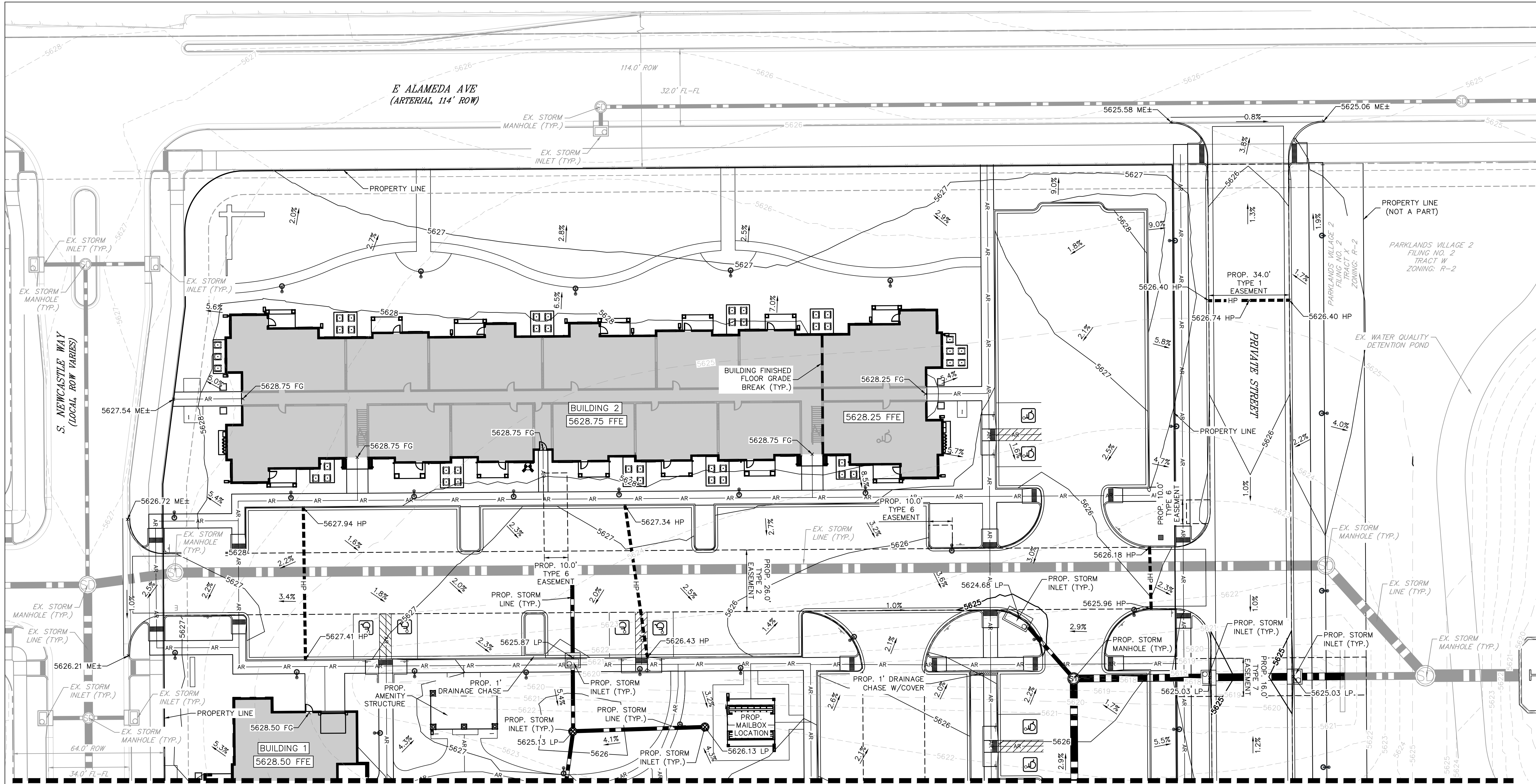
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP_01

SHEET TITLE:
GRADING PLAN



MATCHLINE - SHEET 14

LEGEND

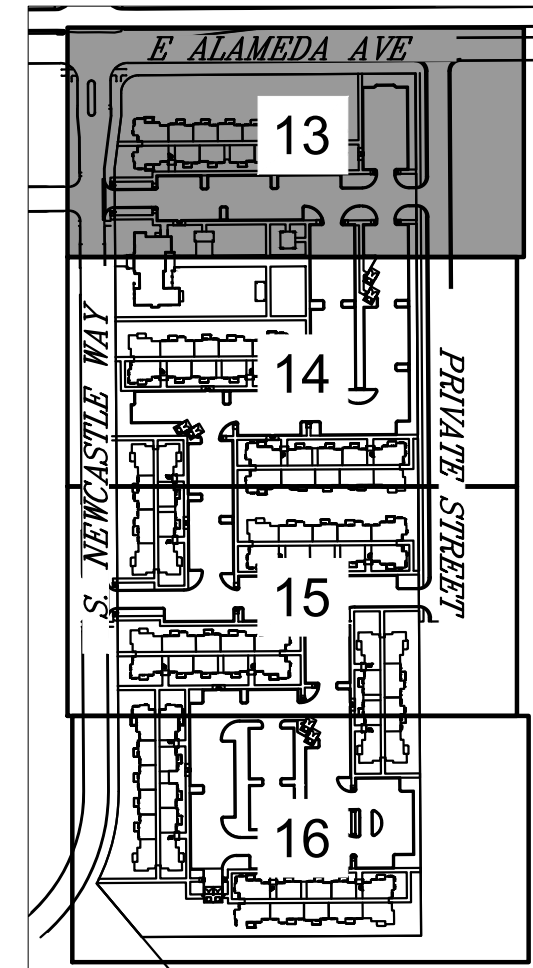
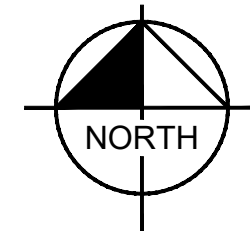
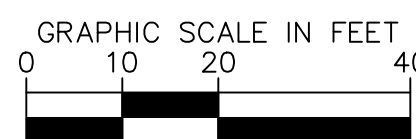
	PROPERTY BOUNDARY		FG FINISHED GRADE
	EX. EASEMENT		LP LOW POINT
	PROP. EASEMENT		HP HIGH POINT
	ACCESSIBLE ROUTE		ME MATCH EXISTING
	EX. CONTOUR		FFE FINISHED FLOOR ELEVATION
	PROP. CONTOUR		
	PROP. RIDGE LINE		
	PROP. SWALE		
	PROP. BUILDING FINISHED FLOOR GRADE BREAK		
	PROP. STORM SEWER MANHOLE		
	PROP. STORM INLET		
	PROP. STORM SEWER		

NOTES

1. ONSITE STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
2. PRIVATE ONSITE STORM SYSTEM TO BE MAINTAINED BY PROPERTY OWNER.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
8. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

OWNER:

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

PRELIMINARY

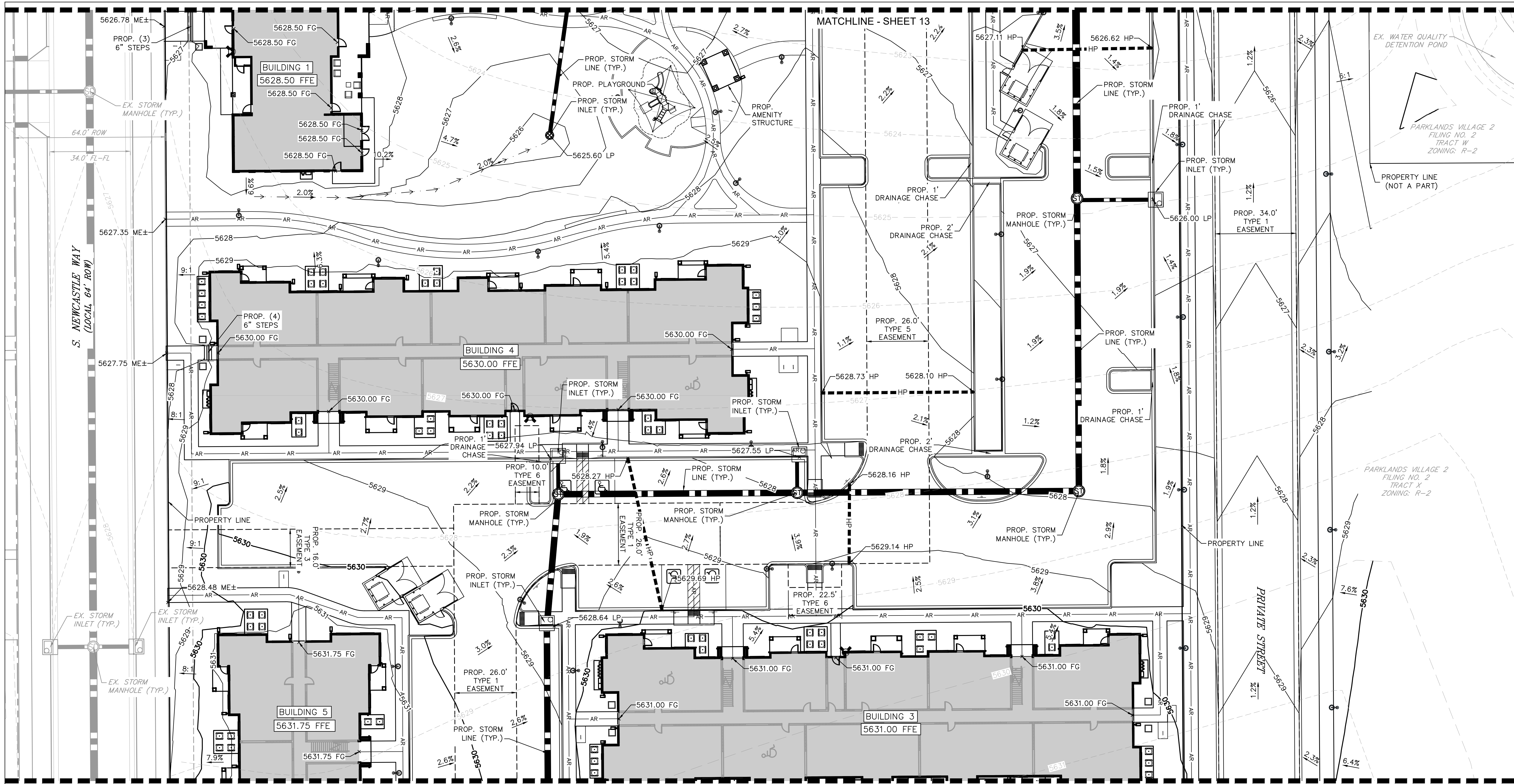
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:

12/18/2024 - SP_01

SHEET TITLE:

GRADING PLAN



LEGEND

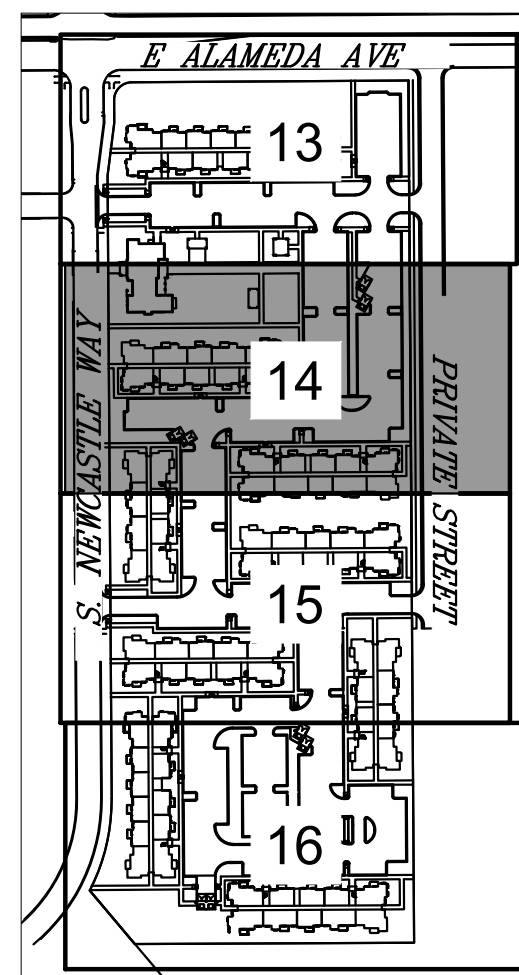
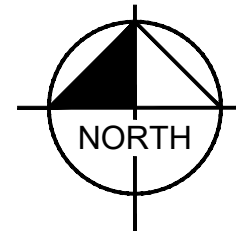
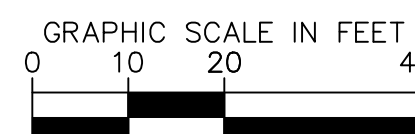
—	PROPERTY BOUNDARY	FG	FINISHED GRADE
- - - -	EX. EASEMENT	LP	LOW POINT
- - - -	PROP. EASEMENT	HP	HIGH POINT
—AR—	ACCESSIBLE ROUTE	ME	MATCH EXISTING
—XXXX—	EX. CONTOUR	FFE	FINISHED FLOOR ELEVATION
—XXXX—	PROP. CONTOUR		
—HP—	PROP. RIDGE LINE		
→ →	PROP. SWALE		
—	PROP. BUILDING FINISHED FLOOR GRADE BREAK		
ST	PROP. STORM SEWER MANHOLE		
⊗	PROP. STORM INLET		
—	PROP. STORM SEWER		

NOTES

1. ONSITE STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
2. PRIVATE ONSITE STORM SYSTEM TO BE MAINTAINED BY PROPERTY OWNER.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
8. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

KEYMAP
N.T.S.

PARKLANDS - DOMINIUM MF SITE PLAN
E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

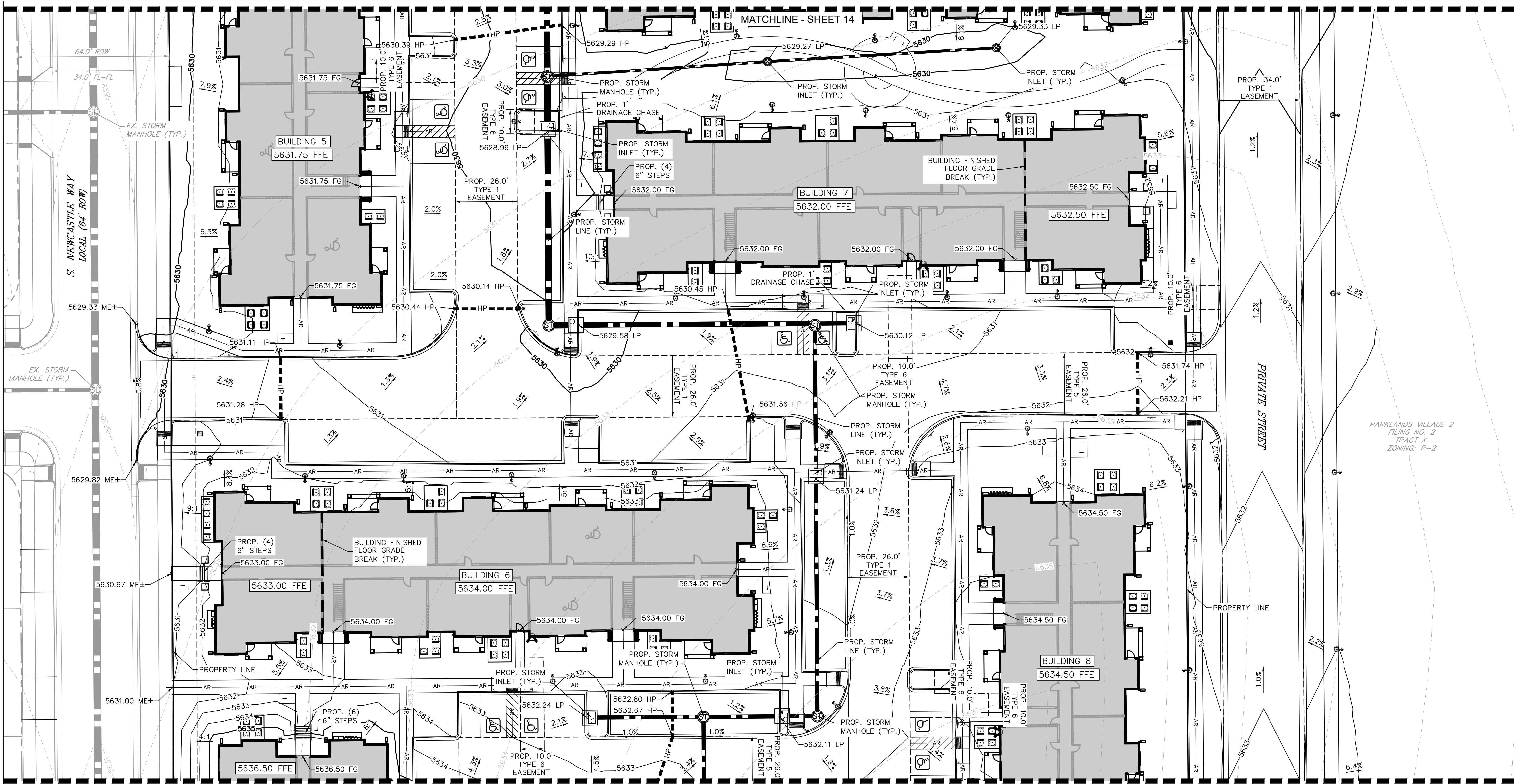
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
GRADING PLAN



LEGEND

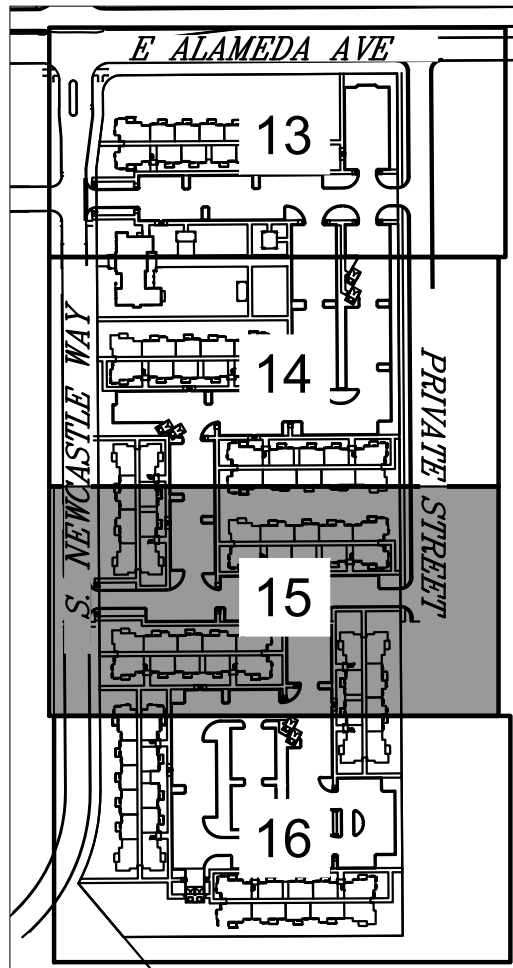
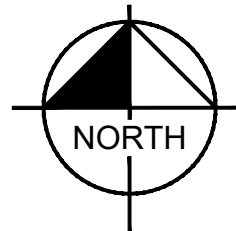
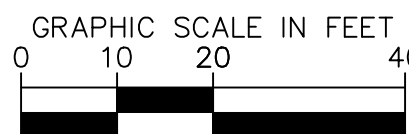
—	PROPERTY BOUNDARY	FG	FINISHED GRADE
- - -	EX. EASEMENT	LP	LOW POINT
- - - -	PROP. EASEMENT	HP	HIGH POINT
—AR—	ACCESSIBLE ROUTE	ME	MATCH EXISTING
—XXXX—	EX. CONTOUR	FFE	FINISHED FLOOR ELEVATION
—XXXX—	PROP. CONTOUR		
—HP—	PROP. RIDGE LINE		
→ →	PROP. SWALE		
—	PROP. BUILDING FINISHED FLOOR GRADE BREAK		
⊙	PROP. STORM SEWER MANHOLE		
⊗	PROP. STORM INLET		
—	PROP. STORM SEWER		

NOTES

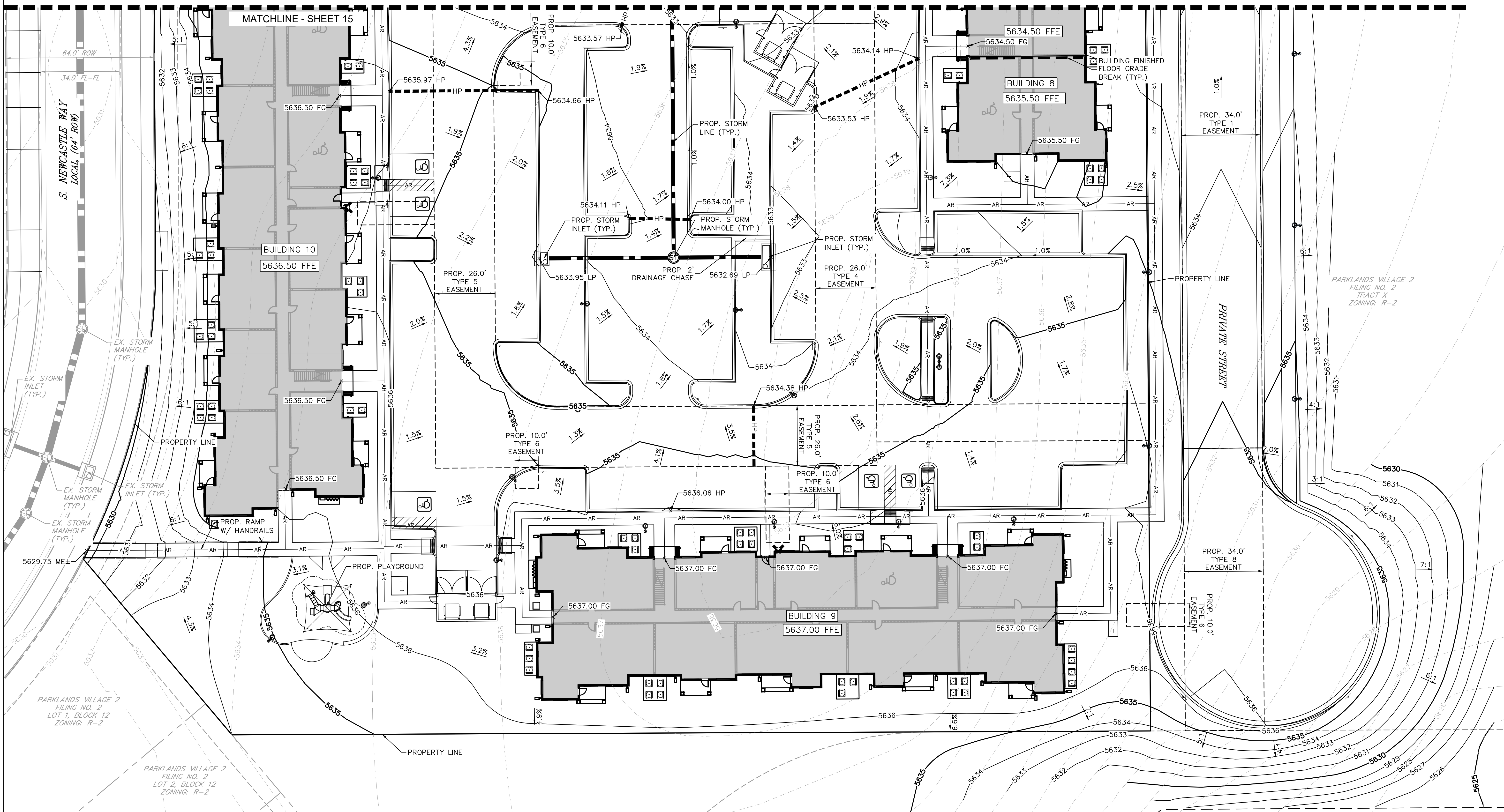
1. ONSITE STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
2. PRIVATE ONSITE STORM SYSTEM TO BE MAINTAINED BY PROPERTY OWNER.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
7. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
8. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



KEYMAP
N.T.S.



LEGEND

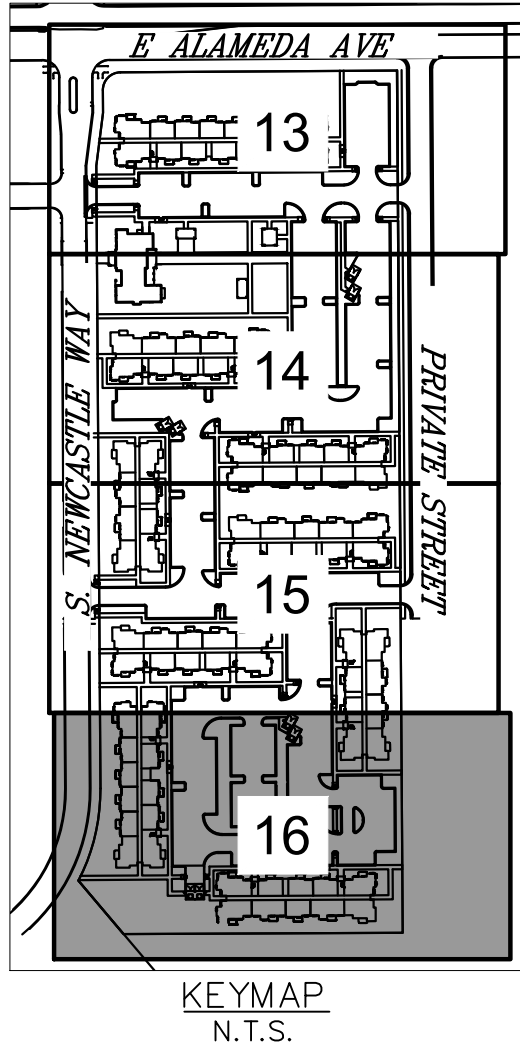
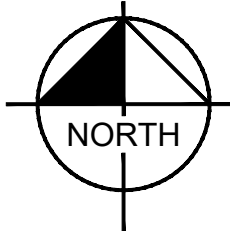
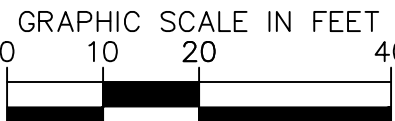
	PROPERTY BOUNDARY		FG FINISHED GRADE
	EX. EASEMENT		LP LOW POINT
	PROP. EASEMENT		HP HIGH POINT
	ACCESSIBLE ROUTE		ME MATCH EXISTING
	EX. CONTOUR		FFE FINISHED FLOOR ELEVATION
	PROP. CONTOUR		
	PROP. RIDGE LINE		
	PROP. SWALE		
	PROP. BUILDING FINISHED FLOOR GRADE BREAK		
	PROP. STORM SEWER MANHOLE		
	PROP. STORM INLET		
	PROP. STORM SEWER		

NOTES

- ONSITE STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.
- PRIVATE ONSITE STORM SYSTEM TO BE MAINTAINED BY PROPERTY OWNER.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
- THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

EASEMENT LEGEND

- TYPE 1 EASEMENT: PROPOSED WATER, SANITARY SEWER, FIRE, AND ACCESS EASEMENT
- TYPE 2 EASEMENT: PROPOSED STORM, WATER, FIRE AND ACCESS EASEMENT
- TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT
- TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
- TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
- TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
- TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
- TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT



CHECKED BY:
DRAWN BY:

PARKLANDS - DOMINIUM MF SITE PLAN

E MISSISSIPPI AVE & S POWHATON RD.
AURORA, CO 80018

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

PRELIMINARY

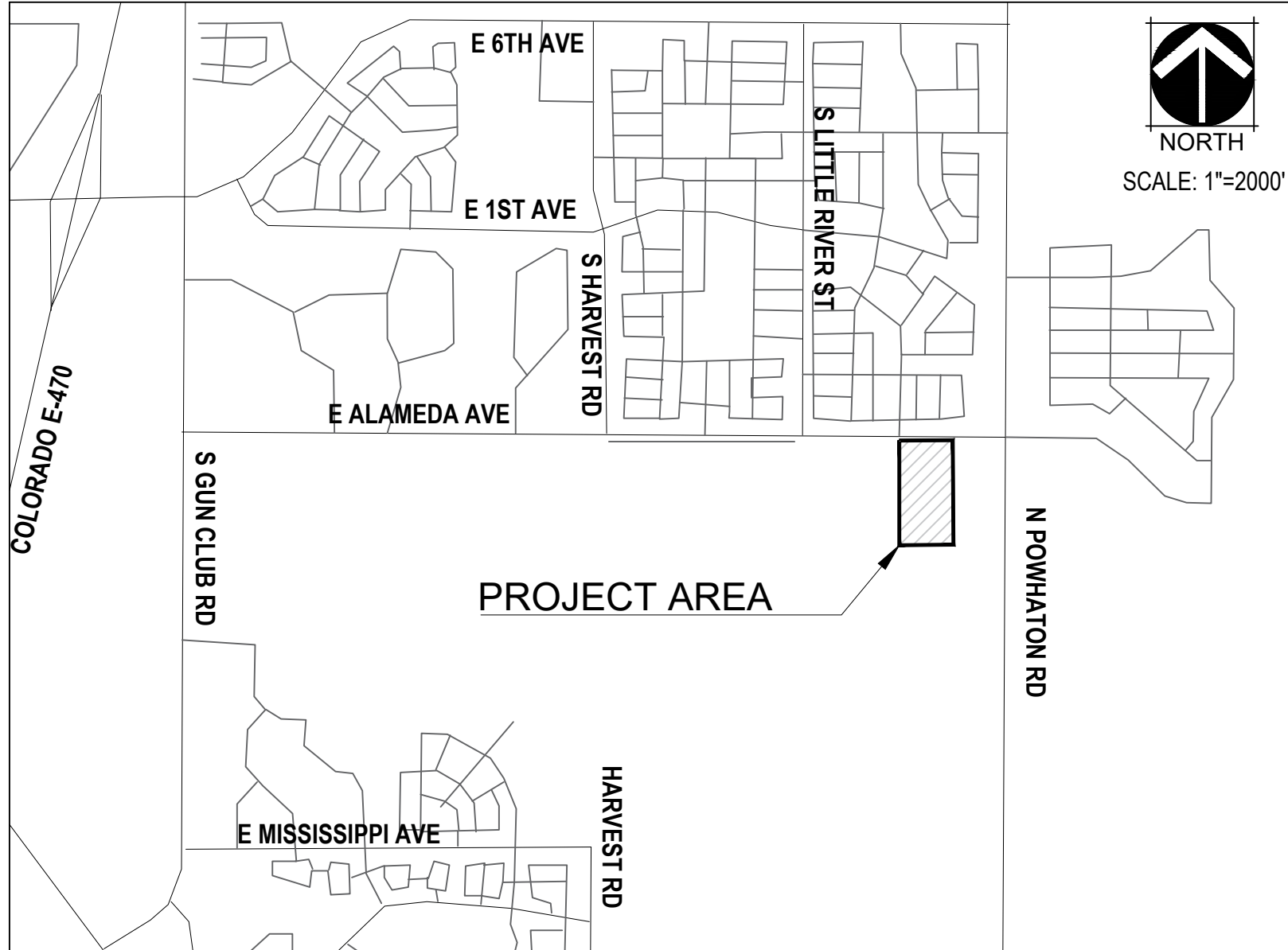
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
12/18/2024 - SP 01

SHEET TITLE:
GRADING PLAN

CHECKED BY:
DRAWN BY:

VICINITY MAP



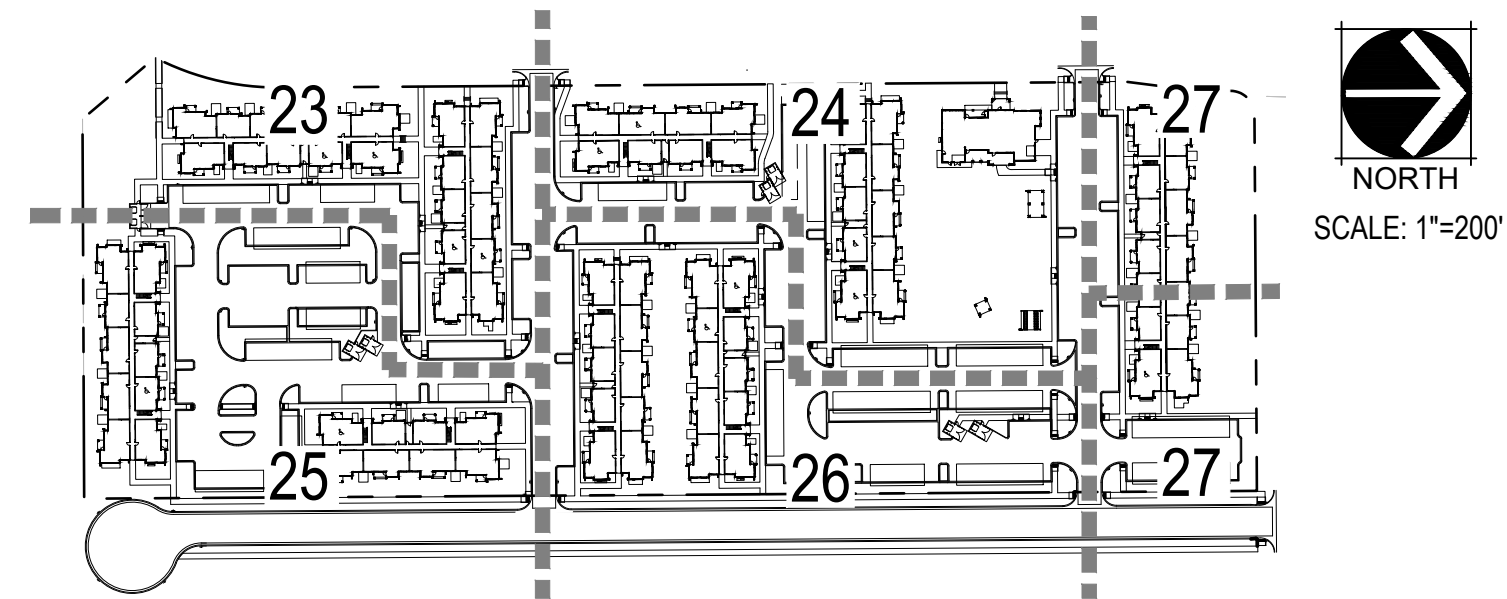
CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, 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.
- PER CITY OF AURORA CODE, ALL PLANTINGS WITHIN SIGHT TRIANGLES TO BE 26" OR LESS IN HEIGHT.

GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

KEY MAP



LANDSCAPE SHEET INDEX

SHEET NUMBER	SHEET TITLE
17	LANDSCAPE NOTES
18	LANDSCAPE SCHEDULES
19	TREE MITIGATION PLAN
20	HYDROZONE PLAN
21	OPEN SPACE PLAN
22	OVERALL LANDSCAPE PLAN
23	LANDSCAPE PLAN
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE DETAILS
29	LANDSCAPE DETAILS
30	LANDSCAPE DETAILS

LANDSCAPE REQUIREMENT TABLES

Building Perimeter Landscape										
Building Type	Perimeter Length (LF)	Total # of Plants Required	Trees Required (5%)	Trees Provided	Tall Shrubs Required (15%)	Tall Shrubs Provided		Shrubs Required	Shrubs Provided	
Building 1 (1.25 plants per 5 LF)	355	89	5	5	14	#5 Cont Shrubs	15	70	#5 Cont Shrubs	60
						#1 Cont Grasses	0		#1 Cont Grasses	33
Building 2 (1.25 plants per 5 LF)	895	224	12	12	34	#5 Cont Shrubs	34	178	#5 Cont Shrubs	157
						#1 Cont Grasses	0		#1 Cont Grasses	63
Building 3 (1.25 plants per 5 LF)	709	177	9	9	27	#5 Cont Shrubs	27	141	#5 Cont Shrubs	123
						#1 Cont Grasses	0		#1 Cont Grasses	55
Building 4 (1.25 plants per 5 LF)	709	177	9	9	27	#5 Cont Shrubs	27	141	#5 Cont Shrubs	120
						#1 Cont Grasses	0		#1 Cont Grasses	64
Building 5 (1.25 plants per 5 LF)	606	152	8	8	23	#5 Cont Shrubs	23	121	#5 Cont Shrubs	109
						#1 Cont Grasses	0		#1 Cont Grasses	39
Building 6 (1.25 plants per 5 LF)	709	177	9	9	27	#5 Cont Shrubs	27	141	#5 Cont Shrubs	118
						#1 Cont Grasses	0		#1 Cont Grasses	70
Building 7 (1.25 plants per 5 LF)	709	177	9	9	27	#5 Cont Shrubs	28	141	#5 Cont Shrubs	118
						#1 Cont Grasses	0		#1 Cont Grasses	69
Building 8 (1.25 plants per 5 LF)	602	151	8	8	23	#5 Cont Shrubs	23	120	#5 Cont Shrubs	97
						#1 Cont Grasses	0		#1 Cont Grasses	74
Building 9 (1.25 plants per 5 LF)	709	177	9	9	27	#5 Cont Shrubs	27	141	#5 Cont Shrubs	83
						#1 Cont Grasses	0		#1 Cont Grasses	176
Building 10 (1.25 plants per 5 LF)	718	180	9	9	27	#5 Cont Shrubs	28	144	#5 Cont Shrubs	87
						#1 Cont Grasses	0		#1 Cont Grasses	171
Totals:	6,721	1,680	87	87	256	259		1,337	1,343	

NOTES:

- All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Street Frontage Buffer							
Street Frontage Description	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: E Alameda Ave (North) (1 Tree and 10 Shrubs per 40 LF)	420	20	20	11	11	105	#5 Cont Shrubs 105
Totals:	420	-	-	11	11	105	105

NOTES:

- Tree surplus credited equivalent of 1 tree = 10 shrubs.
- Street Frontage Buffers are minimum 20' and maximum 100' wide.
- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Open Space Tract Landscape Table						
Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Site	Landscape and Open Space Areas (1 Tree and 10 Shrubs per 4,000 SF)	169,237 *	43	43	424	#5 Cont Shrubs 424
Totals:		169,237	43	43	424	424

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- * Open Space Area calculation includes total site area minus buildings, parking, walks, and internal drive aisles.

Curbside Landscape						
Street	Length (LF)	Area (SF)	Shrubs Required (1 Shrub per 40 SF)	Shrubs Provided	Ornamental Grasses Provided (40% Max)	Total
S Newcastle Way (East)	1,082	8,656	217	174 *	129	217 *
E Alameda Ave (South)	420	3,360	84	72 *	53	90 *
Private Road (West)	1,048	8,384	210	164	138	210
Private Road (East)	1,050	8,400	210	165	140	212
Totals:		28,800	721	575	460	728

NOTES:

- Intersecting drives and stop sign offsets are excluded from linear foot calculations.
- * Proposed Curbside Landscape has been provided in Parklands Filing 2 Submittal. Streetscape has been adjusted to account for new site layout, curb cuts, sight distance triangles, and utility conflicts on this property. Refer to Case Number 2023-4011-00 For Approved Curbside Landscaping.
- All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length (LF)	Trees Required	Trees Provided
S Newcastle Way (East) (1 Tree / 40 LF)	1,082	28	28*
E Alameda Ave (South) (1 Tree / 40 LF)	420	11	11*
Private Road (West) (1 Tree / 40 LF)	1,048	27	27
Private Road (East) (1 Tree / 40 LF)	1,050	27	27
Totals:	3,600	93	93

NOTES:

- Intersecting drives and stop sign offsets are excluded from linear foot calculations.
- * Proposed ROW Street Trees have been provided in Parklands Filing 2 Submittal. Streetscape has been adjusted to account for new site layout, curb cuts, sight distance triangles, and utility conflicts on this property. Refer to Case Number 2023-4011-00 For Approved Curbside Landscaping.

OWNER:

NL PARKLANDS V4 LAND CO., LLC

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

NOT FOR
CONSTRUCTION

DATE:

12/18/2024 - SP 01

SHEET TITLE:

LANDSCAPE
NOTES

CHECKED BY:
DRAWN BY:

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS TREES						
CA SP	17	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE OC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL HA	25	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' TM	NORTHERN ACKLAIM THORNLESS HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SH	6	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW
GY DI	18	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
QU BI	19	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	LOW
QU RO	28	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
QU RU	18	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2.5" CAL.	MOD
UL PR	18	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.	
EVERGREEN TREES						
PI FA	15	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6' HEIGHT	MOD
PI AR	4	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HEIGHT	
PI ED	8	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	LOW
PI HE	14	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	LOW
ORNAMENTAL TREES						
AC FL	11	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	2" CAL.	LOW
AC GL	3	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	2" CAL.	LOW
AM AB	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL.	LOW
MA SS	9	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL.	MOD
PY AB	15	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	B & B	2" CAL.	MOD
DECIDUOUS SHRUBS						
AM LE	66	AMORPHA CANESCENS	LEADPLANT	CONT.	#5	VERY LOW
AR FI	15	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT.	#5	VERY LOW
BE CP	93	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW
CH NN	157	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW
DA CR	234	DASIPHORA FRUTICOSA 'PURDOMII'	FOREVER GOLD™ POTENTILLA	CONT.	#5	LOW
PE LS	411	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH MO	68	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW
PO FR	59	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	#5	LOW
PO PB	162	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW
PR PB	47	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW
RH GR	29	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	LOW
RI AL	49	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	MOD
RO WO	8	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SY OR	194	SYMPHORICARPOS OREOPHILUS	MOUNTAIN SNOWBERRY	CONT.	#5	LOW
SY MK	28	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW
DECIDUOUS SHRUBS LARGE						
AM AL	32	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW
AM SO	40	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	CONT.	#5	LOW
AR TR	15	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5	VERY LOW
EU AL	63	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD
PH CH	17	PHILADELPHUS LEWISII 'CHEYENNE'	LEWIS MOCK ORANGE	CONT.	#5	LOW
PR BE	38	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW
PR RP	56	PRUNUS GLANDULOSA 'ROSEA PLENA'	PINK FLOWERING ALMOND	CONT.	#5	LOW
SA PU	60	SALIX PURPUREA 'NANA'	DWARF ARCTIC WILLOW	CONT.	#5	MOD
SY VU	13	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW
VI AL	6	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	#5	LOW
EVERGREEN SHRUBS						
AR CH	37	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5	LOW
AR PA	113	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW
CO AP	45	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW
HE PA	28	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5	LOW
JU BH	61	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
JU BR	41	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW
JU BU	55	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	VERY LOW
MA CO	121	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	#5	VERY LOW
PI DW	9	PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW
PI MO	69	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW
YU BA	12	YUCCA BACCATA	BANANA YUCCA	CONT.	#5	LOW
ORNAMENTAL GRASSES						
BO BA	14	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW
CA KF	573	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW
MI ML	89	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD
MS SN	30	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	CONT.	#1	MOD
PA SH	74	PANICUM VIRGATUM 'SHENANDOAH'	SWITCH GRASS	CONT.	#5	LOW
PE HA	255	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#5	LOW
SC SC	428	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW

IRRIGATED NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	36%	10.8 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.1 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.4 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	3.9 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	6%	1.8 LBS.
W/C = WARM OR COOL SEASON 33% MAXIMUM COOL SEASON GRASSES			TOTAL	100% 30.0 LBS.

MATERIALS AND AMENITIES SCHEDULE

REFERENCE NOTES SCHEDULE							
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL
LANDSCAPE MATERIAL SCHEDULE							
M-101	PLANT BED	LOCAL RIVER ROCK	PIONEER SAND (OR APPROVED EQUAL)	N/A	NATURAL	1-1/2"	N/A
M-102	NATIVE SEED	IRRIGATED NATIVE SEED MIX	PAWNEE BUTTES SEED (OR APPROVED EQUAL)	REFER TO SPECIFICATIONS, THIS SHEET	N/A	N/A	N/A
M-103	TURF	IRRIGATED RECREATIONAL TURF	BY CONTRACTOR	REFER TO SPECIFICATIONS, THIS SHEET	N/A	N/A	N/A
M-104	ENHANCED PAVING	SANDSCAPE COLORED CONCRETE	COLORADO HARDSCAPES (OR APPROVED EQUAL)	N/A	SANDSCAPE FINISH, COLOR TBD	4'X4' SCORING	N/A
M-105	COBBLE MULCH	LOCAL COBBLESTONE	PIONEER SAND (OR APPROVED EQUAL)	N/A	GREY	4-6"	N/A
M-106	CRUSHER FINES	CRUSHER FINES	PIONEER SAND (OR APPROVED EQUAL)	N/A	GREY	N/A	6 / SHEET 28
M-107	ENGINEERED WOOD FIBER	EWIF PLAYGROUND SURFACING	TBD	TBD	TAN	N/A	2 / SHEET 30
AMENITY SCHEDULE							
S-101	BENCH	MONOLINE BENCH (OR APPROVED EQUAL)	SITE PIECES (OR APPROVED EQUAL)	ML-BENCH-72	TBD	72" X 27" X 38.5"	1 / SHEET 29
S-102	BIKE RACK	U BIKE RACK	MAGLIN	2300 SERIES - ICONIC BIKE RACK	TBD	26.5" X 6" X 20.5"	2 / SHEET 29
S-103	PICNIC TABLE	MONOLINE COMMUNITY TABLE (OR APPROVED EQUAL)	SITE PIECES (OR APPROVED EQUAL)	ML-CMT-82, ADA EXTENSION	TBD	82" X 36.25" X 30.75"	3 / SHEET 29
S-104	MOVABLE PLANTER	CALIFORNIA SQUARE (OR APPROVED EQUAL)	QCP (OR APPROVED EQUAL)	QS-CAL3622P	NATURAL (OR APPROVED EQUAL)	36" X 36" X 22"	8 / SHEET 28
S-105	CORNHOLE BOARDS	N/A	BY OWNER	N/A	N/A	N/A	N/A
S-106	BISTRO TABLE AND CHAIRS	N/A	BY OWNER	N/A	N/A	N/A	N/A
S-107	TRASH RECEPTACLE	MONOLINE EDGE LITTER BIN (OR APPROVED EQUAL)	SITE PIECES (OR APPROVED EQUAL)	ML-XXEDGE	TBD	27" X 14.25" X 42" (36GAL)	4 / SHEET 29
S-108	PET WASTE STATION	DOGIPO™ PET STATION (OR APPROVED EQUAL)	DOGIPO™ (OR APPROVED EQUAL)	1003HP-C	BLACK POWDER COAT	SEE DETAIL	7 / SHEET 28
S-109	BOULDER - LG	LOCALLY SOURCED BOULDER	N/A	N/A	NATURAL	SEE DETAIL	5 / SHEET 28
S-110	BOULDER - SM		N/A	N/A	NATURAL	SEE DETAIL	5 / SHEET 28
S-111	BOULDER - MD	LOCALLY SOURCED BOULDER	N/A	N/A	NATURAL	SEE DETAIL	5 / SHEET 28

IRRIGATED RECREATIONAL TURF

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND OR APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

NORRIS
DESIGN

PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

PARKLANDS - DOMINIUM MF SITE PLAN

E ALAMEDA AVE & POWHATON RD.
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:

12/18/2024 - SP 01

SHEET TITLE:

LANDSCAPE
SCHEDULES

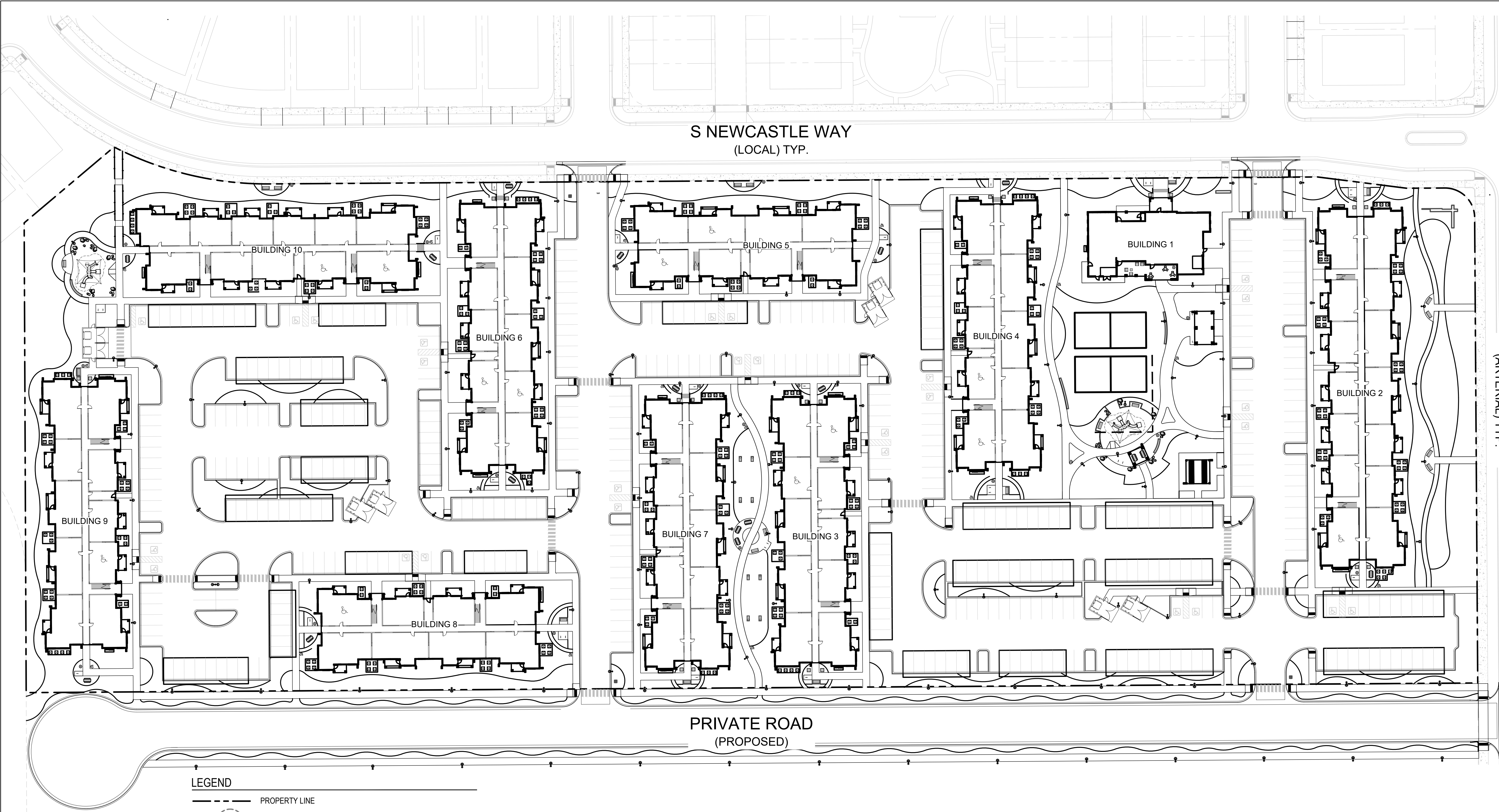
PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

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

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
TREE MITIGATION
PLAN



LEGEND

--- PROPERTY LINE

⊕ EXISTING TREE TO REMAIN

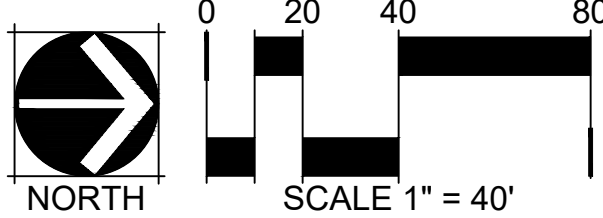
⊗ EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

NOTE: THERE ARE (0) EXISTING TREES WITHIN THIS PROJECT PROPERTY.

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
0"	0"	0"



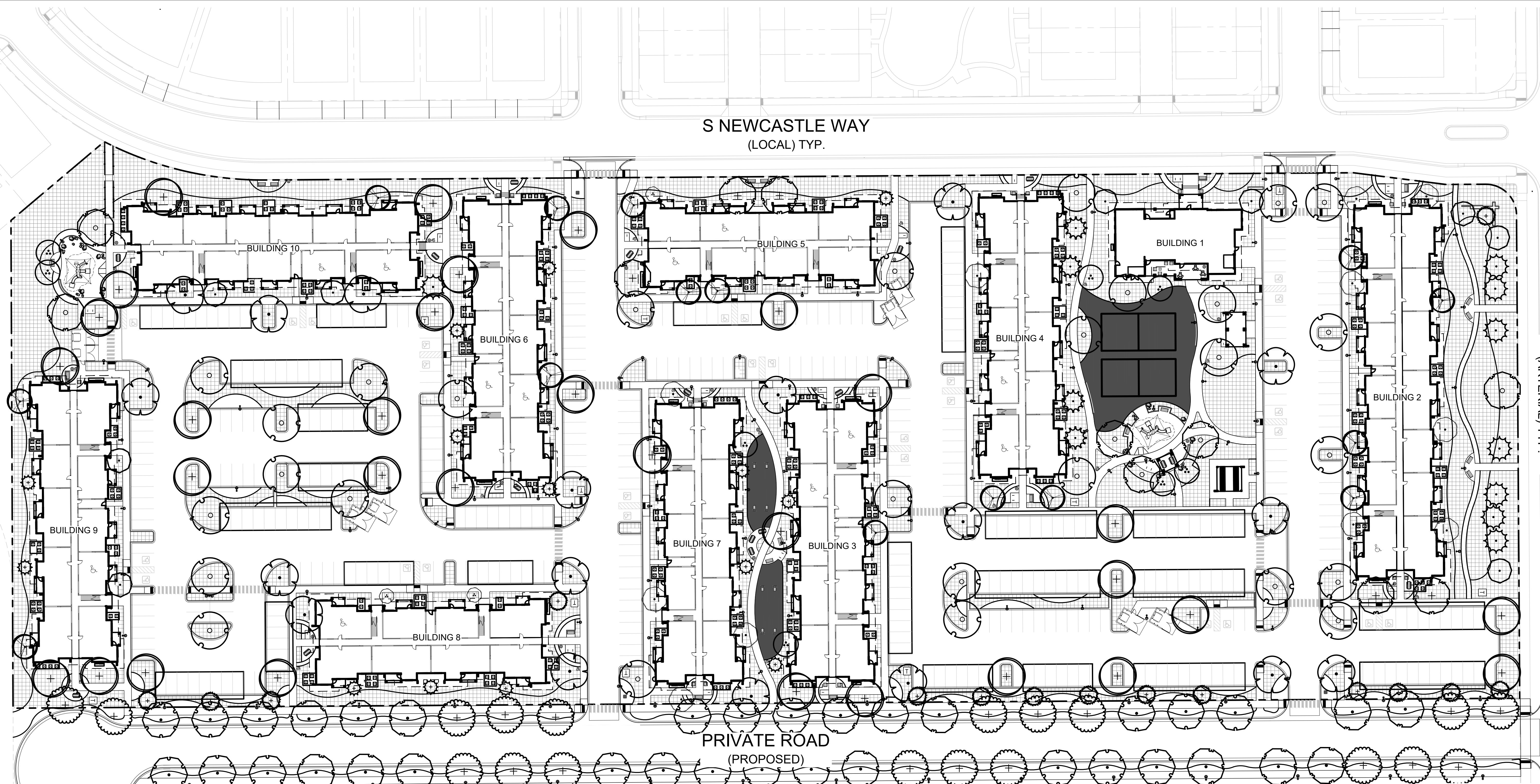
PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

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

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
HYDROZONE
PLAN

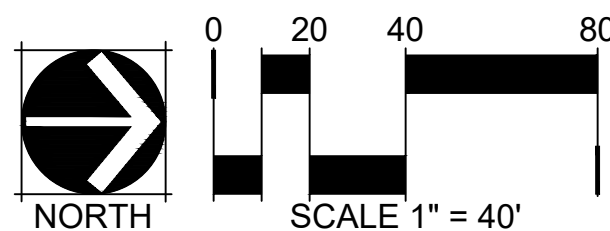


LEGEND

- HIGH WATER USE: MANICURED TURF (IRRIGATED)
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- PROPERTY LINE
- DECIDUOUS CANOPY TREES
- EVERGREEN TREES
- ORNAMENTAL TREES

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	11,230 SF	2.2%
LOW WATER USE	113,125 SF	21.6%
NON-IRRIGATED	397,146 SF	76.2%
TOTAL AREA	521,501 SF	100%



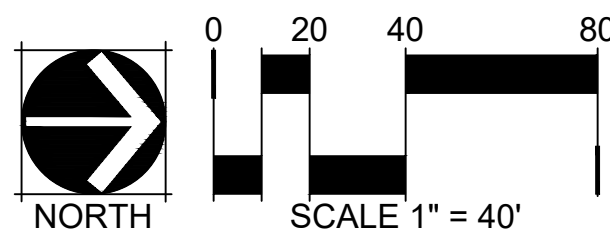
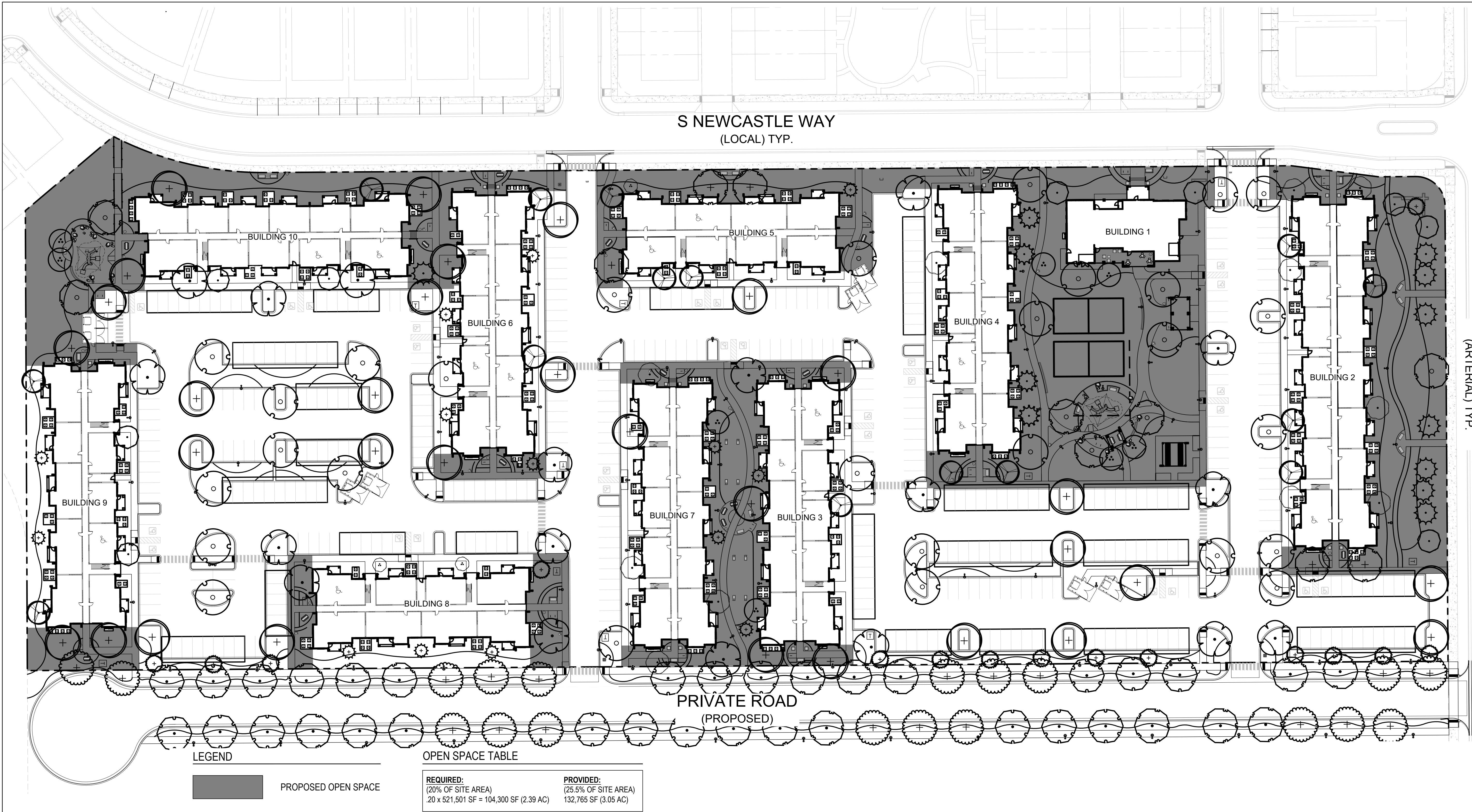
PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

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

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
OPEN SPACE
PLAN



PARKLANDS - DOMINIUM MF SITE PLAN

E ALAMEDA AVE & POWHATON RD.

AURORA, CO 80018

OWNER:

NL PARKLANDS V4 LAND CO., LLC

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

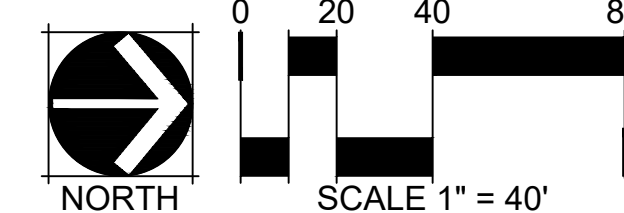
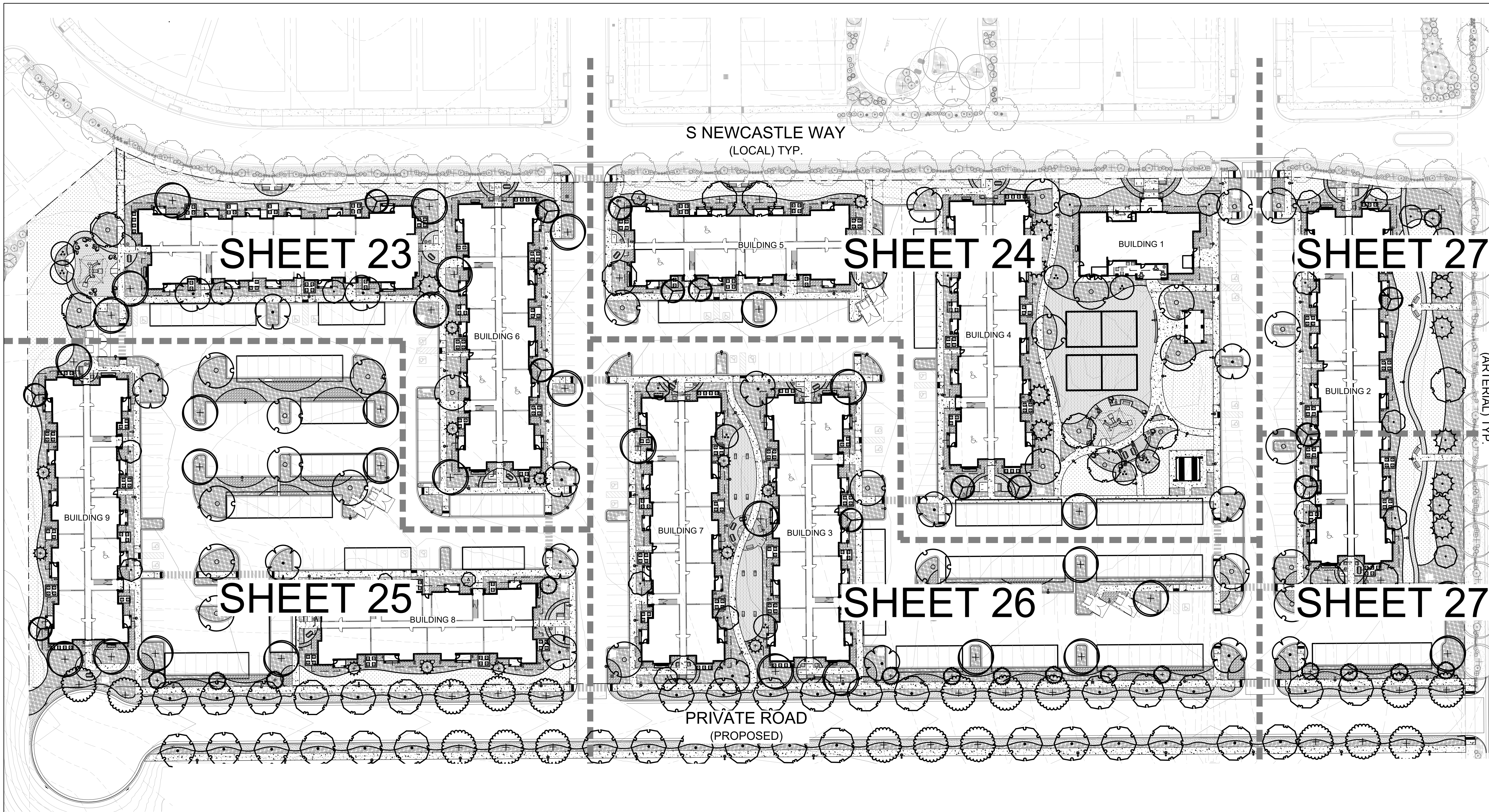
NOT FOR
CONSTRUCTION

DATE:

12/18/2024 - SP 01

SHEET TITLE:

OVERALL
LANDSCAPE PLAN



LANDSCAPE MATERIAL SCHEDULE

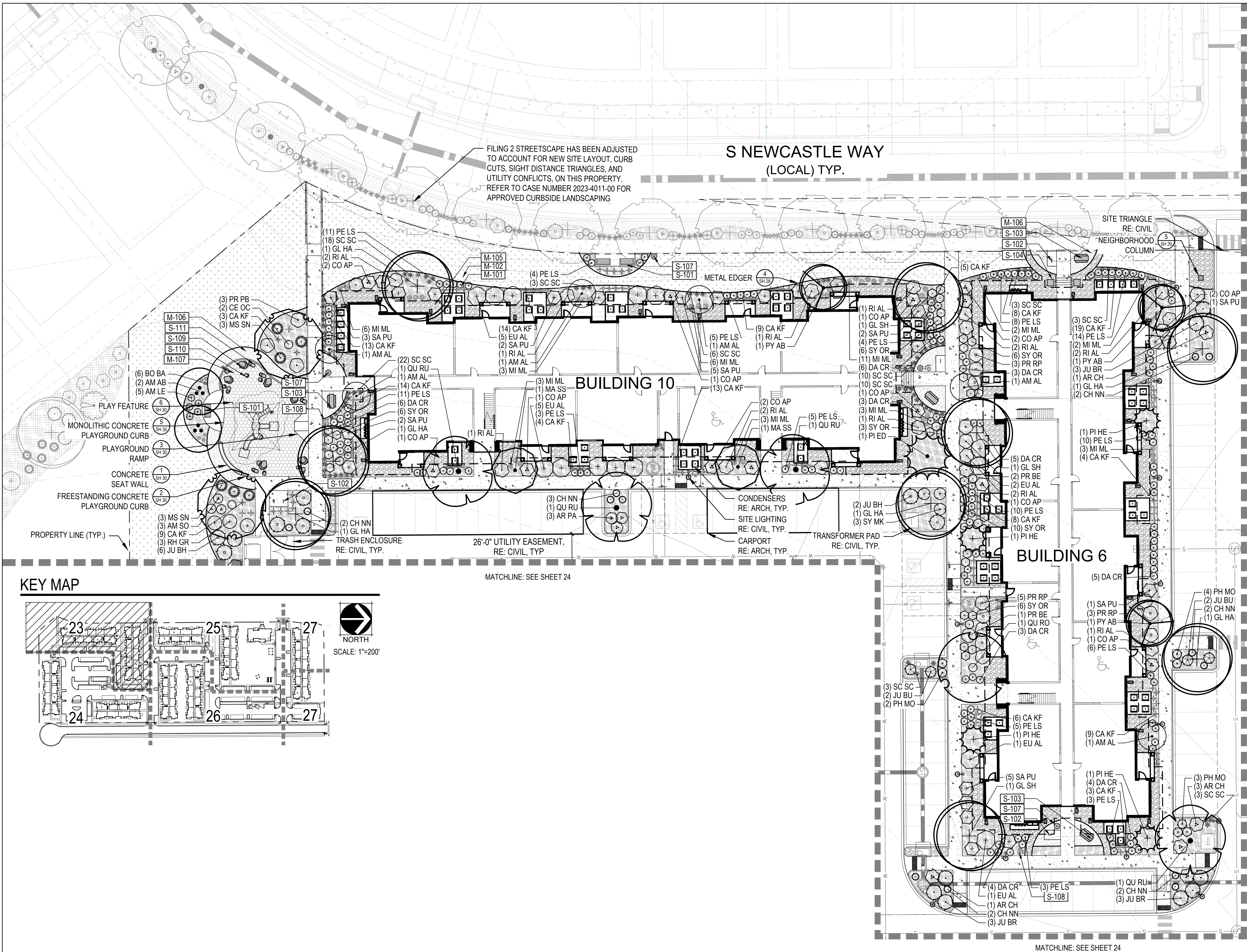
M-101	PLANT BED (1-1/2" LOCAL RIVER ROCK)
M-102	NATIVE SEED
M-103	TURF
M-104	ENHANCED PAVING
M-105	COBBLE MULCH
M-106	CRUSHER FINES
M-107	ENGINEERED WOOD FIBAR

AMENITY SCHEDULE

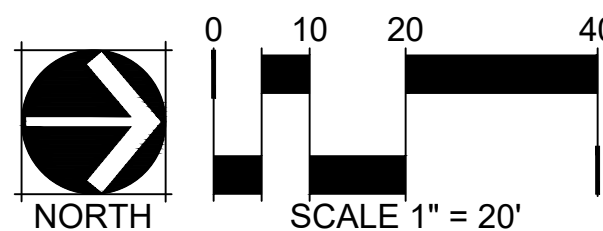
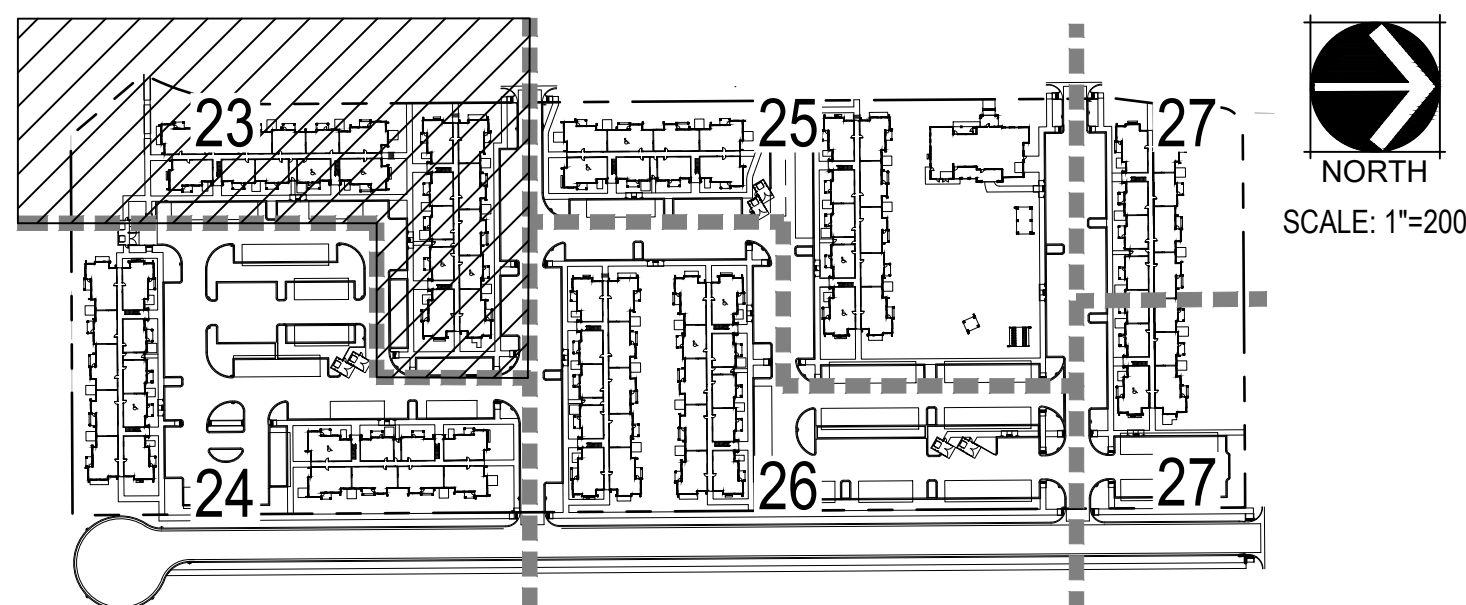
S-101	BENCH
S-102	BIKE RACK
S-103	PICNIC TABLE
S-104	MOVABLE PLANTER
S-105	CORNHOLE BOARDS
S-106	BISTRO TABLE AND CHAIRS
S-107	TRASH RECEPTACLE
S-108	PET WASTE STATION
S-109	BOULDER - LG
S-110	BOULDER - SM
S-111	BOULDER - MD

---	STEEL EDGER
---	PROPERTY LINE
---	UTILITY EASEMENT
---	SIGHT TRIANGLE
---	MATCHLINE

	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASSES



KEY MAP



PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
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:
12/18/2024 - SP 01

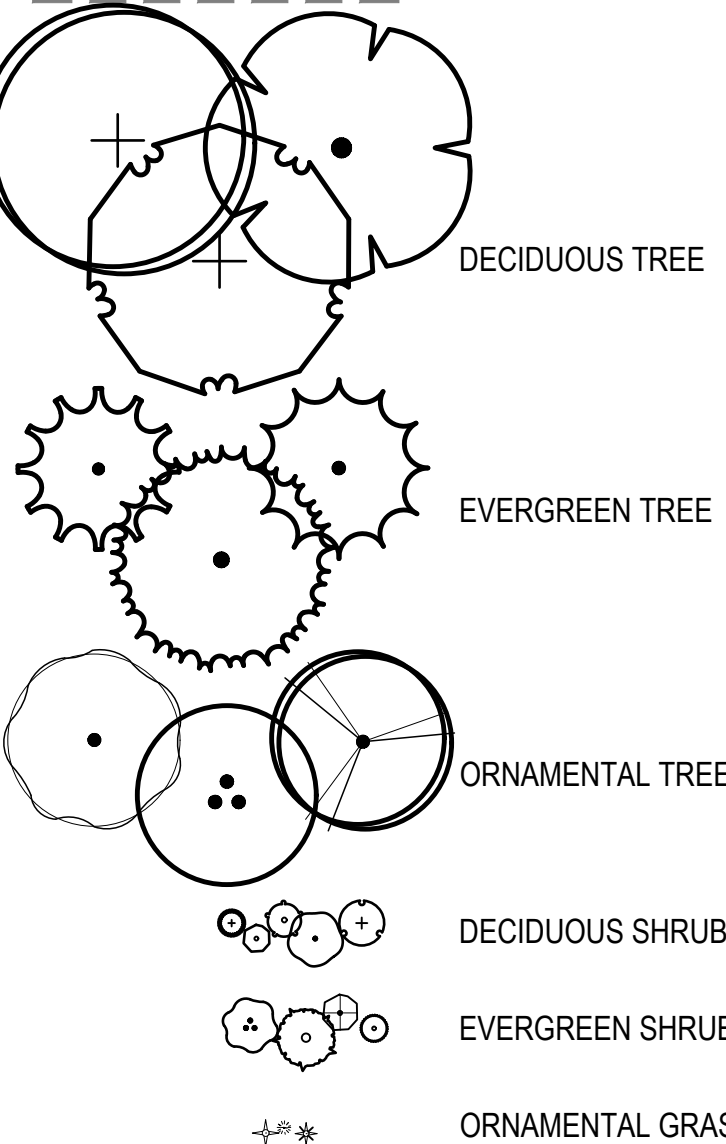
SHEET TITLE:
LANDSCAPE
PLAN

LANDSCAPE MATERIAL SCHEDULE

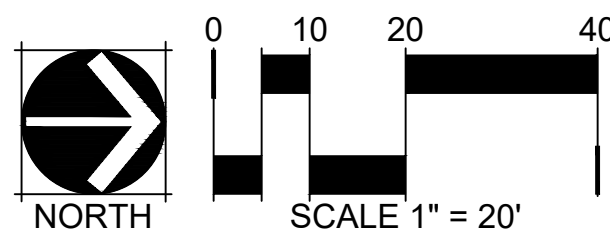
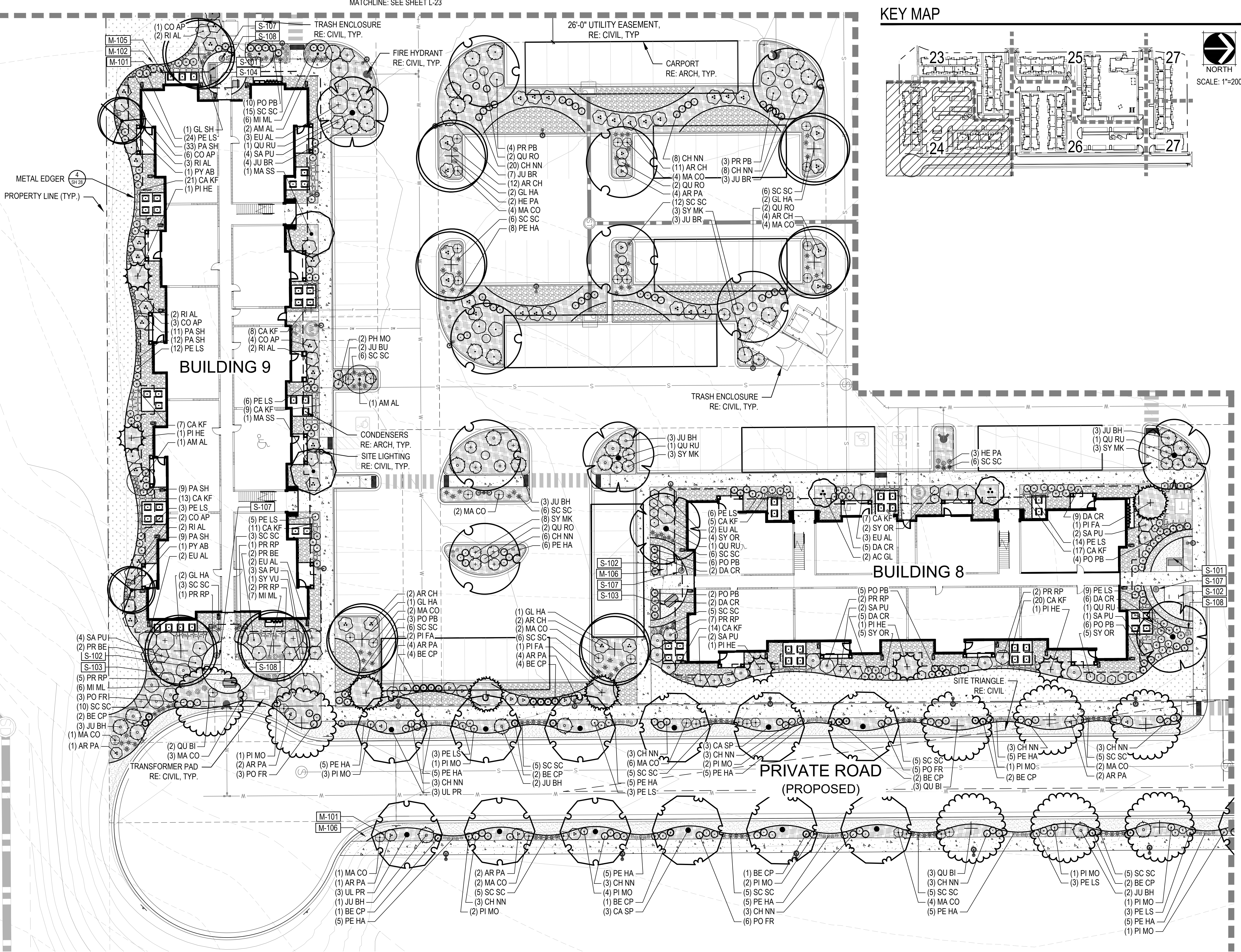
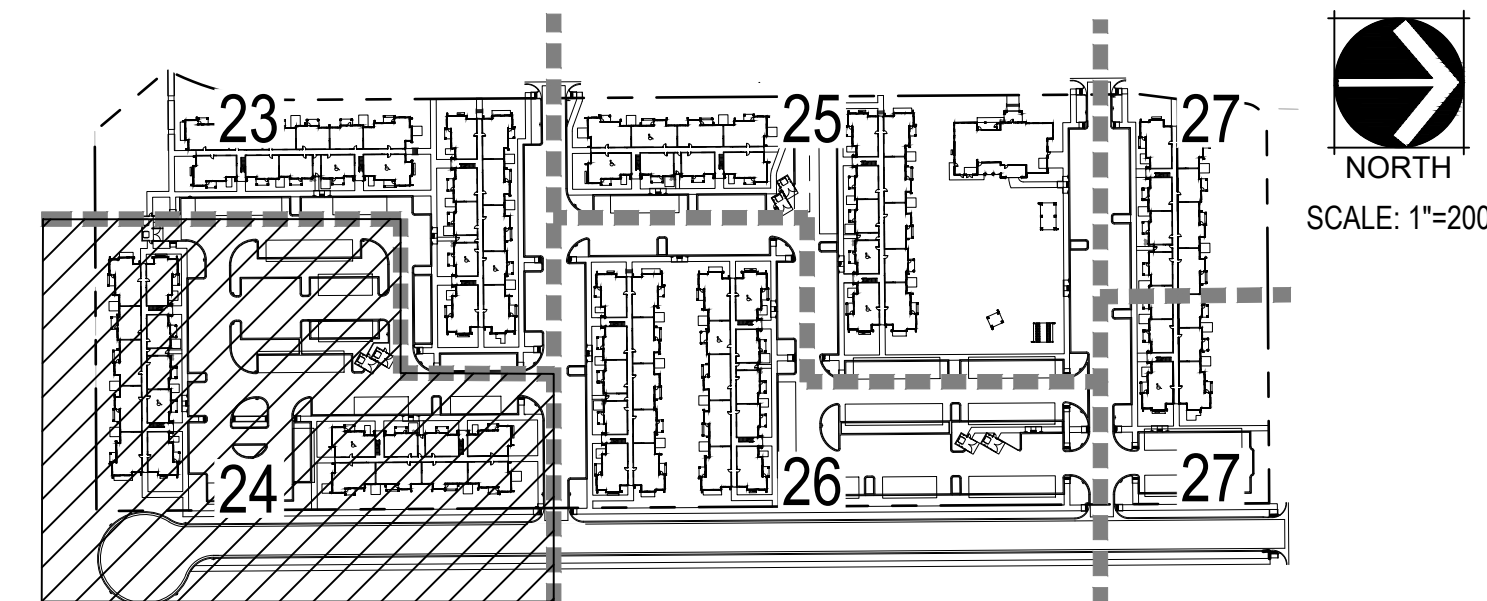
M-101	PLANT BED (1-1/2" LOCAL RIVER ROCK)
M-102	NATIVE SEED
M-103	TURF
M-104	ENHANCED PAVING
M-105	COBBLE MULCH
M-106	CRUSHER FINES
M-107	ENGINEERED WOOD FIBAR

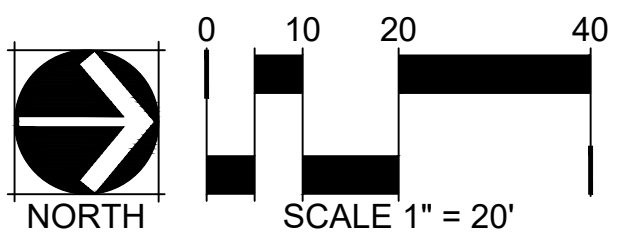
AMENITY SCHEDULE

S-101	BENCH
S-102	BIKE RACK
S-103	PICNIC TABLE
S-104	MOVABLE PLANTER
S-105	CORNHOLE BOARDS
S-106	BISTRO TABLE AND CHAIRS
S-107	TRASH RECEPTACLE
S-108	PET WASTE STATION
S-109	BOULDER - LG
S-110	BOULDER - SM
S-111	BOULDER - MD
STEEL EDGER	
PROPERTY LINE	
UTILITY EASEMENT	
SIGHT TRIANGLE	
MATCHLINE	



KEY MAP





CHECKED BY:
DRAWN BY:

PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

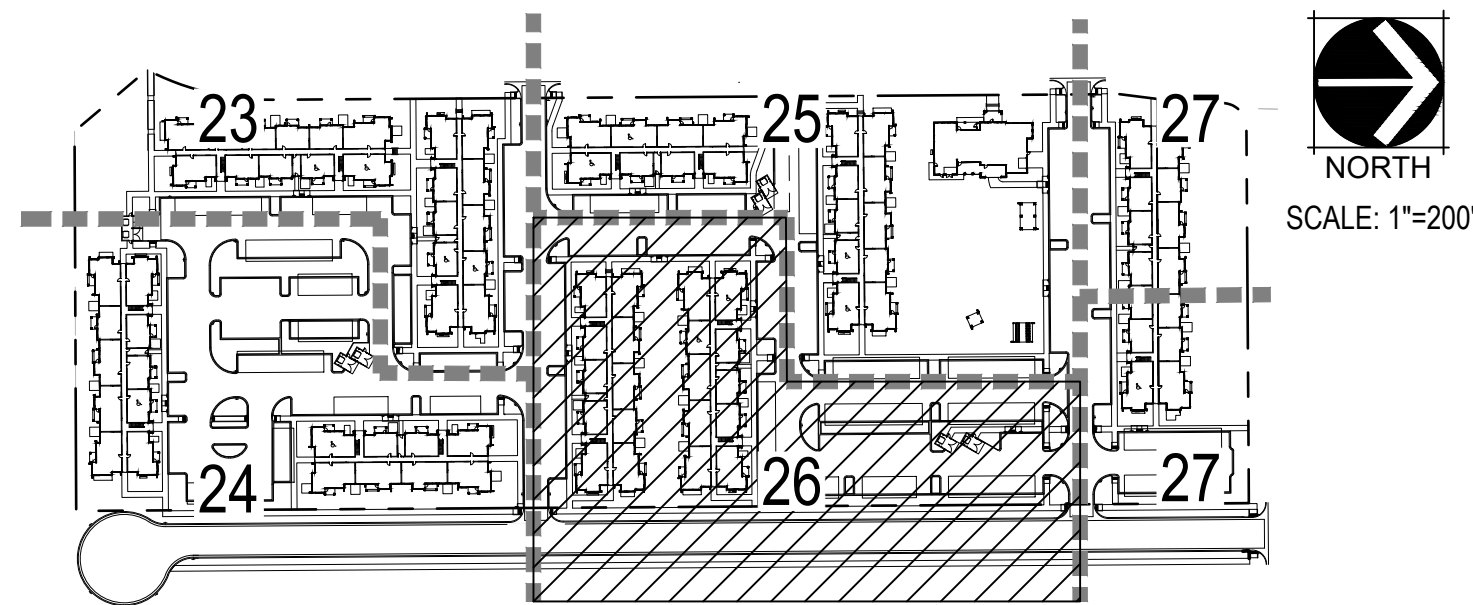
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE
PLAN

KEY MAP



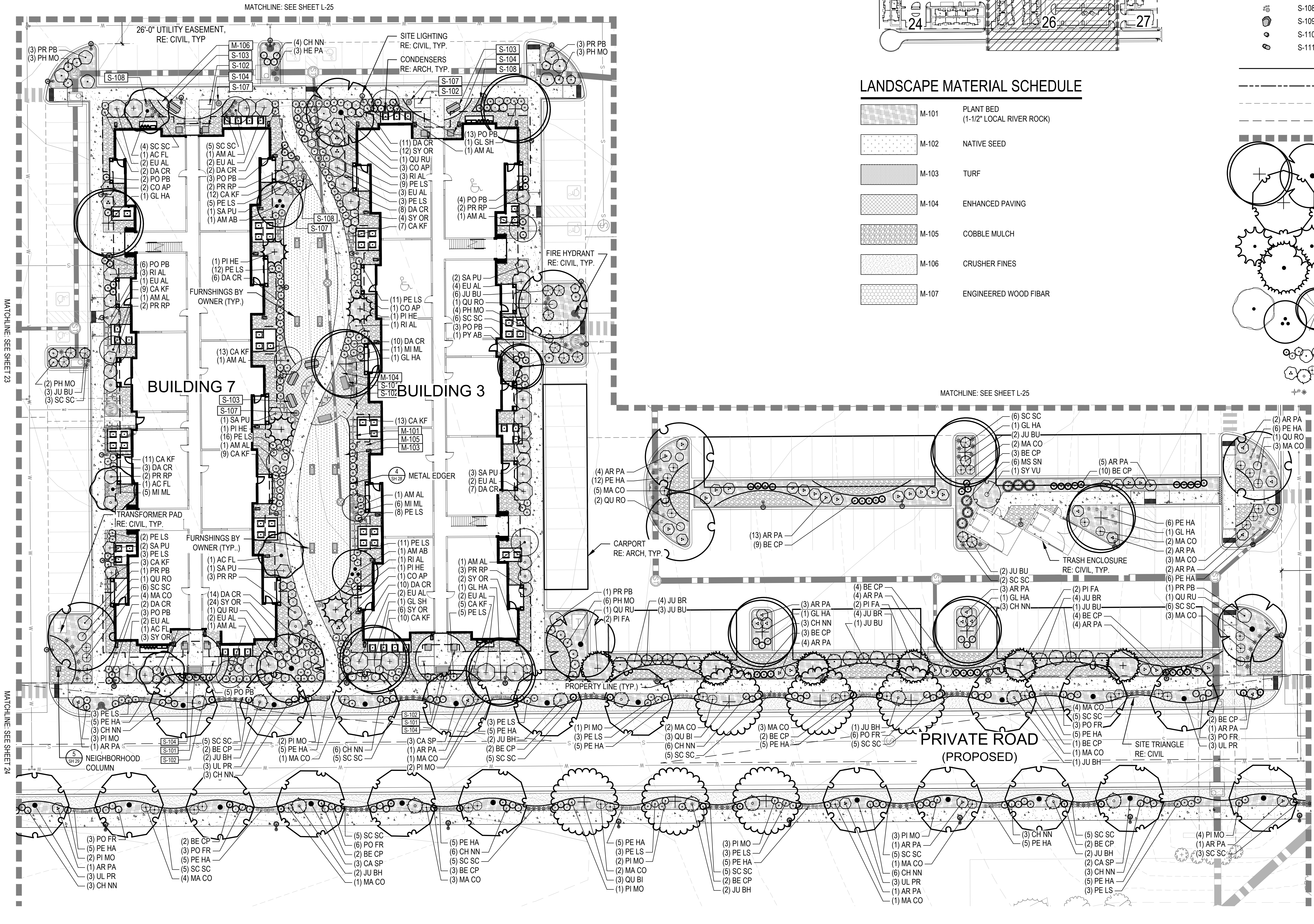
LANDSCAPE MATERIAL SCHEDULE

M-101	PLANT BED (1-1/2" LOCAL RIVER ROCK)
M-102	NATIVE SEED
M-103	TURF
M-104	ENHANCED PAVING
M-105	COBBLE MULCH
M-106	CRUSHER FINES
M-107	ENGINEERED WOOD FIBAR

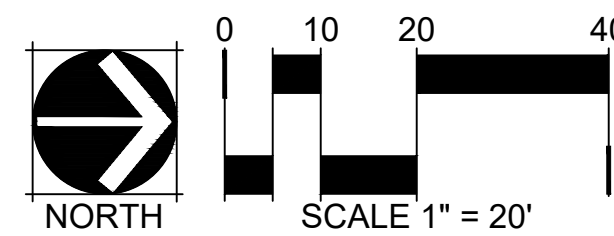
AMENITY SCHEDULE

S-101	BENCH
S-102	BIKE RACK
S-103	PICNIC TABLE
S-104	MOVABLE PLANTER
S-105	CORNHOLE BOARDS
S-106	BISTRO TABLE AND CHAIRS
S-107	TRASH RECEPTACLE
S-108	PET WASTE STATION
S-109	BOULDER - LG
S-110	BOULDER - SM
S-111	BOULDER - MD

STEEL EDGER
PROPERTY LINE
UTILITY EASEMENT
SIGHT TRIANGLE
MATCHLINE
DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
DECIDUOUS SHRUB
EVERGREEN SHRUB
ORNAMENTAL GRASSES



MATCHLINE: SEE SHEET 27



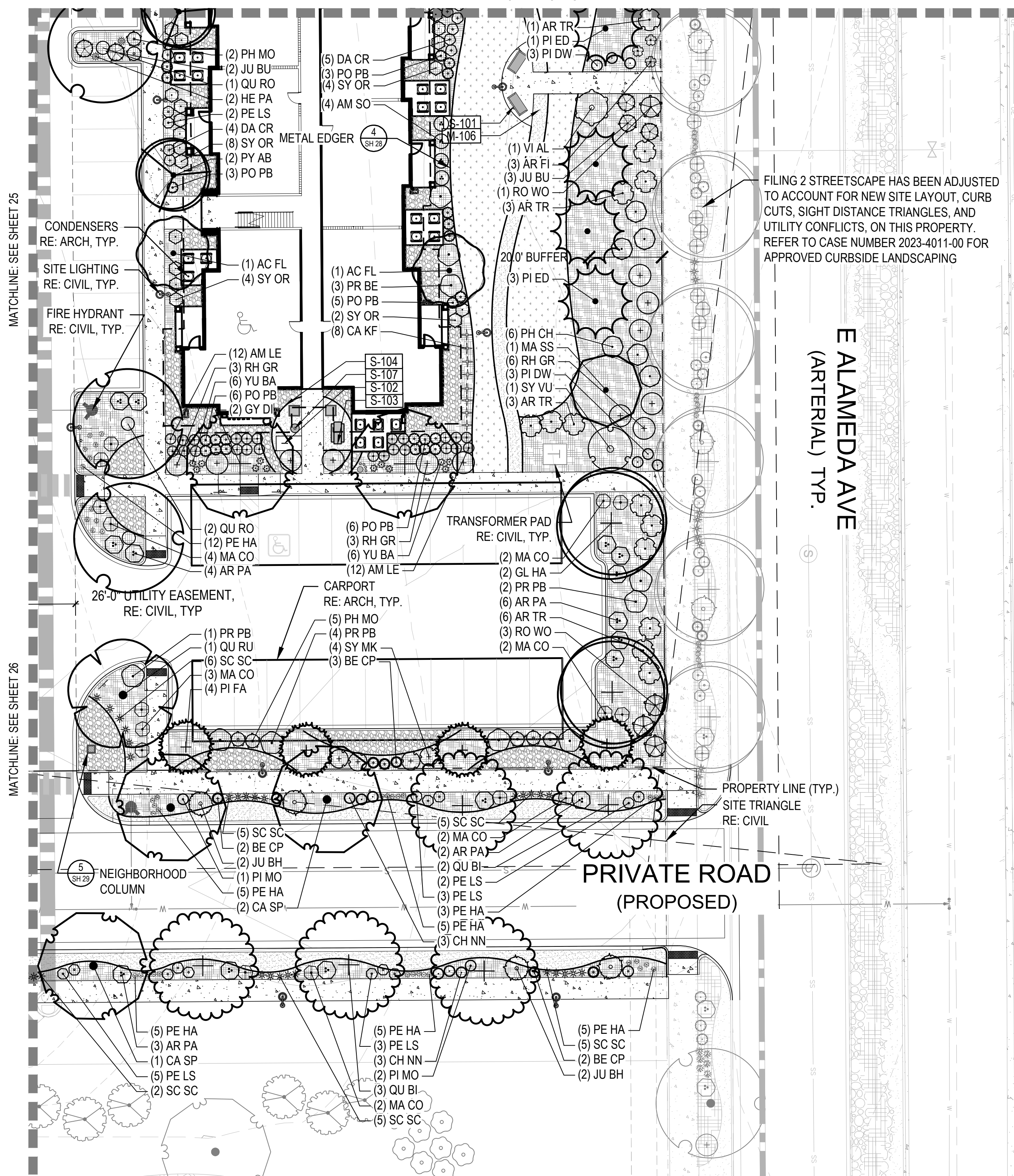
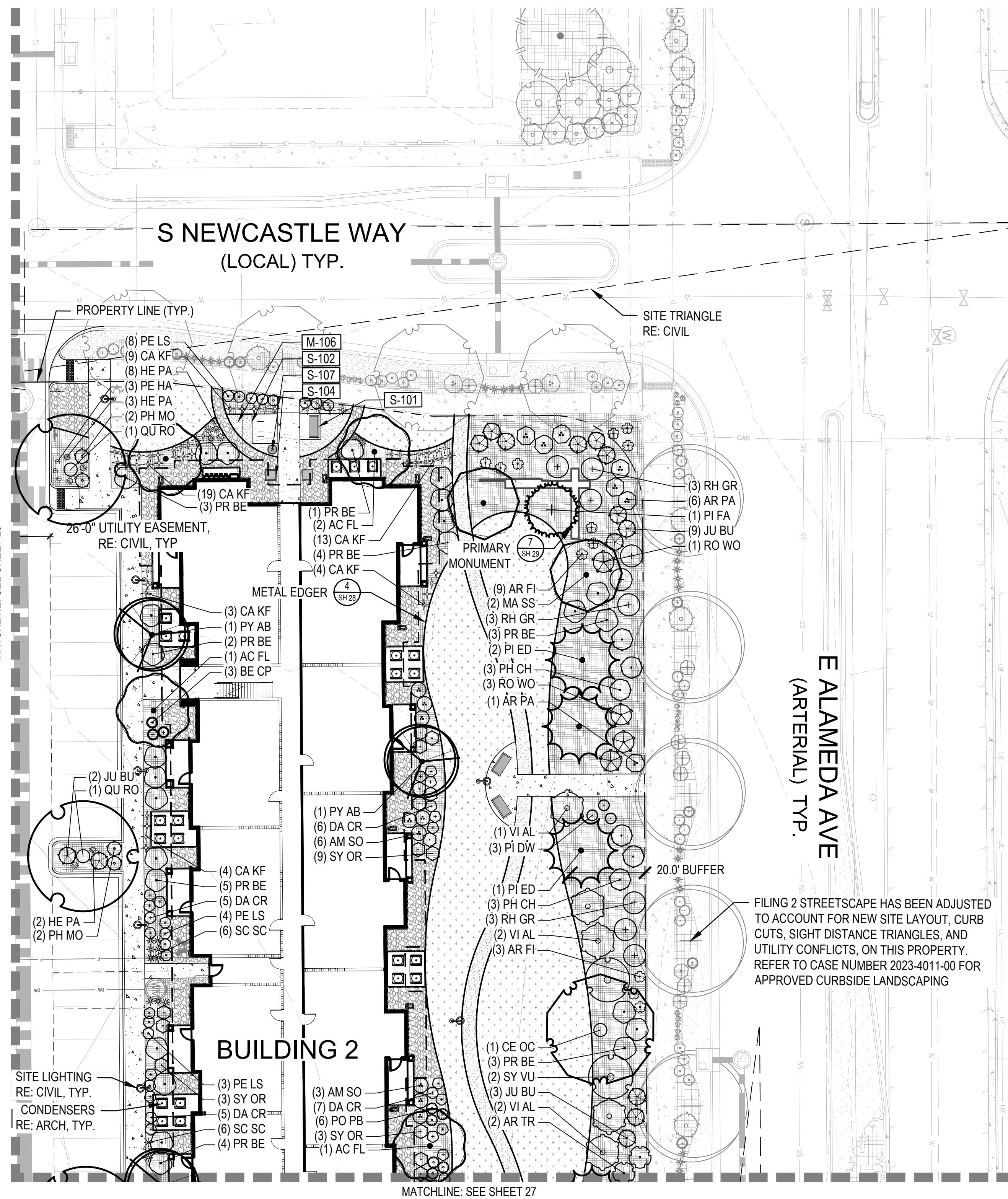
PARKLANDS - DOMINIUM MF SITE PLAN
E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

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

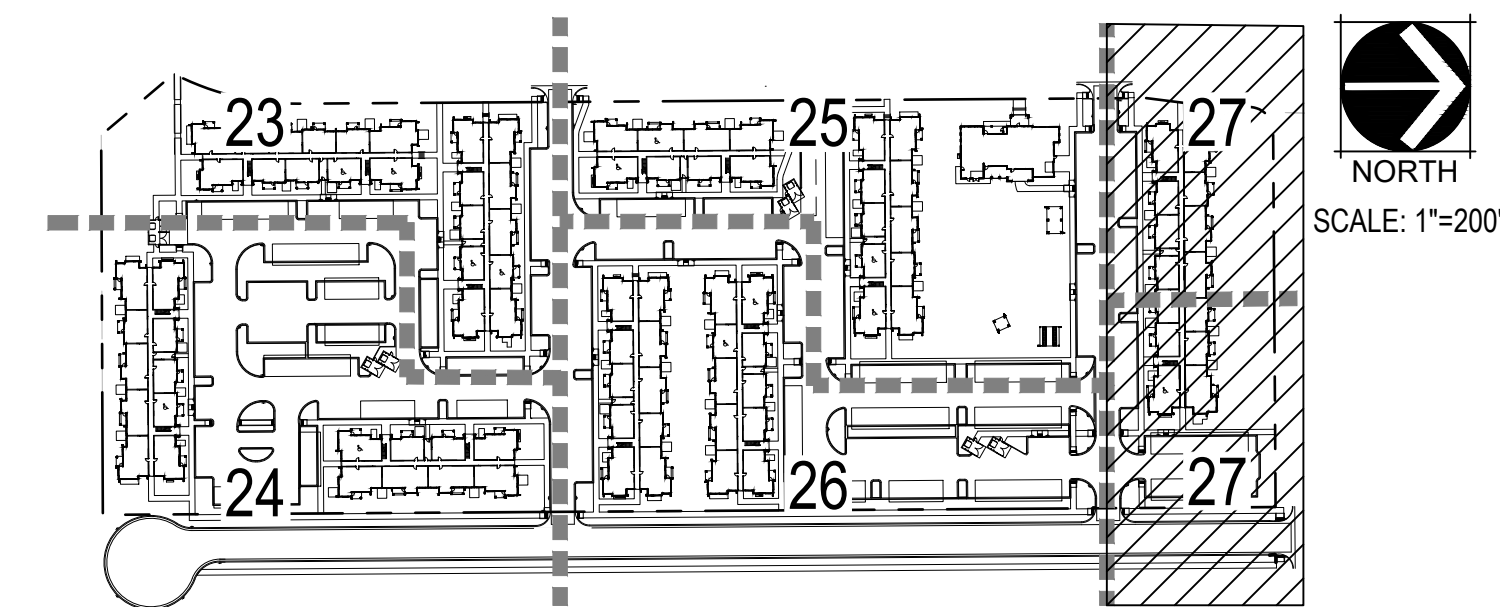
NOT FOR
CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE
PLAN



KEY MAP

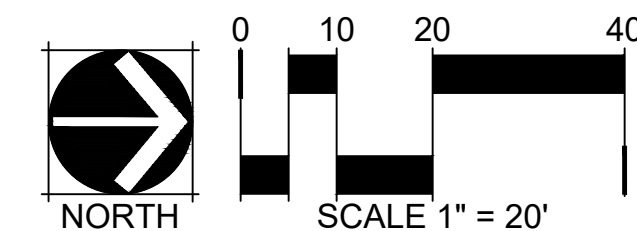
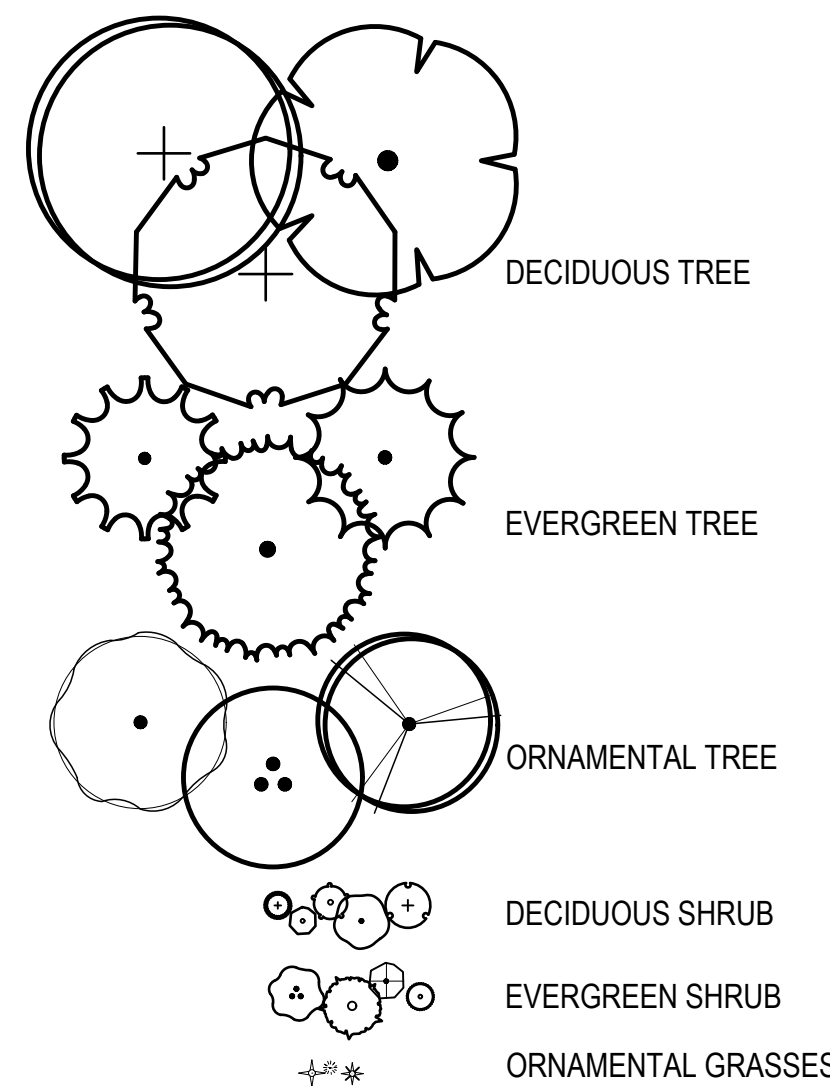


LANDSCAPE MATERIAL SCHEDULE

M-101	PLANT BED (1-1/2" LOCAL RIVER ROCK)
M-102	NATIVE SEED
M-103	TURF
M-104	ENHANCED PAVING
M-105	COBBLE MULCH
M-106	CRUSHER FINES
M-107	ENGINEERED WOOD FIBAR

AMENITY SCHEDULE

S-101	BENCH
S-102	BIKE RACK
S-103	PICNIC TABLE
S-104	MOVABLE PLANTER
S-105	CORNHOLE BOARDS
S-106	BISTRO TABLE AND CHAIRS
S-107	TRASH RECEPTACLE
S-108	PET WASTE STATION
S-109	BOULDER - LG
S-110	BOULDER - SM
S-111	BOULDER - MD
	STEEL EDGER
	PROPERTY LINE
	UTILITY EASEMENT
	SIGHT TRIANGLE
	MATCHLINE

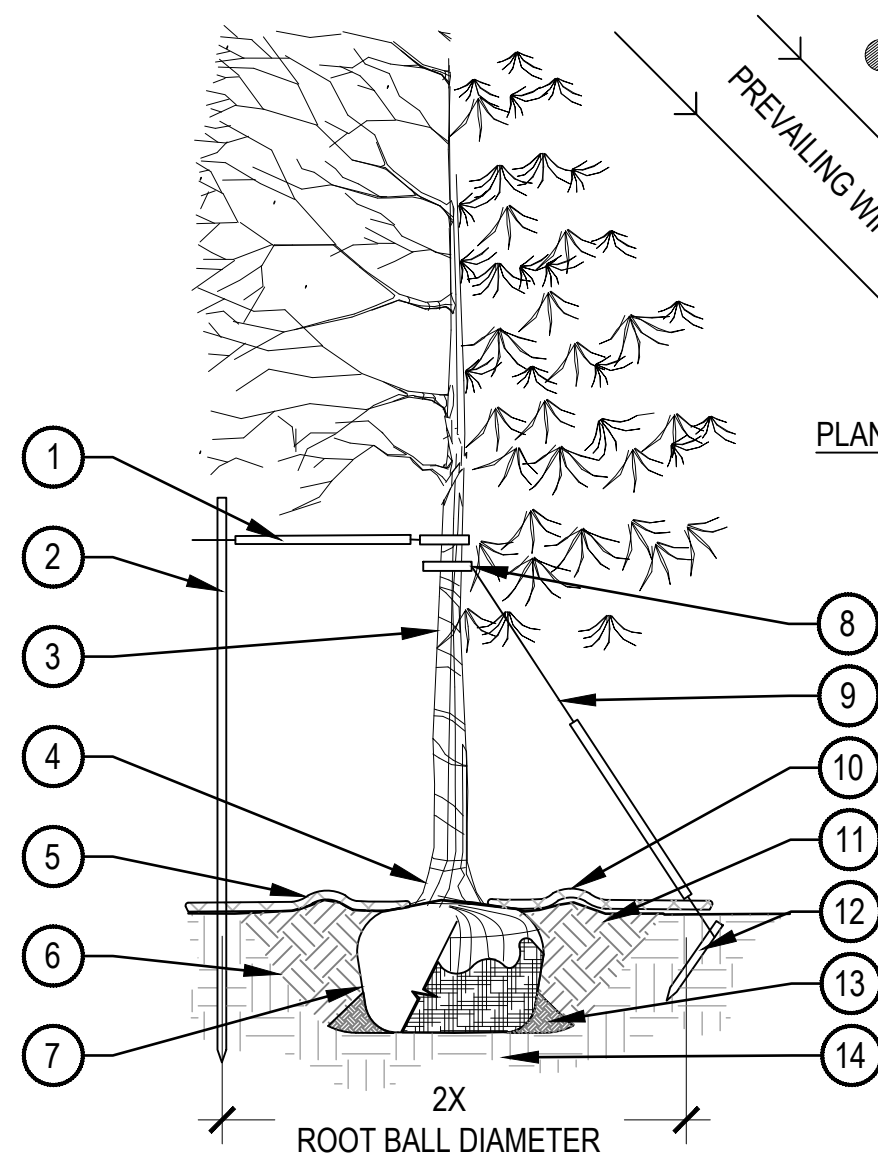


PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

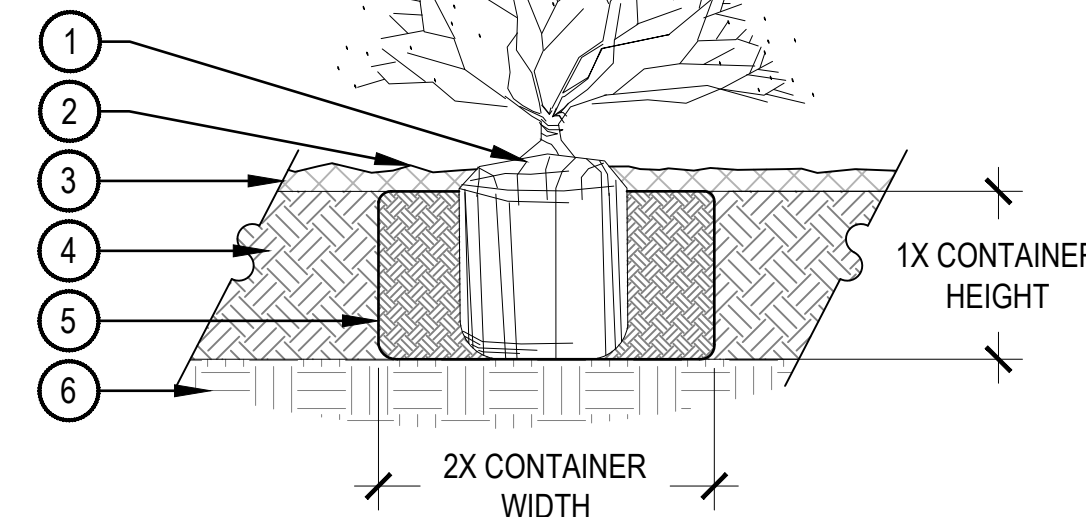
STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED

- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



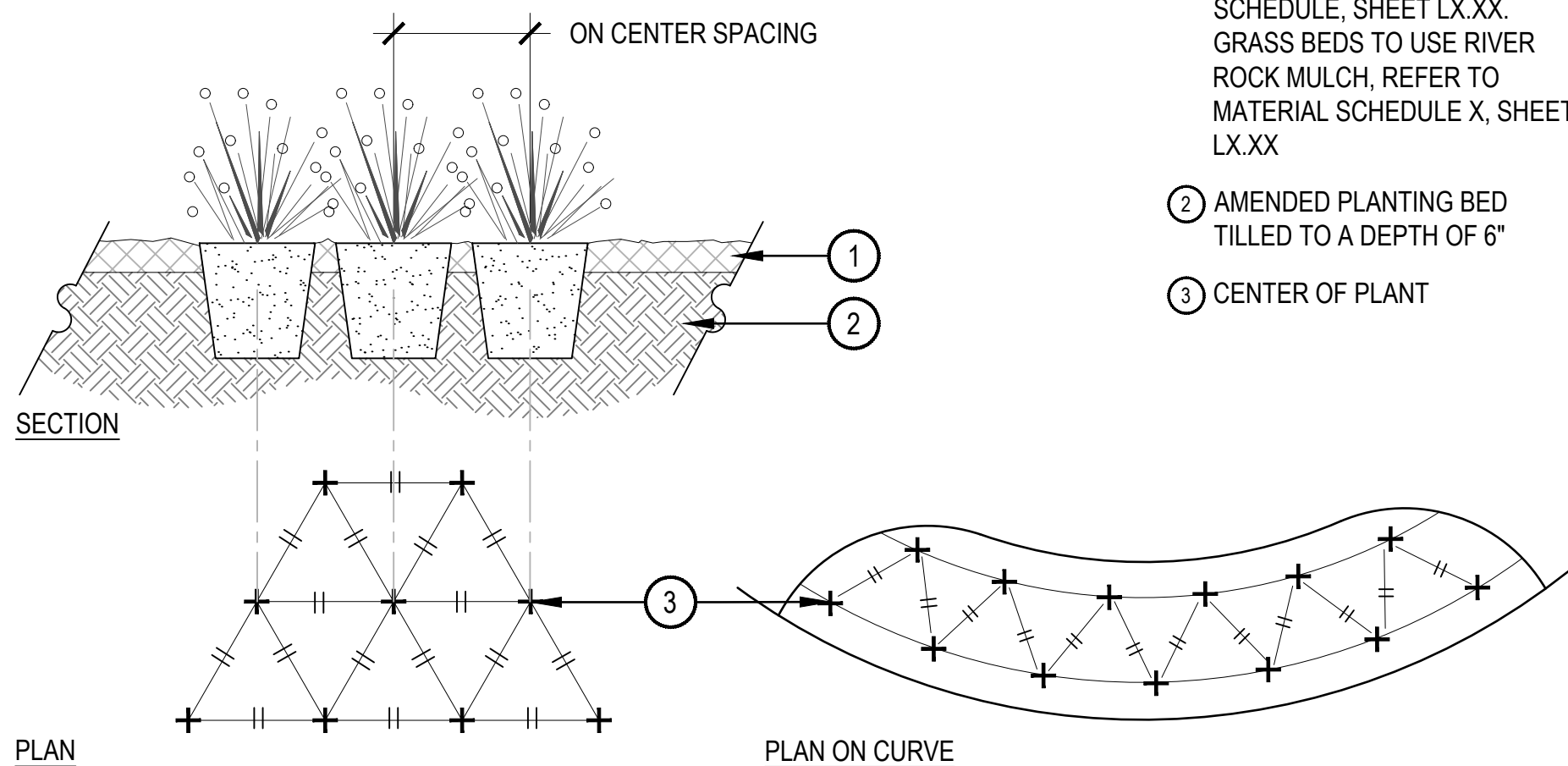
NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

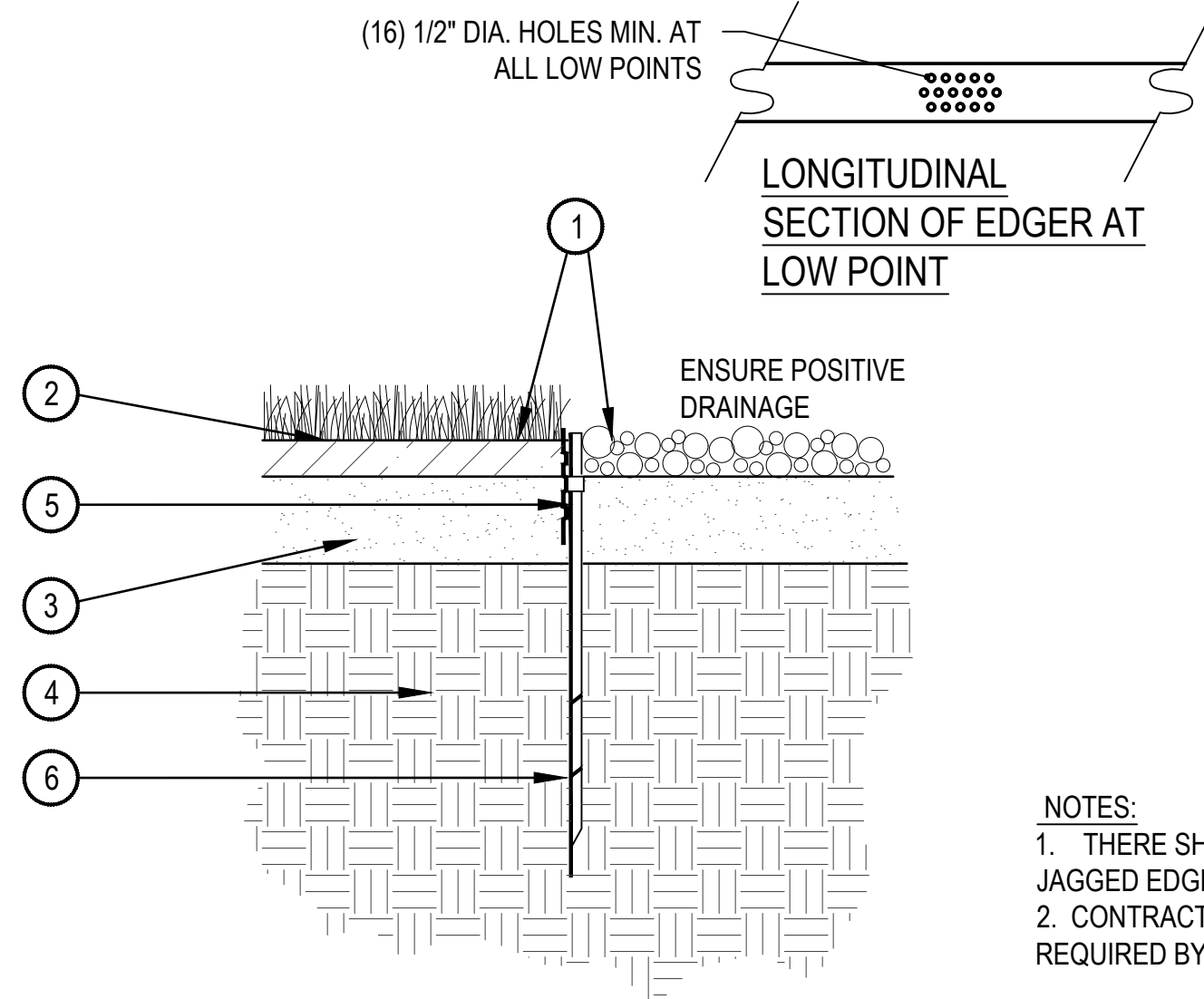
1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"



- PERENNIAL BED PEBBLE MULCH, REFER TO MATERIAL SCHEDULE, SHEET LX.XX. GRASS BEDS TO USE RIVER ROCK MULCH, REFER TO MATERIAL SCHEDULE X, SHEET LX.XX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

(16) 1/2" DIA. HOLES MIN. AT ALL LOW POINTS



LONGITUDINAL
SECTION OF EDGER AT
LOW POINT

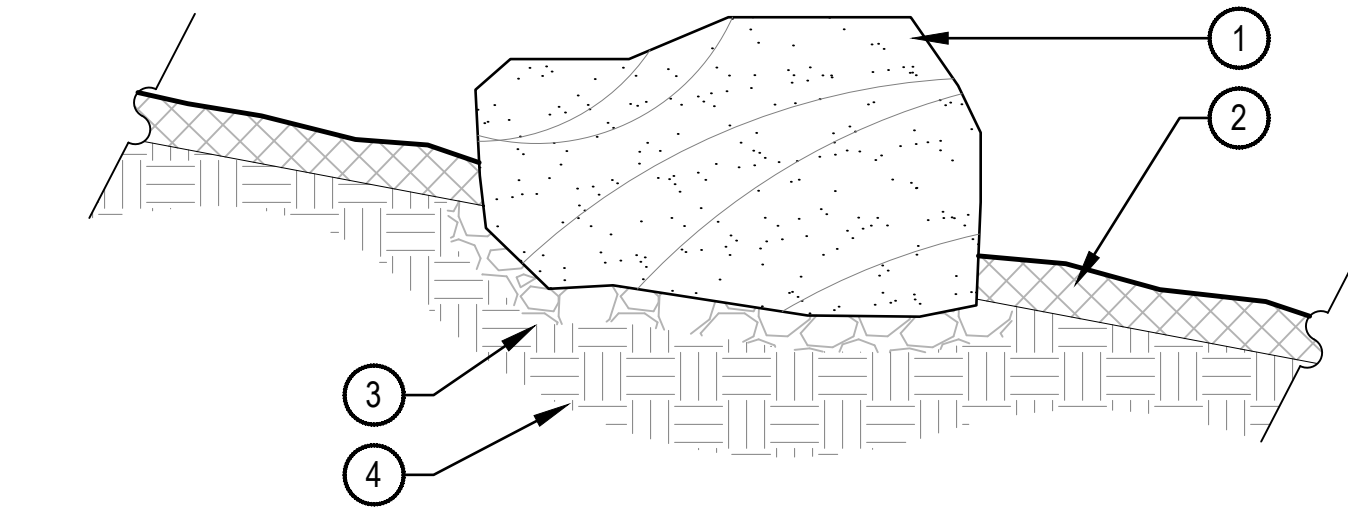
NOTES:

- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

2 SHRUB PLANTING

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



- BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE
- SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

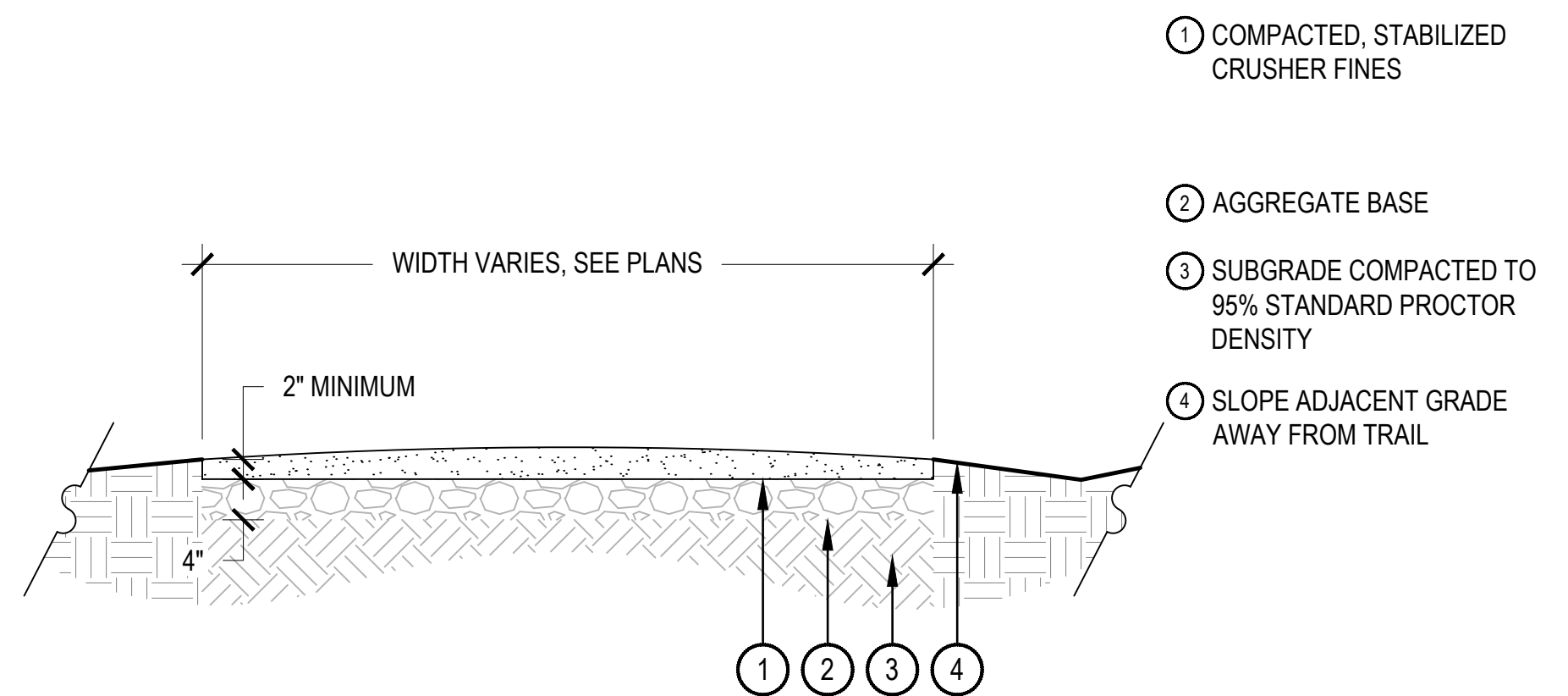
BOULDER SIZES		
QTY.	ITEM	SIZE
14	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
9	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
12	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:

- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
- THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
- CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- COMPACTED, STABILIZED CRUSHER FINES
- AGGREGATE BASE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- SLOPE ADJACENT GRADE AWAY FROM TRAIL

NOTES:

- COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
- USE A SMALL 4" RIDING ROLLER TO COMPACT TRAIL.
- CROWN OF 2% IN FLAT AREAS AS SHOWN.
- CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
- APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

6 CRUSHER FINES PAVING

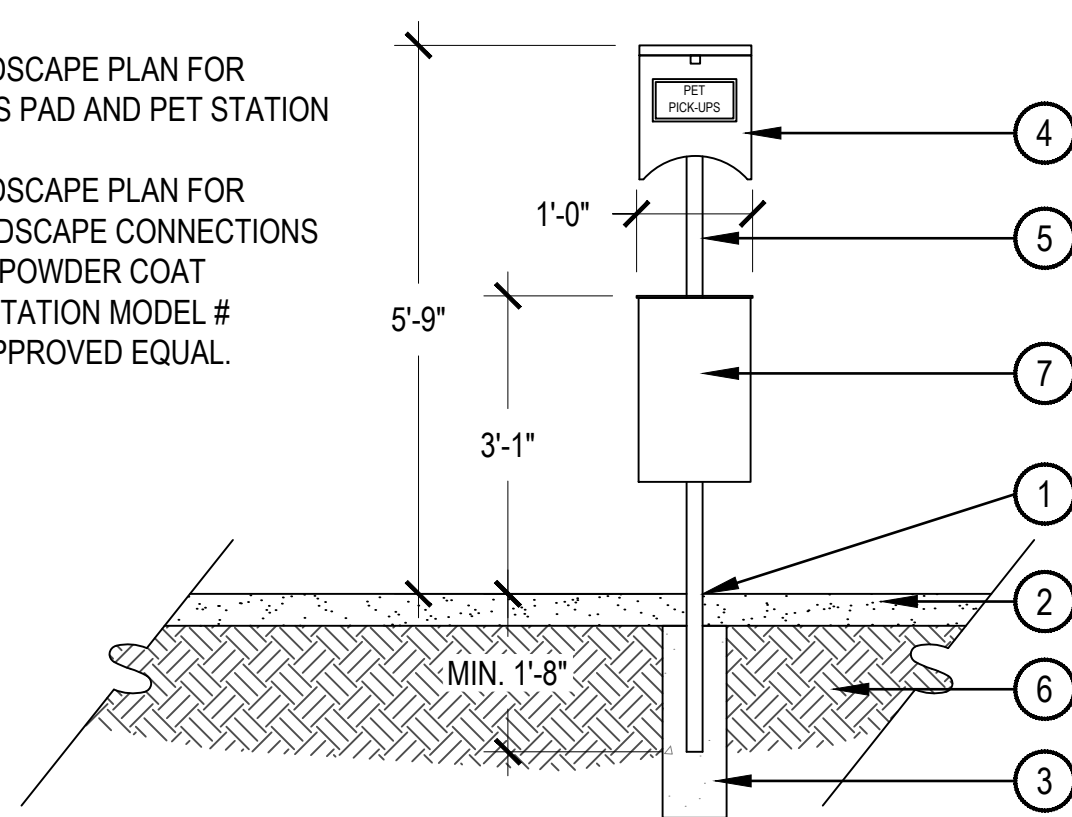
SCALE: 3/4" = 1'-0"

4 STEEL EDGER

SCALE: 1" = 1'-0"

NOTES:

- REFER TO LANDSCAPE PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION
- REFER TO LANDSCAPE PLAN FOR ADJACENT LANDSCAPE CONNECTIONS
- COLOR: BLACK POWDER COAT
- DOGIPOT PET STATION MODEL # 1003HP-C OR APPROVED EQUAL.



- PET WASTE STATION, EMBED POST IN CRUSHER FINES
- MIN. 4" DEPTH CRUSHER FINES PAD
- CONCRETE FOOTER
- TRASH BAG DISPENSER
- 2" X 2" SQUARE TUBING WITH ZINC FLOW COAT
- SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
- PET WASTE RECEPTACLE

7 PET WASTE STATION

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

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



NOTES:

- MANUFACTURER: QCP OR APPROVED EQUAL
- MODEL: CALIFORNIA SQUARE, 36"X36"X22" OR APPROVED EQUAL
- COLOR/FINISH: NATURAL OR APPROVED EQUAL
- INSTALL PER MANUFACTURER'S SPECIFICATIONS

8 PLANTER

N.T.S.



SITE PIECES

PRODUCT: ML-BENCH-72

DESCRIPTION: MONOLINE
COLLECTION

SIZE: 72" x 27" x 38.5"H

FRAME MATERIAL: ALUMINUM
FRAME, DESIGNER ALUMINUM
SLATS

FRAME COLOR: TBD SEAT COLOR:
TBD

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



MAGLIN

PRODUCT: 2300 SERIES - ICONIC
BIKE RACK

DESCRIPTION: U BIKE RACK

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

MATERIALS: CAST ALUMINUM,
COLOR TBD

BIKE RACK TO BE SURFACE
MOUNTED



SITE PIECES

PRODUCT: ML-CMT-82, ADA
EXTENSION

DESCRIPTION: MONOLINE
COMMUNITY TABLE

SIZE: 82" x 36.25" x 30.75"H

FRAME MATERIAL: ALUMINUM
SLAT MATERIAL: ALUMINUM

FRAME COLOR: TBD, SLAT COLOR:
TBD

SURFACE MOUNTED

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

NOTES:

1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

NOTES:

1. THIS DETAIL PROVIDED FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN
ENGINEERED

- ① METAL AWNING
② STONE MASONRY VENEER
③ FAUX WOOD STEM WALL
④ METAL SLAT WALL
⑤ DECORATIVE OVERLAY
⑥ NEIGHBORHOOD SIGNAGE
PROVIDED BY OTHERS
⑦ DECORATIVE METAL OVERLAY

SCALE: 1/8" = 1'-0"

SCALE: NTS

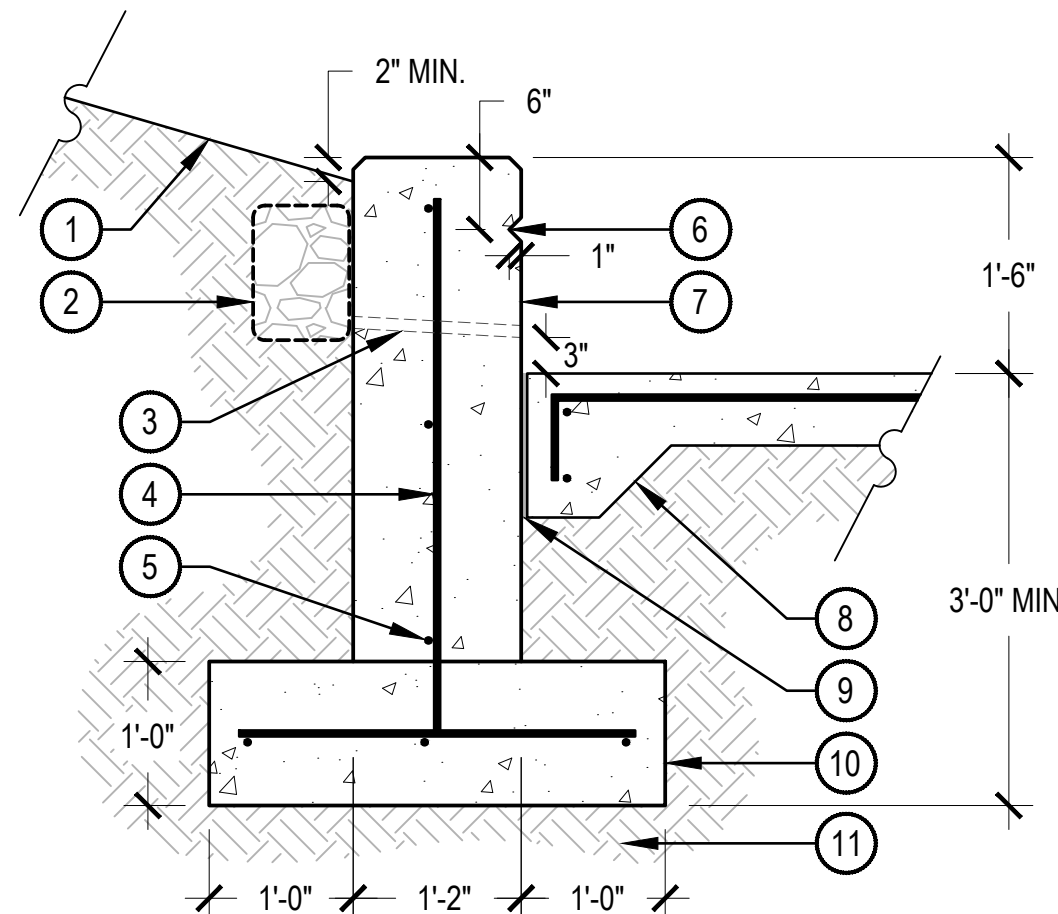
SCALE: NTS

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

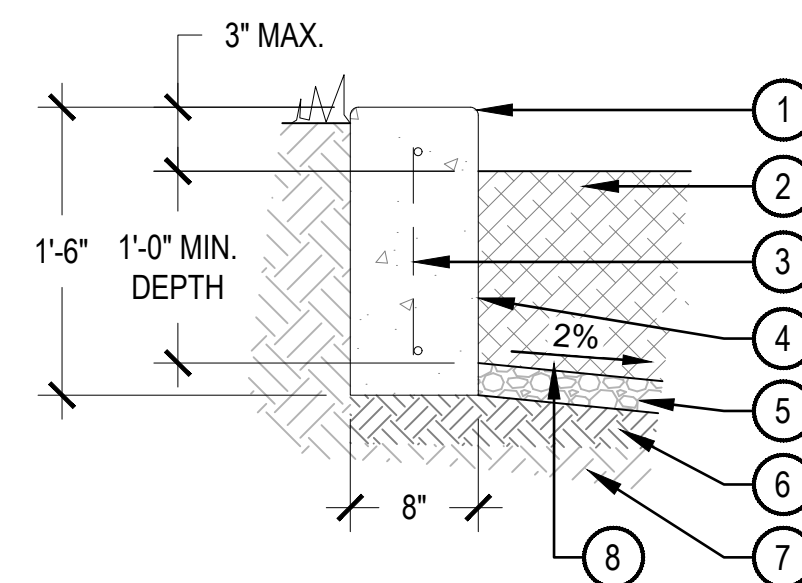
SCALE: 1/4" = 1'-0"

NOTES:

- THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
- VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
- SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.
- 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.
- MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".



- ADJACENT LANDSCAPE, REFER TO PLANS
- CLASS C FILTER MATERIAL WITH MIRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
- 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" ON CENTER TYPICAL
- #4 CONTINUOUS REBAR, 18" ON CENTER, ALTERNATE HOOKS ON VERTICAL
- #4 CONTINUOUS REBAR, DOWN LENGTH OF FOOTER
- 1" CHAMFER RELIEF ON ALL EXPOSED SIDES
- CONCRETE SEATWALL, 1" CHAMFER ON ALL EXPOSED EDGES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FOR FINISH
- ADJACENT HARDSCAPE, REFER TO DETAIL 6, SHEET L-300
- EXPANSION JOINT
- CONCRETE FOOTER
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

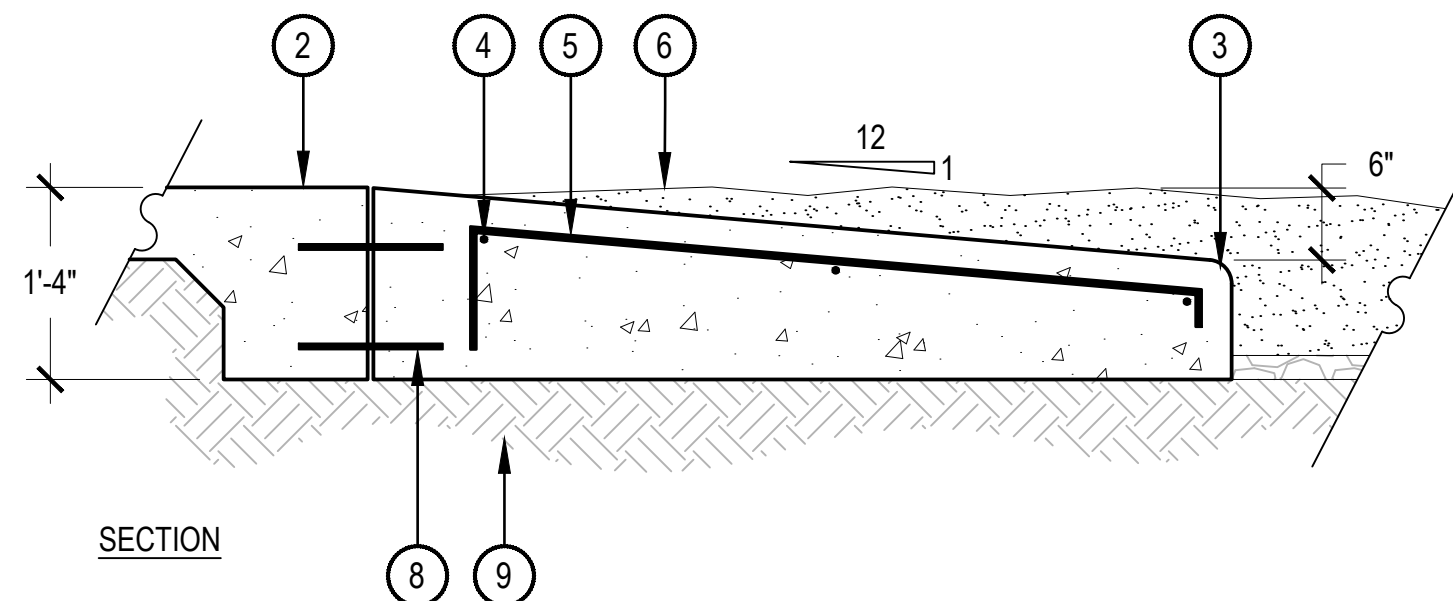


NOTE:

- CONTRACTOR TO VERIFY AT TIME OF CONSTRUCTION THAT SAFETY SURFACE DEPTHS COMPLY WITH CRITICAL FALL HEIGHT DEPTHS PER ASTM AND DENVER PARK STANDARDS.
- CONTROL JOINTS SHALL BE SAW CUT, EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM, AND CONTINUE DOWN THE FACE OF THE EDGER.
- REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL.

- 1/2" RADIUS, TYP.
- ENGINEERED WOOD FIBER, REFER TO SPECIFICATIONS FOR DEPTH, COLOR, AND SUBDRAINAGE REQUIREMENTS
- #4 REBAR, 2'-0" ON CENTER, VERTICAL. #4 REBAR, CONTINUOUS, AT TOP AND BOTTOM WITH A MIN. OVERLAP OF 2'-0". 2" CLEAR, MIN. FROM REBAR TO CONCRETE EDGE
- CAST-IN-PLACE CONCRETE EDGER AT PLAY PIT; SMOOTH FINISH
- 2" MIN. OF CLASS 6 ROAD BASE, COMPACTED
- COMPACTED SUBGRADE
- UNDISTURBED SUBGRADE
- RE: CIVIL FOR DRAINAGE INFO

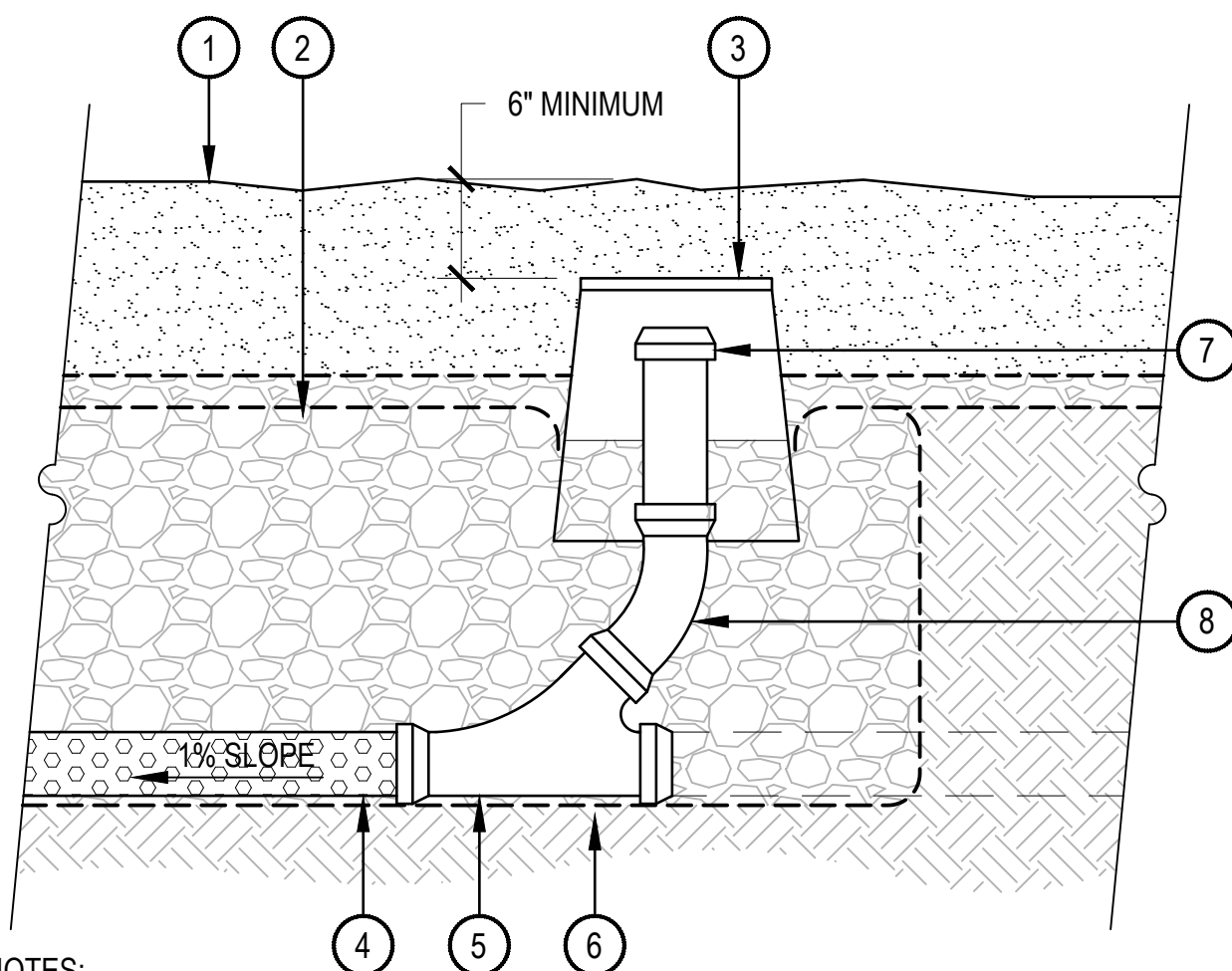
1 CONCRETE SEATWALL



NOTES:

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

3 PLAYGROUND RAMP

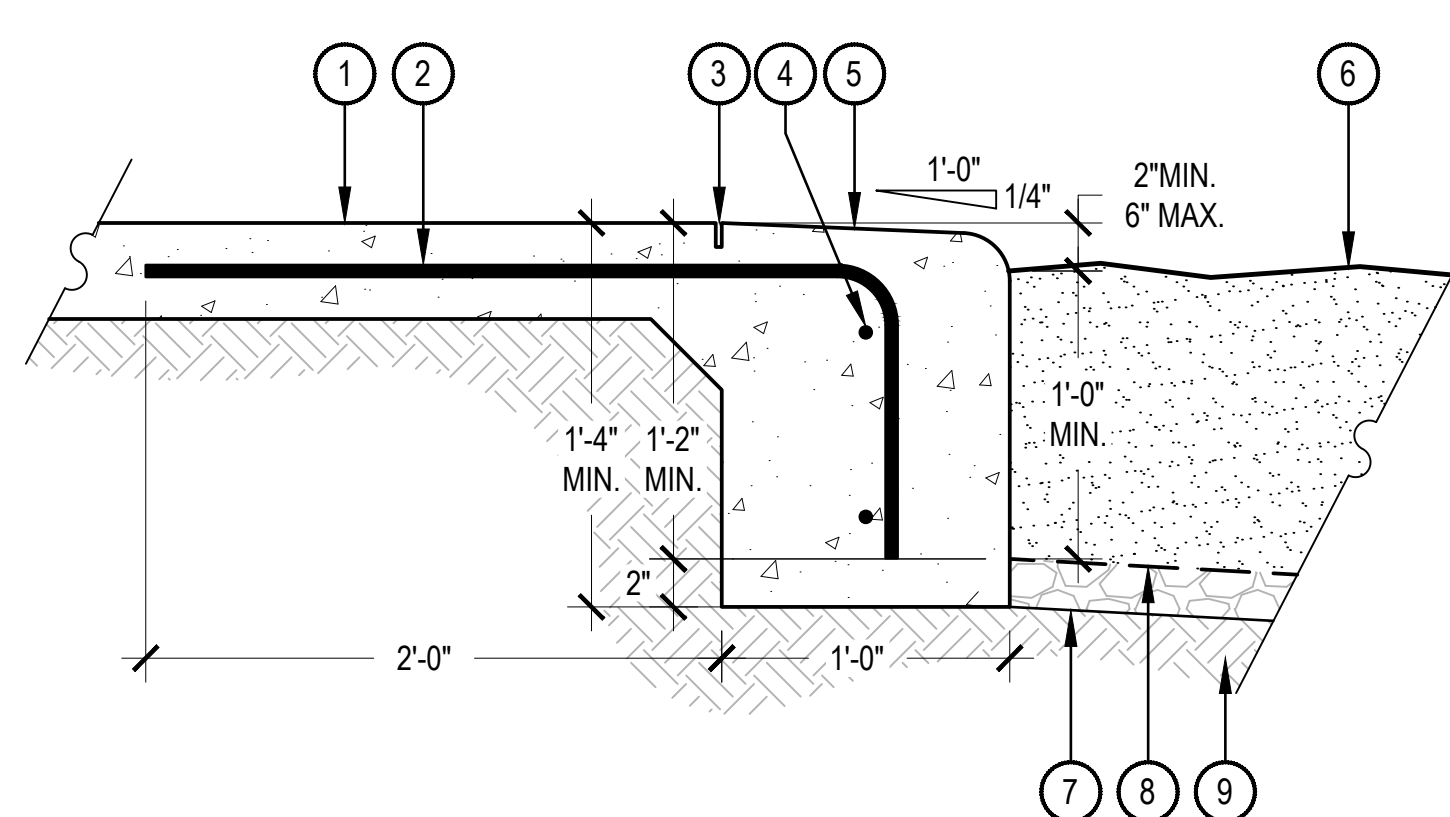


NOTES:

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

- PLAY SAFETY SURFACE, REFER TO DETAIL 1, SHEET L-305
- 3/4" WASHED GRAVEL TRENCH WRAPPED IN FILTER FABRIC
- 10" DIAMETER ROUND IRRIGATION BOX
- 4" DIAMETER PERFORATED PVC DRAIN PIPE, SLOPE AT 1% MINIMUM
- 4" 45 DEGREE PVC WYE FITTING
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- THREADED WATER TIGHT CAP
- 4" PVC ELBOW

5 MONOLITHIC CONCRETE PLAYGROUND CURB

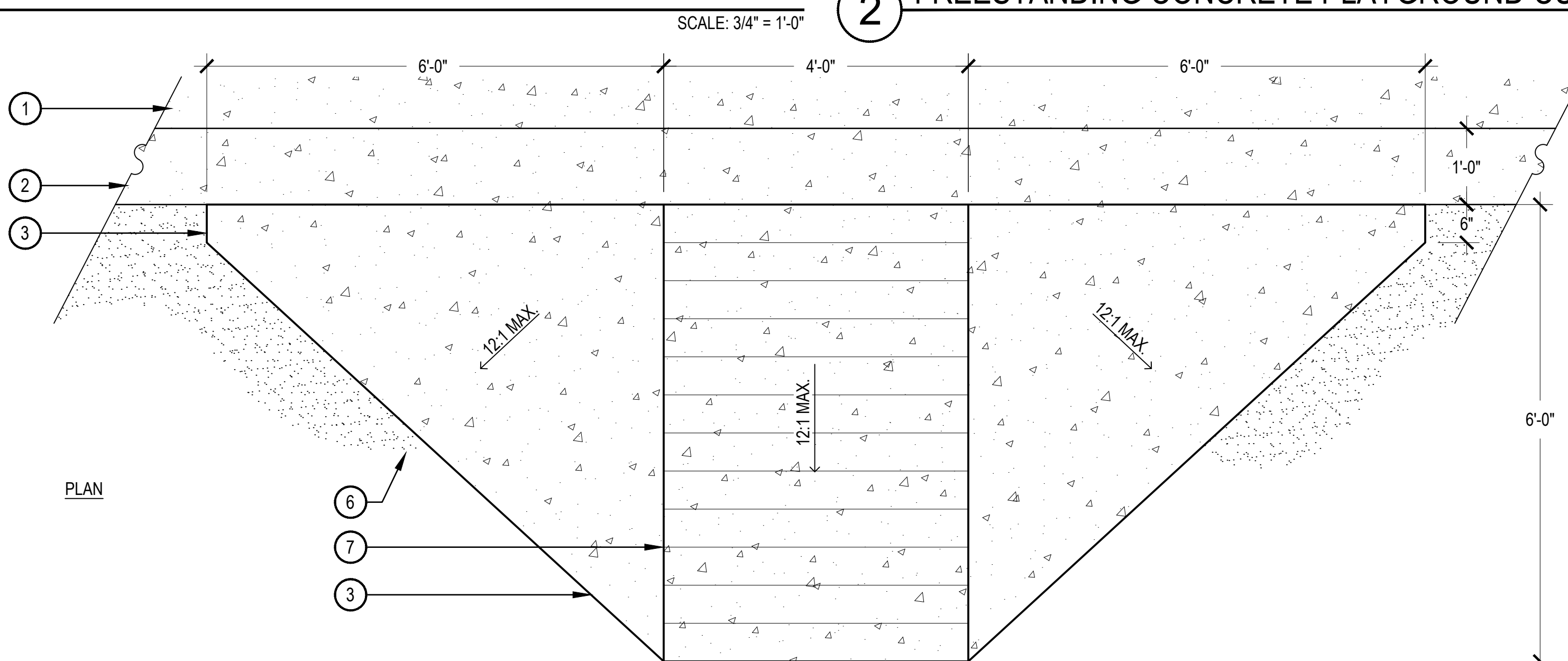


NOTES:

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
- 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.
- SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
- SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

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

2 FREESTANDING CONCRETE PLAYGROUND CURB



SCALE: 1" = 1'-0"

- CONCRETE WALK
- MONOLITHIC CONCRETE CURB, REFER TO DETAIL 4, SHEET L-302
- 2" RADIUS ON ALL EXPOSED EDGES
- (3) #4 REBAR
- #4 REBAR 18" ON CENTER
- PLAY SAFETY SURFACE, REFER TO DETAIL 1, SHEET L-305
- TOOLED SCORE JOINTS, 6" APART
- (2) #4 DOWELS 18" ON CENTER
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

SCALE: 3/4" = 1'-0"

- MANUFACTURER: GAMETIME
REP: MWP RECREATION
CONTACT:
HARLAN@MWPRECREATION.COM
763-546-7787
PRODUCT: D12484H
DESCRIPTION: CUSTOM PLAY STRUCTURE



NOTES:

- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS. FINAL COLORS AND CONFIGURATIONS TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO FABRICATION.

6 PLAY FEATURE

SCALE: NTS

SCALE: 1" = 1'-0"