

HARVEST CROSSING - PLANNING AREA NO. 2

SITE PLAN

SITUATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

TECHNICAL DATA

ZONE DISTRICT CLASSIFICATION	R-2 SFD (Duplex) AND SFA (Townhome)
LAND AREA WITHIN PROPERTY LINES NUMBER OF LOTS NUMBER OF BUILDINGS LOT SIZE: DUPLEX LOT SIZE: TOWNHOME	38.38 Acres (1,672,238 SF) 227 Single Family Attached Dwelling (138 Duplexes, 89 Townhomes) 88 (69 Duplex bldg. & 19 Townhome bldg., 6-plx, 5-plx, 4-plx, & 3-plx) MIN. 30' x 80' MIN. 22' x 80'
FUTURE COMMERCIAL AREA TOTAL LOT AREA HARD SURFACE AREA LANDSCAPE AREA (By Developer, Lots not Included)	304,874.1 SF (6.9 AC) (18%) 694,559.1 SF (15.9 AC) (41%) 497,774.2 SF (11.4 AC) (30%) 178,776.4 SF (4.1 AC) (11%)

BUILDING COVERAGE	299,451.6 SF (6.8 AC) (18%)
PROPOSED NUMBER OF SIGNS	1 - Monument Locations (1 Secondary)
PARKING REQUIRED 2 Spaces per Dwelling Unit & 1 Guest Space per 5 Dwelling Units OR 1 Space per 2 DU on Green Court / Park (27 DU)	508 Spaces <i>454 resident</i> <i>40 guest</i> <i>14 guest</i>
PARKING PROVIDED	983 Standard Spaces <i>454 Located in Garages</i> <i>529 Surface (Located in Driveways & Head-In)</i> <i>2 ADA spaces (Located in Tract E)</i>

2021 IBC CONSTRUCTION TYPE	V-B (Duplex), V (Townhome)
2021 IBC OCCUPANCY CLASS	R-3
SQUARE FOOTAGE OF BUILDINGS	2,355 - 7,305 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	1,029,049 SF (2,355 x 89, 7,305 x 138)
MAXIMUM HEIGHT	33'
SPRINKLERED (YES/NO)	NO

PROS TRACKING TABLE

HARVEST CROSSING PARKS, RECREATION, AND OPEN SPACE TRACKING CHART				
Filing No.	Description of Inventory and Facilities	Acreage Required	Acreage Provided	Parks/OS Deficit
1	Neighborhood Park (3ac/1000 res.)	1.1 acres	0 acres	1.1 acres
	Community Park (1.1ac/1000 res.)	0.4 acres	Cash In Lieu	N/A
	Open Space Land (7.8ac/1000 res.)	2.9 acres	2.5 acres	0.4 acres
Total F1 Parks/OS Deficit:				1.5 acres
Filing No.	Description of Inventory and Facilities	Acreage Required	Acreage Provided	Parks/OS Deficit
2	Neighborhood Park (3ac/1000 res.)	1.5 acres	0 acres	1.5 acres
	Community Park (1.1ac/1000 res.)	0.6 acres	Cash In Lieu	N/A
	Open Space Land (7.8ac/1000 res.)	3.9 acres	2.9	1.0 acres
Total F2 Parks/OS Deficit:				2.5 acres
Filing No.	Description of Inventory and Facilities	Acreage Required	Acreage Provided	Parks/OS Deficit
3	Neighborhood Park (3ac/1000 res.)	3.3 acres	4.6 acres	(1.3 acres)
	Community Park (1.1ac/1000 res.)	1.2 acres	Cash In Lieu	N/A
	Open Space Land (7.8ac/1000 res.)	8.6 acres	15.6	(7 acres)
Total F3 Parks/OS Deficit:				(8.3 acres)
Total FDP Parks/OS Surplus				4.3 acres

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____
(ATTORNEY)

ATTEST: _____ DATE: _____
(CITY CLERK)

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, _____.

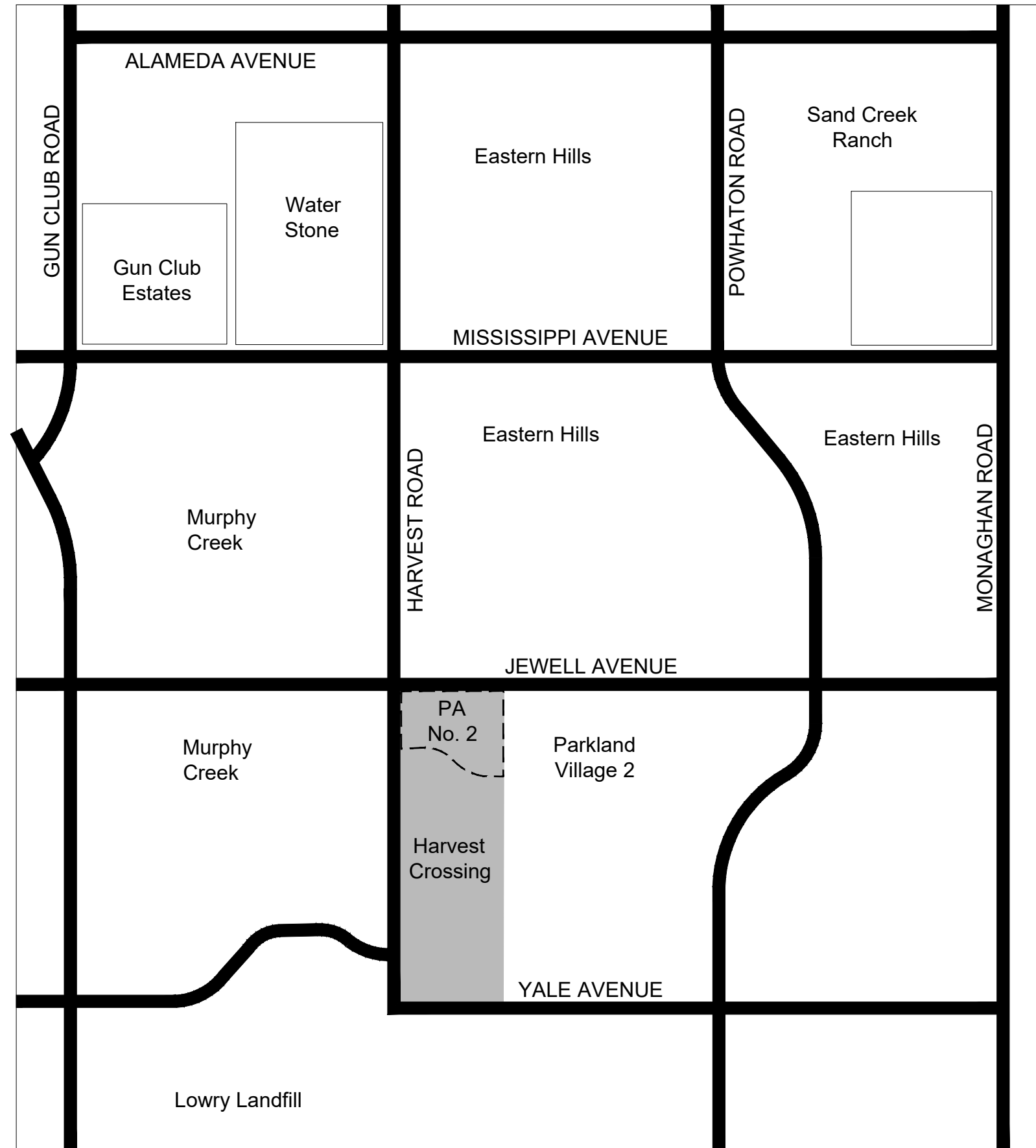
CLERK AND RECORDER: _____ DEPUTY: _____

ADJUSTMENTS

APPLICANT REQUESTS TO SUBSTITUTE ON-LOT SHADE TREES FOR ORNAMENTAL, COLUMNAR, AND/OR EVERGREEN TREES ON DUPLEX LOTS. PER SECTION 146-4.7.5.P, THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO THE STANDARDS IN THIS SECTION 146-4.7.5.P BASED ON THE DEGREE OF COMPLIANCE WITH LANDSCAPE STANDARDS REASONABLY POSSIBLE IN LIGHT OF SITE AND UTILITY CONSTRAINTS.

VICINITY MAP

Scale: 1" = 2,000'



AMENDMENTS

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SIGNATURE BLOCK

Harvest Crossing Planning Area No. 2

LEGAL DESCRIPTION:
KNOWN ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER(S) OF A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 29 BEARS SOUTH 00°02'41" WEST, A DISTANCE OF 2,650.64 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE SOUTH 63°22'02" EAST, A DISTANCE OF 135.34 FEET TO THE **POINT OF BEGINNING**, BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS DEDICATED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER _____ IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE SOUTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES;

- NORTH 85°47'53" EAST, A DISTANCE OF 440.12 FEET;
- NORTH 89°50'17" EAST, A DISTANCE OF 1,162.23 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°01'47" WEST, A DISTANCE OF 1,127.52 FEET TO THE NORTHERLY BOUNDARY OF HARVEST CROSSING FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER _____ IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING NINE (9) COURSES;

- NORTH 89°58'17" WEST, A DISTANCE OF 32.00 FEET;
- SOUTH 00°01'47" WEST, A DISTANCE OF 73.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'43", AN ARC LENGTH OF 23.56 FEET;
- NORTH 89°58'08" WEST, A DISTANCE OF 153.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 838.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'43", AN ARC LENGTH OF 453.58 FEET;
- NORTH 58°57'26" WEST, A DISTANCE OF 382.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 947.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°59'53", AN ARC LENGTH OF 512.34 FEET;
- NORTH 89°57'19" WEST, A DISTANCE OF 175.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°45'53", AN ARC LENGTH OF 31.33 FEET TO SAID EASTERLY RIGHT-OF-WAY OF HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES;

- NORTH 00°02'41" EAST, A DISTANCE OF 190.81 FEET;
- NORTH 02°51'11" EAST, A DISTANCE OF 262.51 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 115.00 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°48'30", AN ARC LENGTH OF 5.64 FEET;
- NORTH 00°02'41" EAST, A DISTANCE OF 220.66 FEET;
- NORTH 45°02'41" EAST, A DISTANCE OF 39.64 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 36.737 ACRES, (1,600,282 SQUARE FEET), MORE OR LESS.

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 OR THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, HARVEST AND JEWELL, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD. _____.

BY: _____
(PRINCIPALS OR OWNERS)

CORPORATE SEAL

STATE OF COLORADO)SS

COUNTY OF)SS

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____ (NOTARY PUBLIC)

NOTARY SEAL

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____



OWNER / CLIENT
JEN COLORADO 20, LLC
7203 S. Alton Way, STE C-400
Centennial, CO 80112
JRWAN@CENTRALGRO.COM

ENGINEER
KIMLEY-HORN
10000 E. CENTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN
HARVEST CROSSING
PLANNING AREA NO. 2
AURORA, COLORADO

ISSUE RECORD
SUBMITTAL # 1 12/06/2023
SUBMITTAL # 2 02/14/2024
SUBMITTAL # 3 04/10/2024
TECH. SUB. #1 06/14/2024
TECH. SUB. #2 08/01/2024
TECH. SUB. #3 08/30/2024
TECH. SUB. #4 09/20/2024

PROJECT INFORMATION
PROJECT #: 2021-50 CD AH
DRAWN BY:
CHECKED BY:

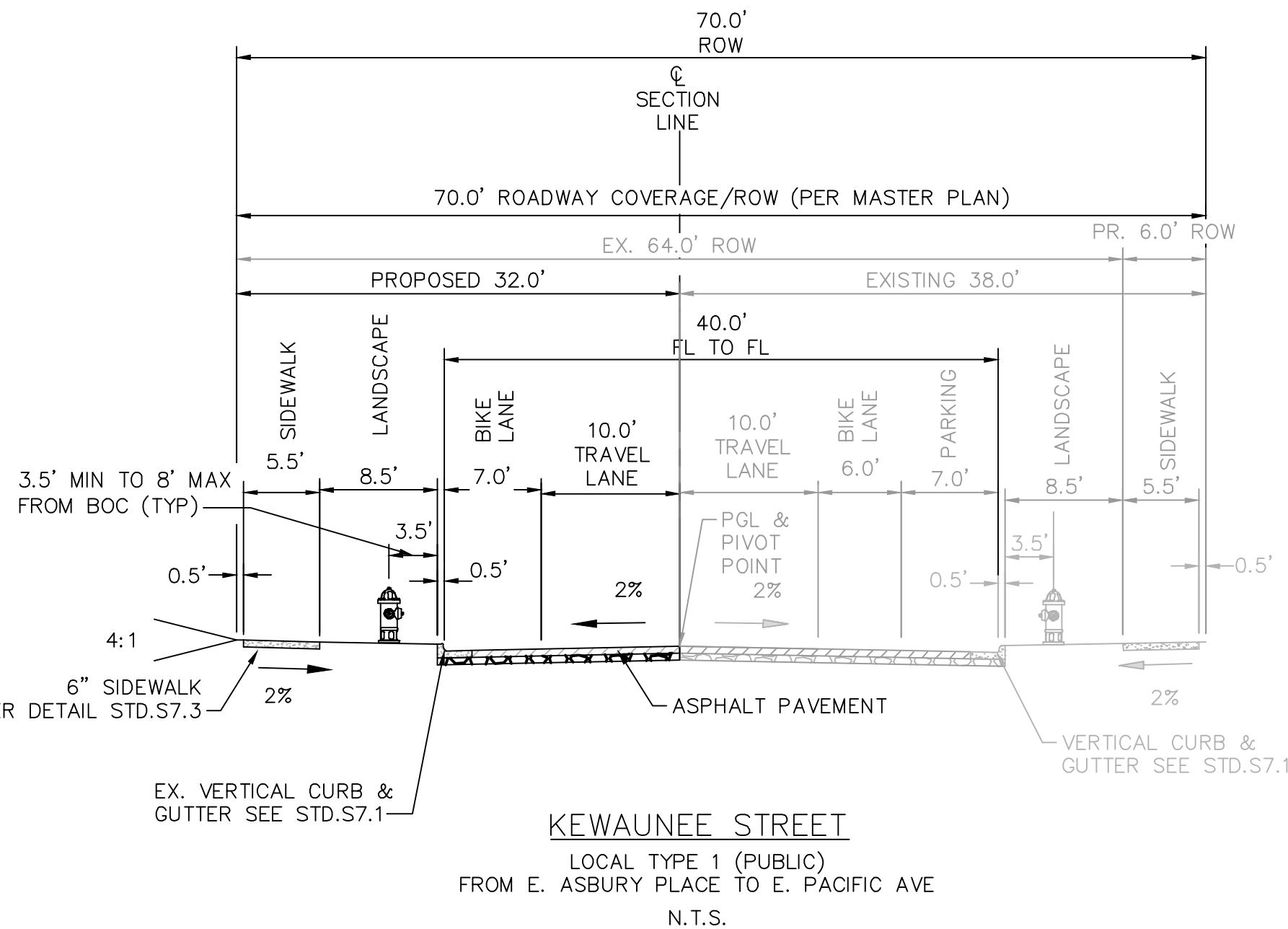
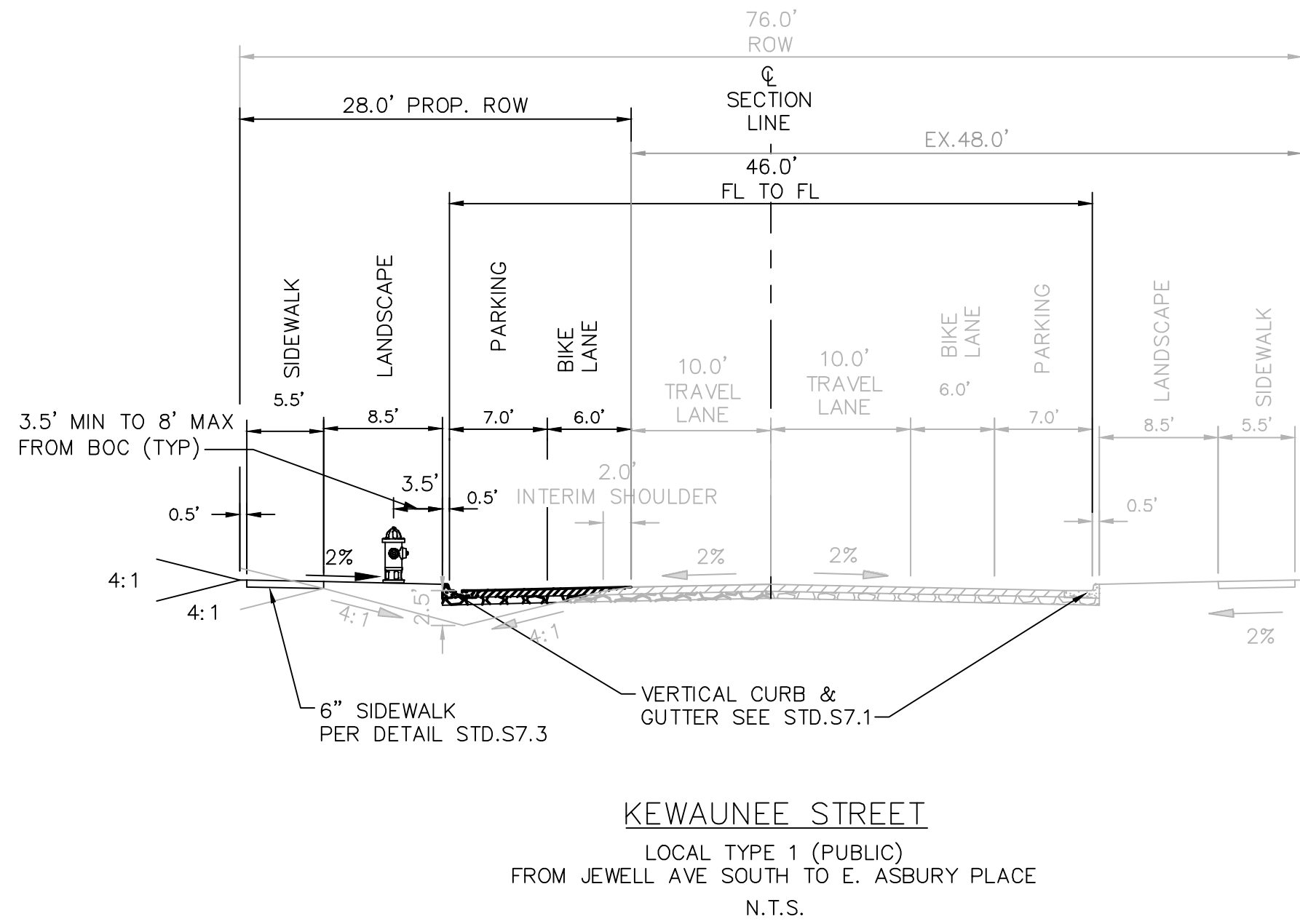
COVER SHEET

1

1 OF 33

GENERAL SITE PLAN NOTES

1. 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.
2. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
3. 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.
4. THE DEVELOPER, HIS SUCCESSORS AND 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.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
8. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
9. 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.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14. ERRORS IN APPROVED SITE PLANS RESULTING FROM THE 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.
15. 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.
16. 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.
17. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
18. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
19. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350' FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.
20. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE. PER COA 2024 SITE PLAN CHECKLIST.
21. SKYDANCE METRO DISTRICT SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS OF JEWELL AVENUE & HARVEST ROAD AND JEWELL AVENUE & KEWAUNEE STREET, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
22. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
23. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-282.
24. EMERGENCY INGRESS AND EGRESS -RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SEVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED POPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMNTS"AND SHALL BE POSTED "NO PARKING - FIRE LANE".
25. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. 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. THE CITY OF AURORA ENFORCES ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.



IMPLEMENTATION PLAN

2021 – IBC, SECTION 1108.6.2.3 AND TABLE 1108.6.1.1	COLORADO STATE HOUSE BILL 03–1221
TOTAL ACCESSIBLE DWELLING UNITS:	TOTAL ACCESSIBLE DWELLING UNITS: 227
TYPE A AND TYPE B UNITS REQUIRED: 10	POINTS REQUIRED: 94
TYPE A AND TYPE B UNITS PROVIDED: 22	POINTS PROVIDED: 106

THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03–1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9–5–105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 – 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____

CITY OF AURORA PARKS AND RECREATION & OPEN SPACE NOTES:

1. PRIOR TO COMMENCING WORK WITHIN PARKS, RECREATION & OPEN SPACE (PROS) PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR AT 303–396–3936 OR 303–739–7160 TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
2. ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
3. ALL REPAIRS TO TRAILS, TURF, NATIVE GRASS, LANDSCAPING, IRRIGATION, SIGNAGE, ETC. WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL BE ACCOMPLISHED IN A MANNER COMPLYING WITH THE STANDARD DETAILS AND SPECIFICATIONS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
4. APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE BY THE PROS DEPARTMENT. CONTRACTOR SHALL HAVE ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS INSPECTED BY THE PROS DEPARTMENT CONSTRUCTION INSPECTORS FOR COMPLIANCE WITH APPLICABLE DEPARTMENT REQUIREMENTS. WRITTEN APPROVAL AND ACCEPTANCE FROM THE PROS DEPARTMENT WILL BE REQUIRED TO VERIFY COMPLIANCE.
5. IF AN INDEPENDENT SET OF PLANS ADDRESSING CHANGES TO PROS ASSETS MUST BE SUBMITTED FOR APPROVAL, A FEE MAY BE ASSESSED AND COLLECTED FOR THE REVIEW.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, BEING MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF SOUTH 00°02'14" WEST.

ABBREVIATIONS

APPD	APPROVED	LS	LUMP SUM	RT	RIGHT
APPROX	APPROXIMATE	LT	LEFT	S	SOUTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MAX	MAXIMUM	SB	SOUTHBOUND
BLVD	BOULEVARD	MH	MANHOLE	SD	STORM DRAIN
BW	FINISH GRADE AT BOTTOM OF WALL	MIN	MINIMUM	SE	SOUTHEAST
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	NE	NORTH	SF	SQUARE FEET
COM	COMMUNICATIONS	NTS	NOT TO SCALE	SS	SANITARY SEWER
CTV	CABLE TELEVISION	NW	NORTHWEST	ST	STATION
CY	CUBIC YARDS	OD	OUTSIDE DIAMETER	STA	SIDEWALK OR SOUTHWEST
E	EAST OR ELECTRIC	PC	POINT OF CURVATURE	SY	SQUARE YARDS
EA	EACH	PCC	PORTLAND CEMENT CONCRETE	TC	TELEPHONE
EL	ELEVATION	POC	POINT ON CURVE	TW	TOP OF CURB
ELEC	ELECTRIC	PRC	POINT OF REVERSE CURVE	TYP	TYPICAL
EOP	EDGE OF PAVEMENT	PSI	POUNDS PER SQUARE INCH	VAR	VARIES
EX	EXISTING	PT	POINT OF TANGENCY	W	WATER OR WEST
FFE	FINISH FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE		
FG	FINISH GRADE	RAH	RICHMOND AMERICAN HOMES		
FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE		
FO	FIBER OPTIC GAS				
G	HIGH POINT				
HP	INSIDE DIAMETER				
ID	IRRIGATION	RD	ROOF DRAIN		
IRR	LINEAR FEET	REV	REVISION		
LF	LOW POINT	ROW	RIGHT-OF-WAY		

LEGEND

---	PROPERTY LINE/TRACT LINE	⊙	EXISTING SANITARY SEWER MANHOLE
---	RIGHT OF WAY LINE	⊙	PROPOSED SEWER MANHOLE
---	STREET CENTERLINE	⊙	EXISTING FIRE HYDRANT
---	EASEMENT LINE	⊙	PROPOSED FIRE HYDRANT
---	PHASE BOUNDARY	⊙	EXISTING SIGN
---	PROPOSED BUILDING PAD	⊙	EXISTING STREET LIGHT
---	EXISTING OVERHEAD ELECTRIC	⊙	EXISTING GATE VALVE
---	EXISTING FIBER OPTIC LINE	⊙	EXISTING POWER PIPE
---	EXISTING SANITARY SEWER MAIN	⊙	EXISTING BLUE STAKE MARKER
---	EXISTING PUBLIC WATER MAIN	⊙	EXISTING SURVEY MONUMENT
---	EXISTING CABLE TV LINE	⊙	EXISTING TELECOM MANHOLE
---	EXISTING ELECTRIC LINE	⊙	EXISTING ELECTRIC MANHOLE
---	PROPOSED PUBLIC WATER MAIN	⊙	EXISTING GUY WIRE
---	PROPOSED PUBLIC SEWER MAIN	⊙	PROPOSED SURVEY MONUMENT
---	PROPOSED CONTOUR	⊙	PROPOSED REDUCER
---	EXISTING CONTOURS	⊙	PROPOSED WATER METER
---	EXISTING FENCE	⊙	PROPOSED GATE VALVE
---	PROPOSED SWALE	⊙	PROPOSED STREET LIGHT
---	PROPOSED STORM DRAIN	⊙	PROPOSED STOP SIGN
---	SIGHT DISTANCE TRIANGLES		

PARCEL AREA TABLE				
TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	387997.63	8.91	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	217661.54	5.00	FUTURE COMMERCIAL	
TRACT B	87212.53	2.00	FUTURE COMMERCIAL	
TRACT C	15698.26	0.36	OPEN SPACE	HCMD #4
TRACT D	16134.32	0.37	PRIVATE ALLEY – DRAINAGE, FIRE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT E	30088.32	0.69	POCKET PARK	HCMD #4
TRACT F	7849.13	0.18	PRIVATE ALLEY – FIRE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT G	5123.17	0.12	PRIVATE ALLEY – WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT H	20494.94	0.47	OPEN SPACE	HCMD #4
TRACT I	7413.07	0.17	PRIVATE ALLEY – WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT J	4162.96	0.10	OPEN SPACE	HCMD #4
TRACT K	1602.15	0.04	LANDSCAPE AREA	HCMD #4
TRACT L	21367.07	0.49	PRIVATE ALLEY – DRAINAGE, FIRE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT M	2388.79	0.05	LANDSCAPE AREA	HCMD #4
TRACT N	1614.27	0.04	LANDSCAPE AREA	HCMD #4
TRACT O	2388.79	0.05	LANDSCAPE AREA	HCMD #4
TRACT P	7583.30	0.31	LANDSCAPE AREA	HCMD #4
TRACT Q	6846.89	0.16	PRIVATE ALLEY – DRAINAGE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT R	50339.20	0.97	SITE DRAINAGE	HCMD #4
TRACT S	1875.98	0.04	LANDSCAPE AREA	HCMD #4
TRACT T	17455.38	0.40	PRIVATE ALLEY – DRAINAGE, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT U	1978.86	0.05	LANDSCAPE AREA	HCMD #4
TRACT V	5738.11	0.13	PRIVATE ALLEY – FIRE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT W	35778.69	0.82	POCKET PARK	HCMD #4
TRACT X	16005.86	0.37	PRIVATE ALLEY – DRAINAGE, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT Y	5843.57	0.13	PRIVATE ALLEY – FIRE, WATER, SANITARY & ACCESS EASEMENT	HCMD #4
TRACT Z	1390.93	0.03	LANDSCAPE AREA	HCMD #4
TRACT AA	1390.93	0.03	LANDSCAPE AREA	HCMD #4

HCMD #4 = HARVEST CROSSING METRO DISTRICT #4

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT
JEN 20 COLORADO, LLC
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CENTENNIAL, CO 80122
JERRY@KIMLEY-HORN.COM
PLANNER / LA
PLANNING
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1011

NOTES

HARVEST CROSSING FILING NO. 2

AURORA, COLORADO

ISSUE RECORD

PROJECT # 196284001
DRAWN BY JBP/SMO
CHECKED BY KJM

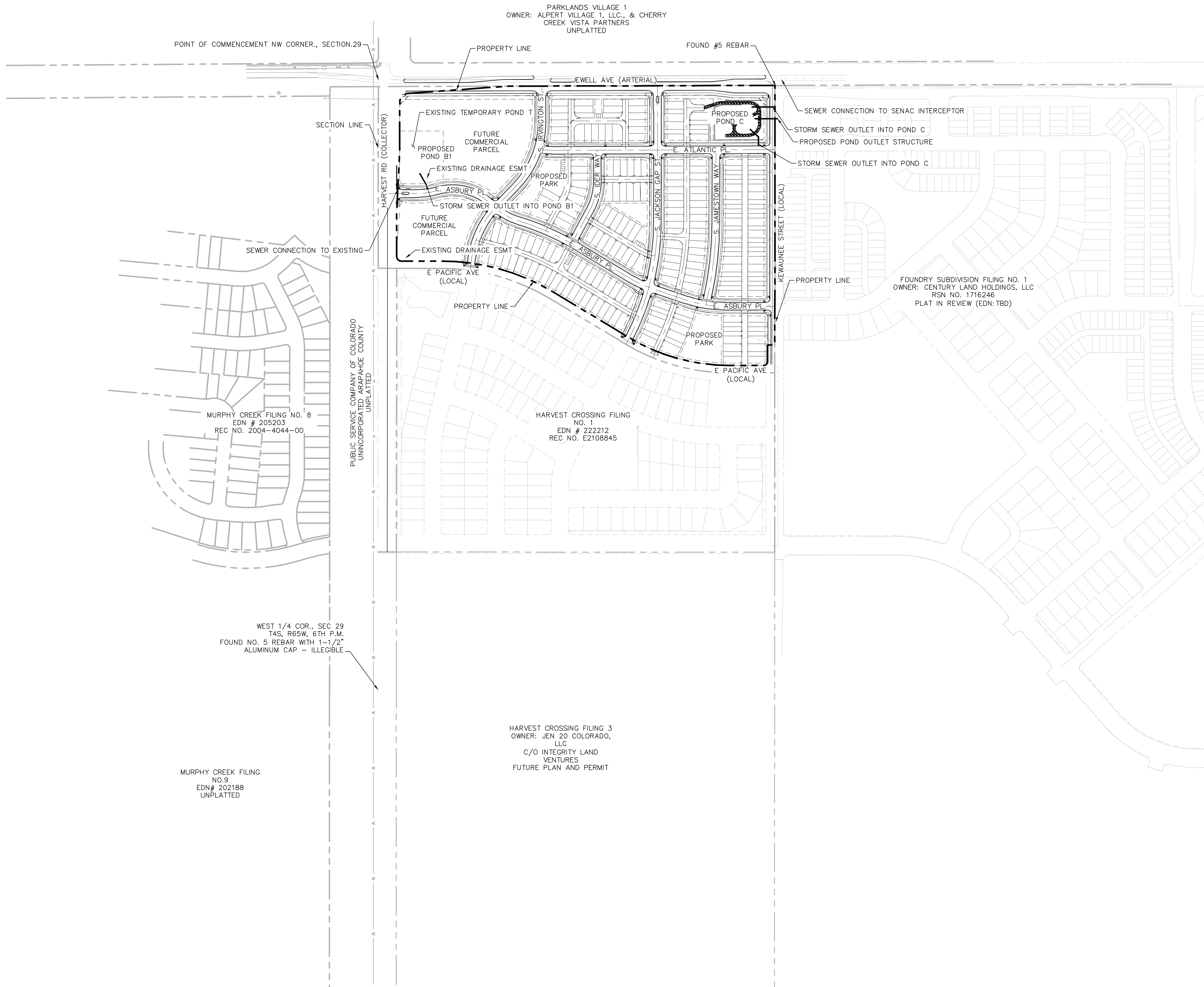
SITE PLAN
FEB 2024

PROJECT INFORMATION

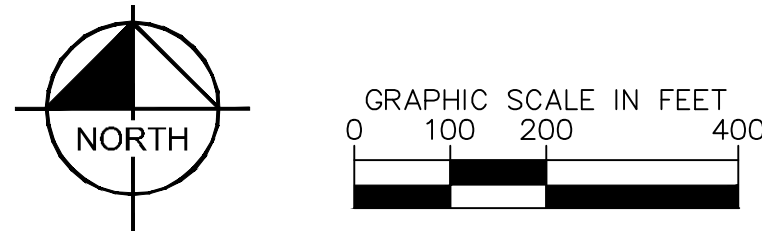
NOTES

02

02 OF 33



- THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF HARVEST CROSSING FILING 2 PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
- ROADWAY:**
- SOUTHERN HALF STREET IMPROVEMENTS OF JEWELL AVE FROM HARVEST ROAD TO KEWAUNEE STREET AS A SIX LANE ARTERIAL.
 - AN INFRASTRUCTURE SITE PLAN WILL BE PURSUED FOR THE FULL STREET SECTION OF JEWELL AVENUE FOR THE INTERIM AND ULTIMATE CONDITION IMPROVEMENTS ALONG THE HARVEST CROSSING FILING NO. 2.
 - HARVEST ROAD FROM INTERSECTION OF PACIFIC AVE TO INTERSECTION WITH JEWELL IS EXISTING FOR THIS PROJECT AND WERE CONSTRUCTED IN FULL AS PART OF ADJACENT DEVELOPMENTS.
 - WESTERN HALF STREET IMPROVEMENTS OF KEWAUNEE ST FROM JEWELL AVENUE SOUTH TO E ASBURY PLACE AS A MODIFIED LOCAL ROAD SECTION INCREASED TO 78' RIGHT OF WAY WHICH INCLUDES TRAVEL LANE, BIKE LANE AND PARKING. SEE SHEETS 02 TO 03 FOR STREET CROSS SECTIONS.
 - THE REMAINDER OF THE PROPOSED KEWAUNEE SECTION WILL BE THE WESTERN HALF STREET IMPROVEMENTS OF KEWAUNEE ST FROM E ASBURY PL SOUTH TO E PACIFIC AVE AS A MODIFIED 70' RIGHT-OF-WAY. SEE SHEETS 02 TO 03 FOR STREET CROSS SECTIONS.
 - E PACIFIC AVE FROM INTERSECTIONS WITH HARVEST ROAD AND KEWAUNEE ST IS EXISTING FOR THIS PROJECT AND WERE CONSTRUCTED IN FULL AS PART OF ADJACENT DEVELOPMENTS.
 - ROADWAY IMPROVEMENTS INTERNAL TO PROPERTY BOUNDARY
- NOTE:**
- THE INFRASTRUCTURE SITE PLAN FOR JEWELL AVENUE WOULD SUPERSEDE INTERIM AND ULTIMATE CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.



Kimley»Horn

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PLANNER / LA
PLANWEST
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1411

CONTEXT MAP

HARVEST CROSSING FILING NO. 2

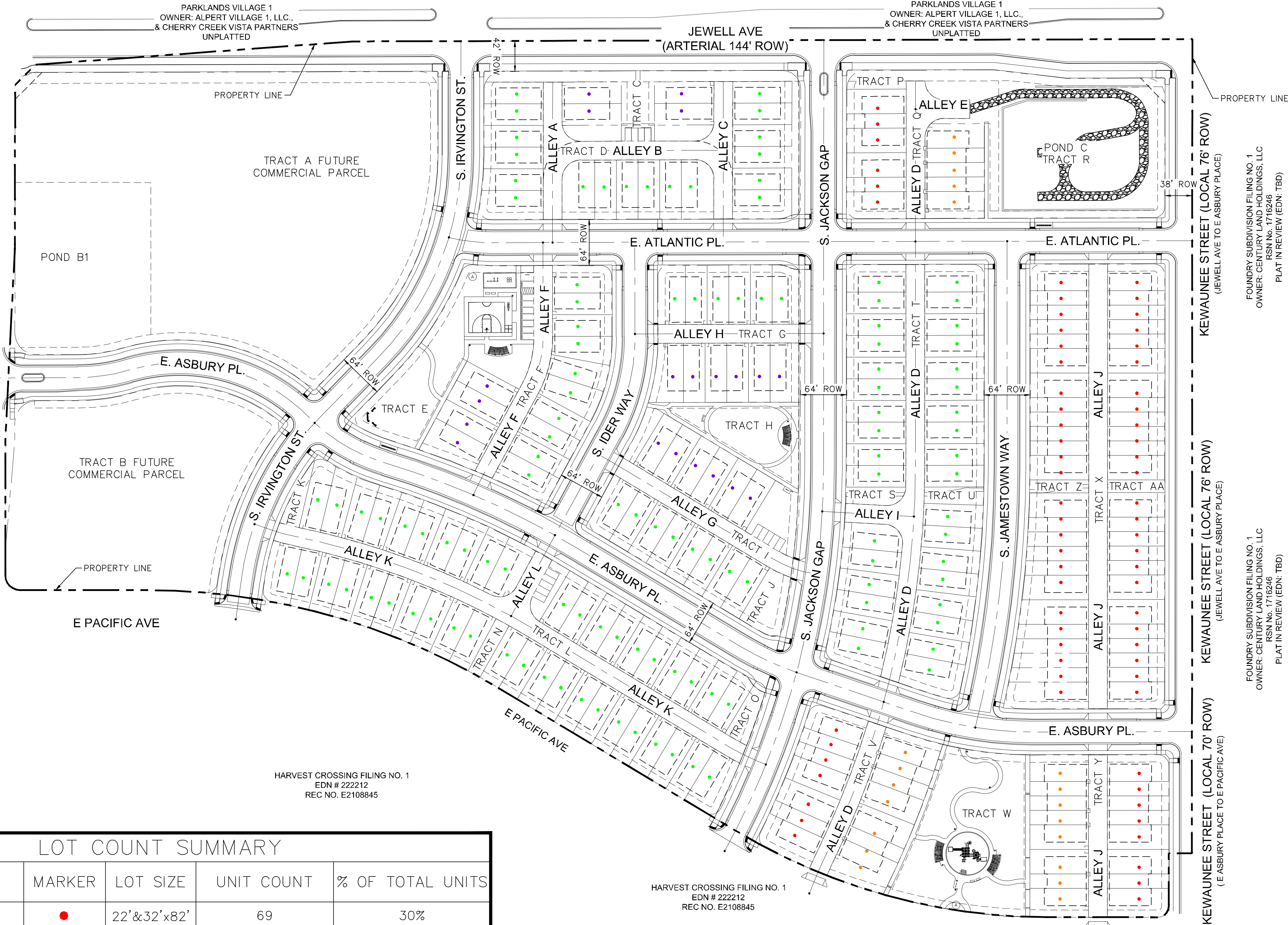
AURORA, COLORADO

PROJECT INFORMATION	PROJECT #:	DRAWN BY:	CHECKED BY:	ISSUE RECORD	SITE PLAN	FEB 2024
196284001	JBP/SMD	KJM				

PUBLIC SERVICE COMPANY OF COLORADO
UNINCORPORATED ARAPAHOE COUNTY
UNPLATTED

PUBLIC SERVICE COMPANY OF COLORADO
UNINCORPORATED ARAPAHOE COUNTY
UNPLATTED

HARVEST RD (COLLECTOR 80' ROW)

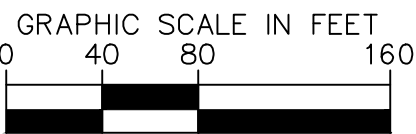
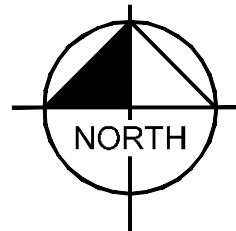


HARVEST CROSSING FILING NO. 1
EDN # 222212
REC NO. E2108845

HARVEST CROSSING FILING NO. 1
EDN # 222212
REC NO. E2108845

FOUNDRY SUBDIVISION FILING NO. 1
OWNER: CENTURY LAND HOLDINGS, LLC
RSN No. 1718246
PLAT IN REVIEW (EDN: TBD)

FOUNDRY SUBDIVISION FILING NO. 1
OWNER: CENTURY LAND HOLDINGS, LLC
RSN No. 1718246
PLAT IN REVIEW (EDN: TBD)



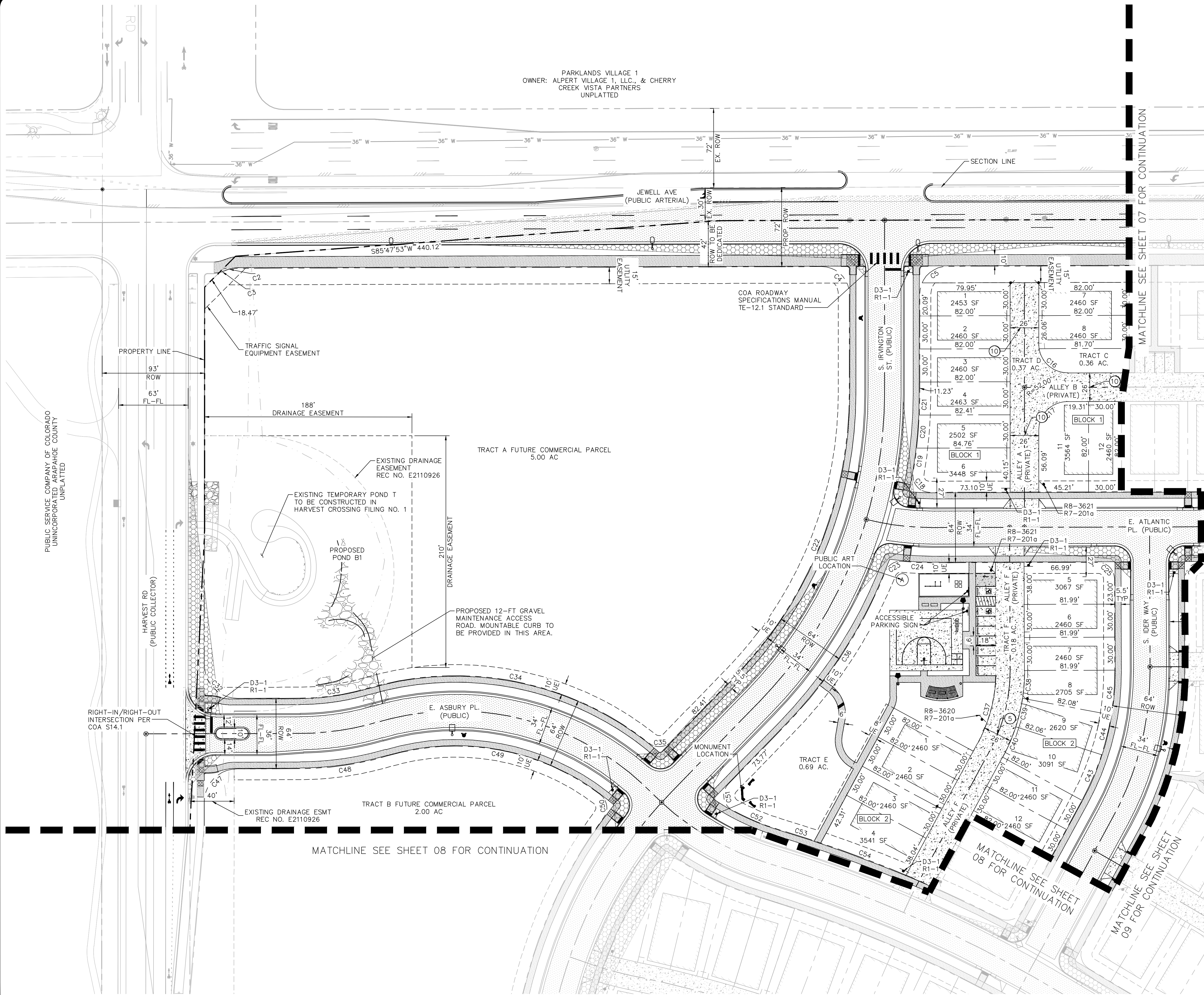
LOT COUNT SUMMARY

UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
TOWNHOME	●	22'x32'x82'	69	30%
DUPLEX (SMALL LOT)	●	30'x82'	118	52%
GREENCOURT TOWNHOME (SMALL LOT)	●	22'x32'x82'	20	9%
GREENCOURT DUPLEX (SMALL LOT)	●	30'x82'	20	9%
TOTAL		N/A	227	100%

SETBACK TABLE

UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK INT/LOCAL (FT)	REAR SETBACK (FT)	CORNER SETBACK (FT)
TOWNHOME	22'x32'x82'	10	3'/18'	5/10	3	+10
ALLEY LOADED DUPLEX (SMALL LOT)	30'x82'	10	3'/18'	5/10	3	+10
GREENCOURT TOWNHOME (SMALL LOT)	22'x32'x82'	10	3'/18'	5/10	3	+10
GREENCOURT DUPLEX (SMALL LOT)	30'x82'	10	3'/18'	5/10	3	+10

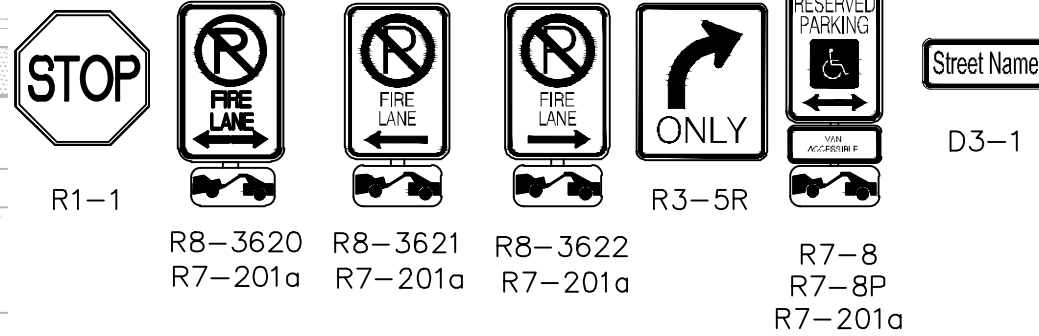
FILING NUMBER	RESIDENTIAL PLANNING AREA	PROJECT STATUS	LARGE LOTS SFD	STANDARD LOTS SFD	SMALL LOTS SFD FRONT-LOADED	DUPLEXES SFD-PAIRED REAR-LOADED SMALL LOT	TOWNHOMES SFA-GREEN COURT SMALL LOT	TOWNHOMES SFA STANDARD	TOTAL LOTS
FILING NO 1	PA-4	RECORDED	14	126					140
FILING NO 2	PA-2	IN-PROGRESS				138	20	69	227
FILING NO 3	PA-5	NOT-APPROVED	75	245	94				414
TOTAL RESIDENTIAL LOTS FDP									781
TOTAL SFD LOTS:			692						
TOTAL LARGE SFD LOTS:			89						
TOTAL STANDARD SFD LOTS:			371						
TOTAL SMALL SFD LOTS:						232			
TOTAL SFA LOTS:									89
TOTAL SFA SMALL LOTS:								20	
TOTAL SMALL LOTS:						252			
SMALL LOT % of SDF & GREENCOURT						35%			



SITE PLAN NOTES

- REFERENCE SHEET SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
 - PROPOSED INTERSECTIONS WITH JEWELL AVENUE WILL REQUIRE DEDICATED EASEMENTS FOR FUTURE TRAFFIC EQUIPMENT. APPLICANT WILL COORDINATE WITH COA TRAFFIC DEPARTMENT TO DETERMINE EASEMENT CONFIGURATION PRIOR TO FINAL PLATS.
 - OVERHEAD POWER LINES SOUTH OF JEWELL AVENUE WILL NEED TO BE RELOCATED UNDERGROUND IN CONJUNCTION WITH POWER AUTHORITY AND CITY OF AURORA STANDARDS.
 - CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTERED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
 - JEWELL AVENUE CONSTRUCTION, SIGNING & MARKING WILL BE IN ACCORDANCE WITH THE INFRASTRUCTURE SITE PLAN TO BE SUBMITTED BY JR ENGINEERING TO COVER THE FRONTAGE FROM HARVEST ROAD TO KEWAUNEE STREET.
 - DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND HARVEST CROSSING FILING NO. 1 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 2. THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "FUTURE".
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SIGN LEGEND

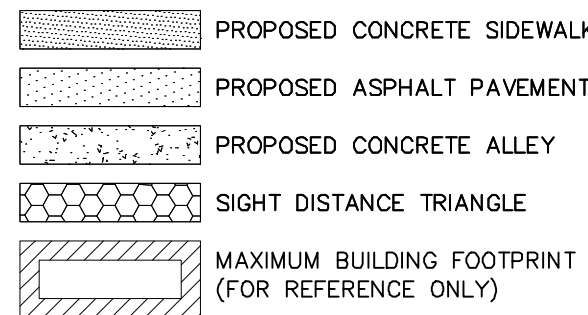


- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (60' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' 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.

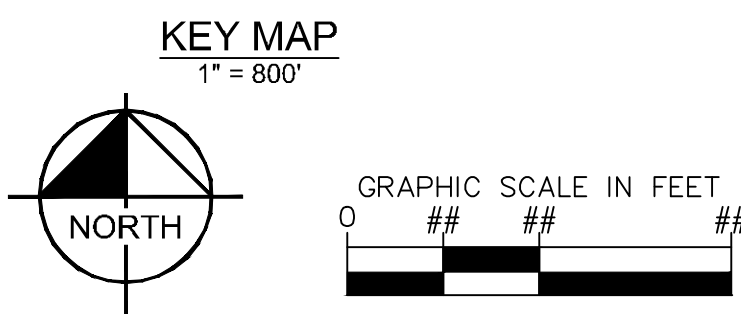
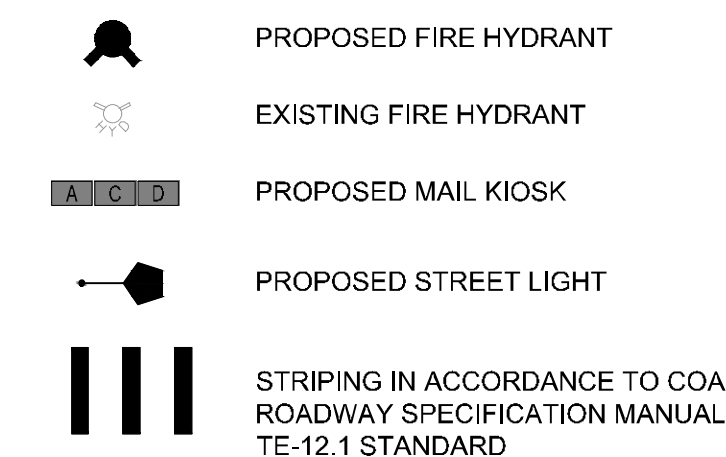
SITE PLAN CONSTRUCTION NOTES

- (5) FIRE LANE, WATER, SANITARY & ACCESS ESMT
- (10) DRAINAGE, FIRE LANE, WATER, SANITARY & ACCESS ESMT

HATCH LEGEND:



LEGEND:

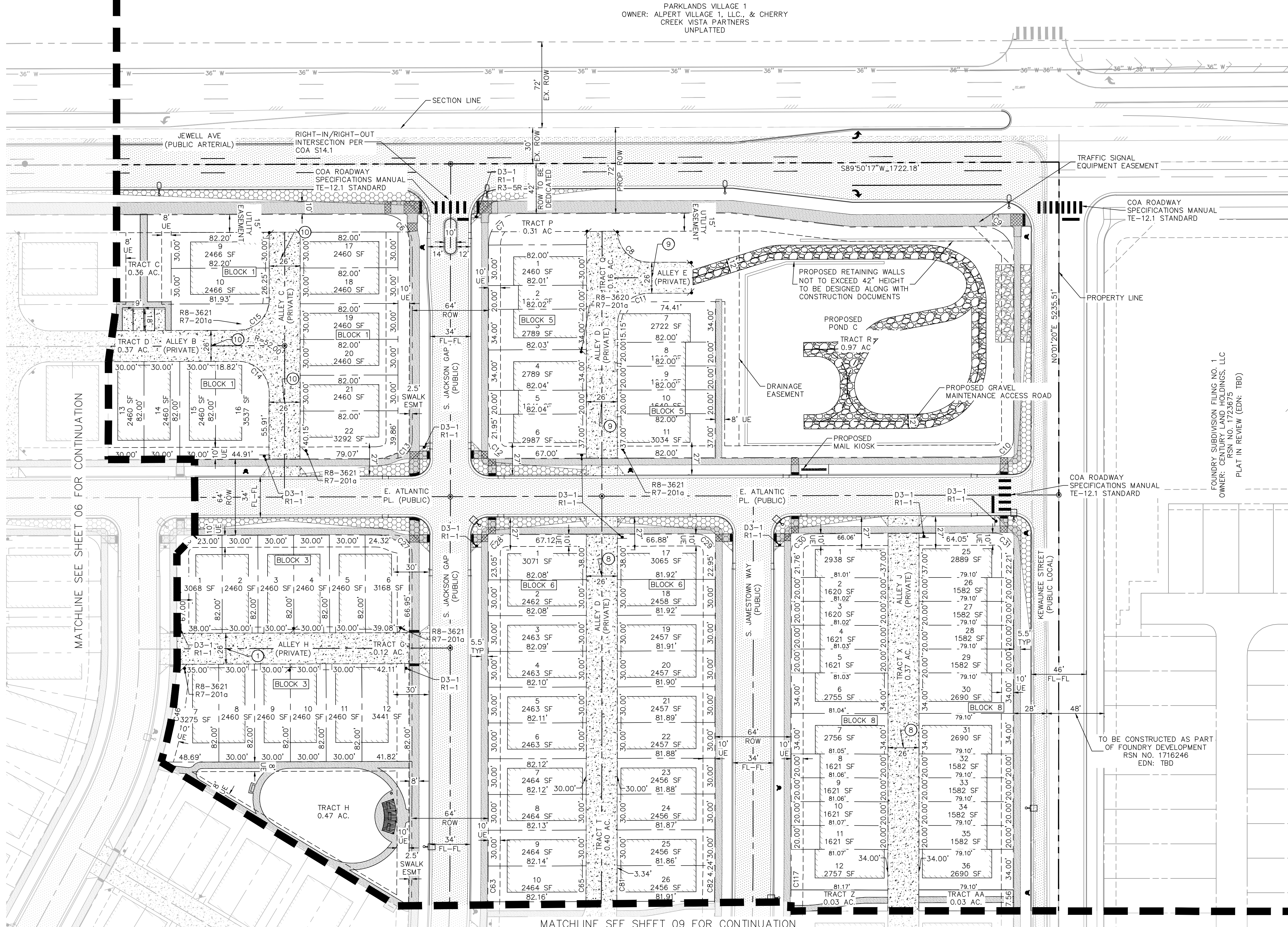


Kimley»Horn

OWNER / CLIENT
JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
CENTENNIAL CO 8012
JERRY@INTEGRITYLANDVENTURES.COM
PLANNER / LA
PLANWEST
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1111

SITE PLAN
HARVEST CROSSING FILING NO. 2
AURORA, COLORADO

ISSUE RECORD	FEB 2024	
	SITE PLAN	
PROJECT INFORMATION	PROJECT #:	19628-001
	DRAWN BY:	JBP/SM
	CHECKED BY:	KJM



PARKLANDS VILLAGE 1
OWNER: ALPERT VILLAGE 1, LLC., & CHERRY
CREEK VISTA PARTNERS
UNPLATTED

- ### SITE PLAN NOTES
- REFERENCE SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
 - PROPOSED INTERSECTIONS WITH JEWELL AVENUE WILL REQUIRE DEDICATED EASEMENTS FOR FUTURE TRAFFIC EQUIPMENT. APPLICANT WILL COORDINATE WITH COA TRAFFIC DEPARTMENT TO DETERMINE EASEMENT CONFIGURATION PRIOR TO FINAL PLATS.
 - OVERHEAD POWER LINES SOUTH OF JEWELL AVENUE WILL NEED TO BE RELOCATED UNDERGROUND IN CONJUNCTION WITH POWER AUTHORITY AND CITY OF AURORA STANDARDS.
 - CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTERED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
 - JEWELL AVENUE CONSTRUCTION, SIGNING & MARKING WILL BE IN ACCORDANCE WITH THE INFRASTRUCTURE SITE PLAN TO BE SUBMITTED BY JR ENGINEERING TO COVER THE FRONTAGE FROM HARVEST ROAD TO KEWAUNEE STREET.
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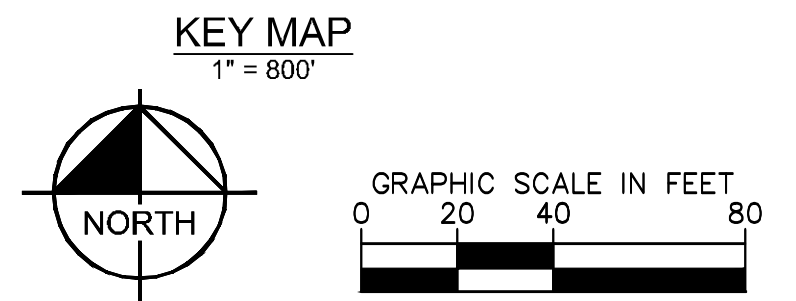
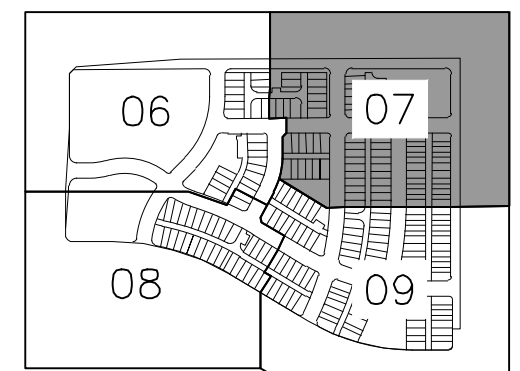
- ### SIGN LEGEND
- | Sign | Code |
|------------------|----------------------|
| STOP | R1-1 |
| NO LEFT TURN | R8-3620, R7-201a |
| NO RIGHT TURN | R8-3621, R7-201a |
| NO U-TURN | R8-3622, R7-201a |
| ONLY | R3-5R |
| RESERVED PARKING | R7-8, R7-8P, R7-201a |

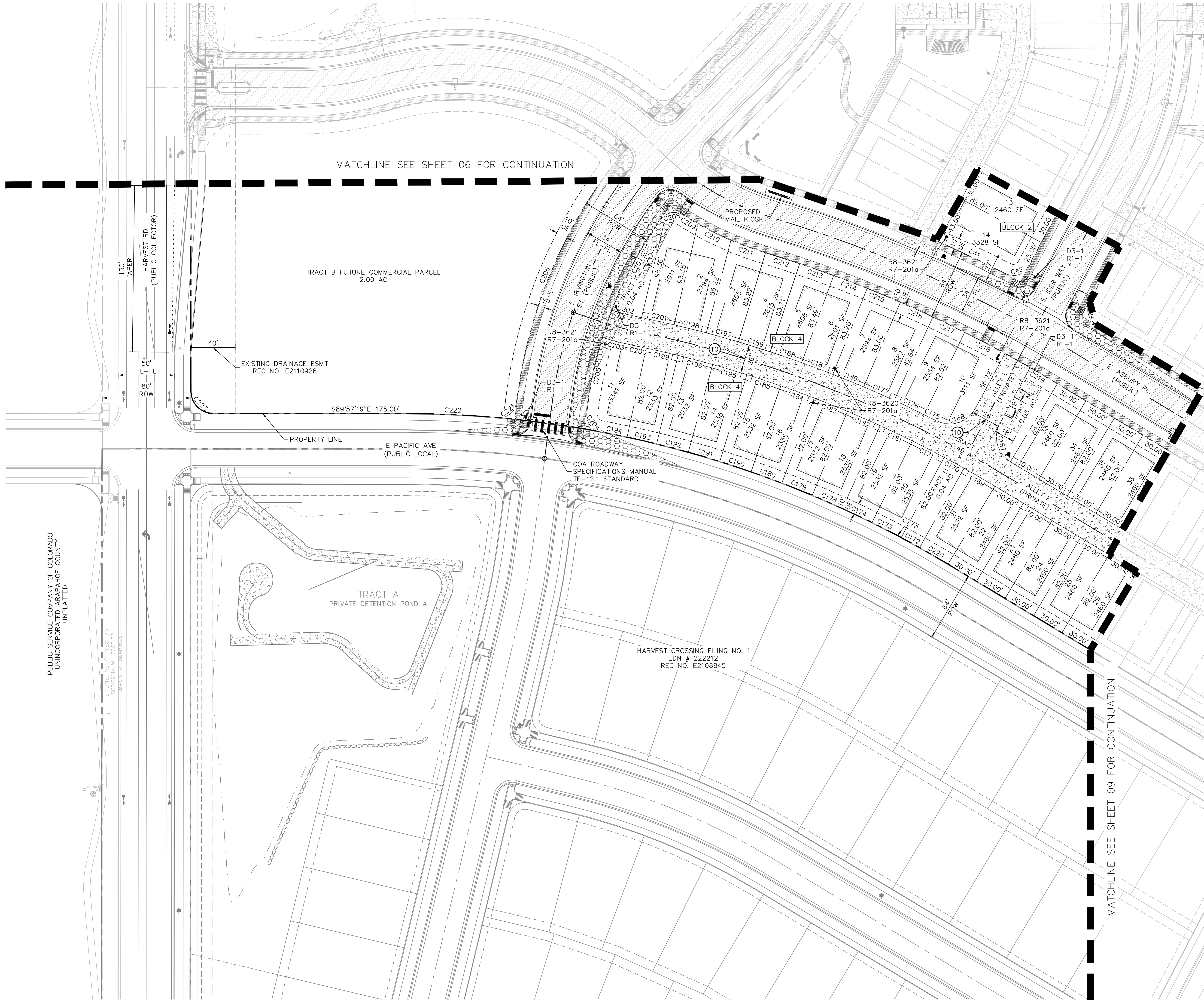
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- ### SITE PLAN CONSTRUCTION NOTES
- WATER, SANITARY & ACCESS ESMT
 - DRAINAGE, SANITARY & ACCESS ESMT
 - DRAINAGE, WATER, SANITARY & ACCESS ESMT
 - DRAINAGE, FIRE LANE, WATER, SANITARY & ACCESS ESMT

- ### HATCH LEGEND:
- | | |
|-----------------|---|
| [Hatch Pattern] | PROPOSED CONCRETE SIDEWALK |
| [Hatch Pattern] | PROPOSED ASPHALT PAVEMENT |
| [Hatch Pattern] | PROPOSED CONCRETE ALLEY |
| [Hatch Pattern] | SIGHT DISTANCE TRIANGLE |
| [Hatch Pattern] | MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY) |

- ### LEGEND:
- | | |
|----------|---|
| [Symbol] | PROPOSED FIRE HYDRANT |
| [Symbol] | EXISTING FIRE HYDRANT |
| [Symbol] | PROPOSED MAIL KIOSK |
| [Symbol] | PROPOSED STREET LIGHT |
| [Symbol] | STRIPING IN ACCORDANCE TO COA ROADWAY SPECIFICATION MANUAL TE-12.1 STANDARD |

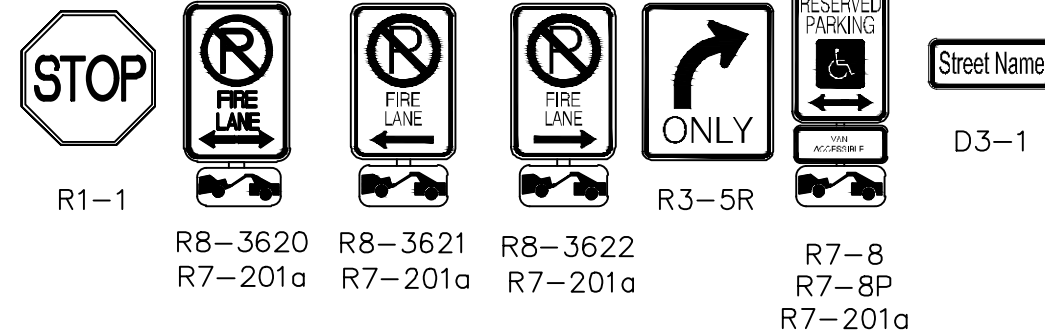




SITE PLAN NOTES

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 3. OVERHEAD POWER LINES SOUTH OF JEWELL AVENUE WILL NEED TO BE RELOCATED UNDERGROUND IN CONJUNCTION WITH POWER AUTHORITY AND CITY OF AURORA STANDARDS.
 4. CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTERED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
 5. JEWELL AVENUE CONSTRUCTION, SIGNING & MARKING WILL BE IN ACCORDANCE WITH THE INFRASTRUCTURE SITE PLAN TO BE SUBMITTED BY JR ENGINEERING TO COVER THE FRONTAGE FROM HARVEST ROAD TO KEWAUNEE STREET.
 6. DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND HARVEST CROSSING FILING NO. 1 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 2. THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "FUTURE".
- NOTE: THE INFRASTRUCTURE SITE PLAN FOR JEWELL AVENUE WOULD SUPERSEDE INTERIM AND ULTIMATE CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

SIGN LEGEND

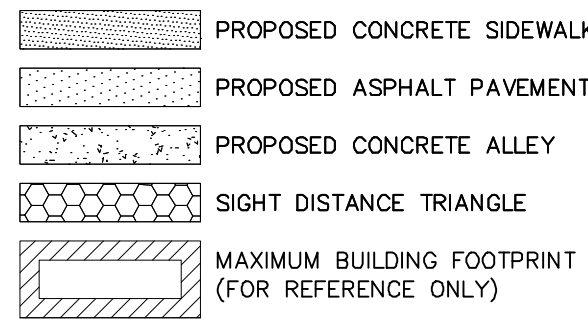


1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (60' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' 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.

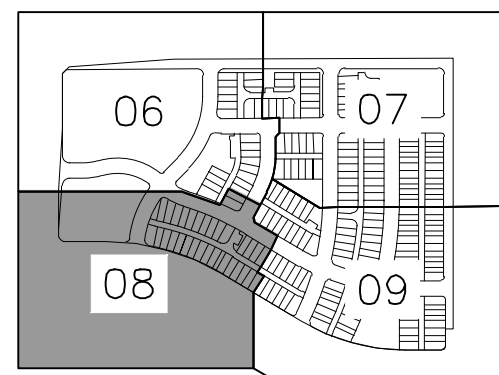
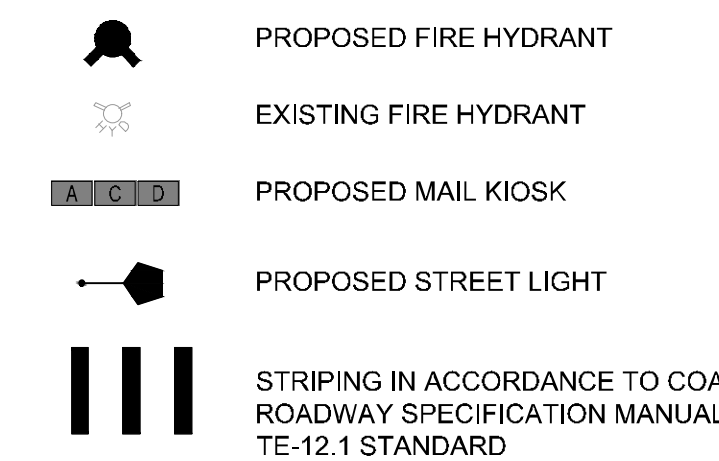
SITE PLAN CONSTRUCTION NOTES

- ⑩ DRAINAGE, FIRE LANE, WATER, SANITARY & ACCESS ESMT

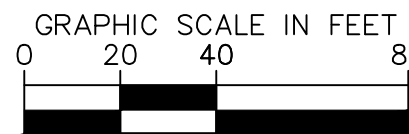
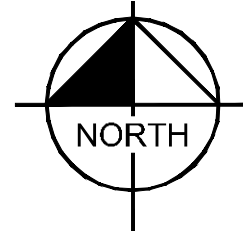
HATCH LEGEND:



LEGEND:



KEY MAP
1" = 800'



OWNER / CLIENT

JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
1000 CENTENNIAL CO 8012
JERRYONTEGRITYLANDVENTURES.COM
PLANNER / LA
PLANWEST
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1411

SITE PLAN

HARVEST CROSSING FILING NO. 2

AURORA, COLORADO

ISSUE RECORD

DATE	REVISION
FEB 2024	

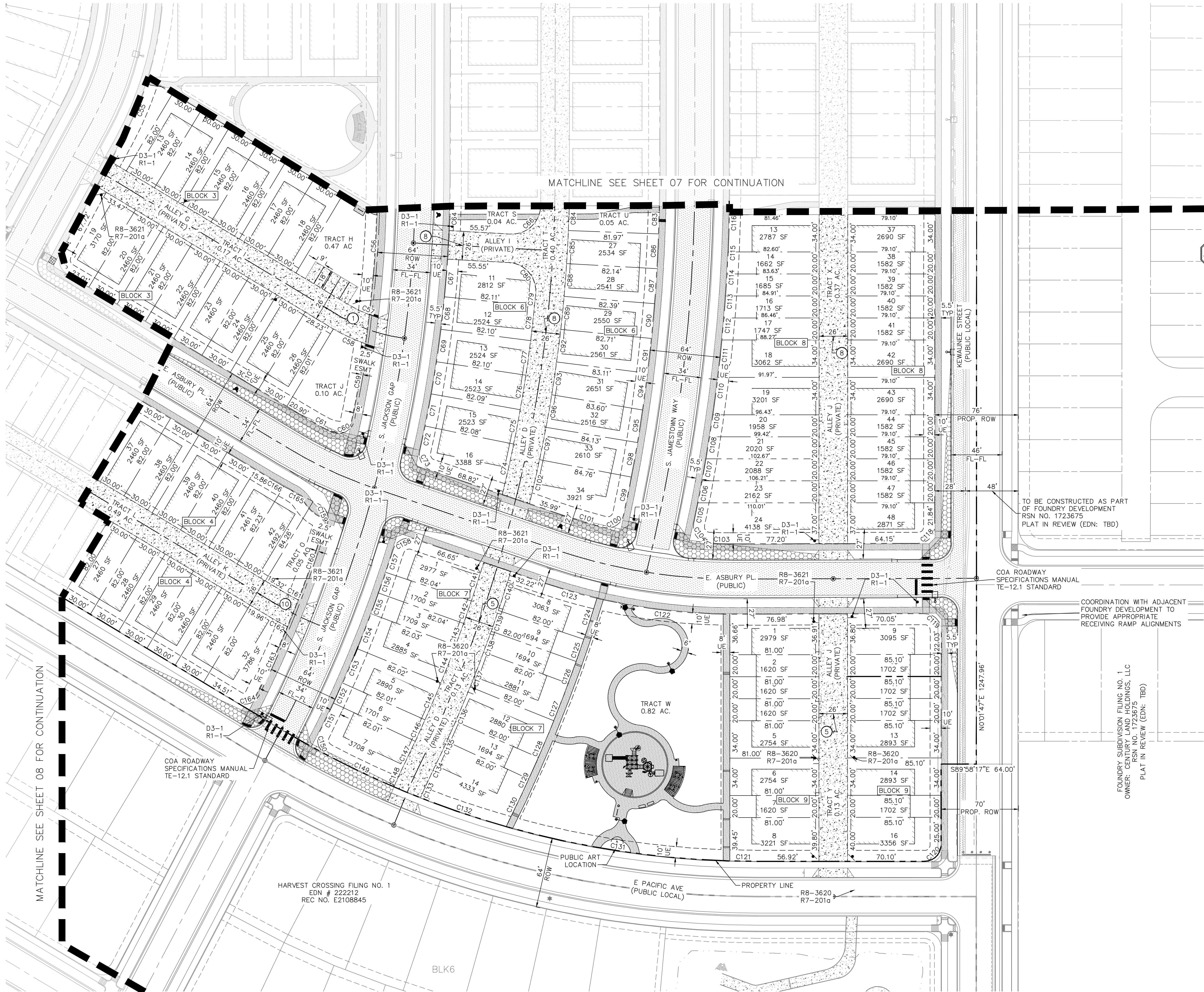
PROJECT INFORMATION

PROJECT #:	19628-001
DRAWN BY:	JBP/SM
CHECKED BY:	KJM

SITE PLAN

08

08 OF 33



- SITE PLAN NOTES**
- REFERENCE SHEET SHEET 02 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
 - PROPOSED INTERSECTIONS WITH JEWELL AVENUE WILL REQUIRE DEDICATED EASEMENTS FOR FUTURE TRAFFIC EQUIPMENT. APPLICANT WILL COORDINATE WITH COA TRAFFIC DEPARTMENT TO DETERMINE EASEMENT CONFIGURATION PRIOR TO FINAL PLATS.
 - OVERHEAD POWER LINES SOUTH OF JEWELL AVENUE WILL NEED TO BE RELOCATED UNDERGROUND IN CONJUNCTION WITH POWER AUTHORITY AND CITY OF AURORA STANDARDS.
 - CONTRACTOR TO ORDER UTILITY LOCATES PRIOR TO CONSTRUCTION AND RELOCATE DRY UTILITIES ACCORDINGLY. CONTRACTOR TO COORDINATE WITH ENGINEER IF CONDITIONS ENCOUNTERED ARE DIFFERENT THAN WHAT IS SHOWN ON PLANS.
 - JEWELL AVENUE CONSTRUCTION, SIGNING & MARKING WILL BE IN ACCORDANCE WITH THE INFRASTRUCTURE SITE PLAN TO BE SUBMITTED BY JR ENGINEERING TO COVER THE FRONTAGE FROM HARVEST ROAD TO KEWAUNEE STREET.
 - DEVELOPMENT SHOWN IS ASSUMING HARVEST ROAD AND HARVEST CROSSING FILING NO. 1 ARE CONSTRUCTED PRIOR TO HARVEST CROSSING FILING NO. 2. THESE IMPROVEMENTS ARE CURRENTLY SHOWN AS "FUTURE".
- NOTE: THE INFRASTRUCTURE SITE PLAN FOR JEWELL AVENUE WOULD SUPERSEDE INTERIM AND ULTIMATE CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

SIGN LEGEND

STOP	R8-3620 R7-201a	R8-3621 R7-201a	R8-3622 R7-201a	R3-5R	R7-8 R7-8P R7-201a
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- 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.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (60' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL NOT BE OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' 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.

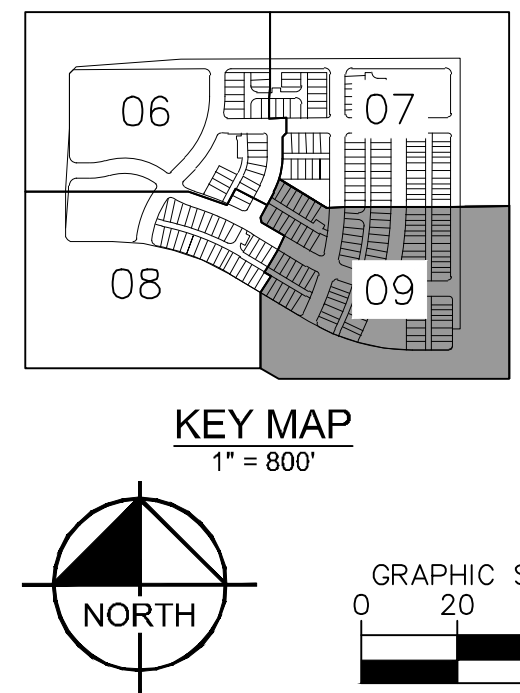
- SITE PLAN CONSTRUCTION NOTES**
- ① WATER, SANITARY & ACCESS ESMT
 - ⑤ FIRE LANE, WATER, SANITARY & ACCESS ESMT
 - ⑧ DRAINAGE, SANITARY & ACCESS ESMT
 - ⑩ DRAINAGE, FIRE LANE, WATER, SANITARY & ACCESS ESMT

HATCH LEGEND:

[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED ASPHALT PAVEMENT
[Pattern]	PROPOSED CONCRETE ALLEY
[Pattern]	SIGHT DISTANCE TRIANGLE
[Pattern]	MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY)

LEGEND:

[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED MAIL KIOSK
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	STRIPING IN ACCORDANCE TO COA ROADWAY SPECIFICATION MANUAL TE-12.1 STANDARD



Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT

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JERRY@INTEGRITYLANDVENTURES.COM

PLANNER / LA

PLANNWEST
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1111

SITE PLAN

HARVEST CROSSING FILING NO. 2

AURORA, COLORADO

ISSUE RECORD

PROJECT #	DATE
19628-001	FEB 2024

PROJECT INFORMATION

PROJECT #	19628-001
DRAWN BY	JBP/SMO
CHECKED BY	KJM

SITE PLAN

09

09 OF 33

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	30.00'	6.89'	S72°46'42"W	6.87'	13°09'30"	3.46'
C3	30.00'	6.33'	S72°14'28"W	6.32'	12°05'01"	3.18'
C4	25.00'	39.36'	N45°03'31"W	35.42'	90°12'24"	25.09'
C5	25.00'	28.58'	S56°09'31"W	27.05'	65°30'09"	16.08'
C6	25.00'	38.86'	N44°29'20"W	35.07'	89°04'01"	24.60'
C7	25.00'	38.66'	S44°20'40"W	34.92'	88°35'58"	24.40'
C8	26.00'	40.89'	S45°01'43"E	36.81'	90°07'01"	26.05'
C9	25.00'	28.45'	N56°19'49"W	26.94'	65°12'34"	15.99'
C10	15.00'	23.51'	N44°56'02"E	21.18'	89°48'30"	14.95'
C11	26.00'	20.39'	S67°26'31"W	19.88'	44°56'30"	10.75'
C12	15.00'	23.62'	S45°03'31"E	21.25'	90°12'24"	15.05'
C13	15.00'	20.56'	N39°18'45"E	18.99'	78°32'07"	12.26'
C14	26.00'	40.93'	N45°03'31"W	36.84'	90°12'24"	26.09'
C15	26.00'	36.98'	N49°05'33"E	33.94'	81°29'27"	22.40'
C16	26.00'	36.98'	S49°24'56"E	33.94'	81°29'34"	22.40'
C17	26.00'	40.75'	S44°56'29"W	36.70'	89°47'36"	25.91'
C18	15.00'	26.11'	S40°18'04"E	22.93'	99°43'17"	17.79'
C19	432.00'	22.86'	S8°02'37"W	22.85'	3°01'54"	11.43'
C20	432.00'	30.11'	S4°31'53"W	30.10'	3°59'35"	15.06'
C21	432.00'	18.78'	S1°17'23"W	18.77'	2°29'25"	9.39'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C82	1468.00'	25.76'	N0°32'51"E	25.76'	1°00'20"	12.88'
C83	1468.00'	25.74'	N1°33'09"E	25.74'	1°00'16"	12.87'
C84	1240.00'	22.57'	S1°47'00"W	22.57'	1°02'34"	11.28'
C85	1240.00'	30.00'	S2°59'52"W	30.00'	1°23'10"	15.00'
C86	1468.00'	31.78'	N2°40'30"E	31.78'	1°14'25"	15.89'
C87	1468.00'	31.78'	N3°34'55"E	31.78'	1°14'25"	15.89'
C88	1240.00'	30.00'	S4°23'03"W	30.00'	1°23'10"	15.00'
C89	1240.00'	30.00'	S5°46'13"W	30.00'	1°23'10"	15.00'
C90	1468.00'	31.79'	N5°09'20"E	31.79'	1°14'26"	15.89'
C91	1468.00'	31.79'	N6°23'47"E	31.79'	1°14'27"	15.90'
C92	1240.00'	30.00'	S7°09'23"W	30.00'	1°23'10"	15.00'
C93	1240.00'	30.00'	S8°32'34"W	30.00'	1°23'11"	15.00'
C94	1468.00'	33.62'	N7°40'23"E	33.62'	1°18'44"	16.81'
C95	1468.00'	30.00'	N8°54'52"E	30.00'	1°10'16"	15.00'
C96	1240.00'	30.00'	S9°55'45"W	30.00'	1°23'11"	15.00'
C97	1240.00'	30.00'	S11°18'56"W	30.00'	1°23'11"	15.00'
C98	1468.00'	31.83'	N10°07'16"E	31.83'	1°14'32"	15.91'
C99	1468.00'	35.04'	N11°25'33"E	35.04'	1°22'03"	17.52'
C100	15.00'	24.20'	N58°19'27"E	21.66'	92°25'45"	15.65'
C101	468.00'	34.49'	S73°21'00"E	34.48'	4°13'20"	17.25'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C162	263.00'	21.76'	N61°19'41"W	21.76'	4°44'30"	10.89'
C163	1068.00'	67.10'	N24°24'30"E	67.09'	3°35'58"	33.56'
C164	15.00'	24.83'	N73°37'32"E	22.09'	94°50'04"	16.32'
C165	432.00'	30.07'	N62°49'38"W	30.07'	3°59'20"	15.04'
C166	432.00'	14.14'	N59°53'42"W	14.14'	1°52'32"	7.07'
C167	26.00'	39.68'	S15°14'24"E	35.94'	87°26'03"	24.86'
C168	26.00'	40.15'	N72°42'43"E	36.28'	88°28'12"	25.31'
C169	1029.00'	32.05'	N59°50'59"W	32.05'	1°47'05"	16.03'
C170	1029.00'	20.50'	N61°18'46"W	20.50'	1°08'30"	10.25'
C171	1029.00'	32.19'	N62°46'48"W	32.19'	1°47'33"	16.10'
C172	947.00'	18.87'	S61°18'46"E	18.87'	1°08'30"	9.43'
C173	947.00'	21.79'	S63°01'01"E	21.79'	1°19'07"	10.90'
C174	947.00'	29.60'	S64°34'18"E	29.60'	1°47'27"	14.80'
C175	1055.00'	12.50'	S63°23'33"E	12.50'	0°40'44"	6.25'
C176	1055.00'	30.00'	S64°32'48"E	30.00'	1°37'46"	15.00'
C177	1055.00'	30.01'	S66°10'34"E	30.01'	1°37'47"	15.00'
C178	947.00'	29.63'	S66°21'48"E	29.63'	1°47'33"	14.81'
C179	947.00'	29.60'	S68°09'18"E	29.60'	1°47'27"	14.80'
C180	947.00'	29.63'	S69°56'48"E	29.63'	1°47'33"	14.81'
C181	1029.00'	32.16'	N64°34'18"W	32.16'	1°47'27"	16.08'

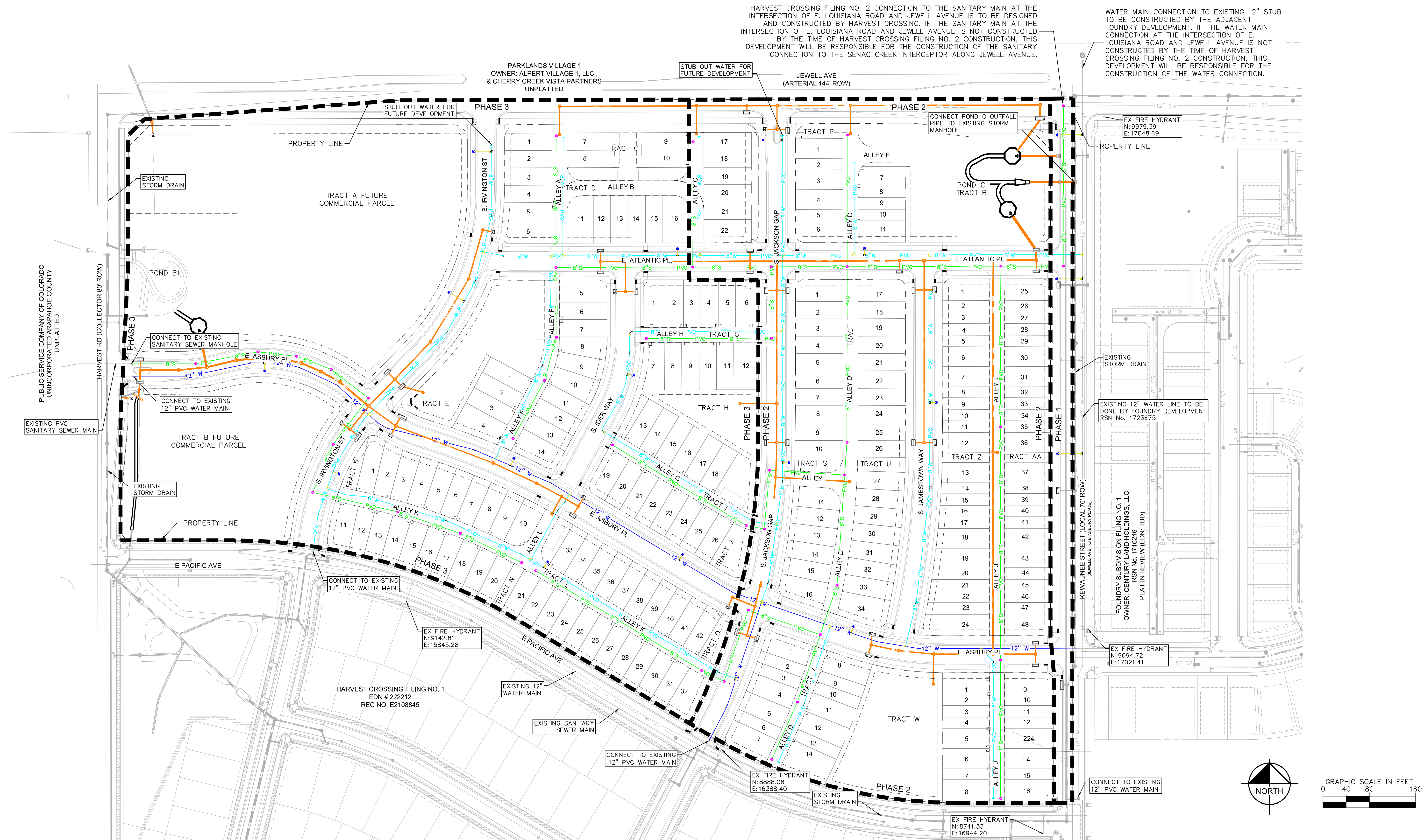
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	368.00'	283.62'	N22°07'25"E	276.65'	44°09'28"	149.27'
C23	15.00'	19.28'	S58°43'45"W	17.98'	73°37'39"	11.23'
C24	282.00'	28.08'	N87°18'34"W	28.07'	5°42'17"	14.05'
C25	15.00'	23.56'	N45°09'43"W	21.21'	90°00'00"	15.00'
C26	15.00'	23.56'	S44°50'17"W	21.21'	90°00'00"	15.00'
C27	15.00'	23.62'	N45°03'31"W	21.25'	90°12'24"	15.05'
C28	15.00'	23.51'	S44°56'29"W	21.17'	89°47'36"	14.95'
C29	15.00'	23.62'	N45°03'31"W	21.25'	90°12'24"	15.05'
C30	15.00'	23.51'	S44°56'29"W	21.17'	89°47'36"	14.95'
C31	15.00'	23.61'	N45°03'58"W	21.25'	90°11'30"	15.05'
C32	30.00'	47.23'	S45°03'31"E	42.50'	90°12'24"	30.11'
C33	218.00'	62.01'	N81°41'19"E	61.81'	16°17'56"	31.22'
C34	282.00'	270.48'	S78°58'59"E	260.23'	54°57'21"	146.66'
C35	15.00'	22.07'	N86°20'55"E	20.13'	84°17'33"	13.58'
C36	432.00'	168.04'	S33°03'32"W	166.98'	22°17'13"	85.10'
C37	128.82'	64.39'	N15°01'46"E	63.72'	28°38'20"	32.88'
C38	163.00'	24.95'	S4°13'22"W	24.92'	8°46'10"	12.50'
C39	163.00'	26.57'	S13°16'39"W	26.54'	9°20'23"	13.31'
C40	163.00'	29.96'	S23°12'44"W	29.91'	10°31'47"	15.02'
C41	1201.00'	67.46'	S64°30'13"E	67.45'	3°13'06"	33.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C102	1240.00'	41.11'	S12°57'30"W	41.11'	1°53'58"	20.56'
C103	468.00'	22.62'	S88°46'39"E	22.61'	2°46'08"	11.31'
C104	15.00'	25.99'	S37°44'58"E	22.86'	99°17'16"	17.65'
C105	1532.00'	19.03'	S11°32'19"W	19.03'	0°42'42"	9.52'
C106	1532.00'	20.36'	S10°48'08"W	20.36'	0°45'41"	10.18'
C107	1532.00'	20.31'	S10°02'30"W	20.31'	0°45'35"	10.16'
C108	1532.00'	20.27'	S9°16'58"W	20.27'	0°45'29"	10.13'
C109	1532.00'	20.22'	S8°31'32"W	20.22'	0°45'23"	10.11'
C110	1532.00'	34.30'	S7°30'22"W	34.29'	1°16'57"	17.15'
C111	1532.00'	34.20'	S6°13'31"W	34.20'	1°16'45"	17.10'
C112	1532.00'	20.08'	S5°12'36"W	20.08'	0°45'04"	10.04'
C113	1532.00'	20.06'	S4°27'34"W	20.06'	0°45'01"	10.03'
C114	1532.00'	20.04'	S3°42'34"W	20.04'	0°44'58"	10.02'
C115	1532.00'	20.03'	S2°57'37"W	20.03'	0°44'56"	10.01'
C116	1532.00'	34.02'	S1°56'58"W	34.02'	1°16'20"	17.01'
C117	1532.00'	16.23'	S0°20'54"W	16.23'	0°36'26"	8.12'
C118	15.00'	23.51'	N44°56'02"E	21.18'	89°48'30"	14.95'
C119	15.00'	23.61'	N45°04'06"W	21.25'	90°11'26"	15.05'
C120	15.00'	23.56'	N45°01'48"E	21.21'	90°00'09"	15.00'
C121	838.00'	24.08'	S89°08'45"E	24.08'	1°38'47"	12.04'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C182	1029.00'	32.19'	N66°21'48"W	32.19'	1°47'33"	16.10'
C183	1029.00'	32.16'	N68°09'18"W	32.16'	1°47'27"	16.08'
C184	1029.00'	32.19'	N69°56'48"W	32.19'	1°47'33"	16.10'
C185	1029.00'	32.16'	N71°44'18"W	32.16'	1°47'27"	16.08'
C186	1055.00'	30.01'	S67°48'21"E	30.01'	1°37'47"	15.00'
C187	1055.00'	30.01'	S69°26'08"E	30.01'	1°37'47"	15.00'
C188	1055.00'	30.01'	S71°03'55"E	30.01'	1°37'47"	15.00'
C189	1055.00'	30.01'	S72°41'42"E	30.01'	1°37'47"	15.00'
C190	947.00'	29.60'	S71°44'18"E	29.60'	1°47'27"	14.80'
C191	947.00'	29.63'	S73°31'48"E	29.63'	1°47'33"	14.81'
C192	947.00'	29.60'	S75°19'17"E	29.60'	1°47'27"	14.80'
C193	947.00'	27.27'	S77°02'31"E	27.27'	1°38'59"	13.64'
C194	947.00'	24.72'	S78°36'52"E	24.72'	1°29'44"	12.36'
C195	1029.00'	32.19'	N73°31'48"W	32.19'	1°47'33"	16.10'
C196	1029.00'	32.16'	N75°19'17"W	32.16'	1°47'27"	16.08'
C197	1055.00'	30.01'	S74°19'29"E	30.01'	1°37'47"	15.00'
C198	1055.00'	30.00'	S75°57'15"E	30.00'	1°37'46"	15.00'
C199	1029.00'	29.63'	N77°02'31"W	29.63'	1°38'59"	14.82'
C200	1029.00'	13.21'	N78°14°04"W	13.21'	0°44'07"	6.60'
C201	1055.00'	30.00'	S77°35'02"E	30.00'	1°37'46"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C42	15.00'	23.20'	N72°47'28"E	20.96'	88°37'42"	14.65'
C43	243.00'	44.47'	N23°14'03"E	44.41'	10°29'09"	22.30'
C44	243.00'	37.28'	N13°35'46"E	37.24'	8°47'25"	18.68'
C45	243.00'	39.71'	N4°31'10"E	39.67'	9°21'47"	19.90'
C46	307.00'	83.39'	S9°18'58"W	83.13'	15°33'48"	41.95'
C47	30.00'	47.02'	S44°56'29"W	42.35'	89°47'36"	29.89'
C48	282.00'	80.22'	S81°41'19"W	79.95'	16°17'56"	40.38'
C49	218.00'	203.59'	N79°42'22"W	196.28'	53°30'35"	109.90'
C50	15.00'	23.37'	N8°18'33"W	21.08'	89°17'04"	14.81'
C51	15.00'	27.59'	S8°29'35"E	23.86'	105°23'28"	19.69'
C52	218.00'	45.85'	S67°12'48"E	45.76'	12°02'58"	23.01'
C53	1201.13'	40.04'	S72°15'33"E	40.03'	1°54'35"	20.02'
C54	1201.13'	82.71'	S69°19'53"E	82.70'	3°56'44"	41.37'
C55	307.00'	60.97'	S22°47'14"W	60.87'	11°22'46"	30.59'
C56	1068.00'	126.36'	N3°26'03"E	126.29'	6°46'44"	63.25'
C57	137.00'	24.29'	S64°34'07"E	24.25'	10°09'25"	12.18'
C58	163.00'	34.53'	N65°38'55"W	34.47'	12°08'20"	17.33'
C59	1068.00'	69.93'	N10°07'27"E	69.92'	3°45'05"	34.98'
C60	15.00'	27.52'	N64°33'44"E	23.82'	105°07'30"	19.59'
C61	368.00'	25.16'	S60°54'58"E	25.16'	3°55'05"	12.59'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C122	532.00'	121.87'	N83°10'00"W	121.60'	13°07'29"	61.20'
C123	532.00'	49.82'	N73°55'18"W	49.80'	5°21'55"	24.93'
C124	1322.00'	39.08'	N17°44'02"E	39.08'	1°41'38"	19.54'
C125	1322.00'	21.32'	N19°02'34"E	21.32'	0°55'27"	10.66'
C126	1322.00'	21.32'	N19°58'01"E	21.32'	0°55'27"	10.66'
C127	1322.00'	36.25'	N21°12'53"E	36.25'	1°34'16"	18.13'
C128	1322.00'	36.25'	N22°47'09"E	36.25'	1°34'16"	18.13'
C129	1322.00'	41.62'	N25°23'50"E	41.61'	1°48'13"	20.81'
C130	1322.00'	41.62'	N25°23'50"E	41.61'	1°48'13"	20.81'
C131	838.00'	206.03'	S81°16'46"E	205.51'	14°05'11"	103.53'
C132	838.00'	82.27'	S71°25'26"E	82.24'	5°37'30"	41.17'
C133	237.00'	16.63'	S24°17'18"W	16.63'	4°01'17"	8.32'
C134	1240.00'	39.03'	S25°23'50"W	39.03'	1°48'13"	19.52'
C135	1240.00'	39.03'	S25°23'50"W	39.03'	1°48'13"	19.52'
C136	1240.00'	34.00'	S22°47'09"W	34.00'	1°34'16"	17.00'
C137	1240.00'	34.00'	S21°12'53"W	34.00'	1°34'16"	17.00'
C138	1240.00'	20.00'	S19°58'01"W	20.00'	0°55'27"	10.00'
C139	1240.00'	20.00'	S19°02'34"W	20.00'	0°55'27"	10.00'
C140	1240.00'	37.01'	S17°43'32"W	37.01'	1°42'36"	18.51'
C141	1214.00'	36.77'	N17°41'52"E	36.77'	1°44'07"	18.39'

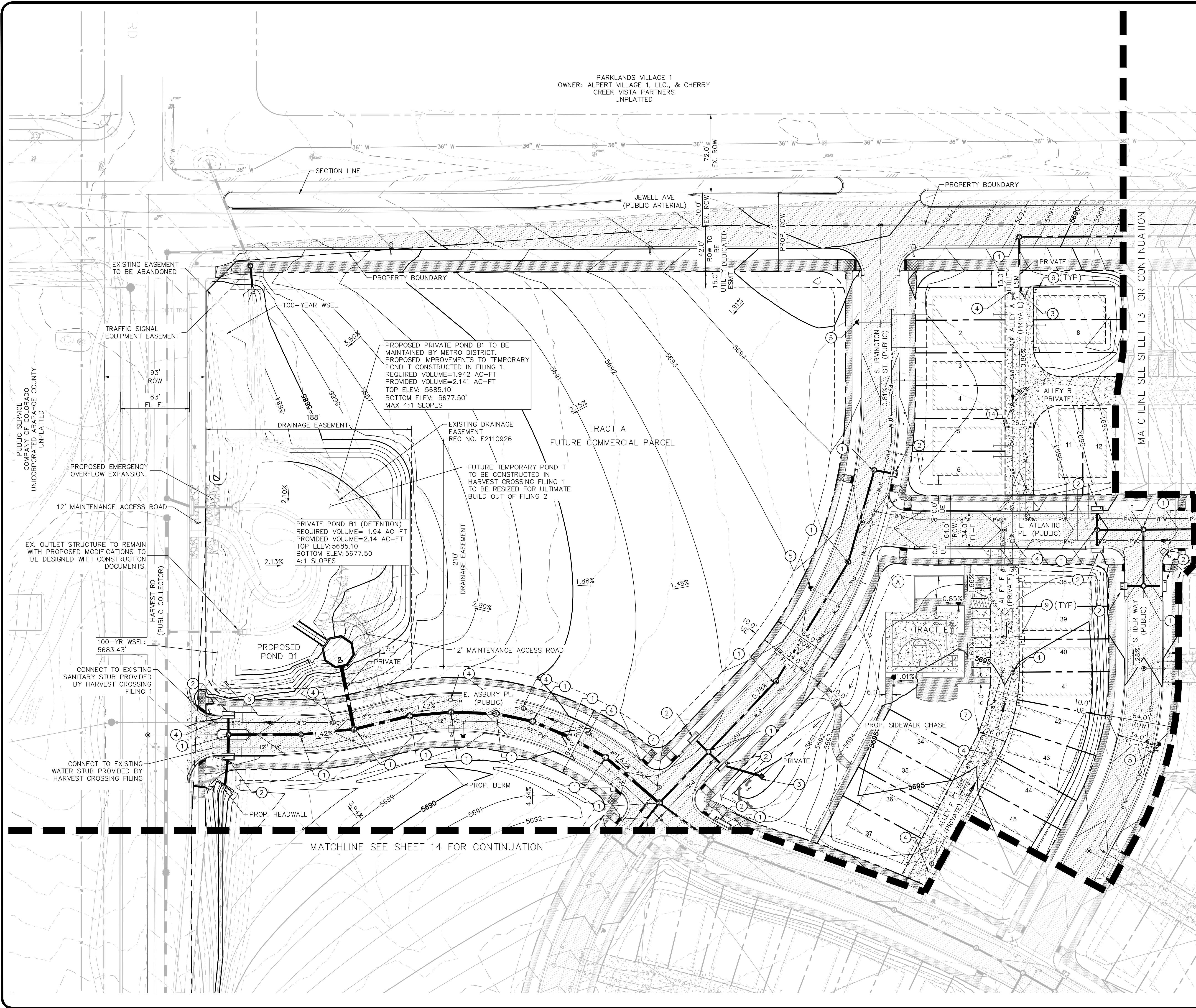


REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS

- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDING TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT AND OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- DEVELOPMENTS OF ONE- OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS..(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANT APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (2015 IFC D107.2).

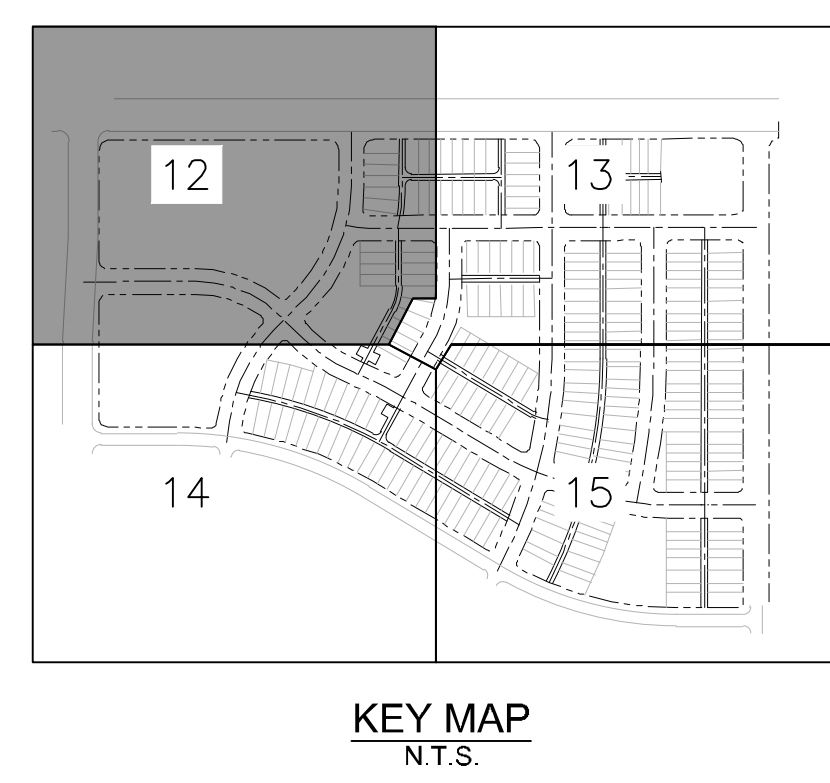
LEGEND

- PROPOSED PHASE DELINEATION
- 8" SANITARY PROPOSED SANITARY SEWER LINE
- 16" PROPOSED WATER LINE
- 12" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 6" PROPOSED WATER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET

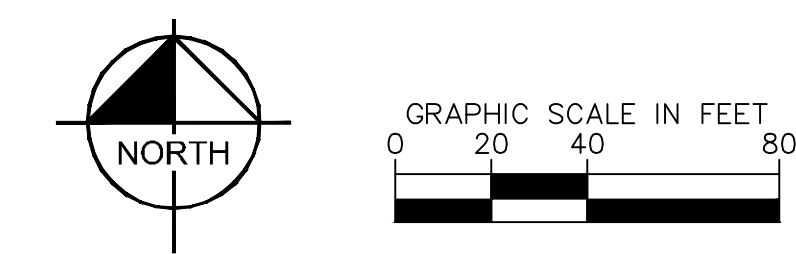


- ### GRADING & UTILITY NOTES
1. INSTALL STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
 2. INSTALL TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
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 4. INSTALL SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
 5. INSTALL FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
 6. PROPOSED 26" PUBLIC ACCESS, FIRE LANE, EASEMENT.
 7. PROPOSED 26" PUBLIC ACCESS, FIRE LANE, WATER & SANITARY SEWER EASEMENT.
 8. PROPOSED 5' X 5' WATER METER EASEMENT.
 9. PROPOSED 26" PUBLIC ACCESS, FIRE LANE, DRAINAGE, WATER & SANITARY SEWER EASEMENT.

- ### GENERAL NOTES:
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 6. ROOF DRAIN SYSTEMS SHALL BE PRIVATE.



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 5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO (303) 228-2300

OWNER / CLIENT

JEN 20 COLORADO, LLC
C/O. INTEGRITY LAND VENTURES
CENTENNIAL, CO 80122
JERRY@INTEGRITYLANDVENTURES.COM

GRADING AND UTILITY PLAN

HARVEST CROSSING FILING NO. 2

AURORA, COLORADO

ISSUE RECORD

SITE PLAN	FEB 2024
PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

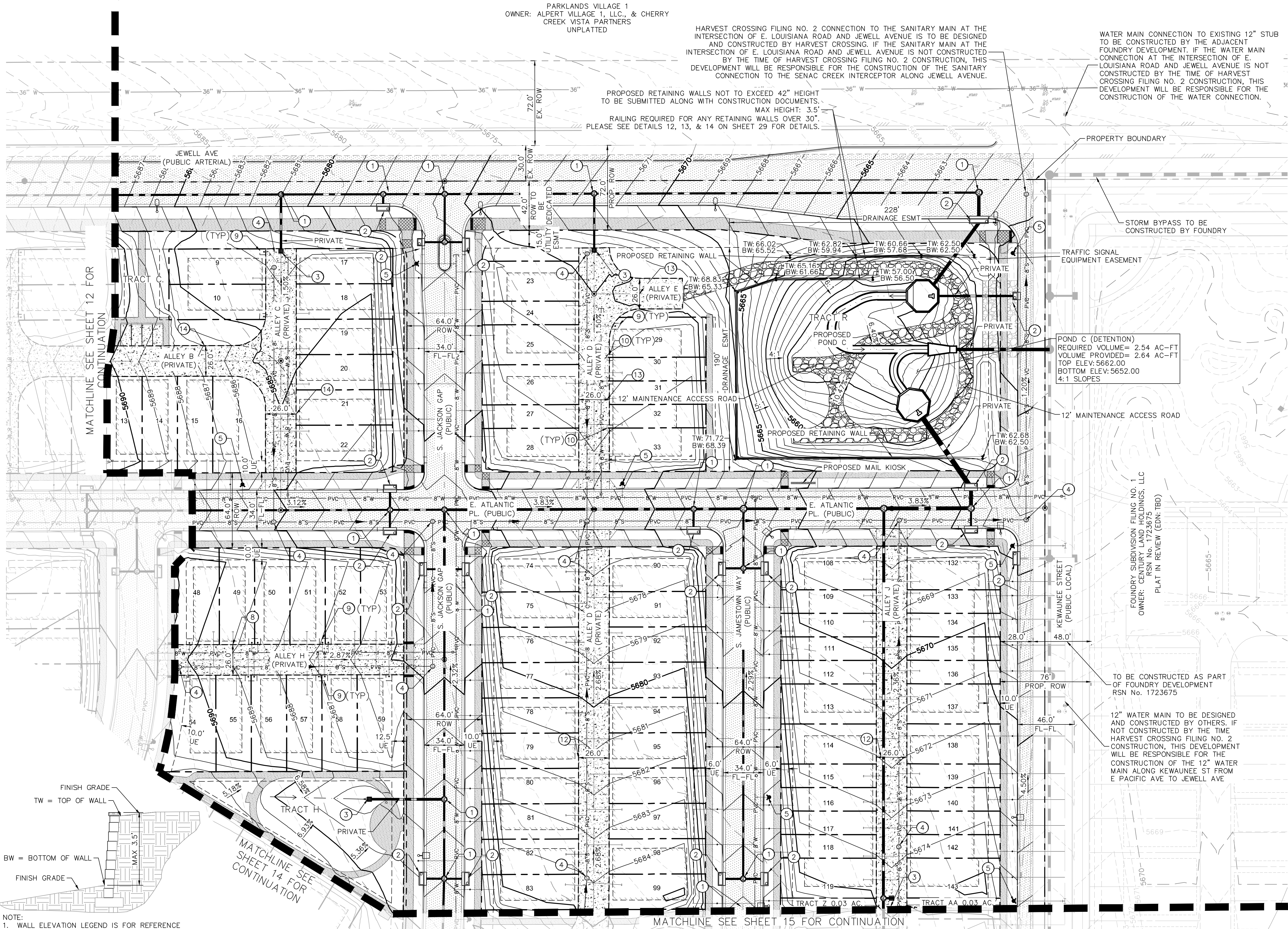
PROJECT INFORMATION

PROJECT #:	196284001
DRAWN BY:	JBP/SMD
CHECKED BY:	KJM

GRADING AND UTILITY PLAN

12

12 OF 33



- NOTE:
1. WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
 2. GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.
 3. RAILING REQUIRED FOR ANY RETAINING WALLS OVER 30". PLEASE REFERENCE DETAILS 12, 13, & 14 ON SHEET 29 FOR DETAILS

WALL ELEVATION LEGEND

PARKLANDS VILLAGE 1
OWNER: ALPERT VILLAGE 1, LLC., & CHERRY
CREEK VISTA PARTNERS
UNPLATTED

HARVEST CROSSING FILING NO. 2 CONNECTION TO THE SANITARY MAIN AT THE INTERSECTION OF E. LOUISIANA ROAD AND JEWELL AVENUE IS TO BE DESIGNED AND CONSTRUCTED BY HARVEST CROSSING. IF THE SANITARY MAIN AT THE INTERSECTION OF E. LOUISIANA ROAD AND JEWELL AVENUE IS NOT CONSTRUCTED BY THE TIME OF HARVEST CROSSING FILING NO. 2 CONSTRUCTION, THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SANITARY CONNECTION TO THE SENAC CREEK INTERCEPTOR ALONG JEWELL AVENUE.

PROPOSED RETAINING WALLS NOT TO EXCEED 42" HEIGHT TO BE SUBMITTED ALONG WITH CONSTRUCTION DOCUMENTS.
MAX HEIGHT: 3.5'
RAILING REQUIRED FOR ANY RETAINING WALLS OVER 30".
PLEASE SEE DETAILS 12, 13, & 14 ON SHEET 29 FOR DETAILS.

WATER MAIN CONNECTION TO EXISTING 12" STUB TO BE CONSTRUCTED BY THE ADJACENT FOUNDRY DEVELOPMENT. IF THE WATER MAIN CONNECTION AT THE INTERSECTION OF E. LOUISIANA ROAD AND JEWELL AVENUE IS NOT CONSTRUCTED BY THE TIME OF HARVEST CROSSING FILING NO. 2 CONSTRUCTION, THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WATER CONNECTION.

PROPERTY BOUNDARY

STORM BYPASS TO BE CONSTRUCTED BY FOUNDRY

TRAFFIC SIGNAL EQUIPMENT EASEMENT

POND C (DETENTION)
REQUIRED VOLUME= 2.54 AC-FT
VOLUME PROVIDED= 2.64 AC-FT
TOP ELEV: 5662.00
BOTTOM ELEV: 5652.00
4:1 SLOPES

FOUNDRY SUBDIVISION FILING NO. 1
OWNER: CENTURY LAND HOLDINGS, LLC
RSN No. 1723675
PLAT IN REVIEW (EDN: TBD)

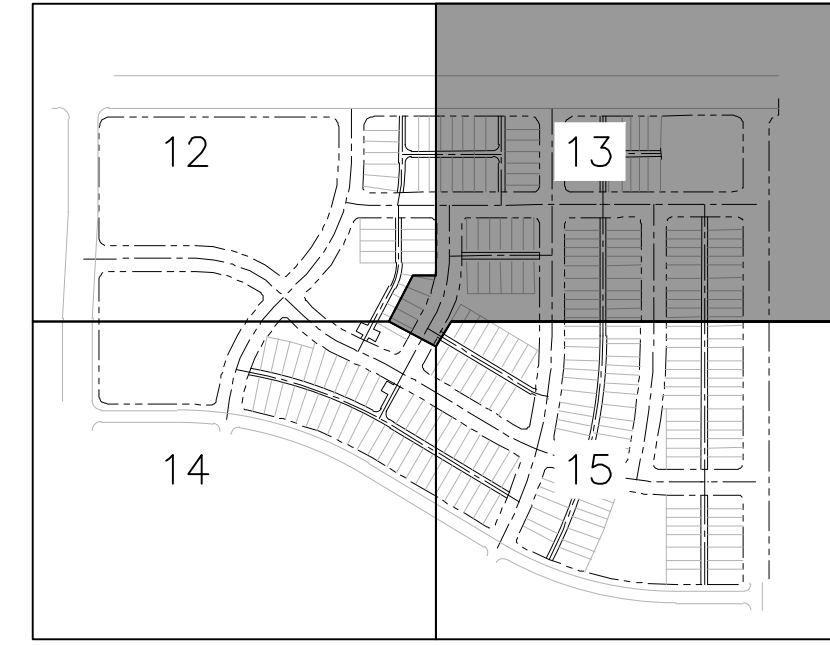
TO BE CONSTRUCTED AS PART OF FOUNDRY DEVELOPMENT RSN No. 1723675
12" WATER MAIN TO BE DESIGNED AND CONSTRUCTED BY OTHERS. IF NOT CONSTRUCTED BY THE TIME HARVEST CROSSING FILING NO. 2 CONSTRUCTION, THIS DEVELOPMENT WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE 12" WATER MAIN ALONG KEWAUNEE ST FROM E PACIFIC AVE TO JEWELL AVE

GRADING & UTILITY NOTES

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6. PROPOSED 26" PUBLIC ACCESS, WATER & SANITARY SEWER EASEMENT.
7. PROPOSED 5' X 5' WATER METER EASEMENT.
8. PROPOSED 3' X 5' WATER METER EASEMENT. ALLEY PAVEMENT REDUCED TO 24".
9. PROPOSED 26" PUBLIC ACCESS, DRAINAGE, SANITARY SEWER EASEMENT.
10. PROPOSED 26" PUBLIC ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT.
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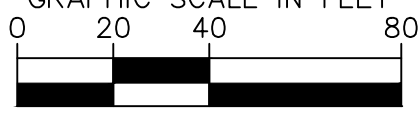
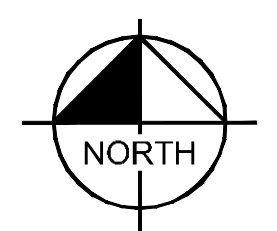
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KEY MAP
N.T.S.

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Kimley»Horn

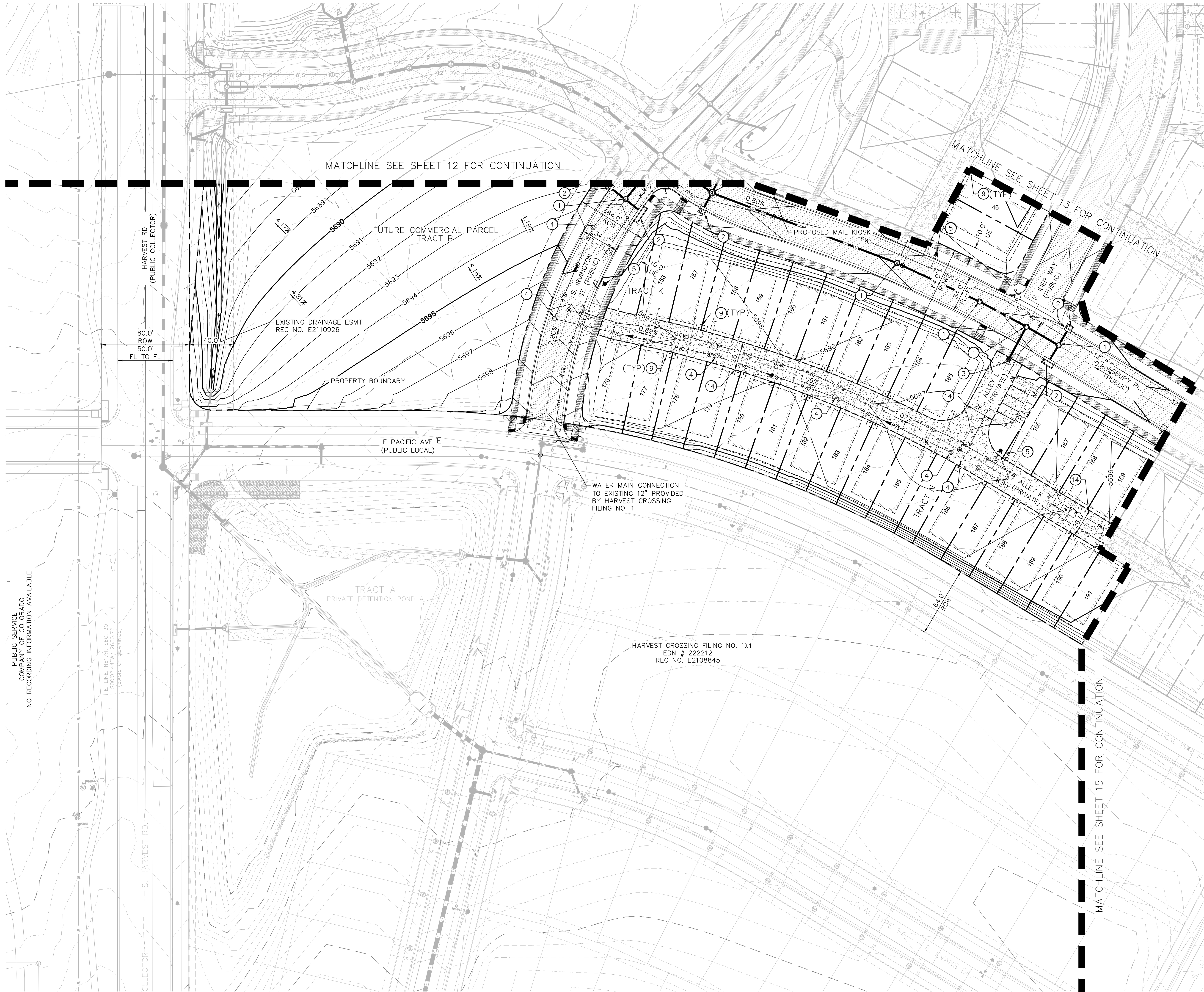
OWNER / CLIENT
JEN 20 COLORADO, LLC
C/O INTEGRITY LAND VENTURES
CENTENNIAL, CO 80122
JERRY@INTEGRITYLANDVENTURES.COM
PLANNER / LA
PLANNING
767 SANTA FE DRIVE
DENVER, CO 80204
303-741-1111

GRADING AND UTILITY PLAN
HARVEST CROSSING FILING NO. 2
AURORA, COLORADO

ISSUE RECORD
FEB 2024
SITE PLAN

PROJECT INFORMATION
PROJECT #: 196284001
DRAWN BY: JBP/SMO
CHECKED BY: KJM

GRADING AND UTILITY PLAN
13
13 OF 33

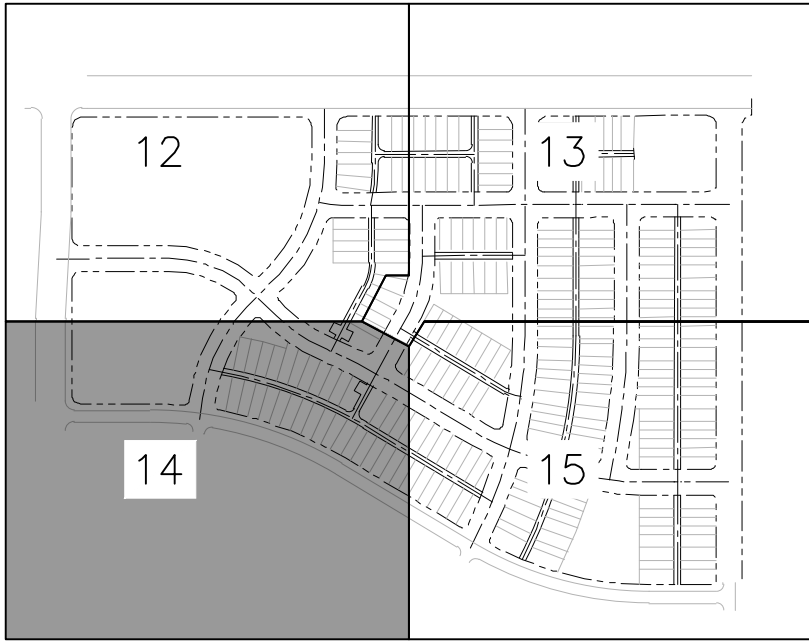


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14. PROPOSED 26' PUBLIC ACCESS, FIRE LANE, DRAINAGE, WATER & SANITARY SEWER EASEMENT.

GENERAL NOTES:

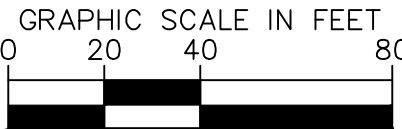
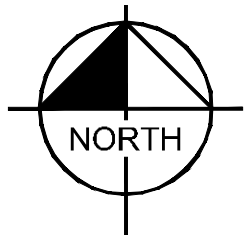
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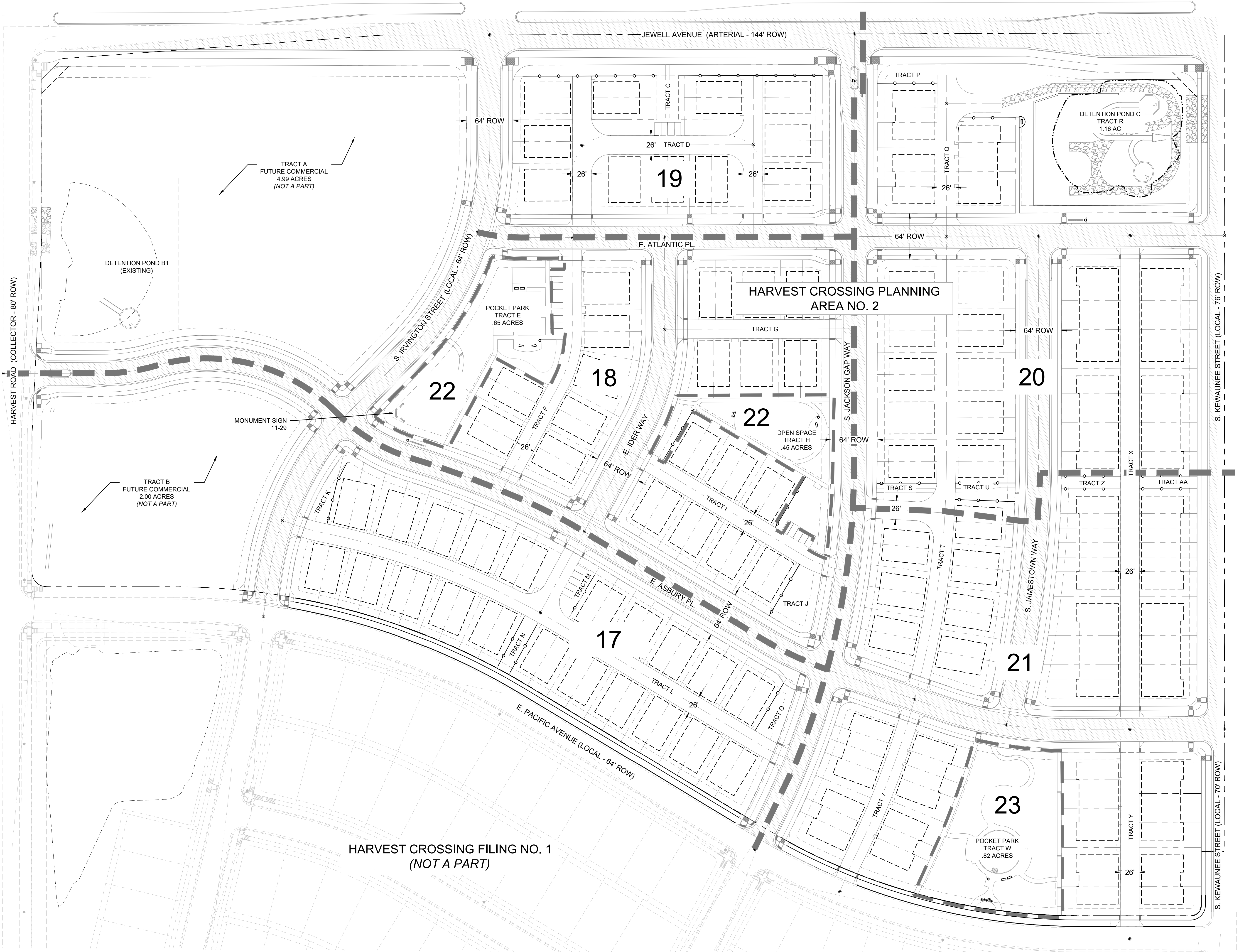
KEY MAP
N.T.S.

GRADING NOTES:

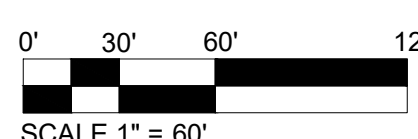
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3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL 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 SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS TEN PERCENT. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



PUBLIC SERVICE
COMPANY OF COLORADO
NO RECORDING INFORMATION AVAILABLE



LANDSCAPE SHEETS NOT FOR CONSTRUCTION



EASTERN HILLS
NORTHEAST PLAINS
FILING NO. 1
RN B809223

OWNER / CLIENT
 JEN COLORADO 20, LLC
 7200 S. Alton Way, STE C-400
 Centennial, CO 80112
 JPHAN@CENTREGROUP.COM

ENGINEER
 KIMLEY-HORN
 767 Santa Fe Drive
 Denver, CO 80204
 303-741-1411
 planwest.com

SITES PLAN
HARVEST CROSSING
 PLANNING AREA NO. 2
 AURORA, COLORADO

ISSUE RECORD

SUBMITTAL # 1	12/06/2023
SUBMITTAL # 2	02/14/2024
SUBMITTAL # 3	04/10/2024
TECH. SUB. # 1	06/14/2024
TECH. SUB. # 2	08/01/2024
TECH. SUB. # 3	08/30/2024
TECH. SUB. # 4	09/20/2024

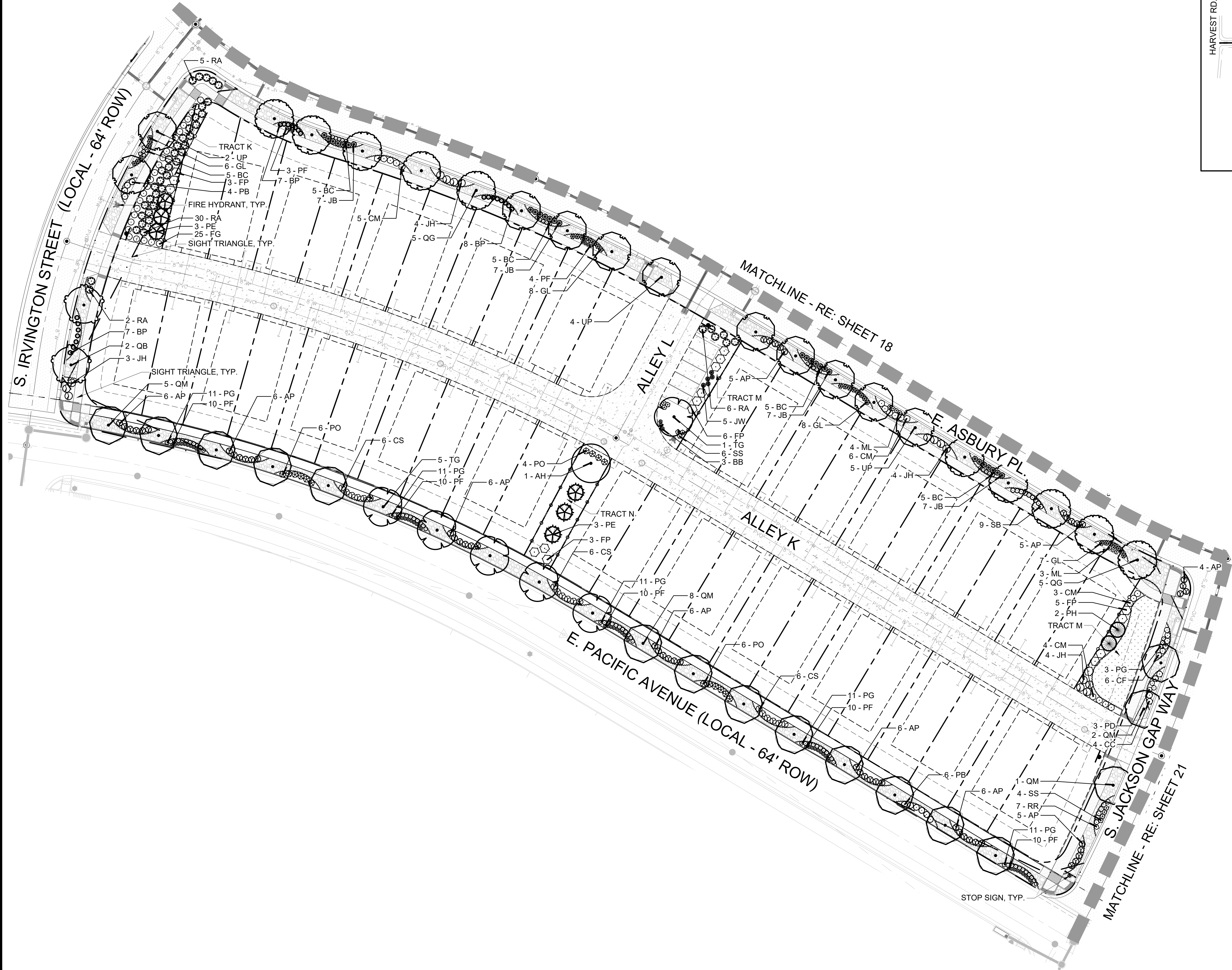
PROJECT INFORMATION

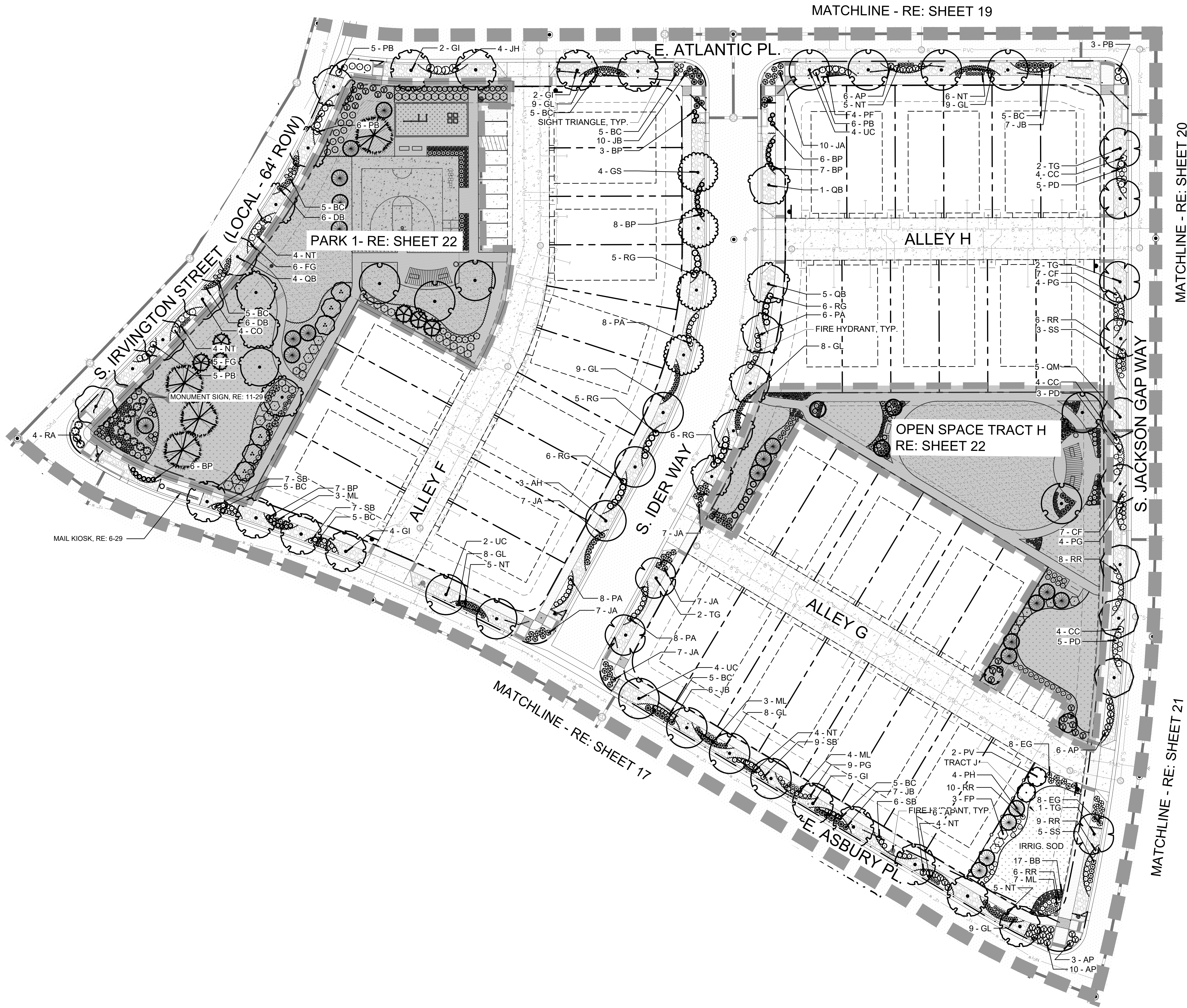
PROJECT #:	2021-50
DRAWN BY:	GD
CHECKED BY:	AH

OVERALL LANDSCAPE PLAN

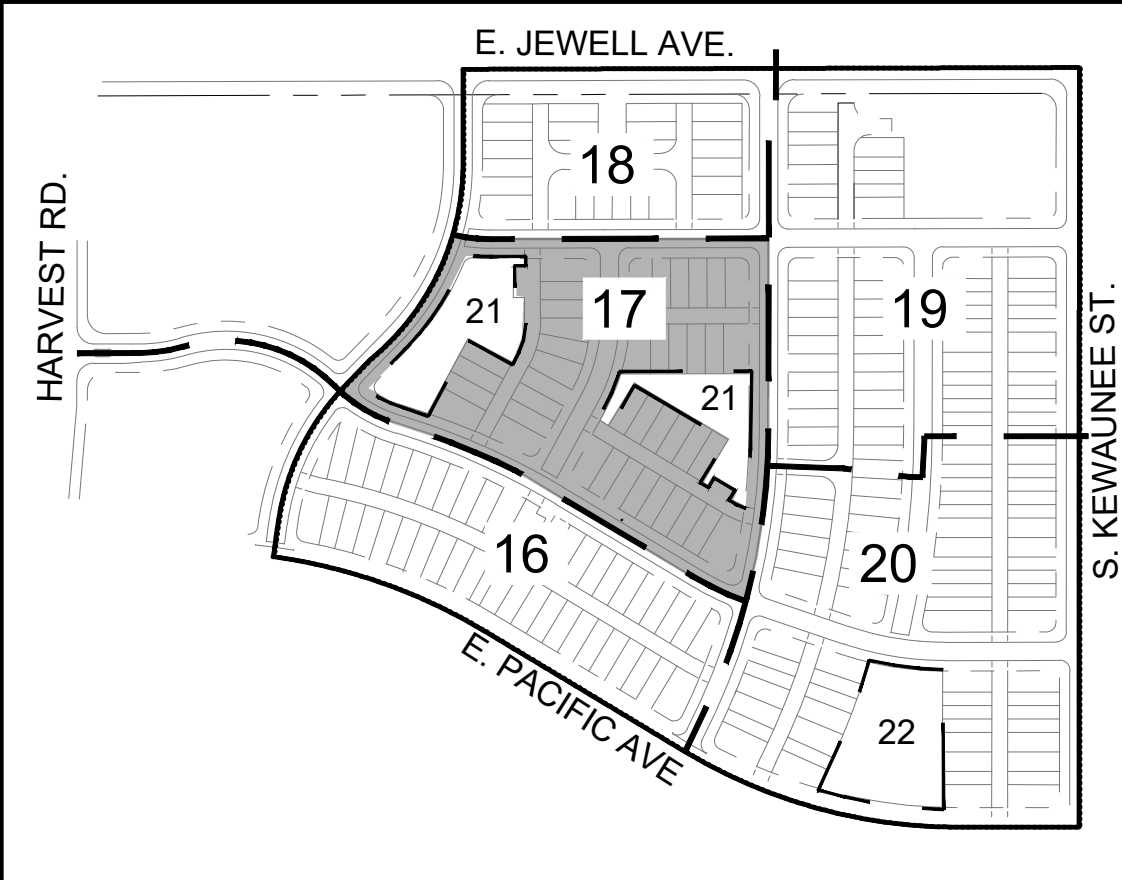
16

16 OF 33

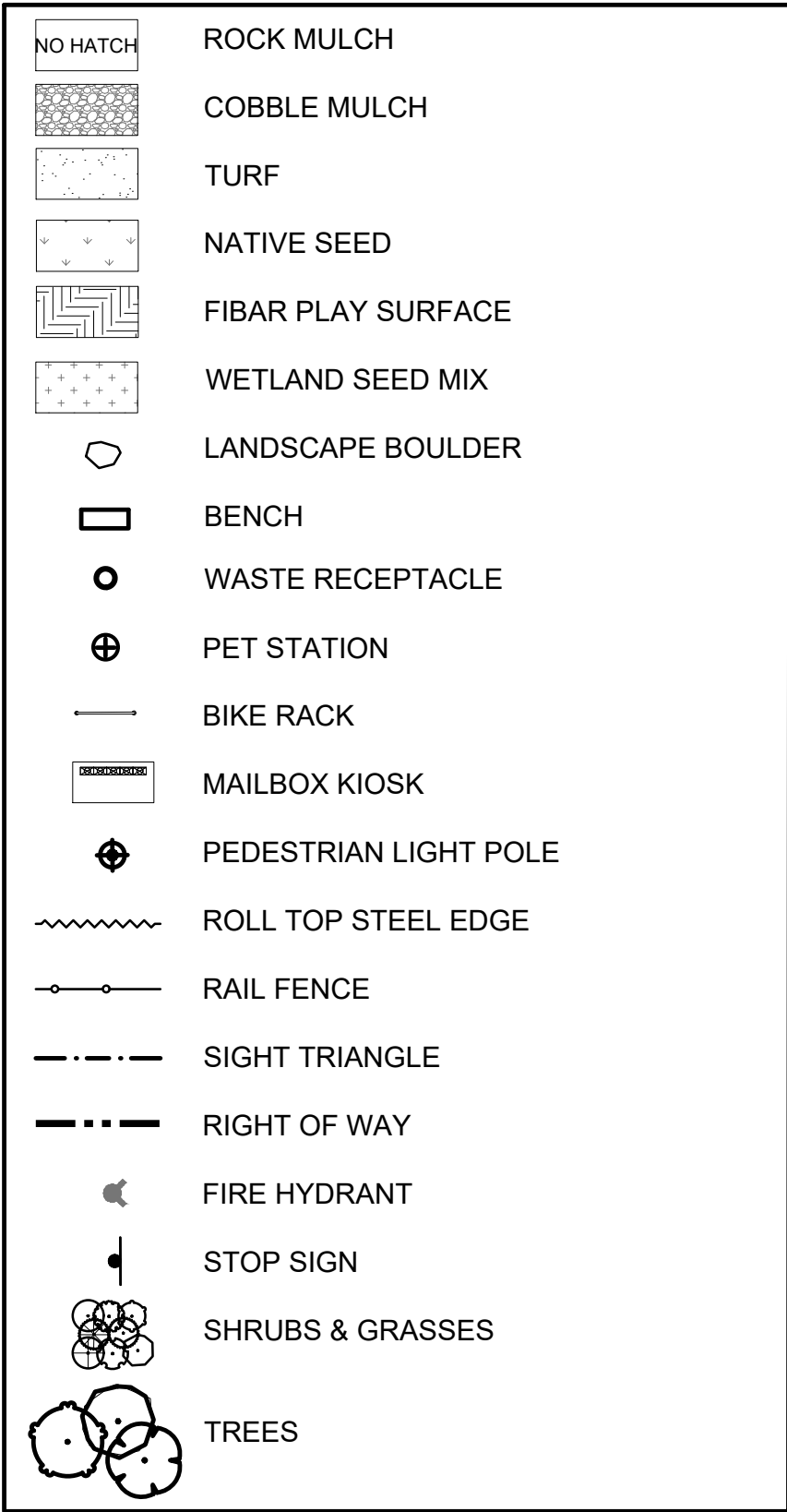




KEY MAP:

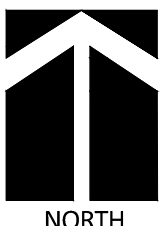
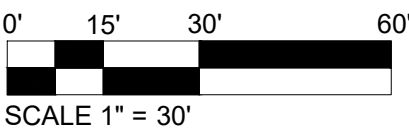


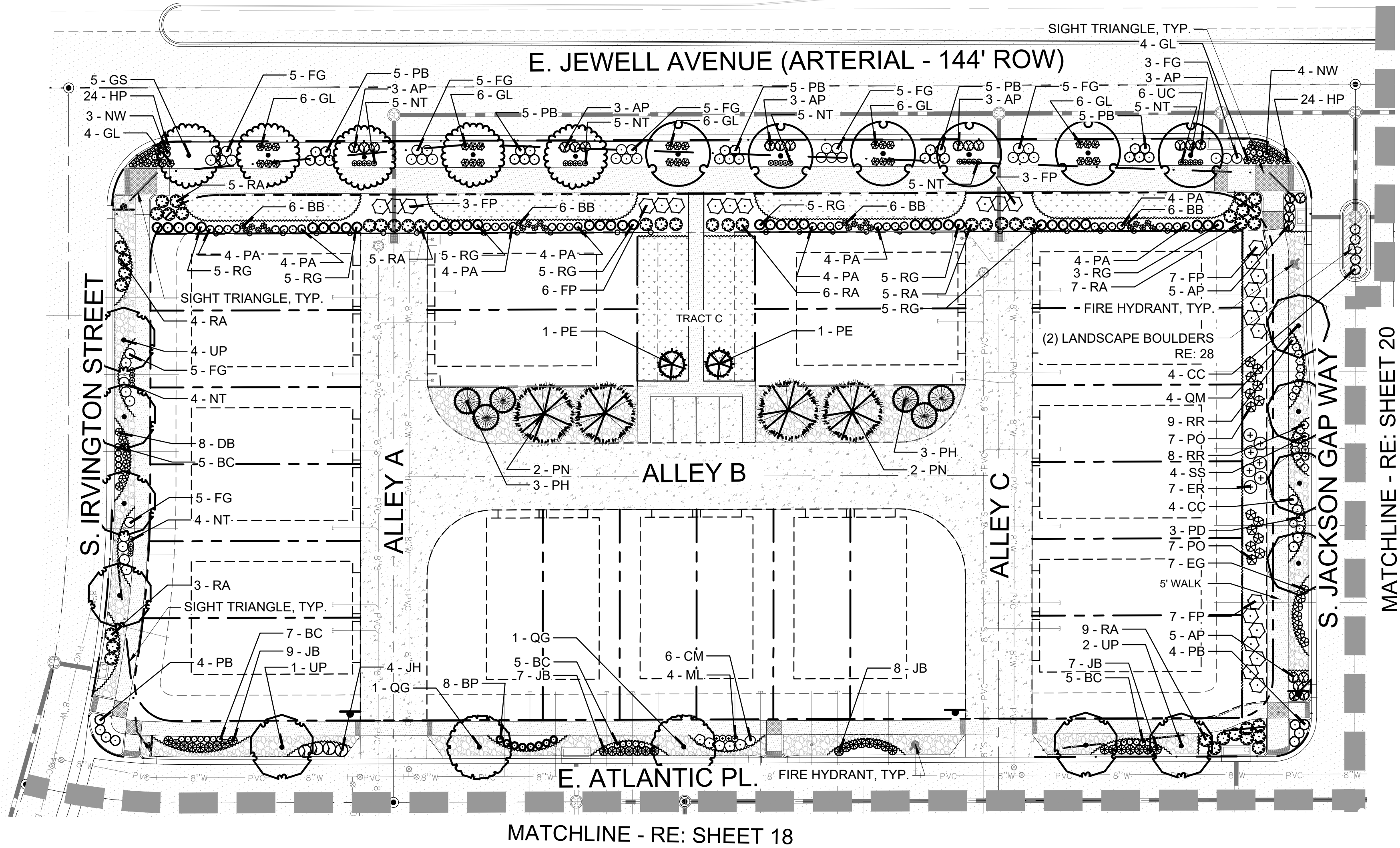
LEGEND:



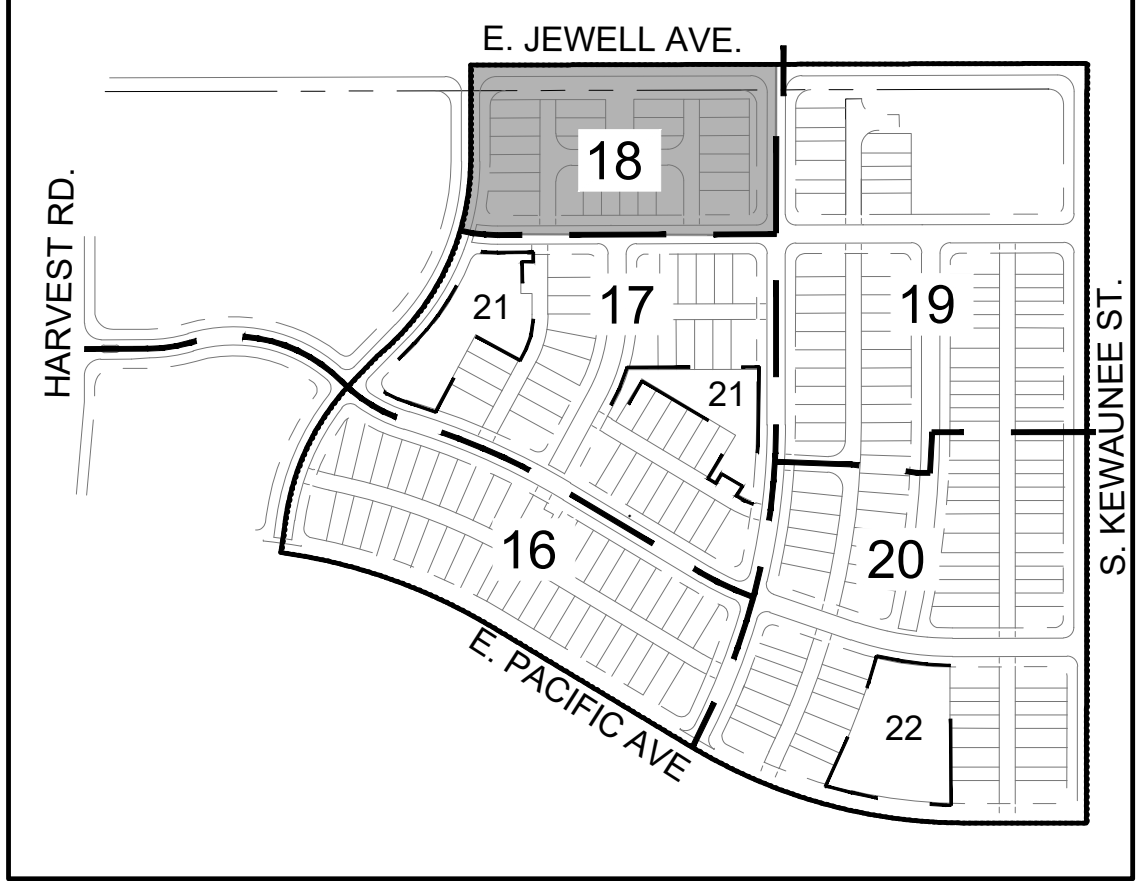
NOTES:

- 1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
- 2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
- 3. ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.

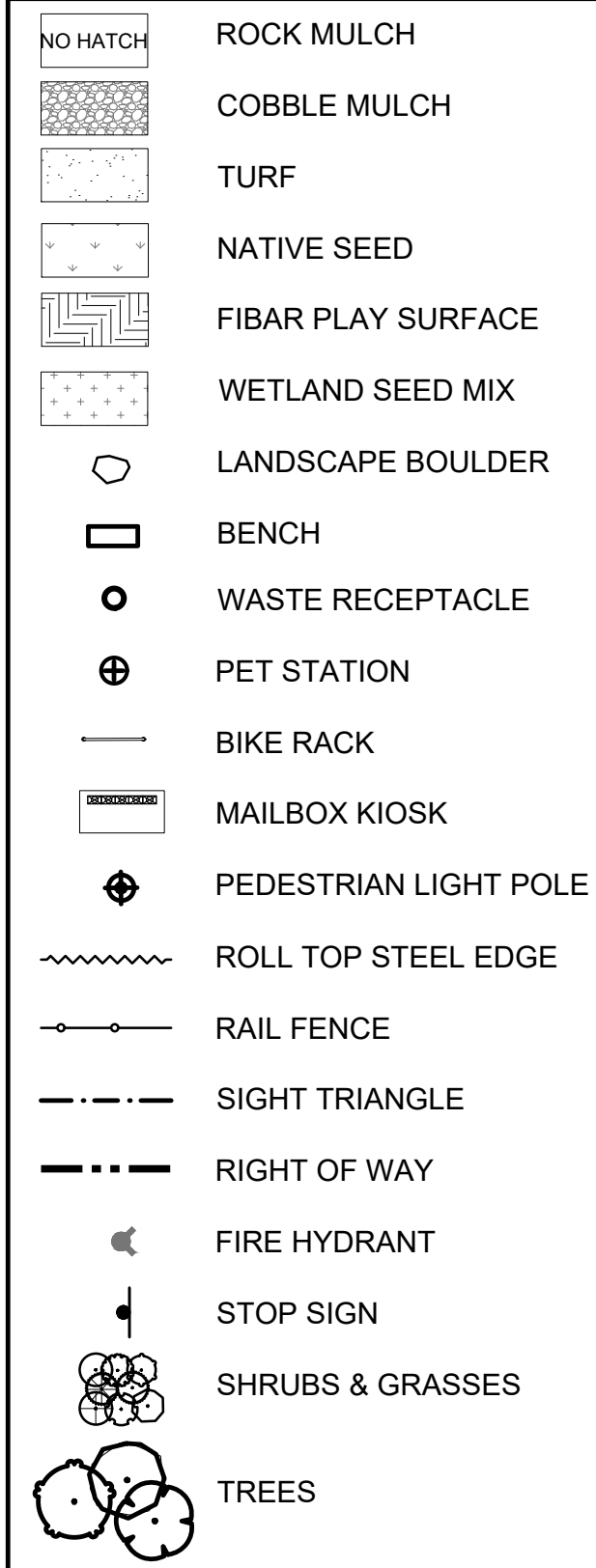




KEY MAP:

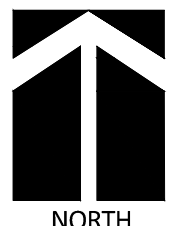
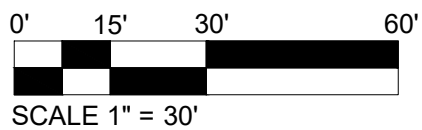


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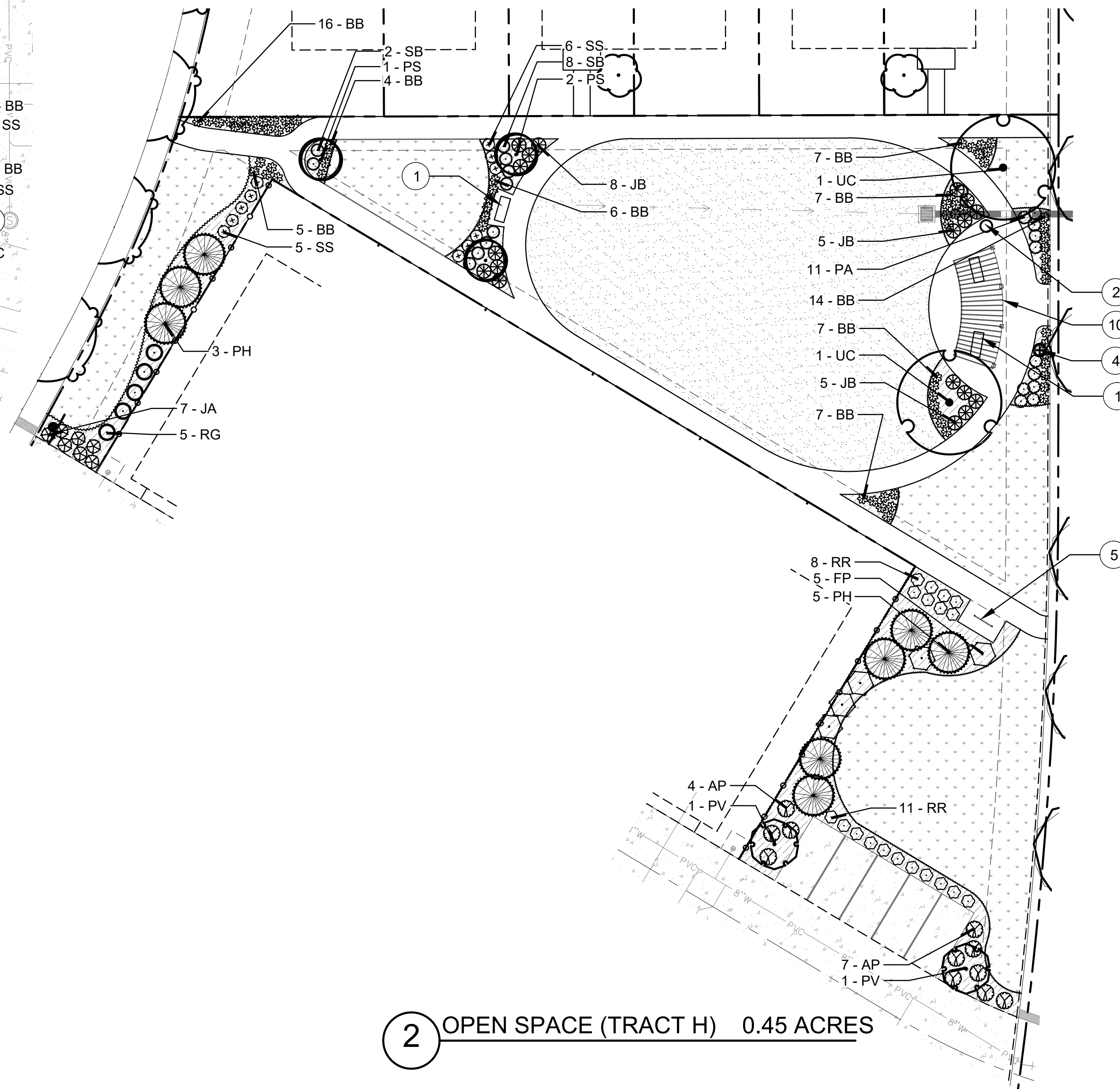
NOTES:

- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
- THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
- ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.



ISSUE RECORD	
SUBMITTAL # 1	12/06/2023
SUBMITTAL # 2	02/14/2024
SUBMITTAL # 3	04/10/2024
TECH. SUB. #1	06/14/2024
TECH. SUB. #2	08/01/2024
TECH. SUB. #3	08/30/2024
TECH. SUB. #4	09/20/2024

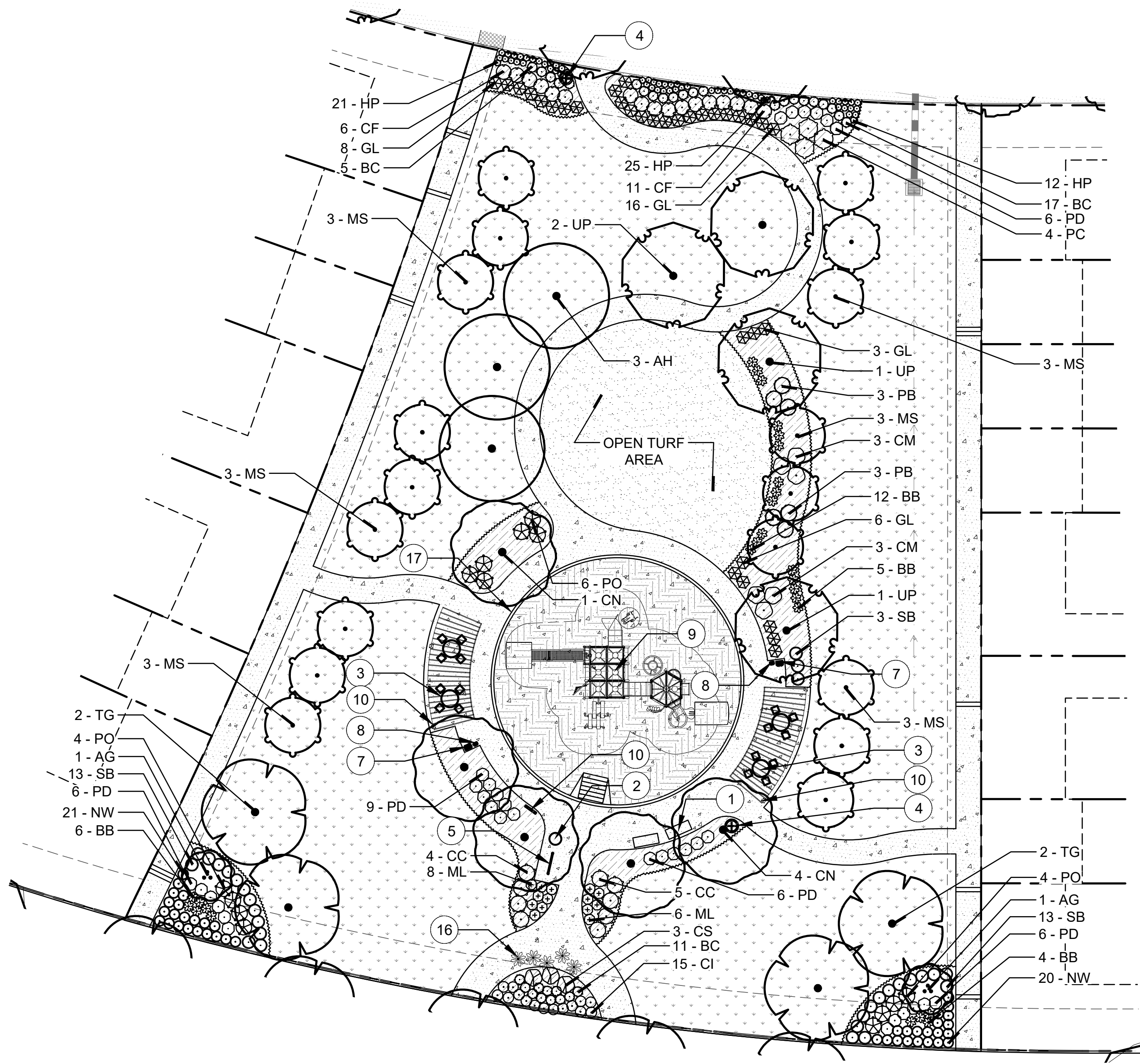
PROJECT INFORMATION	
PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH



	NO HATCH
	COBBLE MULCH
	TURF
	NATIVE SEED
	FIBAR PLAY SURFACE
	WETLAND SEED MIX
	LANDSCAPE BOULDER
	BENCH
	WASTE RECEPTACLE
	PET STATION
	BIKE RACK
	MAILBOX KIOSK
	PEDESTRIAN LIGHT POLE
	ROLL TOP STEEL EDGE
	RAIL FENCE
	SIGHT TRIANGLE
	RIGHT OF WAY
	FIRE HYDRANT
	STOP SIGN
	SHRUBS & GRASSES
	TREES

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
3. ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.

AMENITY & FURNISHING LIST		
LABEL	ITEM	DETAIL
①	BENCH WITH BACK	1-29
②	TRASH RECEPTACLE	2-29
③	PICNIC TABLE	3-29
④	PET WASTE STATION	4-29
⑤	BIKE RACK	5-29
⑥	BACKLESS BENCH	7-29
⑦	PARK GRILL	8-29
⑧	COAL BIN	9-29
⑨	PLAY STRUCTURE	2-30
⑩	CURVED ARBOR	1-30
⑪	BASKETBALL COURT	2-30
⑫	EXERCISE STATION	4-30
⑬	BENCH WITH BACK	1-29
⑭	MONUMENT SIGN	29-29
⑮	TRASH RECEPTACLE	2-29
⑯	PUBLIC ART	2-24

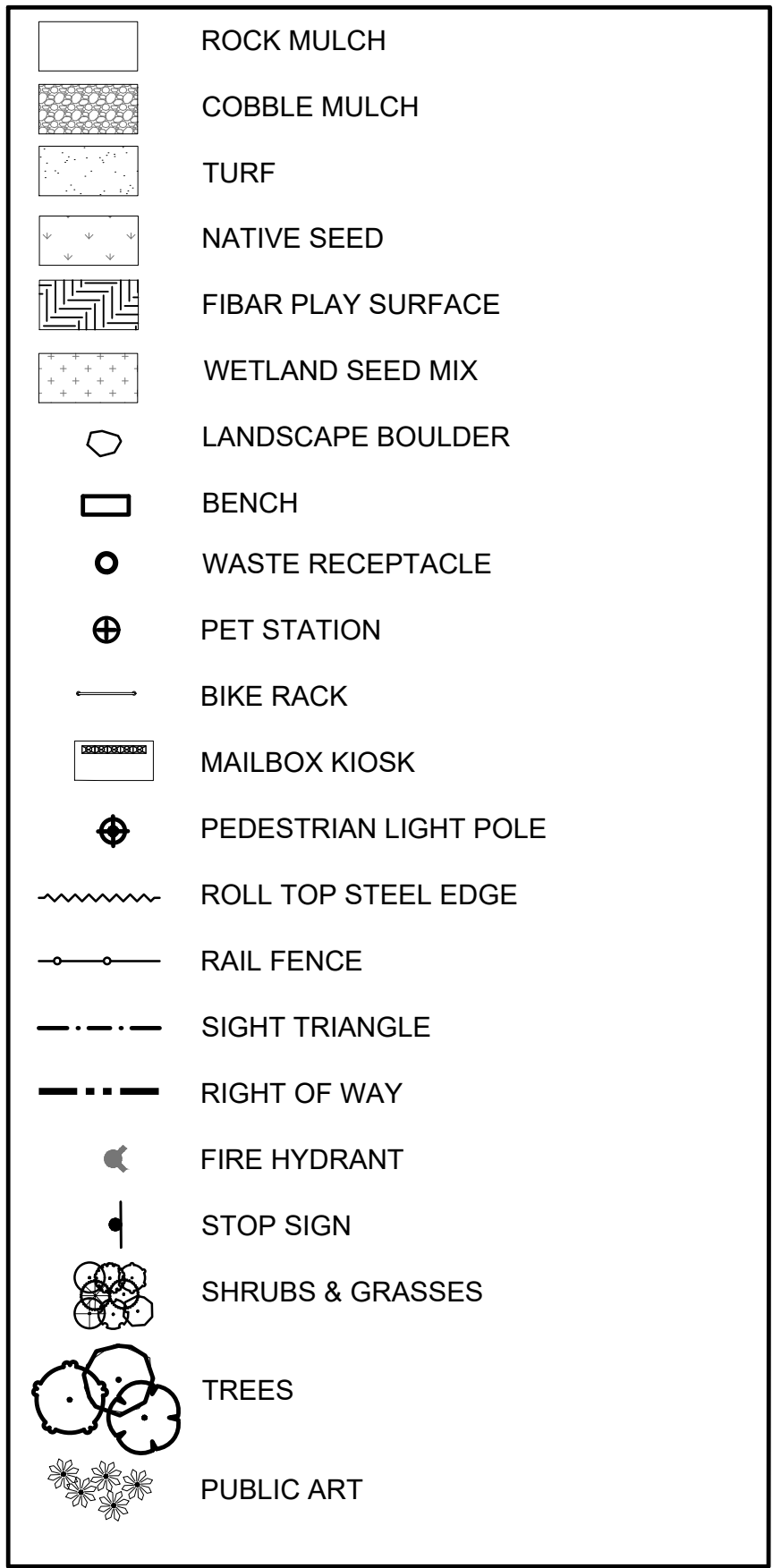


1 PARK 3 (TRACT W) 0.82 ACRES

KEY MAP:



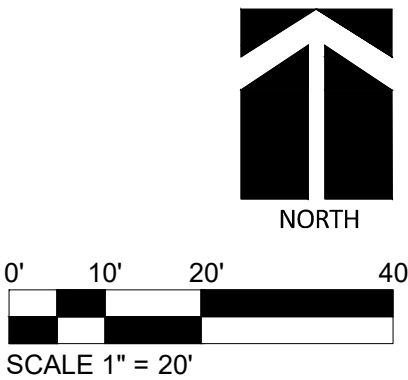
LEGEND:



NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
3. ALL PLANTING BEDS SHALL CONTAIN ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.

AMENITY & FURNISHING LIST		
LABEL	ITEM	DETAIL
①	BENCH WITH BACK	1-29
②	TRASH RECEPTACLE	2-29
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⑤	BIKE RACK	5-29
⑥	BACKLESS BENCH	7-29
⑦	PARK GRILL	8-29
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⑩	CURVED ARBOR	1-30
⑪	BASKETBALL COURT	2-30
⑫	EXERCISE STATION	4-30
⑬	BENCH WITH BACK	1-30
⑭	MONUMENT SIGN	11-30
⑮	TRASH RECEPTACLE	2-30
⑯	PUBLIC ART	2-24
⑰	CONCRETE EDGER	29-10



ISSUE RECORD

ISSUE RECORD	DATE
SUBMITTAL # 1	12/06/2023
SUBMITTAL # 2	02/14/2024
SUBMITTAL # 3	04/10/2024
TECH. SUB. #1	06/14/2024
TECH. SUB. #2	08/01/2024
TECH. SUB. #3	08/30/2024
TECH. SUB. #4	09/20/2024

PROJECT INFORMATION

PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH

LANDSCAPE PLAN - PARK 3

23

23 OF 33

OWNER / CLIENT
JEN COLORADO 20, LLC
7200 S. Alton Way, STE C-400
Centennial, CO 80112
JPHAN@CENTRECOP.COM

ENGINEER

KIMLEY-HORN
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
kimh.com

PLANWEST
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

LEGEND

-RAIL FENCE, RE: DETAIL THIS SHEET

SECONDARY MONUMENT LOCATION
RE: SHEET 30

PUBLIC ART LOCATION
RE: DETAIL, THIS SHEET

6" TYP.

8'-0"

2X6 CEDAR RAILS

2x4 WW. MESH

FRONT ELEVATION
(OPEN SPACE SIDE)

FINISHED GRADE
SLOPE TOP OF FOOTING

CONCRETE FOOTING

6" THK. COMPACTED GRAVEL

COMPACTED
SUB-GRADE TO
95% SPD OR
APPROVED GEO
TECH REPORT

LOT/PROP. LINE

4X4 POST WITH
2" x 2" TOP CUT

WIRE MESH
INSTALLED ON
INTERIOR
HOMEOWNER SIDE

ATTACH RAIL TO
POSTS WITH
GALVANIZED
NAILS

2"

INTERIOR
SIDE

OPEN SPACE
SIDE

NOTES:

1. ALL LUMBER SHALL BE NO. 1 SELECT, ROUGH SAWN CEDAR AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES OR DISCOLORATION. ALL CHAMFERED EDGES & ROUTED AREAS SHALL BE UNIFORM AND FROM FROM SAW MARKS.

2. ALL NAILS, FASTENERS AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.

3. POSTS SHALL BE SECURELY BRACED IN THEIR FINAL POSITION A MIN. 24 HRS. BEFORE BOARDS ARE NAILED.

4. ALL EXPOSED LUMBER SHALL BE STAINED. COLOR SHALL BE REDWOOD SEMI-TRANSPARENT STAIN BY SHERWIN WILLIAMS.

1 RAIL FENCE

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

2 PUBLIC ART (5)

LANDSCAPE SHEETS NOT FOR CONSTRUCTION

0' 30' 60' 120'

SCALE 1" = 60'

PLANWEST

767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

OWNER / CLIENT
JEN COLORADO 20, LLC
7200 S. Alton Way, STE C-400
Centennial, CO 80112
RPHAN@CENTRECOP.COM

ENGINEER
KIMLEY-HORN
1500 RIVER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN

HARVEST CROSSING

PLANNING AREA NO. 2

AURORA, COLORADO

ISSUE RECORD	
SUBMITTAL # 1	12/06/2023
SUBMITTAL # 2	02/14/2024
SUBMITTAL # 3	04/10/2024
TECH. SUB. #1	06/14/2024
TECH. SUB. #2	08/01/2024
TECH. SUB. #3	08/30/2024
TECH. SUB. #4	09/20/2024

PROJECT INFORMATION	
PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH

FENCE AND MONUMENT PLAN

24

24 OF 33

RESIDENTIAL LOT TYPE PLAN



RESIDENTIAL LOT TYPE LEGEND

DUPLEX LOTS



30' x 80' MIN. DUPLEX INTERIOR LOTS
SEE DUPLEX LOT LANDSCAPE REQUIREMENTS,
THIS SHEET



38' x 80' MIN. DUPLEX CORNER LOTS
SEE DUPLEX LOT LANDSCAPE REQUIREMENTS,
THIS SHEET

MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN
EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM
EACH OTHER. MATCHING SHALL MEAN LAYOUT WITH 50% OR
MORE OF THE SAME PLANT MATERIAL

TOWNHOME LOTS



3-PLEX TOWNHOME BUILDINGS - 191' PERIMETER



4-PLEX TOWNHOME BUILDINGS - 212' PERIMETER



5-PLEX TOWNHOME BUILDINGS - 232' PERIMETER



6-PLEX TOWNHOME BUILDINGS - 251' PERIMETER

TOWNHOME LOT LANDSCAPE REQUIREMENTS (BY BUILDING PERIMETER)

REQUIRED: 1.25 PLANTS PER 5 L.F. OF UNIT PERIMETER FOOTAGE
- 5% MIX OF DECIDUOUS AND EVERGREEN TREES
- 15% SHRUBS WITH A MATURE HEIGHT OF AT LEAST 6'
- UP TO 80% MIX OF EVERGREEN AND DECIDUOUS SHRUBS

TOWNHOME BLDG. TYPE	TOWNHOME BLDG. QTY.	TOTAL TOWNHOME BUILDING PERIMETER (LF)	TOTAL PLANTS REQUIRED	TOTAL PLANTS PROVIDED	REQ. TREES (5%)	TREES PROVIDED	REQ. > 6' HT. SHRUBS (15%)	> 6' HT. SHRUBS PROVIDED	REQ. SHRUBS (UP TO 80%)	SHRUBS PROVIDED (Includes up to 30% ornamental grasses)
3-PLEX	6	191	48	48	2	2	7	13	38	33
4-PLEX	4	212	53	53	3	2	8	8	42	43
5-PLEX	3	232	58	58	3	3	9	10	46	45
6-PLEX (INTERIOR)	8	244	61	62	3	3	9	10	49	48
6-PLEX (CORNER)	8	251	63	65	3	3	9	15	50	46



PROJECT INFORMATION	
PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH

LOT LAYOUT

25

25 OF 33

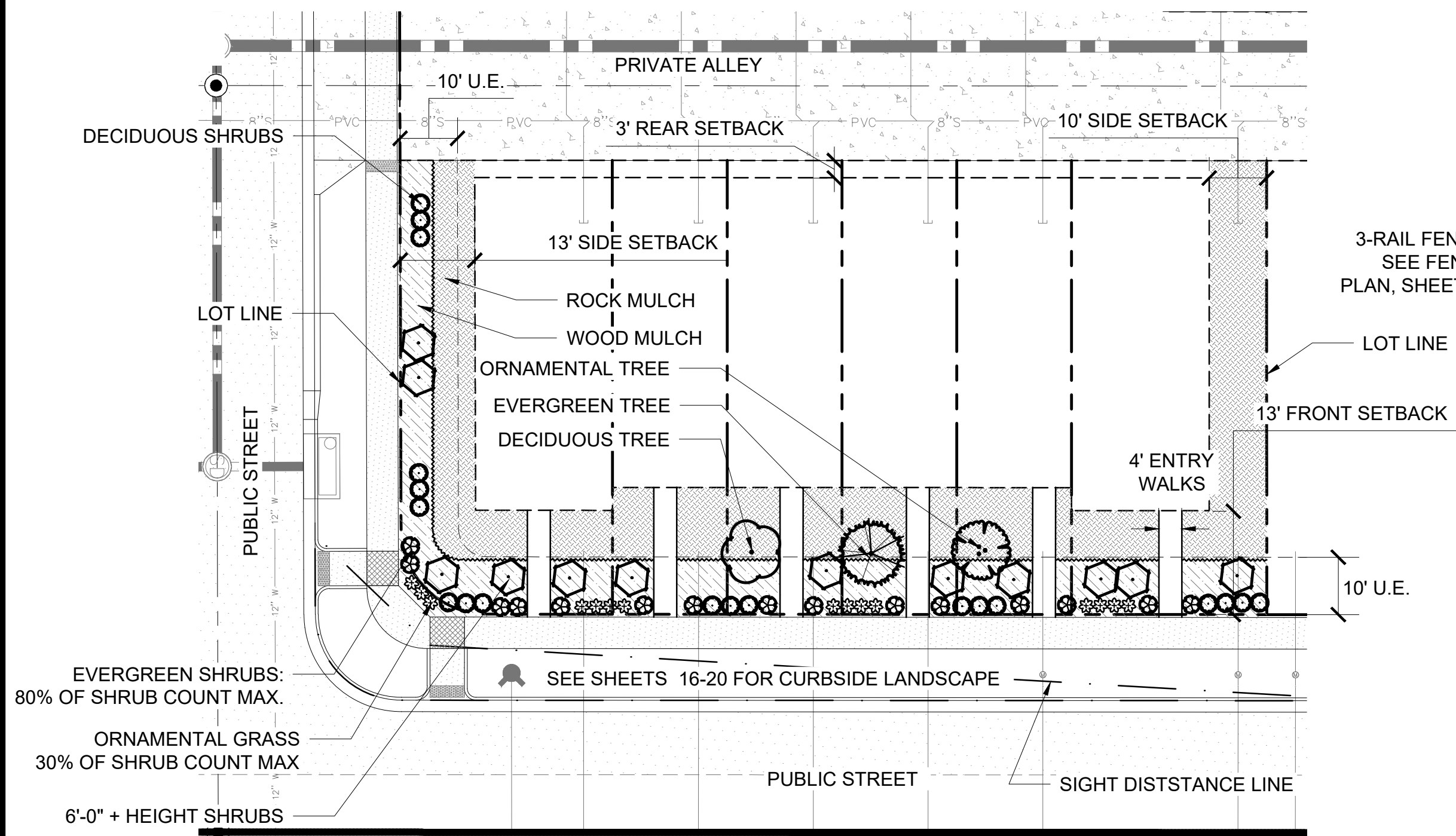
SITE PLAN
HARVEST CROSSING
PLANNING AREA NO. 2
AURORA, COLORADO

OWNER / CLIENT
JEN COLORADO 20, LLC
7200 S. Alton Way, STE C-400
Centennial, CO 80112
JPHAN@JENCREGRP.COM

ENGINEER
KIMLEY-HORN
1000 WEST KENT STREET, STE 1500
DENVER, CO 80237
303-228-2300

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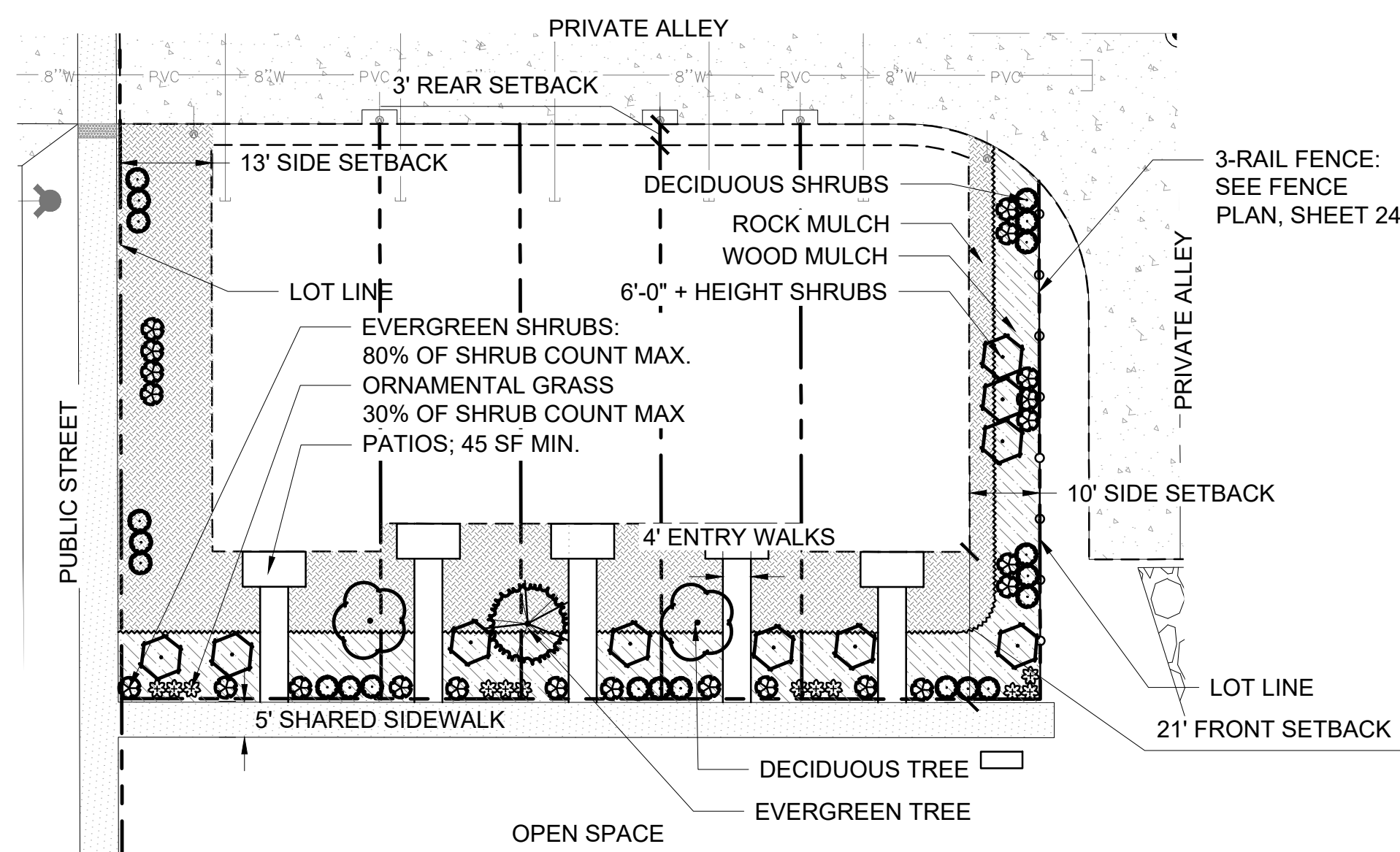
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE



LOT TYPICAL LANDSCAPE PLAN - 6-PLEX CORNER LOT

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

SCALE: 1" = 20'



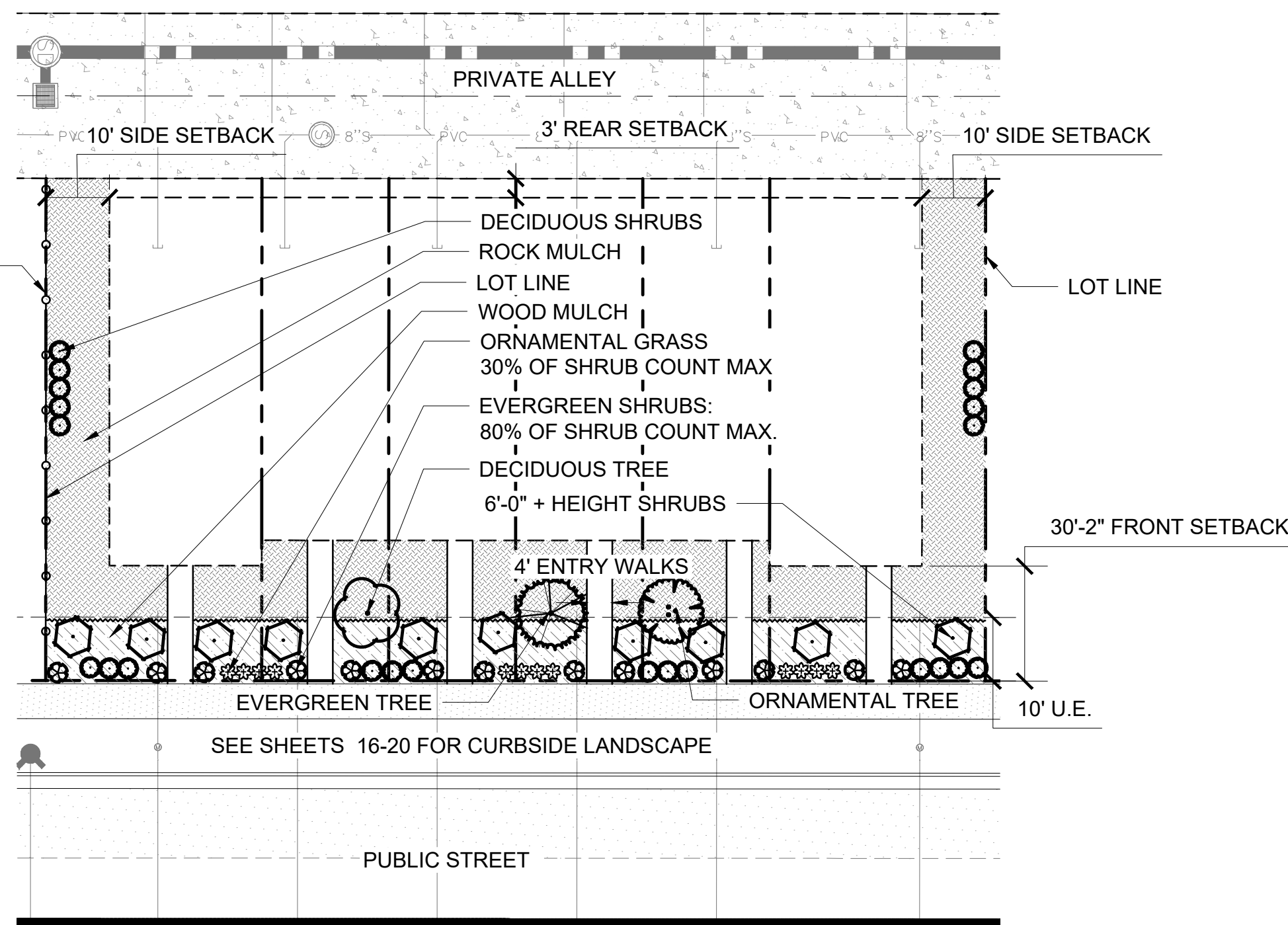
LOT TYPICAL LANDSCAPE PLAN - 5-PLEX (GREEN COURT)

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

SCALE: 1" = 20'

RECOMMENDED RESIDENTIAL PLANT LIST (DUPLEX & TOWNHOMES)

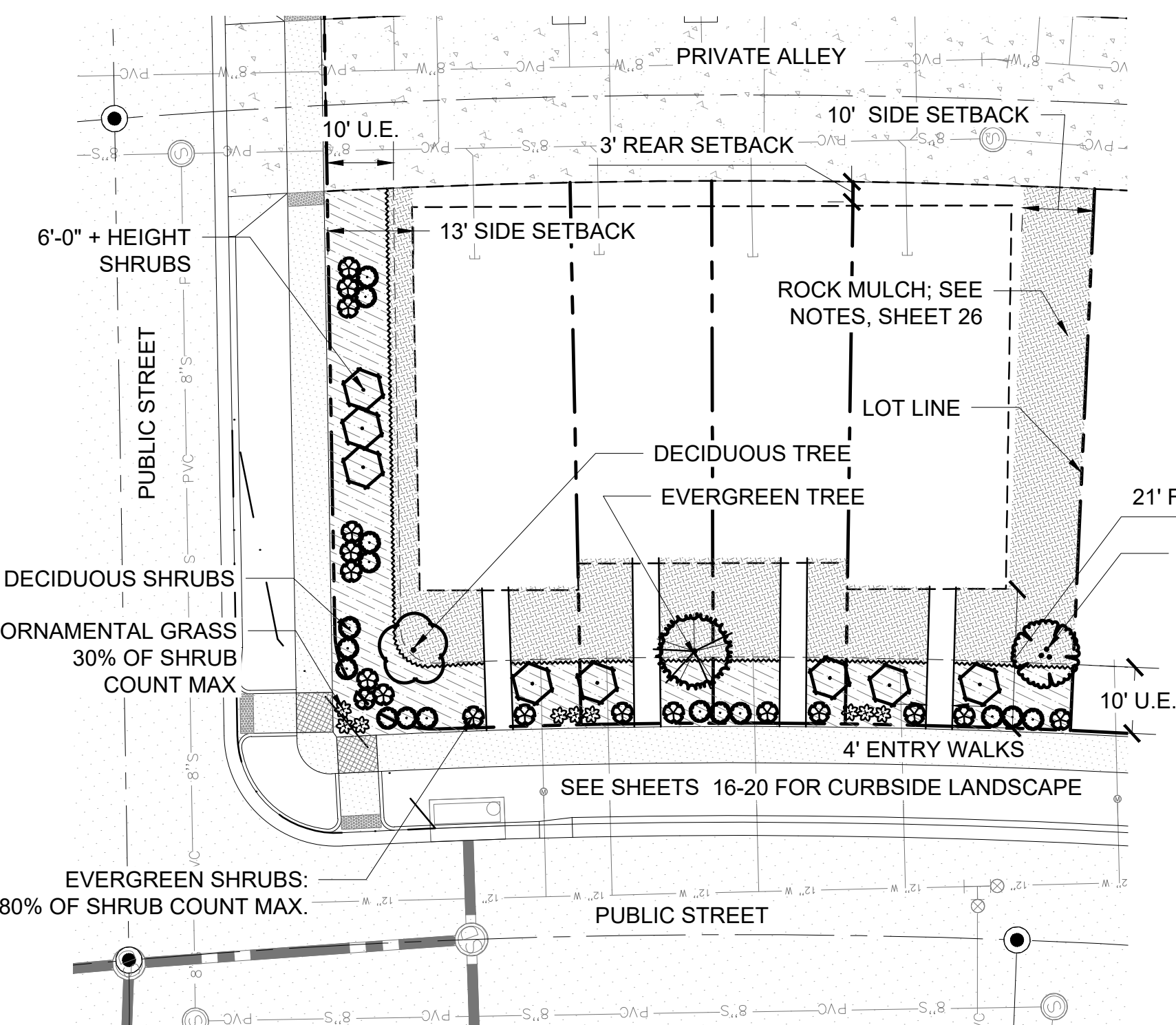
DECIDUOUS TREES	SHRUBS	ORNAMENTAL GRASS	LANDSCAPE BOULDERS:
Kindred Spirit Oak Regal Price Oak Prairie Sentinel Hackberry	False Indigo Manzanita varieties Rubber Rabbitbrush Red Twig Dogwood Spanish Gold Broom Mormon Tea Barberry varieties Russian Sage Littleleaf Mockorange Ninebark varieties New Mexico Privet Potentilla varietal Sand Cherry Spiraea varieties Viburnum varieties Gro-Low Sumac Wax Currant Rose varieties Lilac varieties Fernbush	Feather Reed Grass Hardy Fountain Grass Bluestem varieties Miscanthus varieties Prairie Dropseed Blue Avena Grass	BOULDERS SHALL BE APPROXIMATELY 1-1.5 TONS EACH AND/OR APPROXIMATELY MATCH THE SIZE SHOWN ON THE PLAN. WHEN PLACING BOULDERS, 1/4 TO 1/3 OF THE STONE SHOULD BE BURIED BELOW GRADE.
ORNAMENTAL TREES	EVERGREEN SHRUBS	WOOD MULCH:	ROCK MULCH:
Parkland Pillar Birch Crimson Sentry Maple Crabapple varieties Chanticleer Pear Japanese Tree Lilac Hot Wings Maple Serviceberry Hawthorn varieties (Washington, Cockspur, Russian, Winter King) Crimson Pointe Plum	Juniper varieties Manzanita Euonymus fortunei	SHREDDED CEDAR WOOD MULCH, NATURAL COLOR - TO BE INSTALLED AT 3" MIN DEPTH IN 3" DIAMETER RINGS AT THE BASE OF EACH TREE LOCATED IN SOD, SEED AREAS, OR ROCK MULCH BEDS	1.5" DIA. RIVER ROCK, GRAY COLOR
EVERGREEN TREES			
Tannenbaum Mugo Pine Swiss Stone Pine Blue Spruce varieties Bosnian Pine varieties			



LOT TYPICAL LANDSCAPE PLAN - 6-PLEX INTERIOR LOT

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

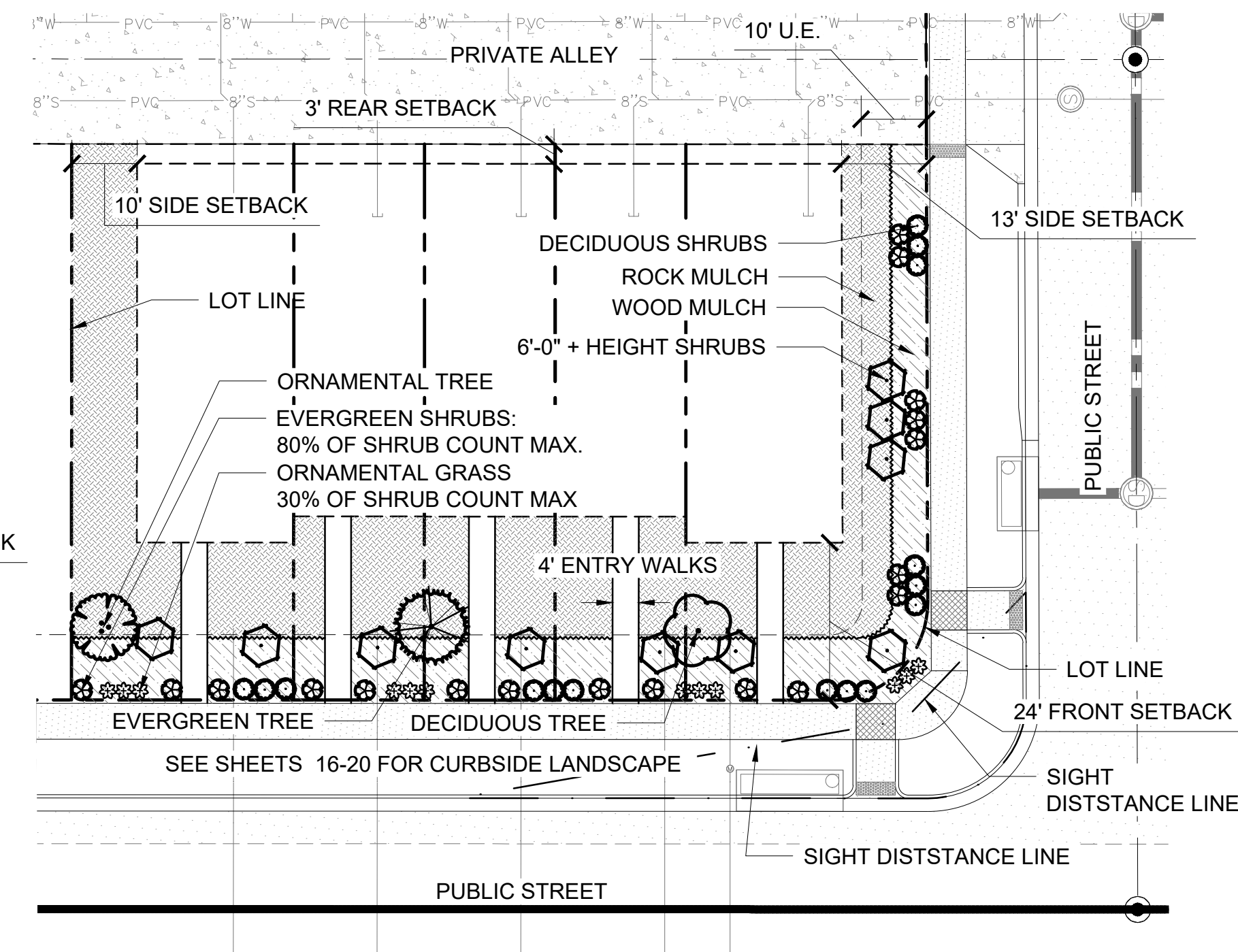
SCALE: 1" = 20'



LOT TYPICAL LANDSCAPE PLAN - 4-PLEX

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

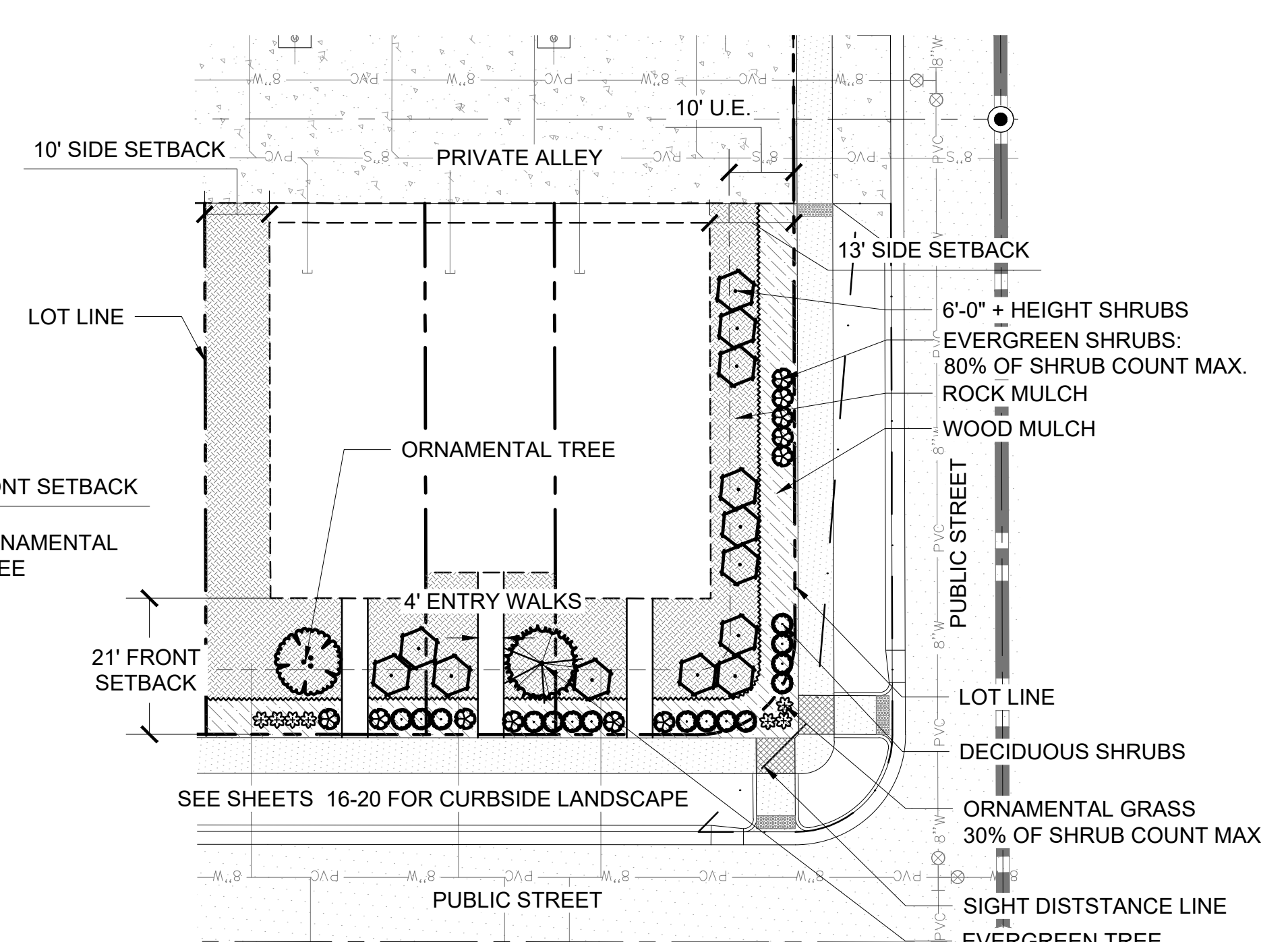
SCALE: 1" = 20'



LOT TYPICAL LANDSCAPE PLAN - 5-PLEX

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

SCALE: 1" = 20'



LOT TYPICAL LANDSCAPE PLAN - 3-PLEX

NOTE: REFER TO SHEET 24 FOR TOWNHOME PLANT REQUIREMENTS

SCALE: 1" = 20'

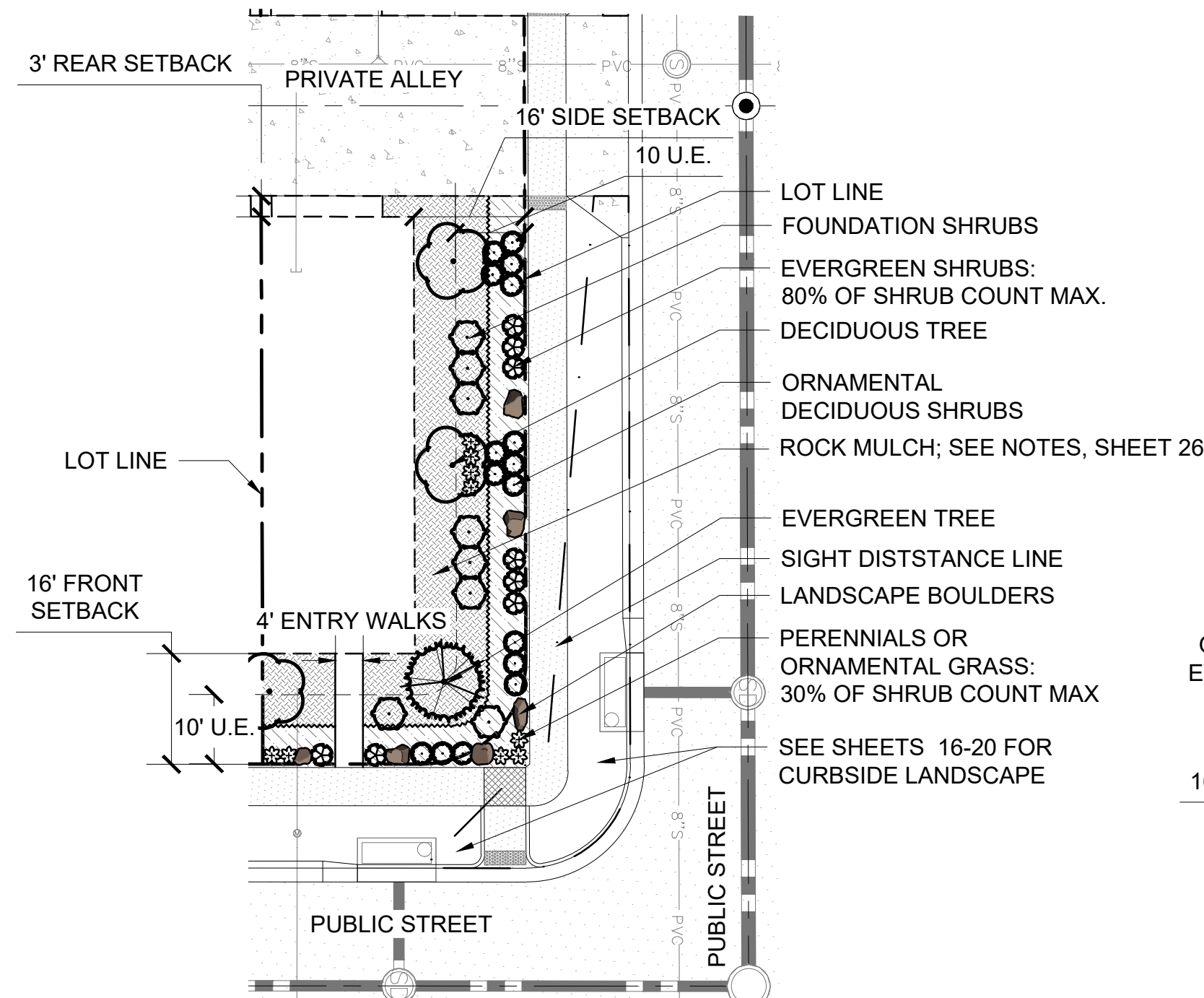
NOTE: MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL

10' MIN. SIDE SETBACK FOR ALL LOTS ADJACENT TO LOCAL ROADS

5' MIN. SIDE SETBACK FOR ALL INTERIOR LOTS

ACTUAL ANTICIPATED BUILDING SETBACKS DEPICTED ON ALL LOT TYPICALS, EXCEEDING COA MINIMUM SETBACK STANDARDS





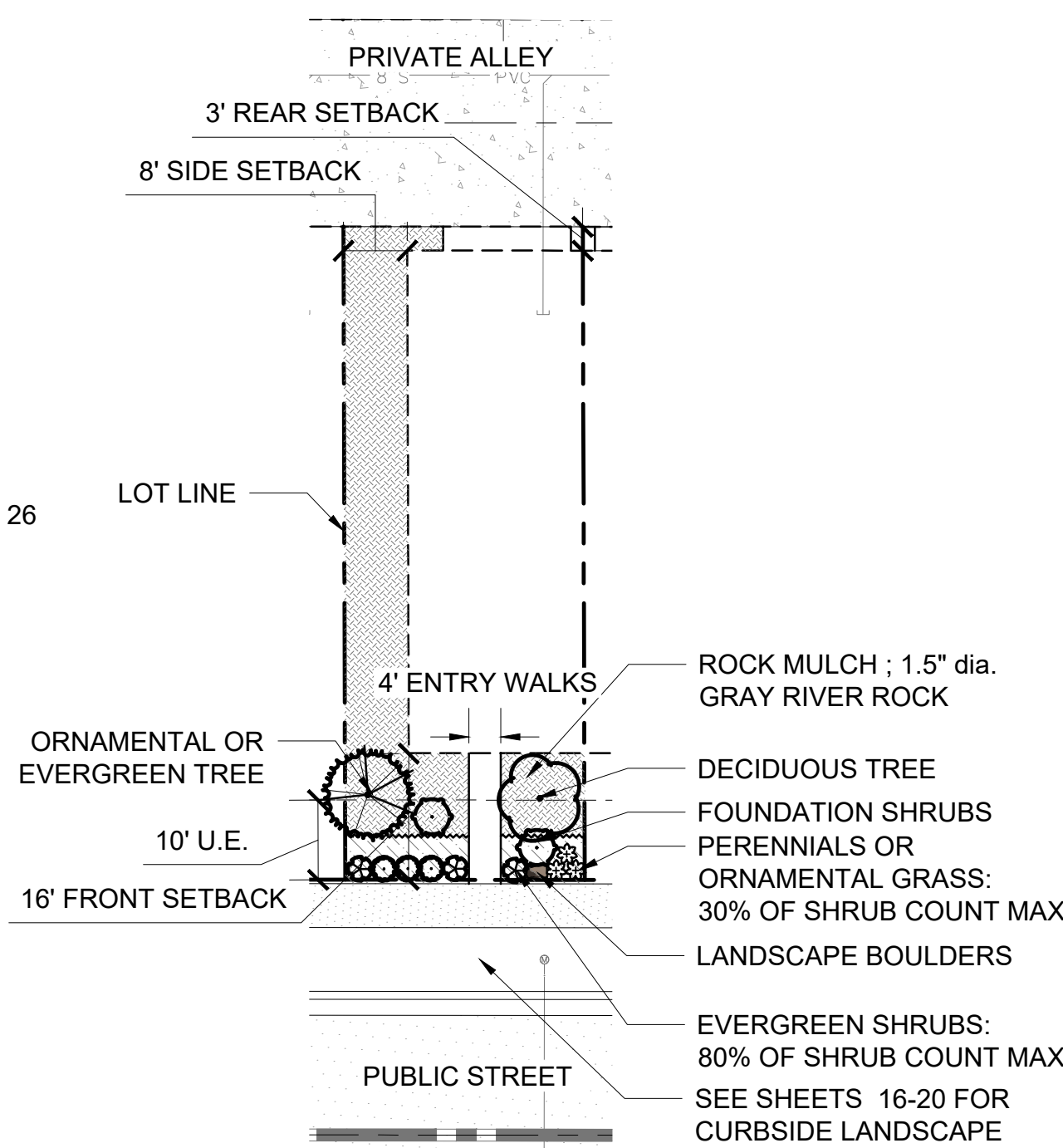
LOT TYPICAL LANDSCAPE PLAN -
DUPLUX CORNER LOT - "C"

SCALE: 1" = 20'

PROPOSED CORNER LOT DUPLEX LANDSCAPE

FRONT YARD:
14 shrubs + 1 ornamental tree and 1 evergreen tree

SIDE YARD:
23 shrubs + 7 ornamental grass + 1 ornamental tree
and 1 evergreen tree

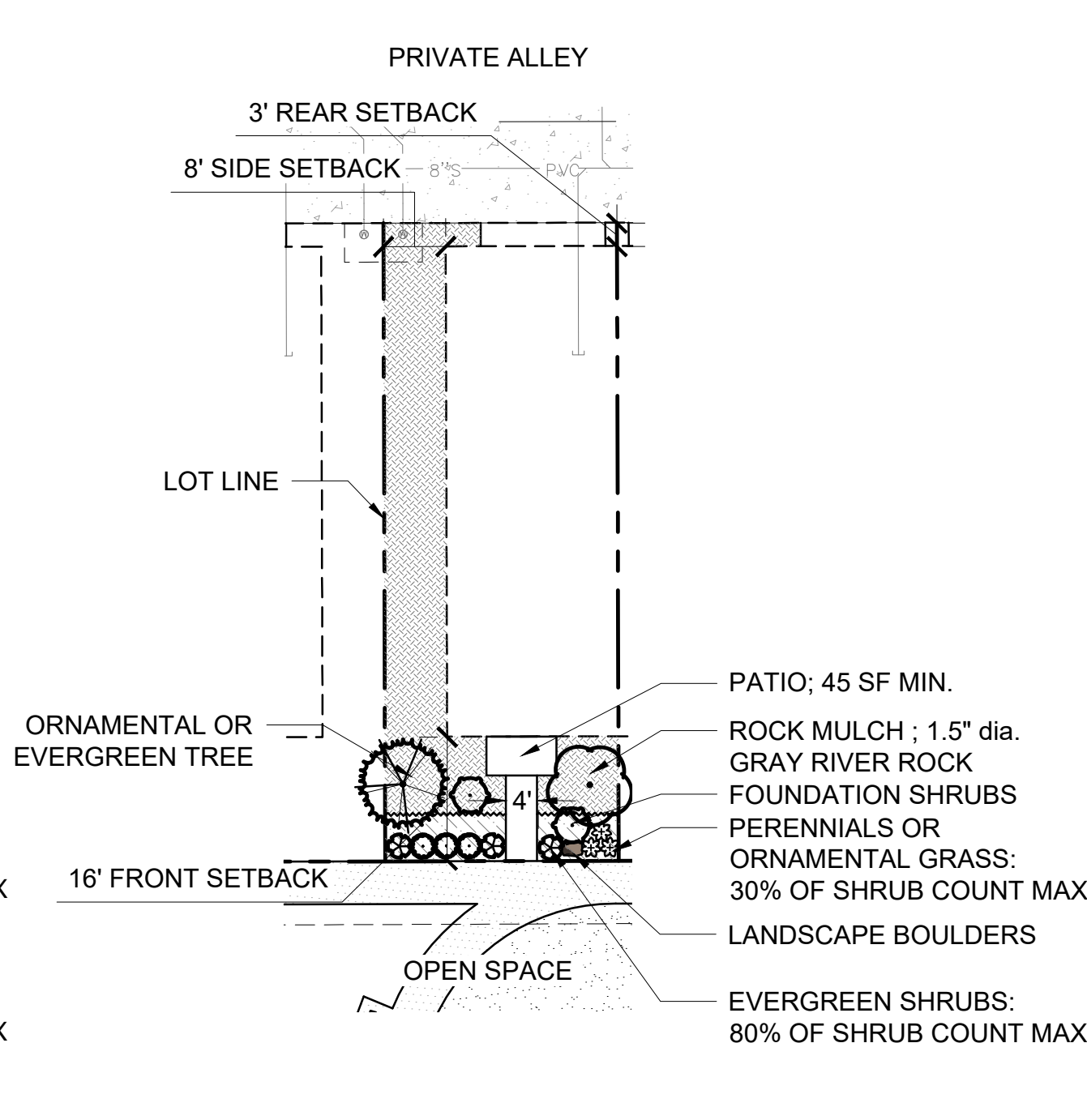


LOT TYPICAL LANDSCAPE PLAN -
DUPLUX INTERIOR LOT "I"

SCALE: 1" = 20'

PROPOSED INTERIOR LOT DUPLEX LANDSCAPE

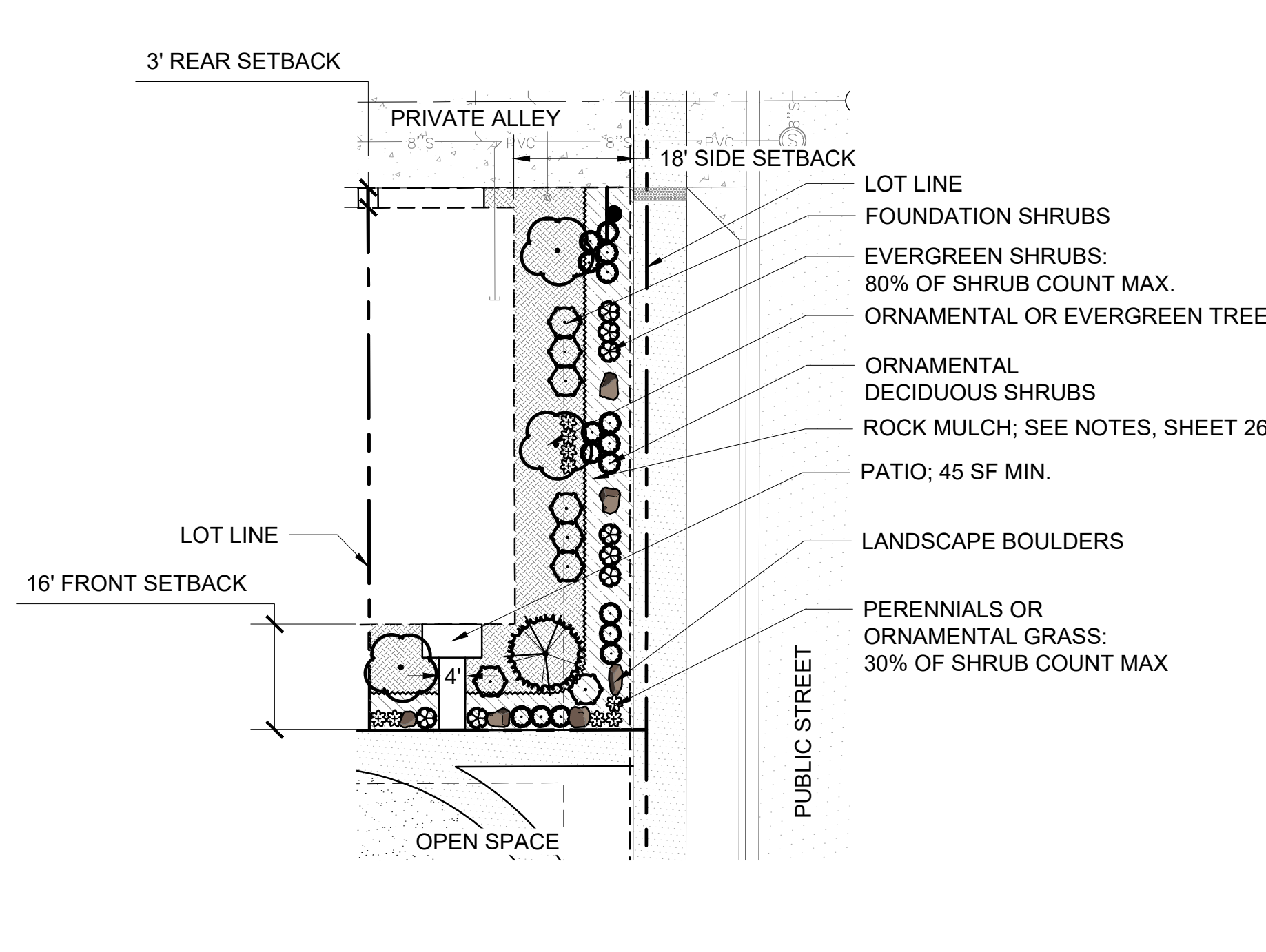
FRONT YARD:
8 shrubs + 3 ornamental grass + 1 ornamental tree and
1 evergreen tree
SIDE YARD:
rock mulch. No trees, shrubs or turf proposed in side
yards visible to public view



LOT TYPICAL LANDSCAPE PLAN -
DUPLUX INTERIOR LOT (GREEN COURT)

PROPOSED GREENCOURT LOT DUPLEX LANDSCAPE

FRONT YARD:
8 shrubs + 3 ornamental grass + 1 ornamental tree and
1 evergreen tree
SIDE YARD:
rock mulch. No trees, shrubs or turf proposed in side
yards visible to public view



LOT TYPICAL LANDSCAPE PLAN - DUPLEX
(GREEN COURT WITH SIDE YARD PUBLIC VIEW)

SCALE: 1" = 20'

PROPOSED GREENCOURT LOT DUPLEX LANDSCAPE

FRONT YARD:
14 shrubs + 1 ornamental tree and 1 evergreen tree

SIDE YARD:
23 shrubs + 7 ornamental grass + 1 ornamental tree and 1
evergreen tree

RECOMMENDED RESIDENTIAL PLANT LIST (DUPLEX & TOWNHOMES)

DECIDUOUS TREES
Kindred Spirit Oak
Regal Price Oak
Prairie Sentinel Hackberry

ORNAMENTAL TREES
Parkland Pillar Birch
Crimson Sentry Maple
Crabapple varieties
Chanticleer Pear
Japanese Tree Lilac
Hot Wings Maple
Serviceberry
Hawthorn varieties
(Washington, Cockspur,
Russian, Winter King)
Crimson Pointe Plum

EVERGREEN TREES
Tannenbaum Mugo Pine
Swiss Stone Pine
Blue Spruce varieties
Bosnian Pine varieties

SHRUBS
False Indigo
Manzanita varieties
Rubber Rabbitbrush
Red Twig Dogwood
Spanish Gold Broom
Mormon Tea
Barberry varieties
Russian Sage
Littleleaf Mockorange
Ninebark varieties
New Mexico Privet
Potentilla varietie
Sand Cherry
Spiraea varieties
Viburnum varieties
Gro-Low Sumac
Wax Currant
Rose varieties
Lilac varieties
Fernbush

EVERGREEN SHRUBS
Juniper varieties
Manzanita
Euonymus fortunei

ORNAMENTAL GRASS
Feather Reed Grass
Hardy Fountain Grass
Bluestem varieties
Miscanthus varieties
Prairie Dropseed
Blue Avena Grass

LANDSCAPE BOULDERS:
BOULDERS SHALL BE APPROXIMATELY 1-1.5 TONS
EACH AND/OR APPROXIMATELY MATCH THE SIZE
SHOWN ON THE PLAN. WHEN PLACING BOULDERS,
1/4 TO 1/3 OF THE STONE SHOULD BE BURIED
BELOW GRADE.

WOOD MULCH:
SHREDDED CEDAR WOOD MULCH, NATURAL
COLOR - TO BE INSTALLED AT 3" MIN DEPTH IN 3'
DIAMETER RINGS AT THE BASE OF EACH TREE
LOCATED IN SOD, SEED AREAS, OR ROCK MULCH
BEDS

ROCK MULCH:
1.5" DIA. RIVER ROCK, GRAY COLOR

NOTE: MATCHING LANDSCAPE
DESIGNS SHALL BE NO CLOSER THAN
EVERY 3RD LOT OR DIRECTLY
ACROSS THE STREET FROM EACH
OTHER. MATCHING SHALL MEAN
LAYOUT WITH 50% OR MORE OF THE
SAME PLANT MATERIAL

10' MIN. SIDE SETBACK FOR ALL LOTS
ADJACENT TO LOCAL ROADS

5' MIN. SIDE SETBACK FOR ALL
INTERIOR LOTS

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	AH	13	Highland Park Maple	Acer grandidentatum x saccharum 'Hipzam' TM	B & B	2.5"Cal	
	CN	12	Northern Catalpa	Catalpa speciosa	B & B	2.5"Cal	
	CO	25	Common Hackberry	Celtis occidentalis	B & B	2.5"Cal	
	GS	29	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B & B	2.5"Cal	
	GI	23	Decaf® Kentucky Coffeetree	Gymnocladus dioica 'McKBranded'	B & B	2.5"Cal	
	QB	24	Buckley Oak	Quercus buckleyi	B & B	2.5"Cal	
	QM	45	Burr Oak	Quercus macrocarpa	B & B	2.5"Cal	
	QG	15	Heritage Oak	Quercus x macdanieli 'Clemons' TM	B & B	2.5"Cal	
	TG	35	Greenspire Linden	Tilia cordata 'Greenspire'	B & B	2.5"Cal	
	UC	51	Frontier Elm	Ulmus x 'Frontier'	B & B	2.5"Cal	
	UP	35	Triumph Elm	Ulmus x 'Morton Glossy' TM	B & B	2.5"Cal	
ORNAMENTAL TREES							
	AG	8	Hot Wings Tatarian Maple	Acer tataricum 'GarAnn' TM	B & B	Multi Trunk	6-8' Tall
	MS	18	Spring Snow Crabapple	Malus x 'Spring Snow'	B & B	2"Cal	
	PV	4	Sucker Punch Red Chokecherry	Prunus x virginiana 'P002S' TM	B & B	2"Cal	
	PS	7	Chanticleer Callery Pear	Pyrus calleryana 'Cleveland Select'	B & B	2"Cal	
EVERGREEN TREES							
	PH	42	Hoopsii Colorado Spruce	Picea pungens 'Hoopsii'	B & B		6-8' Tall
	PE	14	Emerald Arrow Bosnian Pine	Pinus leucodermis 'Emerald Arrow'	B & B		6-8' Tall
	PN	8	Austrian Black Pine	Pinus nigra	B & B		6-8' Tall

LANDSCAPE MATERIALS

	IRRIGATED TURF: + 15,200 SF GREEN VALLEY TURF CO. WATER SAVER RTF TURF OR APPROVED EQUAL		ROCK MULCH: + 63,000 SF 1.5" DIA. RIVER ROCK, GRAY COLOR
	NATIVE SEED: + 65,500 SF ARKANSAS VALLEY LOW GROW SEED MIX OR APPROVED EQUAL		COBBLE: + 51,100 SF 3"-6" RIVER COBBLE, GRAY COLOR
	DETENTION BASIN SEED: + 14,100 SF ARKANSAS VALLEY DETENTION/WETLAND SEED MIX OR APPROVED EQUAL		PLAYGROUND MULCH: + 2,650 SF FIBAR PLAYGROUND WOOD MULCH, NATURAL COLOR
	MOSS ROCK LANDSCAPE BOULDERS: BOULDERS SHALL BE APPROXIMATELY 1-1.5 TONS EACH AND/OR APPROXIMATELY MATCH THE SIZE SHOWN ON THE PLAN. WHEN PLACING BOULDERS, 1/4 TO 1/3 OF THE STONE SHOULD BE BURIED BELOW GRADE.		WOOD MULCH: + 15,000 SF SHREDDED CEDAR WOOD MULCH, NATURAL COLOR - TO BE INSTALLED AT 3" MIN DEPTH IN 3' DIAMETER RINGS AT THE BASE OF EACH TREE LOCATED IN SOD, SEED AREAS, OR ROCK MULCH BEDS
			EDGING: + 10,710 SF 14 GAUGE STEEL EDGING, BLACK COLOR

NOTE: ON-LOT LANDSCAPE NOT INCLUDED

LANDSCAPE SHEETS NOT FOR CONSTRUCTION

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS					
	BC	209	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal
	BP	98	Purple Haze Butterfly Bush	Buddleja x 'Purple Haze' TM	5 gal
	CC	58	Bluebeard	Caryopteris x clandonensis	5 gal
	CM	48	Desert Sweet	Chamaebatiaria millefolium	5 gal
	CF	116	Arctic Fire Red Twig Dogwood	Cornus sericea 'Farrow' TM	5 gal
	DO	43	Kodiak Orange Diervilla	Diervilla x 'G2X88544' TM	5 gal
	FP	85	New Mexico Privet	Forestiera pubescens pubescens	5 gal
	FG	142	Golden Tide Forsythia	Forsythia x 'Gold Tides'	5 gal
	HD	23	Rock Spirea	Holodiscus dumosus	5 gal
	PA	156	Russian Sage	Perovskia atriplicifolia	5 gal
	PC	68	Cheyenne Mockorange	Philadelphus lewisii 'PWY01S' TM	5 gal
	PO	85	Summer Wine Ninebark	Physocarpus opulifolius 'Seward' TM	5 gal
	PD	68	Festivus Gold Ninebark	Physocarpus opulifolius 'Bert Dart's G' TM	5 gal
	PG	109	Gold Star Bush Cinquefoil	Potentilla fruticosa 'Gold Star'	5 gal
	PB	206	Pawnee Buttes Sand Cherry	Prunus besseyi 'P011S' TM	5 gal
	RA	131	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	5 gal
	RG	121	Golden Currant	Ribes aureum	5 gal
	RR	149	Knock Out Shrub Rose	Rosa x 'Radrazz' TM	5 gal
	SB	161	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	5 gal
EVERGREEN SHRUBS					
	AP	242	Panchito Manzanita	Arctostaphylos x 'Panchito'	5 gal
	CS	27	Spanish Gold Broom	Cytisus purgans 'Spanish Gold'	5 gal
	DB	53	Carol Mackie Daphne	Daphne x burkwoodii 'Carol Mackie'	5 gal
	EG	50	Emerald 'n Gold Wintercreeper	Euonymus fortunei 'Emerald 'n Gold'	5 gal
	GL	341	Lydia Broom	Genista lydia	5 gal
	JH	62	Blue Rug Juniper	Juniperus horizontalis 'Wiltonii'	5 gal
	JB	170	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	5 gal
	JA	80	Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal
	JW	5	Woodward Columnnar Juniper	Juniperus scopulorum 'Woodward'	5 gal
ORNAMENTAL GRASSES					
	BB	227	Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	5 gal
	ER	23	Ravenna Grass	Erianthus ravennae	5 gal
	ML	88	Regal Mist Pink Muhly Grass	Muhlenbergia capillaris 'Lenca' TM	5 gal
	NT	137	Mexican Feather Grass	Nassella tenuissima	5 gal
	PF	129	Hameln Fountain Grass	Pennisetum alopecuroides 'Hameln'	5 gal
	SS	74	The Blues Little Bluestem	Schizachyrium scoparium 'The Blues'	5 gal
PERENNIALS					
	CI	15	Purple Poppymallow	Callirhoe involucrata	1 gal
	HP	174	Purple De Oro Daylily	Hemerocallis x 'Purple De Oro'	1 gal
	NW	61	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	1 gal

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CY PER 1000 SF FOR SHRUB, ORNAMENTAL GRASS, AND/OR TREE AREAS, 4 CY PER 1000 SF FOR TURF FOR SOD AND/OR SEED AREAS, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL FREE-STANDING LIGHTS LOCATED WITHIN THE PARK SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. IN THE MEDIUM DENSITY RESIDENTIAL SUBAREA, ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHALL BE OF THE DOWNCAST TYPE.
- ALL NEW PAVED ROADWAY SURFACES SHALL BE ASPHALT; SIDEWALKS, WALKS THROUGH THE PARK, AND THE PARK PLAZA SHALL BE CONCRETE. UNLESS OTHERWISE SPECIFIED, THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT ASPHALT PAVING LETTER.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS 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.
- ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").
- WATER QUALITY ENHANCEMENT FOR THE NEW IMPERVIOUS SURFACES IS BEING PROVIDED BY TWO FULL-SPECTRUM REGIONAL DETENTION POND BMPS AS SHOWN ON THESE PLANS. THE DETENTION POND BMPS WILL CONSIST OF A RELATIVELY FLAT AREA WITH TRICKLE CHANNELS TO THE OUTLET STRUCTURE PROVIDING WATER QUALITY AND EXCESS URBAN RUNOFF VOLUME (EURV) TREATMENT, AND MAJOR STORM (HISTORIC CONDITION) OVERFLOW DRAINING TO THE STORM SEWER. THESE TWO EXTENDED DETENTION BASINS USE MAINLY SEDIMENTATION SETTLING TO REMOVE POLLUTANTS.
- NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

LANDSCAPE TABULATIONS

STANDARD RIGHTS-OF-WAY (CURBSIDE LANDSCAPE) TABLE									
STREET NAME	CLASSIFICATION	LINEAR FEET	TREE ISLAND WIDTH	Area (SF)	TREES REQ. (1:40 LF)	TREES PROV.	SHRUBS REQ. (1:40 SF)	SHRUBS PROV.	ORNAMENTAL GRASS PROV.
E. Jewell Ave. (South)	Arterial	839	10'	8,390	21	22	210	218	45
S. Irvington St. (East)	Local	649	8'	5,192	16	16	130	159	16
S. Kewaunee St. (West)	Local	1,047	8.5'	8900	26	26	222	206	38
S. Pacific Ave. (North)	Local	1,243	8.5'	10,566	31	31	264	197	70
E. Atlantic Pl. (North)	Local	737	8'	5,896	18	18	147	134	32
E. Atlantic Pl. (South)	Local	604	8'	4,832	15	15	121	103	23
E. Asbury Pl. (North)	Local	895	8'	7,160	22	26	179	211	44
E. Asbury Pl. (South)	Local	1,091	8'	8,728	27	27	218	219	22
S. Ider Way (West)	Local	342	8'	2,736	7	7	68	81	0
S. Ider Way (East)	Local	308	8'	2,464	8	8	62	68	0
S. Jamestown Way (West)	Local	590	8'	4,720	15	15	118	106	10
S. Jamestown Way (East)	Local	592	8'	4,736	15	16	118	111	14
S. Jackson Gap Way (West)	Local	650	8'	5,200	16	17	130	163	16
S. Jackson Gap Way (East)	Local	698	8'	5,584	17	17	140	111	29

Note: 50 LF REDUCED FROM STREETS CONTAINING STOP SIGNS TO ADHERE TO REQUIRED STOP SIGN SETBACKS

DETENTION LANDSCAPE REQUIREMENTS

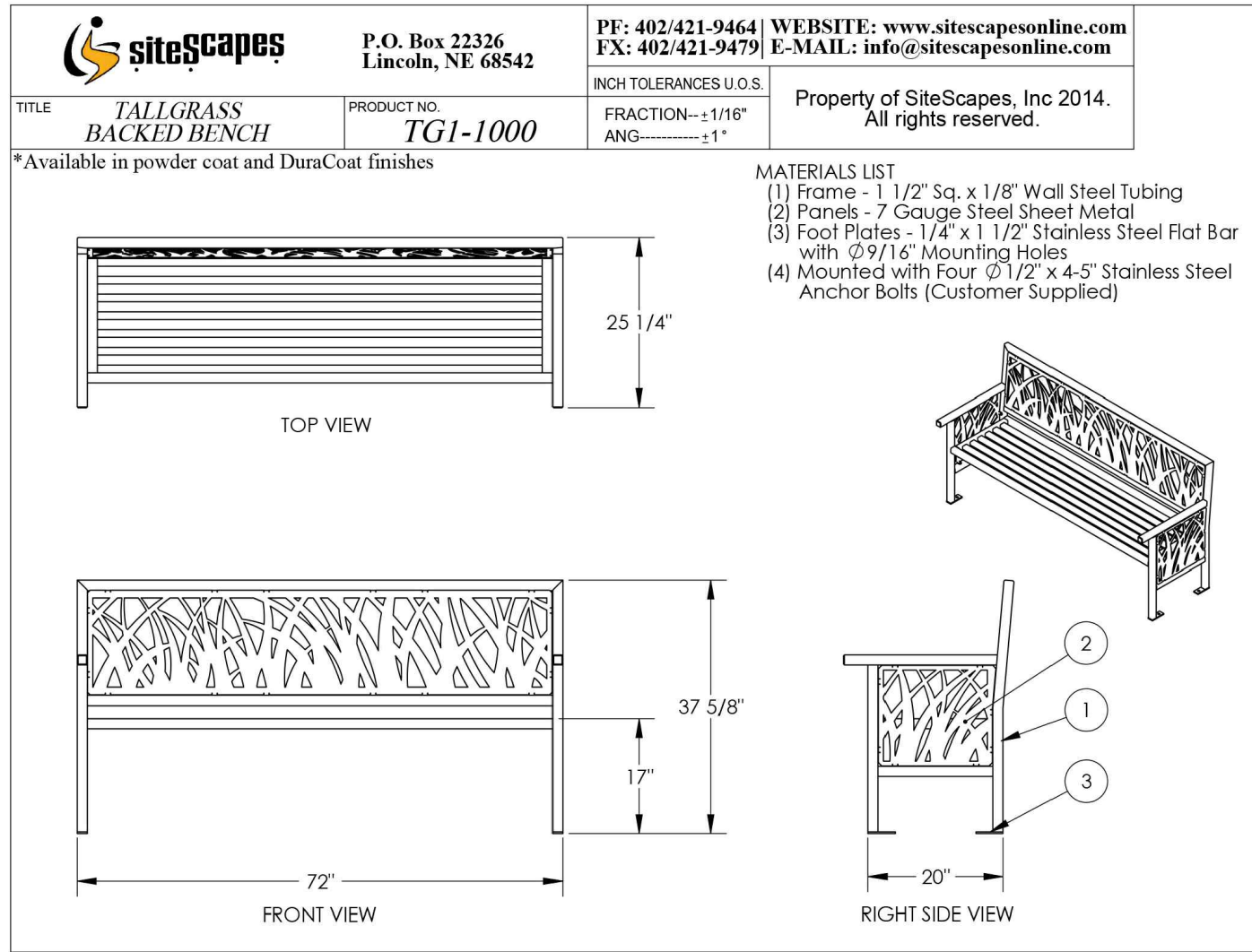
TRACT R DETENTION	AREA (SF)	%
TOTAL AREA	50,339	100
DETENTION POND (ELEVATION: 5,660)	25,358	50.4
LANDSCAPE AREA AT POND (ABOVE 100 YR. STORM ELEV.	24,981	49.6

	AREA (SF)	REQUIRED	PROVIDED
TOTAL LANDSCAPE AT POND	19,709		
TREE REQUIREMENT (1 TREE PER 4,000 SF)	N/A	5	5
SHRUB REQUIREMENT (10 SHRUBS PER 4,000 SF)	N/A	49	49

OPEN SPACE / LANDSCAPE TRACT TABLE

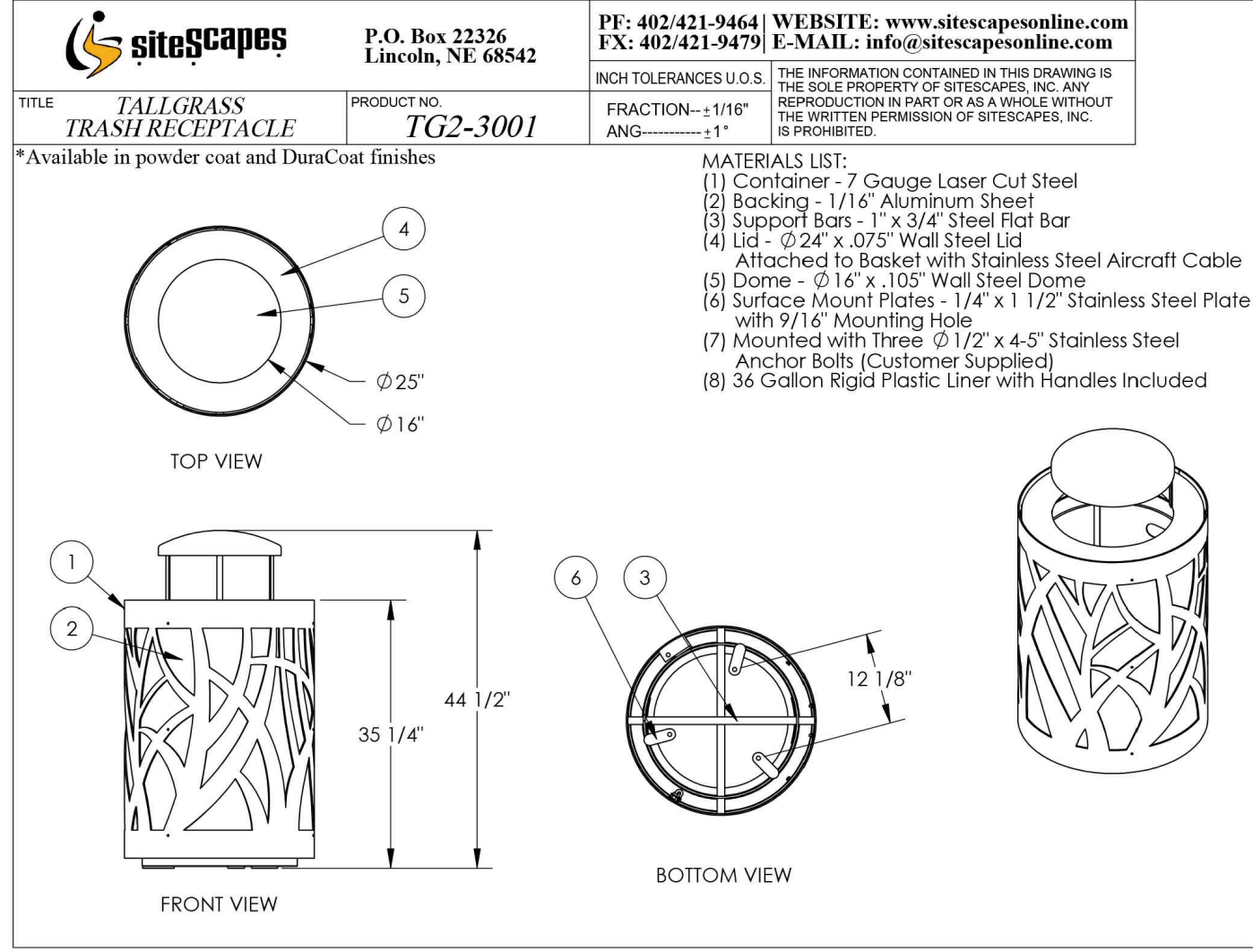
Tract	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Tract C	Landscape Area - Open Space	15,698.26	4	8	#5 Container	39
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract E	Landscape Area - Pocket Park	30,088.32	8	30	#5 Container	75
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract H	Landscape Area - Open Space	20,494.94	5	8	#5 Container	51
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract J	Landscape Area - Open Space	4,162.96	1	6	#5 Container	10
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract K	Landscape Area	1,602.15	1	3	#5 Container	4
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract M	Landscape Area	2,388.79	1	1	#5 Container	6
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract N	Landscape Area	1,614.27	1	4	#5 Container	4
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract O	Landscape Area	2,388.79	1	2	#5 Container	6
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract P	Landscape Area	7,583.30	2	13	#5 Container	19
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract S	Landscape Area	1,875.98	1	2	#5 Container	5
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract U	Landscape Area	1,978.86	1	4	#5 Container	5
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract W	Pocket Park	35,778.69	9	33	#5 Container	89
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract Z	Landscape Area	1,390.93	1	33	#5 Container	3
	(1 Tree and 10 Shrubs per 4,000 SF)					
Tract AA	Landscape Area	1,390.93	1	33	#5 Container	3
	(1 Tree and 10 Shrubs per 4,000 SF)					

NOTE: PRODUCTS & DETAILS ARE PRELIMINARY AND
SUBJECT TO CHANGE PENDING CONSTRUCTION
DOCUMENTS



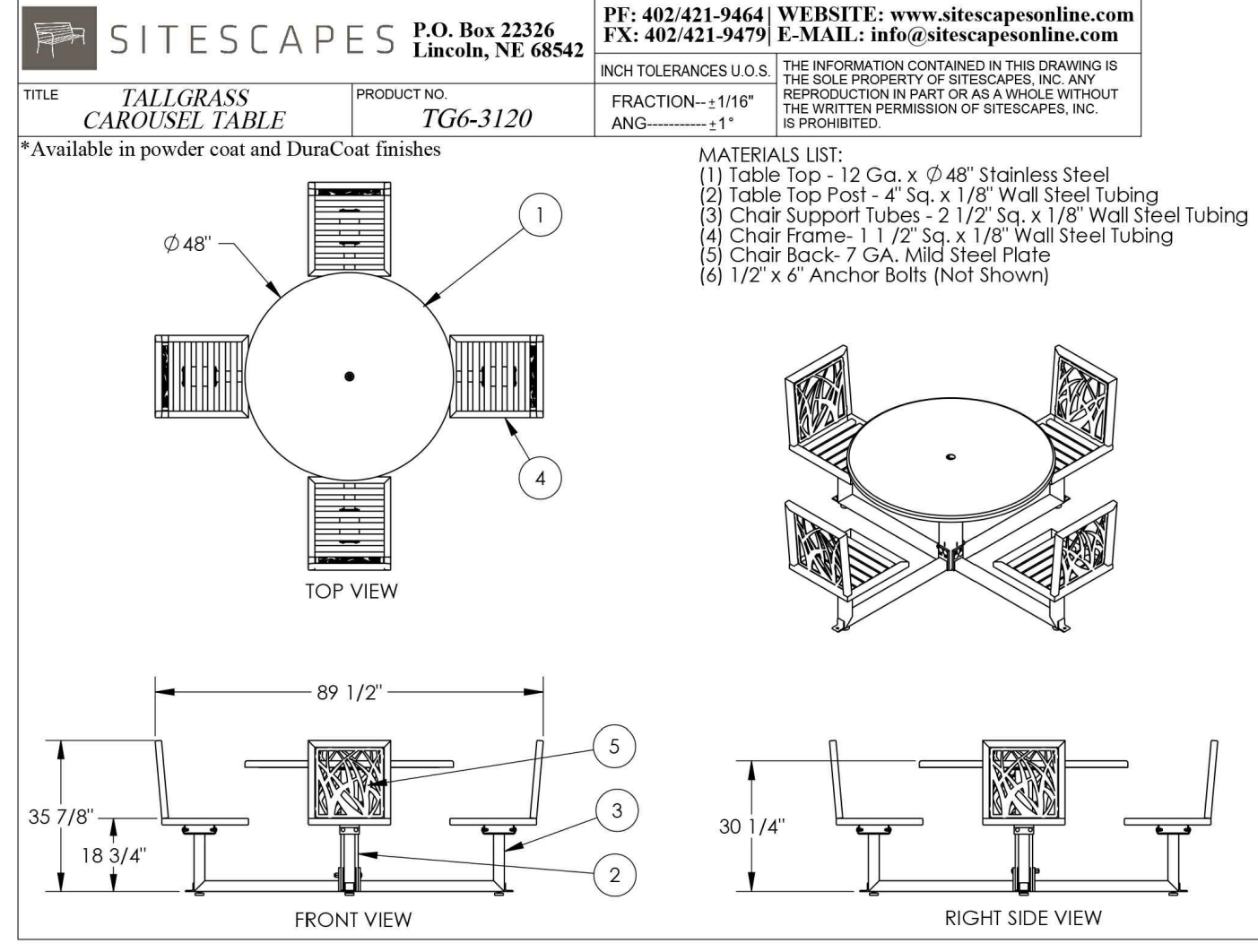
1 BENCH WITH BACK
QUANTITY: 9

NOT TO SCALE



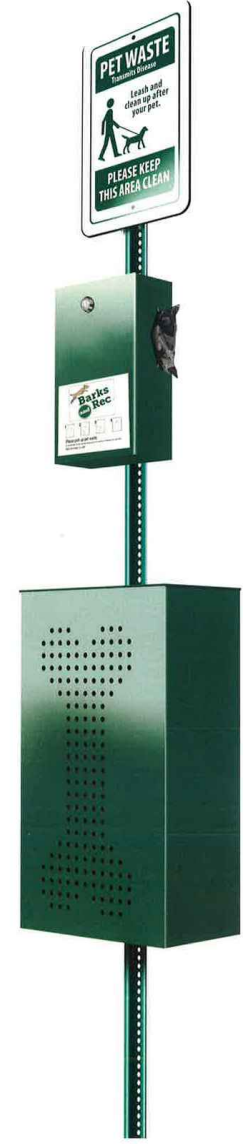
2 TRASH RECEPTACLE
QUANTITY: 5

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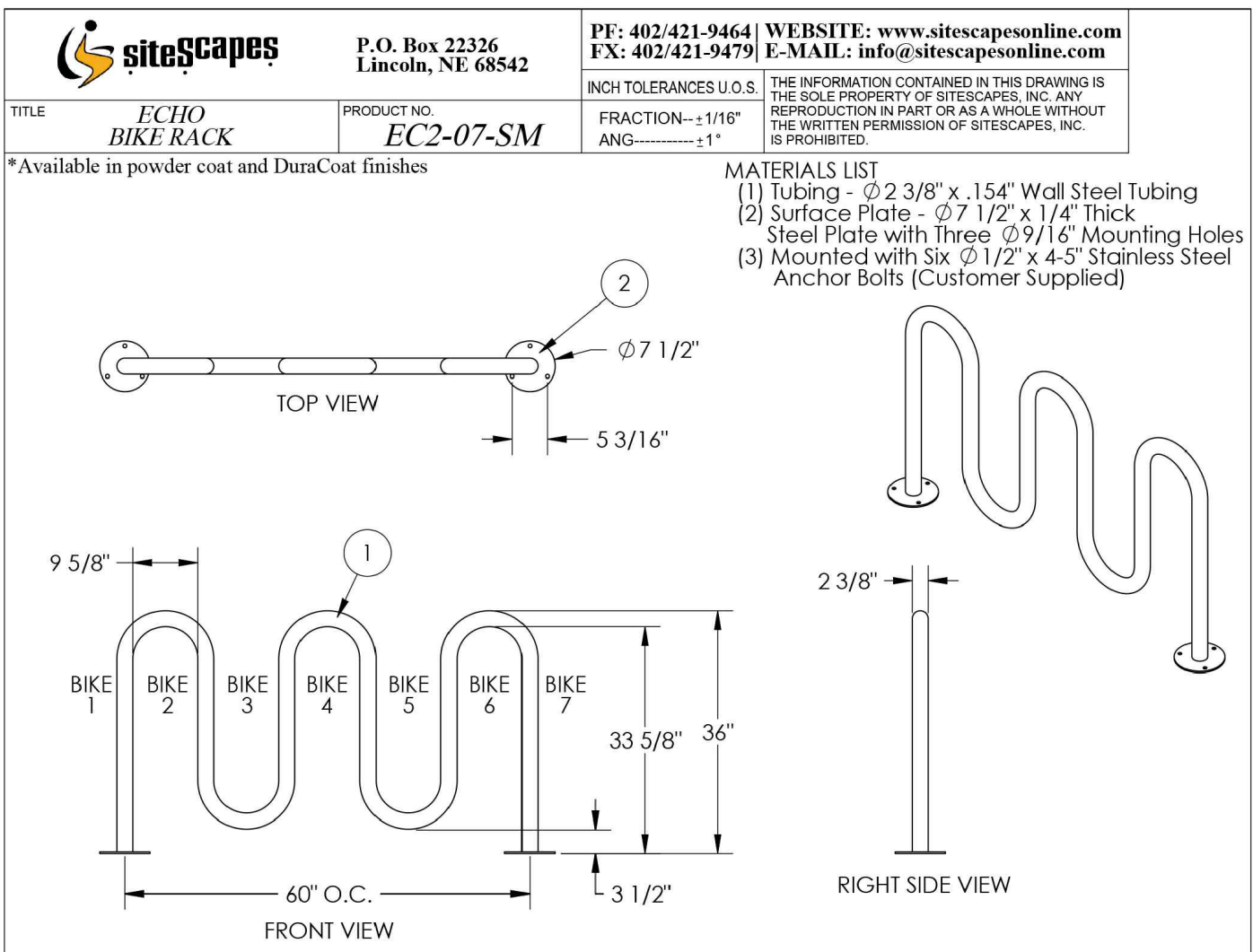
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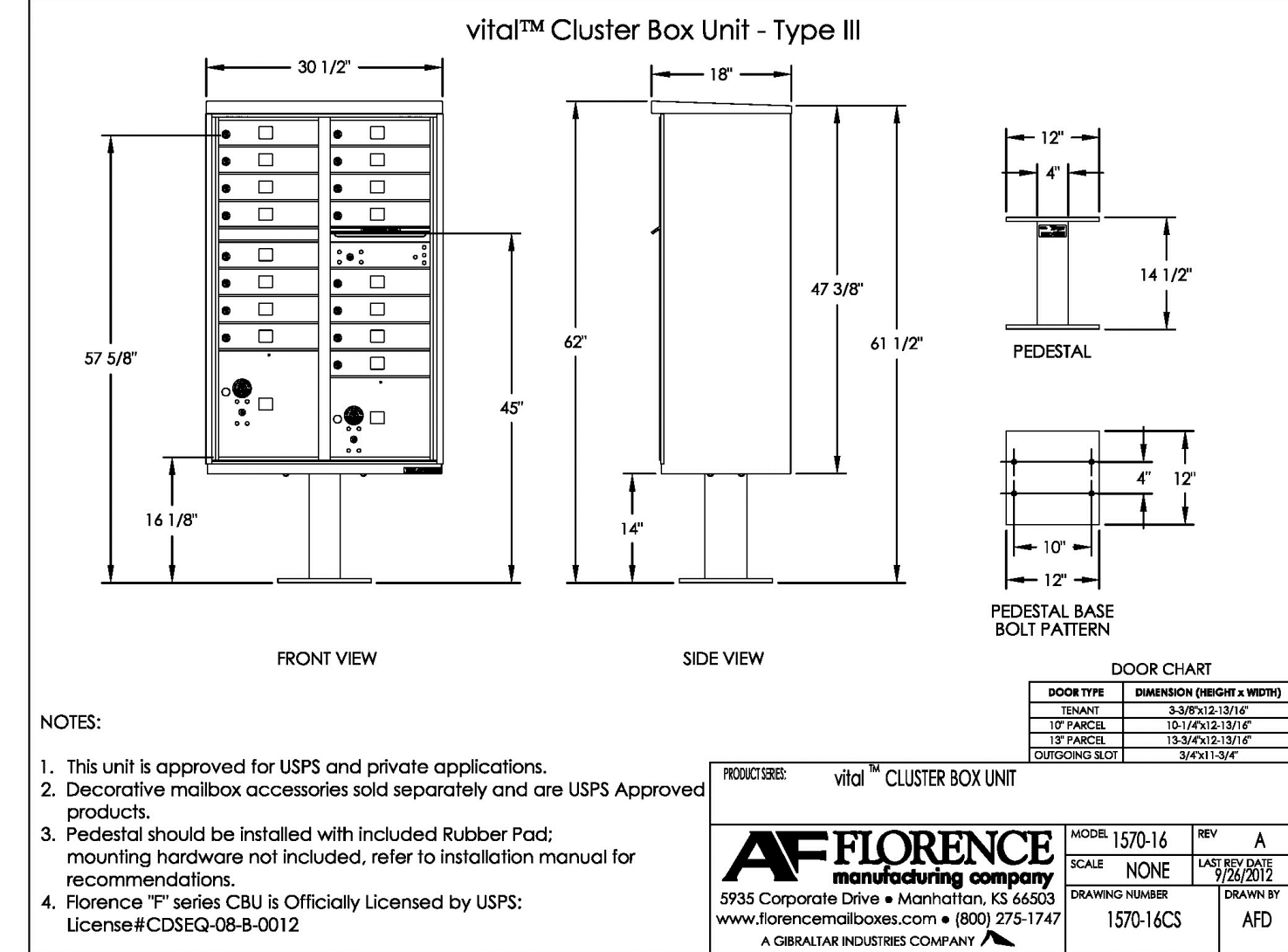
4 PET WASTE STATION
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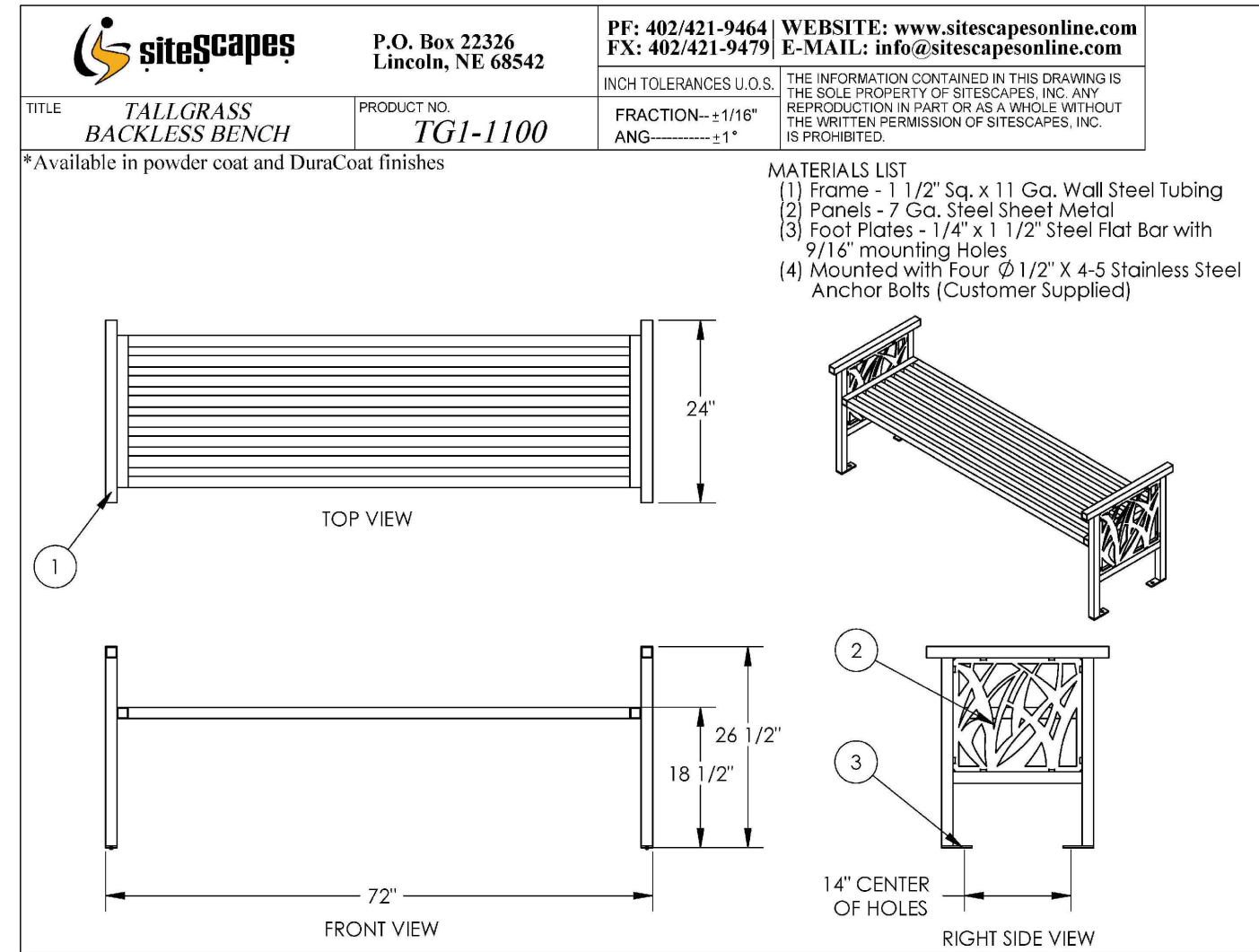
5 BIKE RACK
QUANTITY: 2

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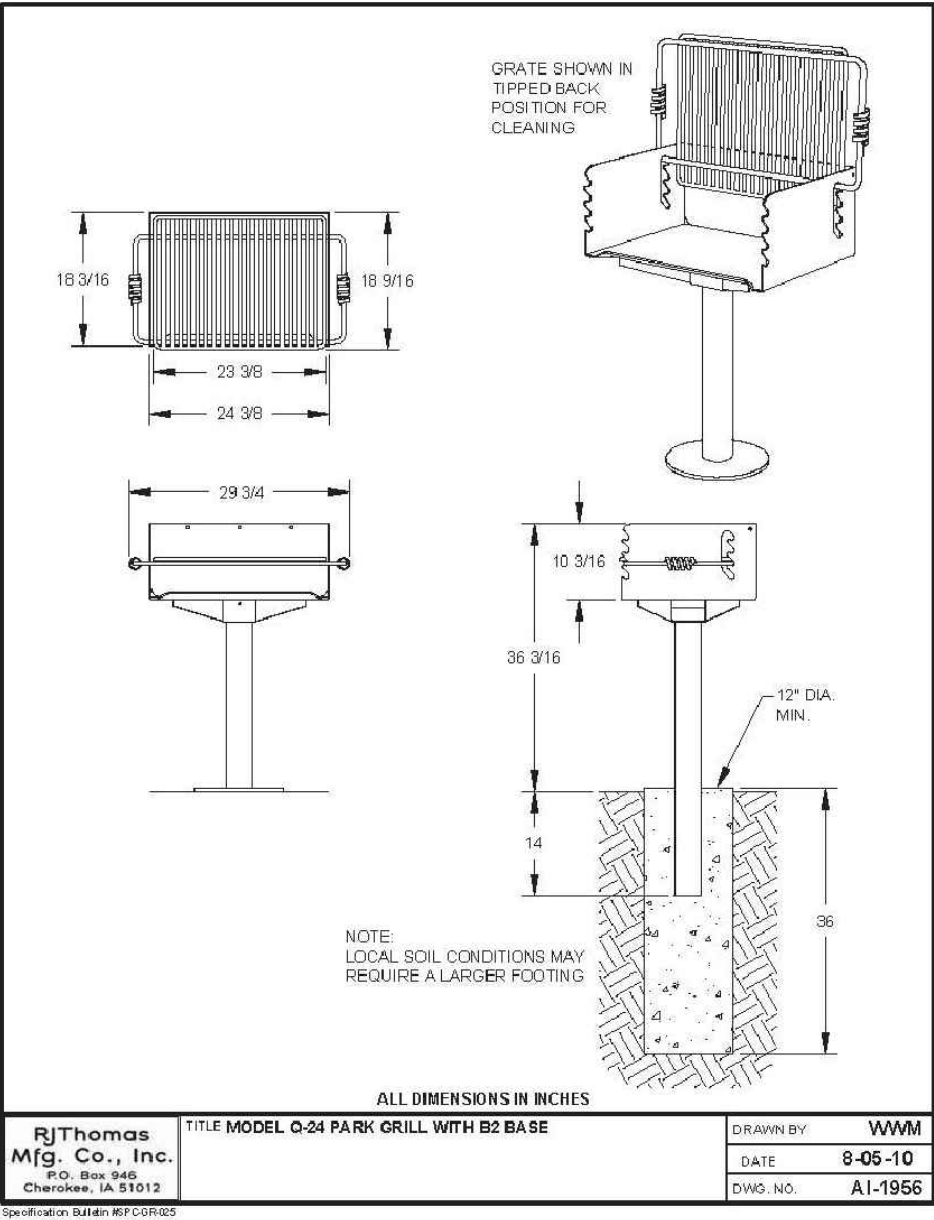
6 MAIL KIOSK
QUANTITY: 16

NOT TO SCALE



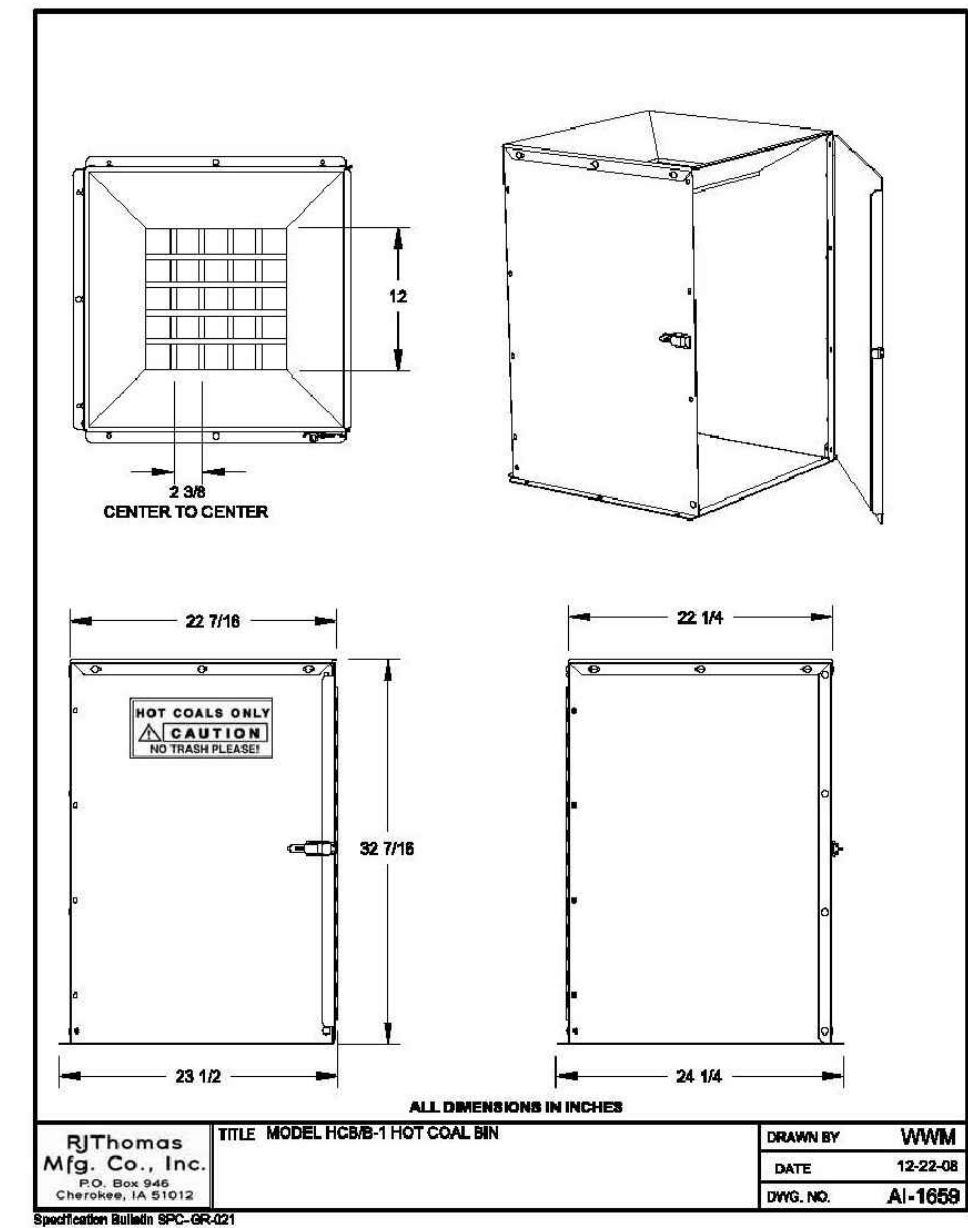
7 BACKLESS BENCH
QUANTITY: 2

NOT TO SCALE



8 PARK GRILL
QUANTITY: 2

NOT TO SCALE



9 COAL BIN
QUANTITY: 2

NOT TO SCALE

10 CONCRETE EDGER

NOT TO SCALE

11 STEEL EDGER

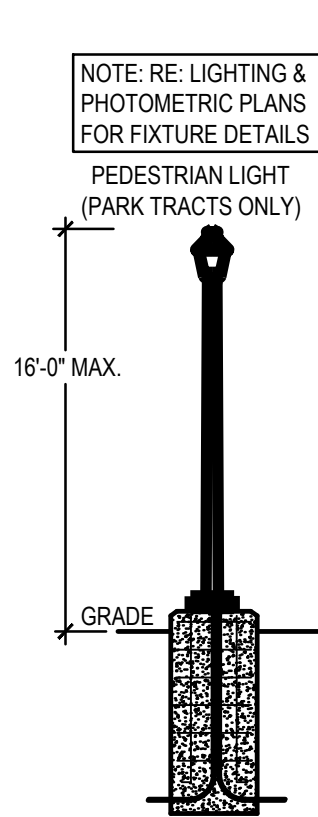
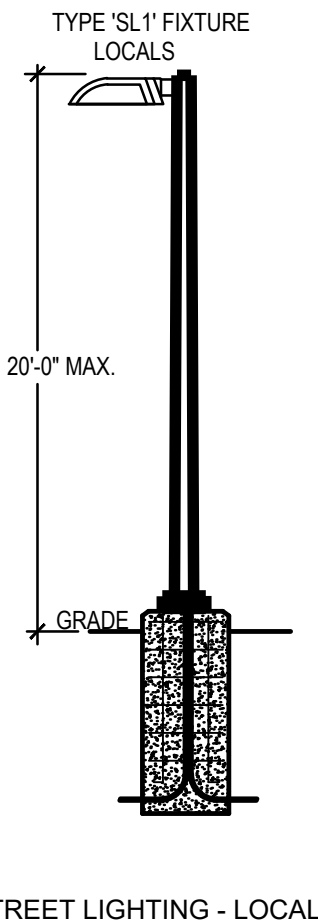
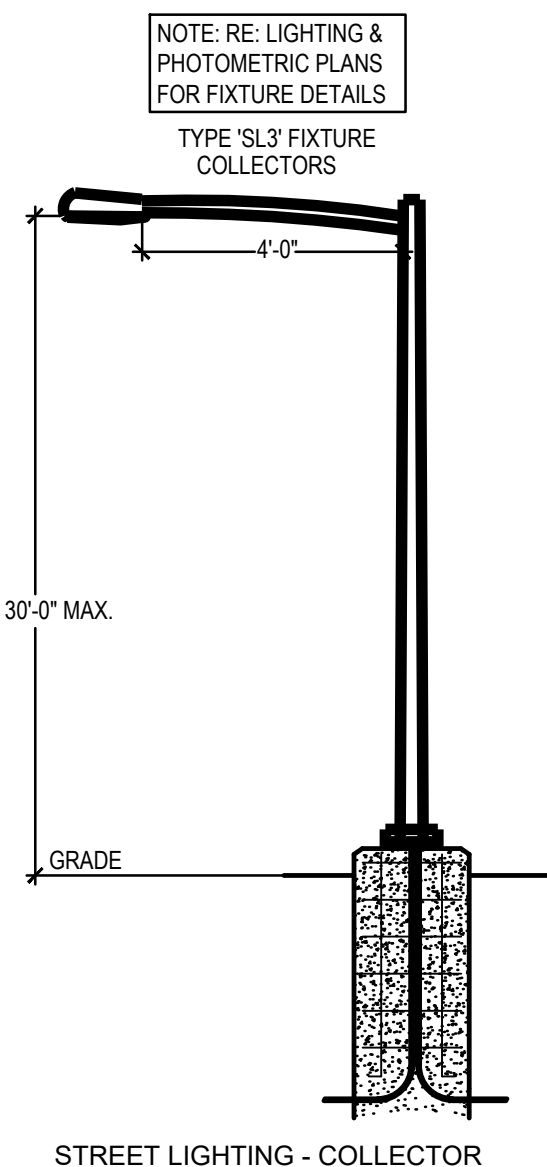
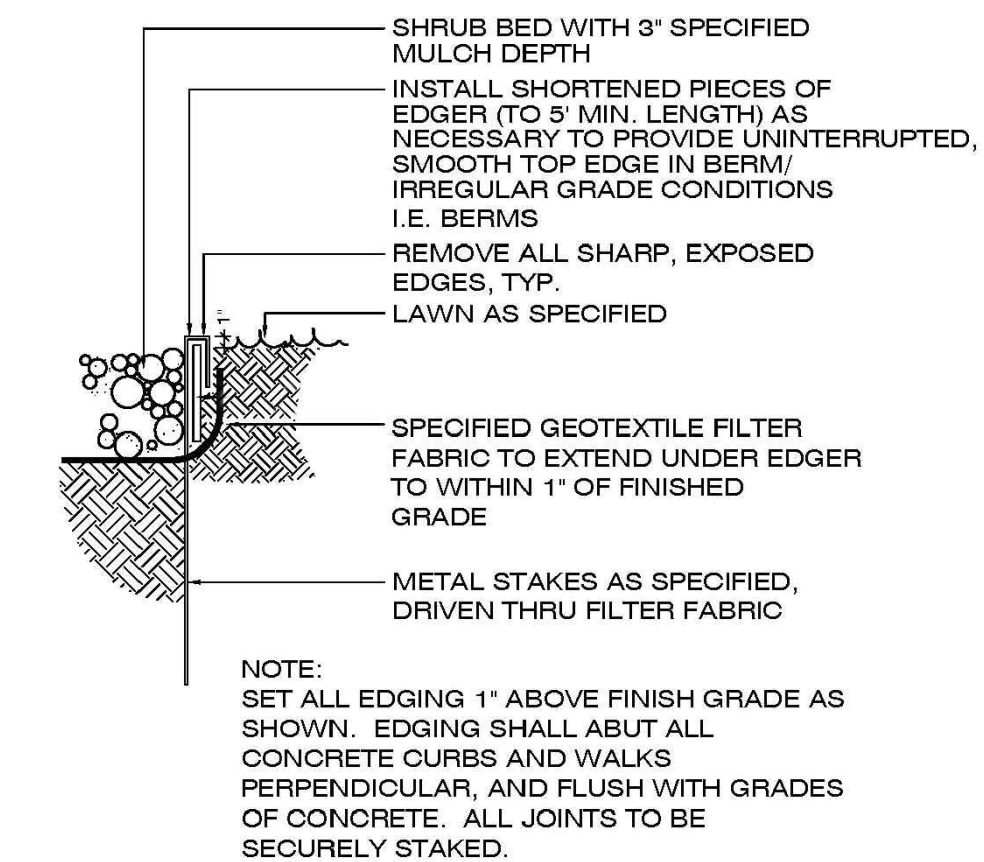
NOT TO SCALE

12 STREET LIGHTING

NOT TO SCALE

13 PEDESTRIAN LIGHTING
QUANTITY: 5

NOT TO SCALE



NOTE: ELECTRIC & PHOTOMETRIC PLANS PROVIDED BY OTHERS. RE: THOSE PLANS FOR LIGHTING & FIXTURE DETAILS & SPECIFICATIONS.

ELECTRIC PLANS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AS PART OF AN ELECTRICAL SUBMISSION. PHOTOMETRIC PLANS ARE TO BE PROVIDED DURING THE CIVIL PLAN SET FOR PUBLIC RIGHT OF WAY.

ISSUE RECORD

SUBMITTAL #	DATE
1	12/06/2023
2	02/14/2024
3	04/10/2024
4	06/14/2024
5	08/01/2024
6	08/30/2024
7	09/20/2024

PROJECT INFORMATION

PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH

DETAILS

29

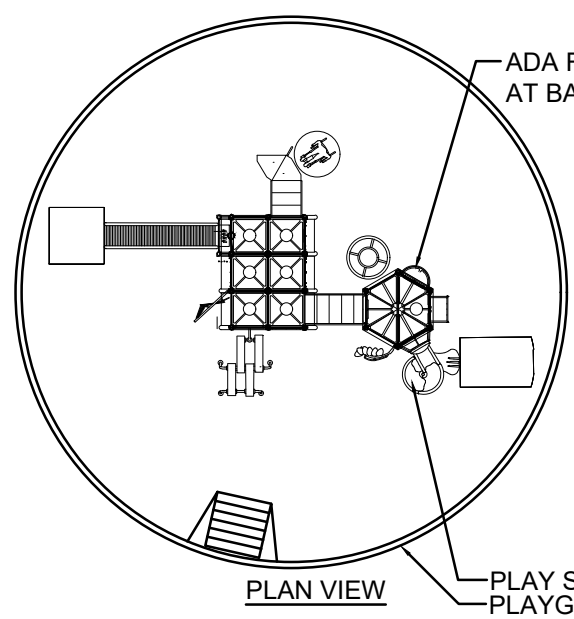
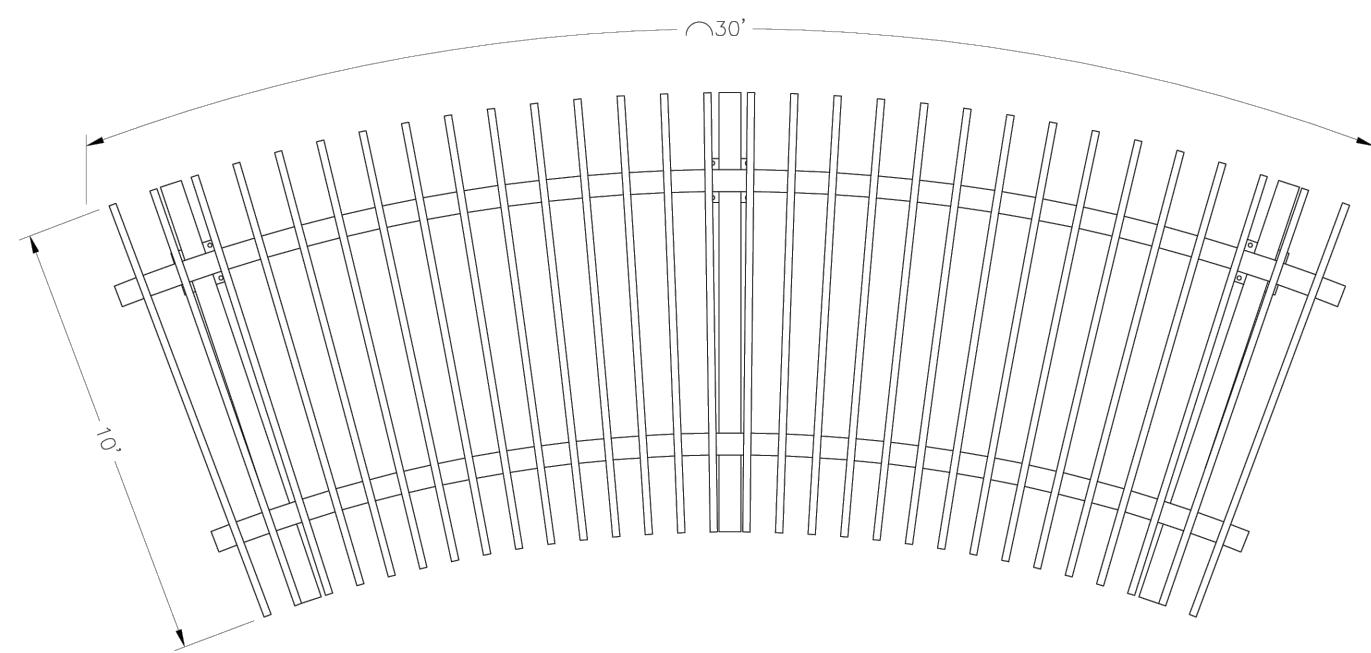
29 OF 33



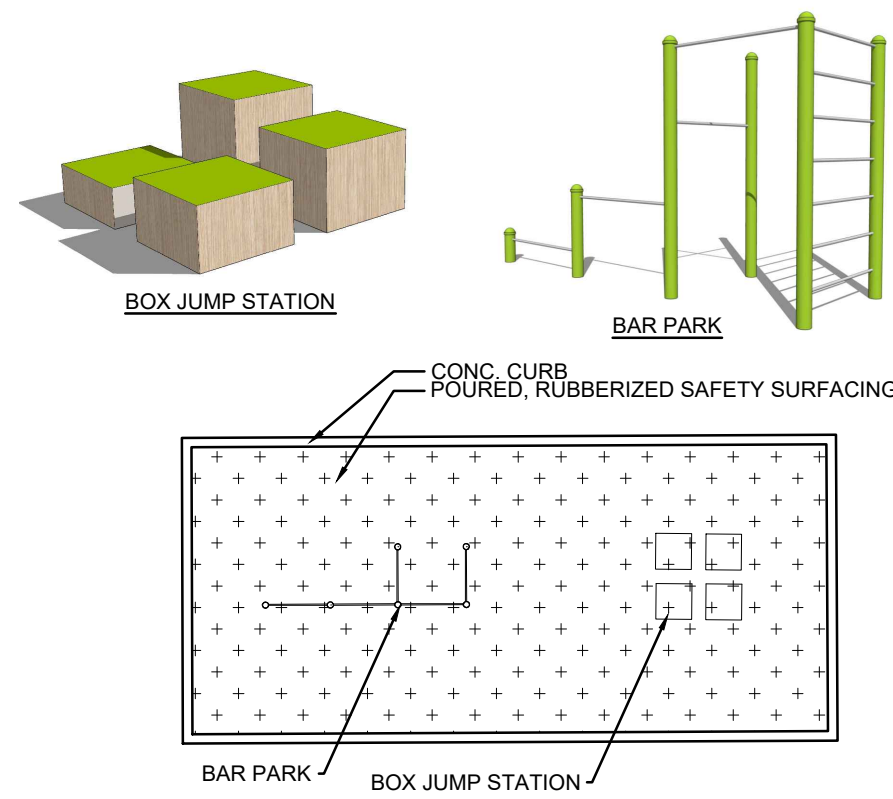
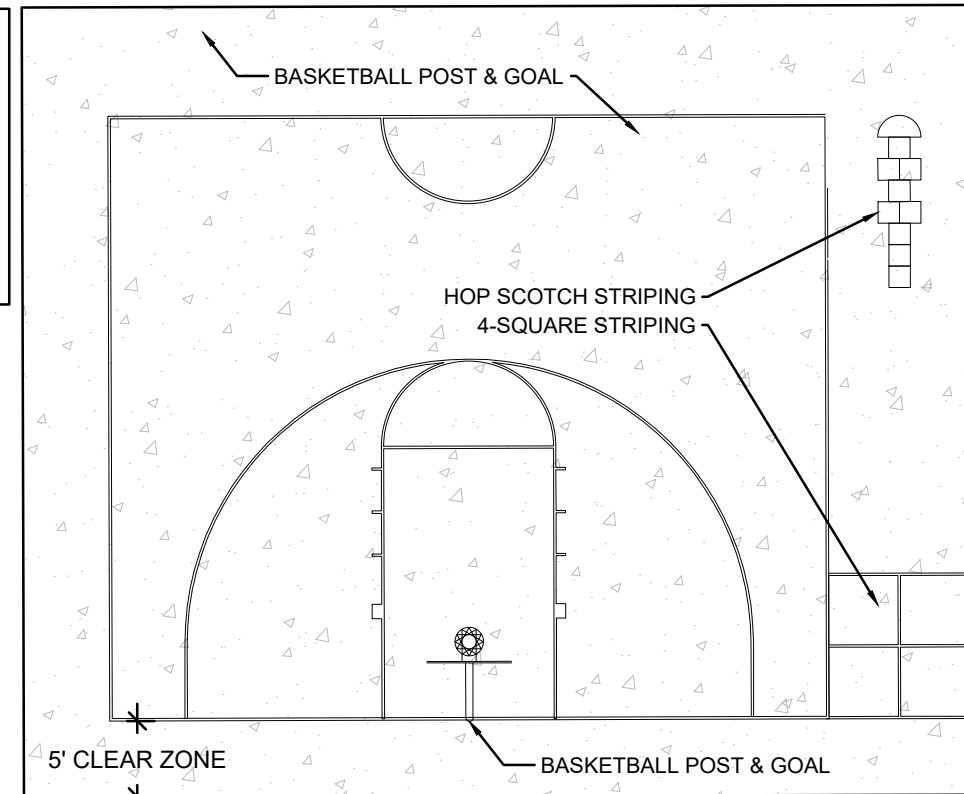
OWNER / CLIENT
JEN COLORADO 20, LLC
7203 S. Alton Way, STE C-400
Centennial, CO 80112
RPHAN@CENTREGP.COM

ENGINEER
KIMLEY-HORN
10000 E. CENTER STREET, STE 1500
DENVER, CO 80237
303-228-2300

SITE PLAN
HARVEST CROSSING
PLANNING AREA NO. 2
AURORA, COLORADO



NOTES:
LAYOUT:
DIMENSIONS IN
ACCORDANCE WITH HIGH
SCHOOL COURT
STANDARDS.
MATERIALS:
POST TENSION
CONCRETE WITH ACRYLIC
SPORT SURFACING

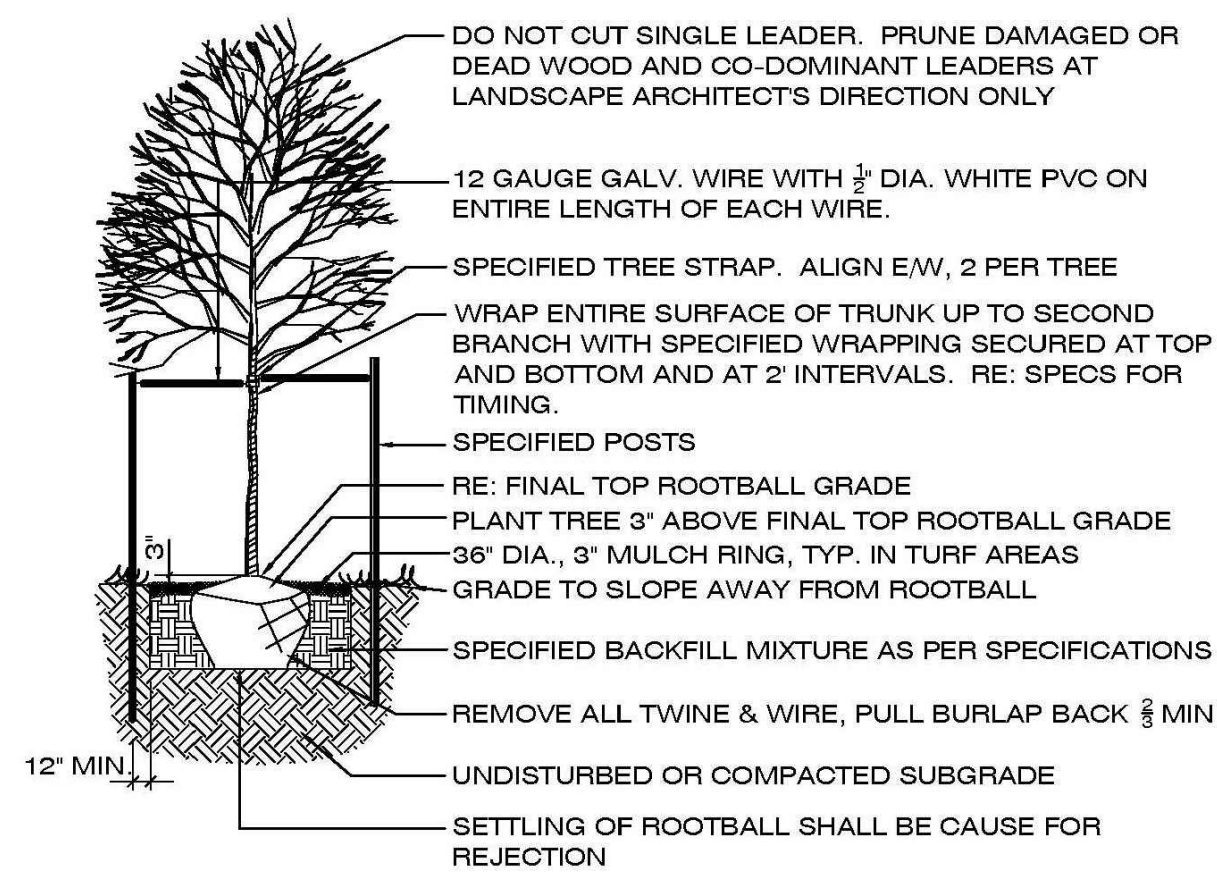


ISSUE RECORD	
SUBMITTAL # 1	12/06/2023
SUBMITTAL # 2	02/14/2024
SUBMITTAL # 3	04/10/2024
TECH. SUB. #1	06/14/2024
TECH. SUB. #2	08/01/2024
TECH. SUB. #3	08/30/2024
TECH. SUB. #4	09/20/2024

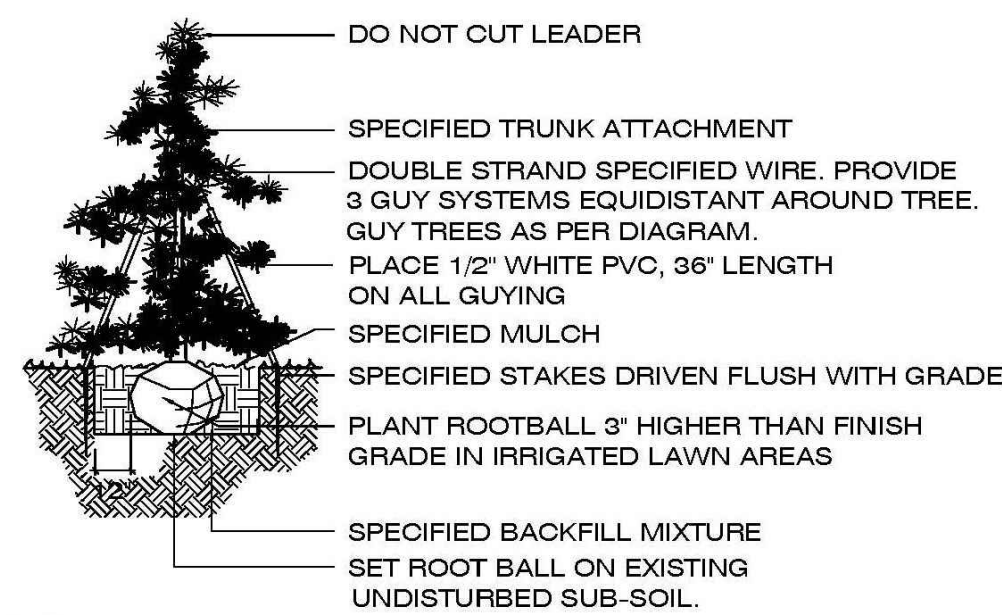
PROJECT INFORMATION	
PROJECT #:	2021-50
DRAWN BY:	CD
CHECKED BY:	AH

SITE DETAILS

1 CURVED ARBOR

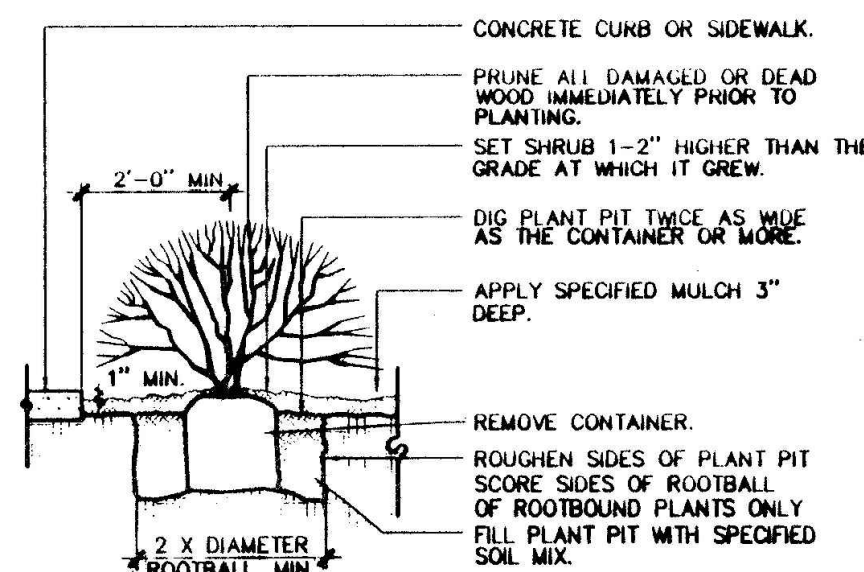


2 PLAY STRUCTURE



NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.
3. PLANT TOP OF ROOTBALL AT FINAL GRADE OF WATERING BASIN IN NATIVE GRASS AREAS.

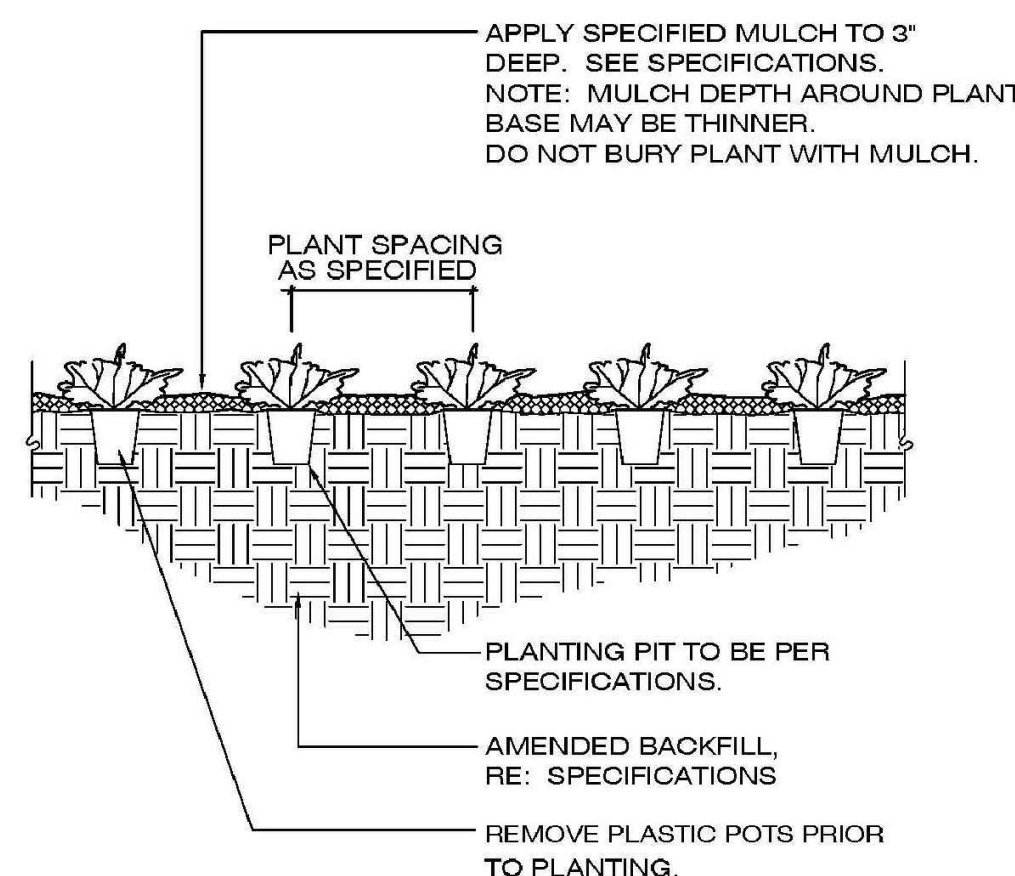
3 BASKETBALL COURT



NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

NOTE: HOLD GRADE 1\"/>

4 EXERCISE STATION



5 DECIDUOUS TREE PLANTING

NOT TO SCALE

6 EVERGREEN TREE PLANTING

NOT TO SCALE

7 SHRUB PLANTING

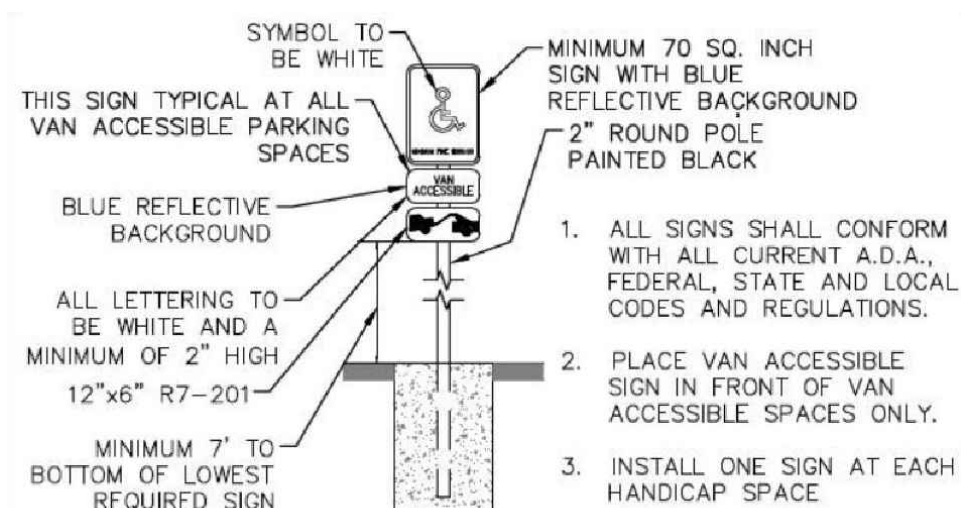
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8 PERENNIAL & GRASS PLANTING

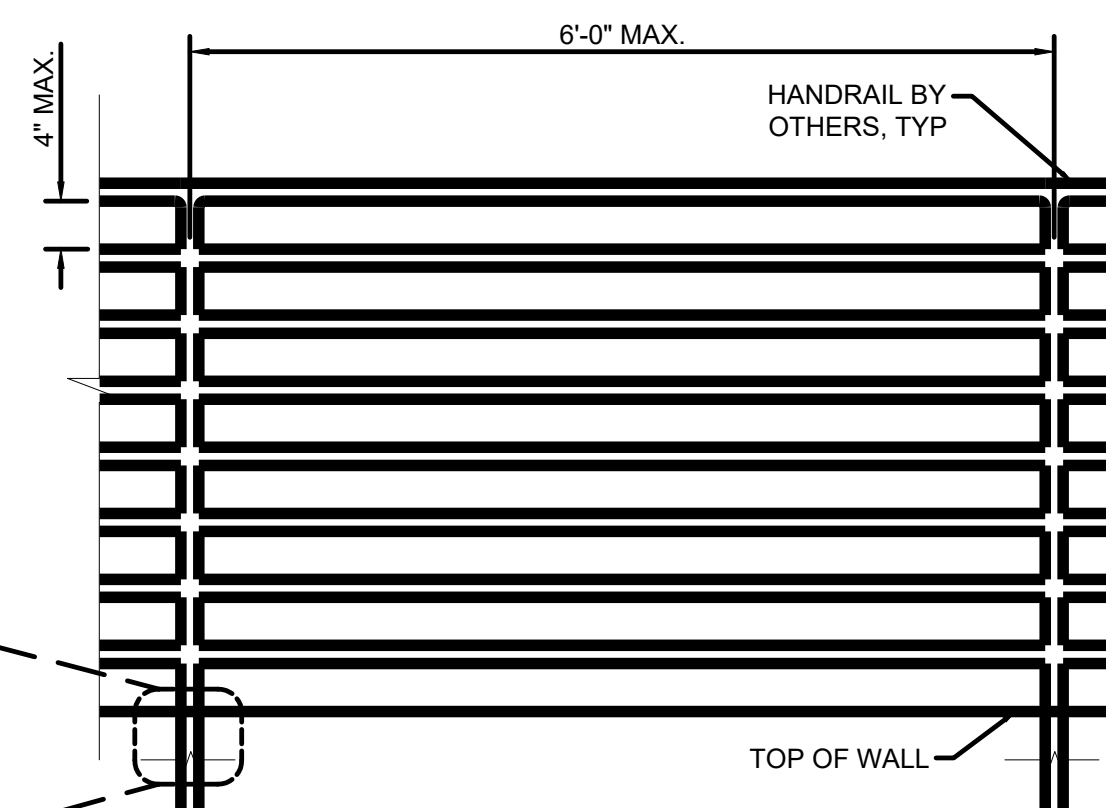
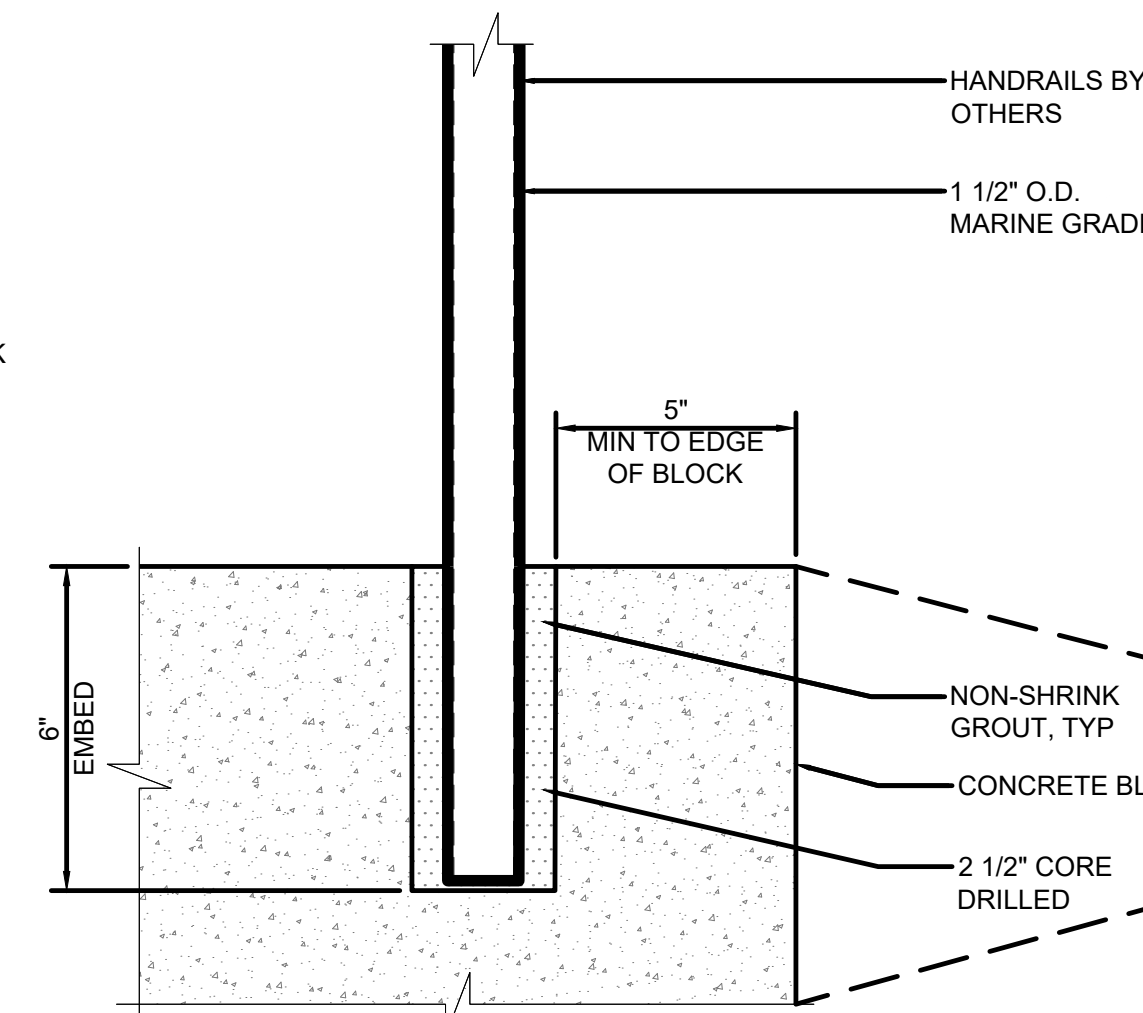
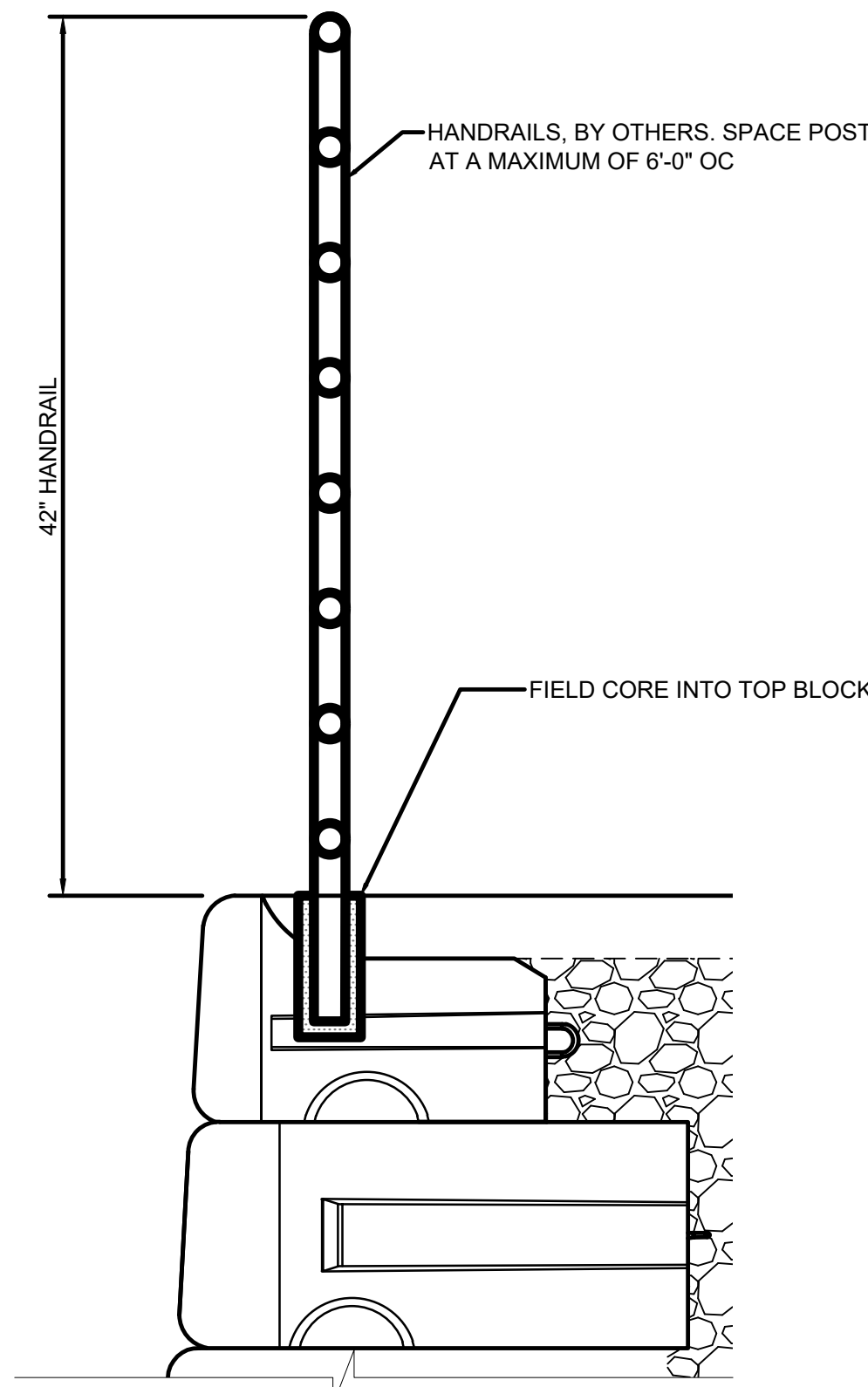
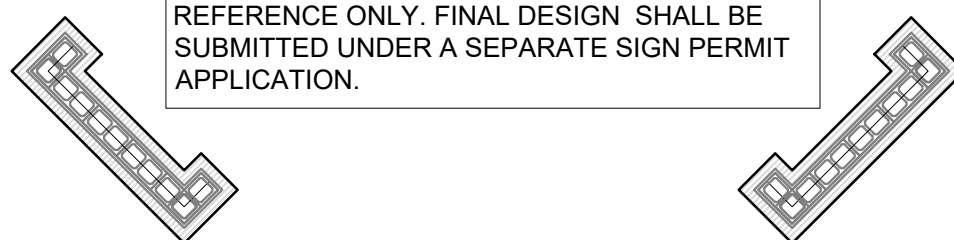
NOT TO SCALE

9 ADA PARKING SIGN

NOT TO SCALE

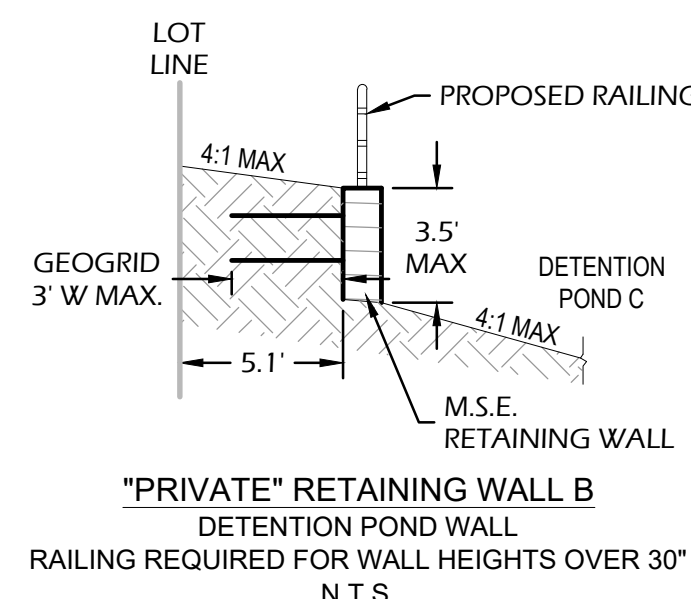


NOTE: MONUMENT DESIGN IS SHOWN FOR REFERENCE ONLY. FINAL DESIGN SHALL BE SUBMITTED UNDER A SEPARATE SIGN PERMIT APPLICATION.



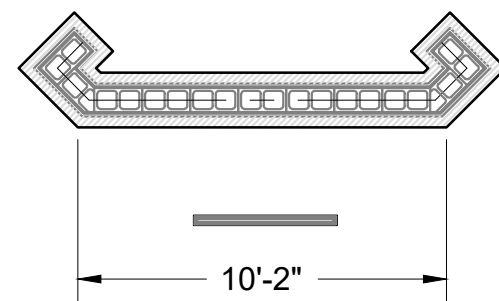
10 RETAINING WALL

NOT TO SCALE



11 MONUMENT SIGN

NOT TO SCALE



12 GROUTED CONNECTION (1 BLOCK)

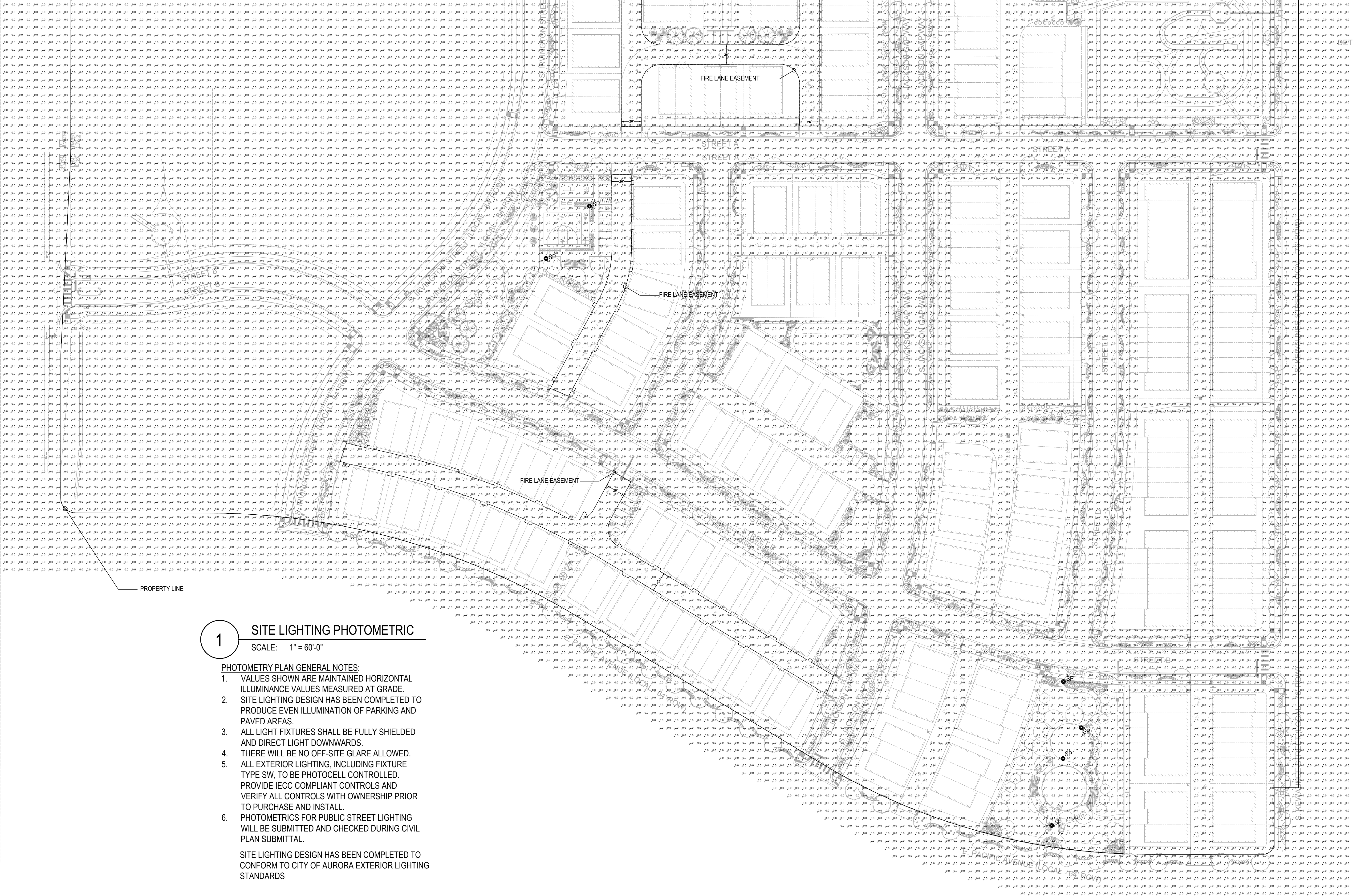
1-1/2\"/>

13 FENCE POST TO BLOCK WALL CONNECTION

3\"/>

14 GUARDRAIL ELEVATION TYP.

3/4\"/>



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 60'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.
- PHOTOMETRICS FOR PUBLIC STREET LIGHTING WILL BE SUBMITTED AND CHECKED DURING CIVIL PLAN SUBMITTAL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS



STUDIO LIGHTNING
83 SUNSET DR
BAILEY, CO 80421
303.242.1572

LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
⊙	SP	SITE POLE WALKWAYS	12'-0" AFG	BLACK	STREETWORKS LXT-15-S-X-X-3H	HIGH PRESSURE SODIUM	1.00	150W	FULL CUTOFF

DESCRIPTION

The Lexington outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington tastefully complements the architectural and environmental design of parks and roadways.

SPECIFICATION FEATURES

Construction
TOP: Hinged die-cast aluminum top with cupola cover. **SCREWS:** Captive retaining screw. **HOUSING:** Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics
REFRACTOR: Injection molded acrylic refractor panels.

Electrical
SOCKET: Vertical: Base up standard on Type II, III and V. Horizontal: Available with Type II and III

horizontal reflector. Mogul-base porcelain socket is field adjustable on horizontal only. 50-150W Pulse Start Metal Halide is medium-base socket standard. **STARTER:** Plug-in starter. **TERMINAL BLOCK:**Terminal block standard.

Mounting
Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish
Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal

thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.
Efficiency Standards Notice
Select luminaires are manufactured to USA and California efficiency regulations.



LXF/LXT
LEXINGTON

50 - 150W
Pulse Start Metal Halide

50 - 150W
High Pressure Sodium

DECORATIVE POST TOP
LUMINAIRE



EPA
Effective Projected Area: (Sq. Ft.) 1.7

SHIPPING DATA
Approximate Net Wt:
25 lbs. (11 kgs.)

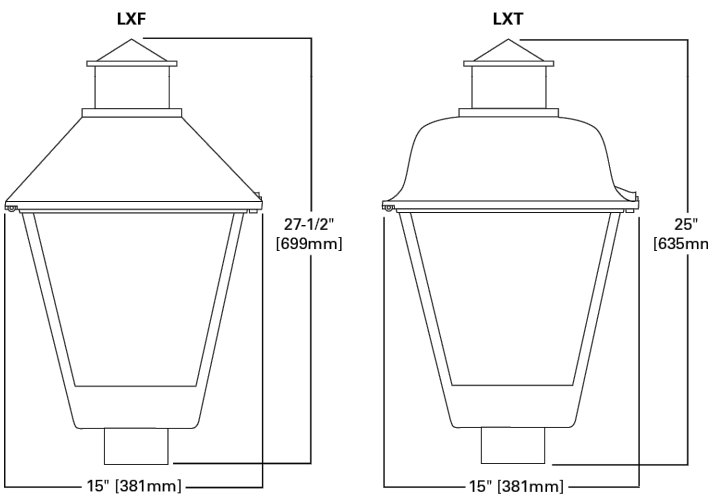
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April 26, 2022 3:40 PM



Streetworks

Catalog #	Type
Project	SP
Comments	Date
Prepared by	

DIMENSIONS



STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572



OWNER / CLIENT
JEN COLORADO 20, LLC
10000 E. 10TH AVE C-400
CENTENNIAL, CO 80112
RFRANK@CENTREGRP.COM
ENGINEER
KIMLEY-HORN
4882 SOUTH LUSTER STREET, STE 1500
AURORA, CO 80017
303.229.2300

SITE PLAN
HARVEST CROSSING
PLANNING AREA NO. 2
AURORA, COLORADO

ISSUE RECORD	12/06/2023	02/14/2024	06/19/2024
SUBMITTAL # 1			
SUBMITTAL # 2			
SUBMITTAL # 3			

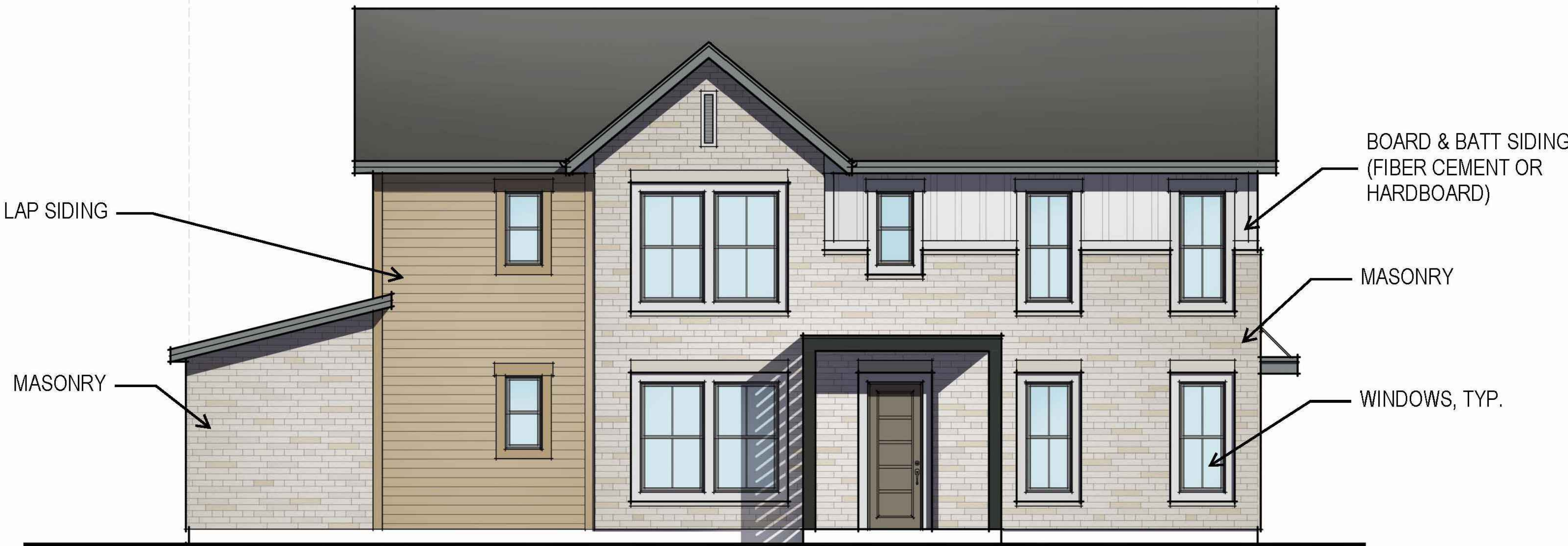
PROJECT INFORMATION	2021-50	JLK	JMB
PROJECT #:			
DRAWN BY:			
CHECKED BY:			

LIGHTING DETAILS

32

32 OF 33

Typical Side Elevation
753 sf : Total Facade
487 sf : Masonry (65%)



PLAN 2402 - SIDE ELEVATION

Typical Front Elevation
1,151 sf : Total Facade
684 sf : Masonry (59%)



PLAN 2402

PLAN 2003

PLAN 2002

PLAN 2001

PLAN 2403

THE NEW HOME COMPANY - HARVEST CROSSING

CONCEPTUAL 5-PLEX ELEVATIONS
2024.08.26

