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1101 Bannock Street
Denver, Colorado 80204
303.892.1166

March 21, 2025

Stacy Wasinger
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Initial Submission Review: The Parklands - Dominium Multi-Family – Site Plan and Plat
Application Number: DA-2289-08
Case Numbers: 2025 4000 00; 2025 3003 00

Dear Ms. Wasinger:

Thank you for taking the time along with City staff to review the initial submission of The Parklands Dominium Multi-Family Site Plan and Plat. Valuable feedback was received on February 13, 2025, and detailed responses to comments can be found on the following pages of this document. Please do not hesitate to contact us should you have any questions or concerns. I am available via email at drael@norris-design.com or by phone at 303-892-1166.

We look forward to continuing to work with the City of Aurora to make this exciting project a success!

Sincerely,
Norris Design

Diana Rael
Principal

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PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received from neighbors or the public. Therefore, no neighborhood meeting will be required.
Response: **Comment noted, thank you.**

1B. Please note and specifically respond to comments from outside agencies attached to this letter, including Xcel/PSCo, Buckley SFB, and Regional Transportation District.
Response: Comment noted, please refer to comments at the end of this letter.

2. Completeness and Clarity of the Application

2A. Application fees totaling $40,684.00 are due prior to the second submission of this application. This fee must be paid prior to any resubmittals being referred out.
Response: Noted, the fee has been paid and was received by COA on March 19, 2025, under transaction 246298734.

2B. Please revise the narrative to include information on how the project will meet the UDO definition of "affordable structure" below. If this definition is not met, all UDO requirements for multi-family that is not affordable will need to be met. This includes covered and attached parking and masonry standards.

- *Affordable Housing Structure.*
  A multifamily dwelling structure that has received financial assistance from the Colorado Housing and Finance Authority or Federal HUD programs under conditions that ensure that some portion of the included dwelling units will be rented or sold at stated levels of affordability as defined by HUD's Area Median Income levels for a stated period of time.
  Response: Comment noted, the narrative has been updated to include specific information relevant to affordable housing.

2C. Please flatten and remove AutoCAD SHX Test for the resubmittal. The second site plan set was not flattened for this submittal.
Response: Comment noted, apologies this was missing on the previous site plan.

3. Site Plan and Subdivision Plat Comments

Site Plan
Sheet 1

3A. Match the legal description to the concurrent plat.
Response: The legal description has been revised.

3B. Add "Site Plan" to the title. If any adjustments are requested, please add "Site Plan with Adjustment(s)".
Response: "Site Plan" have been added to the title block.

3C. In the Site Data Table, revise the zoning to be clearer. It should state that the site is currently zoned R-2 but is designated an Administrative Activity Center by the Parklands Master Plan. That allows the site to be subject to MU-C/R-3 standards, but it is still R-2.
Response: Site data table has been revised.

3D. Add signage calculations to the Site Data Table. Refer to the Master Plan for materials and details.
Response: Signage calculations are included with the Site Data Table. All future signate shall comply with Parklands Master Plan requirements, to be finalized during building permit.

3E. Include building footprint in the Site Data Table.
Response: Building footprint data has been added to the Site Data Table.

3F. Include open space calculations as well as landscape area calculations in the Site Data Table.
Response: The landscape/open space calculation includes the minimum 20% required open space required by the UDO.

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3G. There are carports noted on the site plan sheets, but these are not shown on the Site Data Table. Please review to include these calculations.
Response: The parking information has been revised to show EV parking, carports, and van accessible included with provided parking calculation.

3H. Remove the Recorder's Certificate; Arapahoe County no longer uses this format. A 3" by 7" space in the upper right corner should be left blank for recordation information.
Response: Recorder's Certificate has been removed and a 3" x 7" block has been placed in the upper right corner for the recordation information.

Sheet 2

3I. Please update with all required Site Plan notes.
Response: All Site Plan notes have been adjusted.

Sheet 3 (and subsequent site plan sheets)

3J. Clarify if the shaded area covers parking. It appears to encroach on sidewalks and landscaping in some areas.
Response: The shaded area shown represents roof area above for the solar carports. The carports do encroach on sidewalk and landscape areas but are above grade. All structural support elements of the solar carports are located within paved parking area.

3K. Show the full 150' setback to the existing oil and gas production site. This setback must be maintained for the entire property boundary.
Response: The setback is shown on applicable plans. Setback is maintained along southern property frontage.

Sheet 4 (and subsequent site plan sheets)

3L. Review carport locations. The carport structure shown to the north portion of the site cannot be in the front yard area per UDO 146-4.2.3.F.3 and 4.6.5.A.3.
Response: The carports have been revised to sit behind the front yard area.

3M. Clarify the easement use. Match the easement description on the plat.
Response: Easements have been revised to match the exact language of the plat.

3N. Is any fence or wall proposed? Fences must be shown on the site plan and a detail provided.
Response: No walls are proposed. Fences are shown with applicable detail references noted on the plans.

Sheet 8

3O. Provide details of all fences, kiosks, bollards, and other site features here or on Sheets 29-30.
Response: Details are provided with this resubmittal.

Sheets 9-12

3P. Show/explain utility conflicts with landscaping. If the conflict can be avoided, all landscaping should be provided as required rather than requesting adjustments.
Response: Conflicts have been resolved. No adjustments are being requested.

Sheet 31

3Q. Move this sheet earlier in the site plan set, to sheet 3. This is a good overall reference and includes information that is not shown in the Site Data Tale on sheet 1 (i.e. differing parking calculations). Please revise.
Response: The sheet has been moved to be the third sheet in the Site Plan set.

Subdivision Plat

3R. Remove the Clerk and Recorder's Certificate at the lower right corner; the County no longer uses this format.
Response: This has been removed from the plat.

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4. Streets and Pedestrian Comments

4A. The proposed carports appear to overhang sidewalks. If they do cover sidewalks, poles and other structural elements cannot impede the sidewalk path. Please confirm that no poles are located in the sidewalk area.
Response: No structural support elements including poles and columns are located within the sidewalk path.

5. Parking Comments

Sheet 1

5A. Clarify the resident, guest, and total parking calculations.

- Resident parking shows a required 244 spaces. At a rate of 0.85 per unit for an affordable housing structure, 273 units would require 233 spaces.
- All guest parking must be provided. At a rate of 1 space per 5 units, 273 units would require 55 guest parking spaces. The data table shows 50 required and 27 provided.
- It appears that overall parking exceeds the requirements, but the calculations must reflect code requirements.
Response: The parking has been revised on the Site Data Table.

6. Architectural and Urban Design Comments

Sheets 40-60

6A. Include the materials board in the site plan set for reference and/or include the masonry table on the appropriate elevations' sheets for reference.
Response: Material sample board added included as a supplemental exhibit.

6B. Include calculations for primary and secondary facades per UDO 146-4.8.7 (Table 4.8-7).
Response: Calculation added to exterior elevations.

6C. Clarify direction of each elevation on the overall layout. For instance, on building type 4, clarify that the front elevation faces E. Alameda Ave.
Response: Elevations clarification added.

6D. The north and south elevations of the clubhouse (sheet 51) should include some additional vertical façade or material change to break the plane.
Response: North and South elevations have been revised.

6E. Include elevations of the carports and any other accessory structures, in addition to the mail structure and ramadas on sheets 52-54.
Response: Solar carport elevations have been added.

6F. Please add an element such as half railing or trellis to the upper landing opening to meet the intent of UDO Section 146-3.3.2.H.2 regarding outside staircases on multifamily dwelling structures.
Response: Upper landing opening has been revised.

7. Signage & Lighting Comments

Sheet 29

7A. Add a note to the signage details that states these details are illustrative and may change over time. All signage must meet the requirements of the UDO.
Response: Signage details added to lighting sheets.

Sheets 55-60

7B. Include lighting fixture information/cut sheets, including parking lot lighting pole height.
Response: Lighting fixture information/cut sheets, including parking lot lighting pole heights added.

8. Landscaping Issues (Tammy Cook/ 954-266-6488 / tcook@auroragov.org / Comments in bright teal)

8A. General Comment: Per the Master Plan, confirm that the 150' setback and planting have been provided along the south property line against the oil and gas site.

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Response: Required plantings have been added for non-street perimeter buffer requirements along south side of property adjacent to oil & gas parcel. buffer width reduction proposed (minimum 12' width) via reduction feature (6' fence) as specified in table 4.7-2.

Site Plan
Sheet 17

8B. Remove the reference to the previous landscape ordinance.
Response: Note has been removed.

8C. Add the table for the non-street buffer and provide the required landscaping.
Response: Table has been added for non-street buffer landscape requirements for buffer along south side of property adjacent to oil & gas parcel.

8D. Since South Newcastle Way (East) and East Alameda Ave. (South) curbside landscaping is shown on Parklands Filing 2 Submittal, CN#2023-4011-00 this should not be included on this sheet as that plan set will be used by the inspectors during construction regarding actual plant counts.
Response: These line items for S Newcastle way and E Alameda Ave have been removed from the charts. Final planting species / counts should be referred to in next amended parklands filing 2 submittal, cn#2023-4011-00

8E. The ornamental grasses in the curbside landscape area must be 5 gallons.
Response: Note has been revised to show 5-gallon ornamental grasses, plant schedule on sheet 19 has been updated accordingly.

Sheet 18

8F. The SC SC is shown in the curbside landscape area and is therefore required to be 5 gallons.
Response: Plant schedule and container size has been updated accordingly.

Sheet 23

8G. Label and dimension all easements on the plans. (typ.)
Response: Easements are shown, dimensioned, and labeled on all applicable landscape sheets. refer to civil sheets for more information.

8H. Darken/thicken the property line.
Response: Property line darkness/thickness has been updated.

8I. An adjustment should be requested to the required parking lot island landscaping due to too many utility conflicts.
Response: Parking lot islands and utilities have been revised to meet landscape requirements and code minimum dimensions with appropriate offsets from utilities.

8J. These are noted on Sheet 31-Architectural Site Plan as Solar Carports and on the Civil Sheets as simply Carports. Please provide the correct label and show shading on all solar canopies on the plan. (typ)
Response: Solar carport, label has been updated accordingly on all sheets, shading has been added for all carports.

8K. 1 additional shrub is required on this island.
Response: 1 Additional shrub has been added.

8L. The site is over parked and therefore it will be necessary for the island to be expanded to accommodate the required tree and landscaping or to shift the parking island so that a tree can be installed.
Response: Parking lot islands and utilities have been revised to meet landscape requirements and code minimum dimensions with appropriate offsets from utilities.

8M. Darken all parking stalls.
Response: Parking stall linework has been updated.

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Sheet 24

8N. What is this dashed line representing?
Response: This dashed line represents a 5' building offset / no plant zone for maintenance and irrigation purposes - label has been added accordingly to all landscape sheets.

8O. Per Sec. 146-4.7.5.E.2.b. provide a 25' wide non-street perimeter buffer along the oil and gas pad site. A reduction in the buffer width to 12' is possible depending upon the buffer reduction feature chosen as specified in Table 4.7-2. The current design does not meet UDO requirements. While a 14' buffer is provided this requires a fence. A fence has not been provided. Please be advised that a buffer at 12' would have the patios encroaching and they are not permitted to encroach into buffers.
Response: Required plantings have been added for non-street perimeter buffer requirements along south side of property adjacent to oil & gas parcel. buffer width reduction proposed (minimum 12' width) via reduction feature (6' fence) as specified in table 4.7-2. - refer to details for more information.

8P. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.
Response: Parking perimeter screening has been revised per UDO requirements to show continuous landscape hedge with double row of shrubs planted in a triangular pattern.

8Q. Why is the carport in the landscape island?
Response: The solar carports size/layout is based on the efficiency of the solar model and structure required. These dimensions are slightly larger than the parking stalls and cannot encroach/overhang into the fire lane. Columns for all solar carports are located in the center of each parking stall striping, therefor there is no conflict with adjacent landscaping. The overhang should not cause any disruption to plant growth and succession. Refer to arch for more information on solar carport details.

8R. A 9 foot island is required.
Response: Parking lot islands have been revised to meet landscape requirements and code minimum dimensions.

8S. The concrete hatch pattern is missing here.
Response: Refer to civil drawings for more information on proposed materials in this location.

8T. Per Sec. 4.7.5K. 3. No portion of the required parking lot islands landscaping may be displaced by fire hydrants. Add a tree to the island outside of the easement.
Response: Parking lot islands and utilities have been revised to meet landscape requirements and code minimum dimensions with appropriate offsets from utilities.

Sheet 25

8U. Per Sec. 4.7.5 K.1.b. Screening of parking lots is required in all Subareas, and zone districts & is not dependent upon the number of parking stalls or parking lot size.
Response: Parking perimeter screening has been revised per UDO requirements to show continuous landscape hedge with double row of shrubs planted in a triangular pattern.

8V. Per Sec. 4.7.5K. 3. No portion of the required parking lot islands landscaping may be displaced by trash enclosures. One tree and six shrubs are required in this island.
Response: Additional parking island has been added in this location, islands and utilities have been revised to meet landscape requirements and code minimum dimensions with appropriate offsets from utilities.

8W. Why are the carports overhanging on the sidewalks?
Response: The solar carports size/layout is based on the efficiency of the solar model and structure required. These dimensions are slightly larger than the parking stalls and cannot encroach/overhang into the fire lane. Columns for all solar carports are located in the center of each parking stall striping, therefor there is no conflict with adjacent sidewalk. The overhang should not cause any disruption with sidewalks / circulation. Refer to arch for more information on solar carport details.

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Sheet 26

8X. The site is over-parked and therefore it will be necessary for the island to be expanded to accommodate the required tree and landscaping or to shift the parking island so that a tree can be installed.
Response: Parking lot islands and utilities have been revised to meet landscape requirements and code minimum dimensions with appropriate offsets from utilities.

8Y. According to the code, trash enclosures are not permitted to displace the required landscaping. However, we will allow for this one occurrence given a tree has been located in close proximity within the same row of parking to the north.
Response: Comment noted, thank you.

8Z. Carports within the landscape beds.
Response: The solar carports size/layout is based on the efficiency of the solar model and structure required. These dimensions are slightly larger than the parking stalls and cannot encroach/overhang into the fire lane. Columns for all solar carports are located in the center of each parking stall striping, therefor there is no conflict with adjacent landscaping. The overhang should not cause any disruption to plant growth and succession. Refer to arch for more information on solar carport details.

8AA. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.
Response: Parking perimeter screening has been revised per UDO requirements to show continuous landscape hedge with double row of shrubs planted in a triangular pattern.

Sheet 27

8BB. Per Sec. 146-4.7.5.D. Label this 20' street frontage buffer.
Response: 20' Street Frontage Buffer label has been updated accordingly.

8CC. Parking is not permitted to encroach into the 20' wide required buffer. Adjust accordingly.
Response: Parking stalls and turnaround bump-out have been revised accordingly to accommodate minimum 20' required buffer width.

8DD. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.
Response: Parking perimeter screening has been revised per UDO requirements to show continuous landscape hedge with double row of shrubs planted in a triangular pattern.

9. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
- Street lines
- Building footprints (If available)

Response: Comment acknowledged, the CAD files will be submitted with final approval.

9B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: https://auroragov.org/CADtoGISstandards OR by contacting CADGIS@auroragov.org
Response: Comment acknowledged, the CAD files will be submitted with final approval.

10. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org)

10A. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.
Response: Please forward any comments received from Transportation Planning. No comments received to date.

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11. Environmental Planning (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

11A. There are no known plugged and abandoned (P&A) wells within your site. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that there may be existing underground pipelines in the rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information. In January 2021, the Colorado Energy & Carbon Management Commission (ECMC) implemented new rules which include a two-thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of greatest extent of surface disturbance around a well.)
Response: Acknowledged.

11B. A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.
Response: This comment and requirement have been acknowledged.

11C. The following notice language appears in UDO section 146-3.3.5.DD.2:

7. "Notice to Purchasers"

a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property prior to the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

Notice: The property known as [legal description and address] contains an oil and/or gas well. This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.

b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser prior to entering into a contract for purchase:
Notice: Nearby oil and gas facility. This property is located within a state-determined setback from an oil and gas facility. Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:

Notice: The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility. This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.
Response: This comment and requirement have been acknowledged.

11D. It is at your discretion whether you choose to construct residences within the state setback or modify your development plans to accommodate such. The City of Aurora's regulations regarding setbacks from oil and gas facilities are subject to change in the future. Even though Colorado voters struck down a proposed 2,500' setback in 2018, future public perception may change now that the new ECMC rules are in effect.
Response: This comment has been acknowledged.

11E. The Energy & Environment Division will work with you during your project development to help you understand the location of current and future oil and gas facilities that may affect your site.
Response: Thank you for your support. We acknowledge your comments.

11F. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development. The City of Aurora has no authority or control over subsurface well equipment or operations, contact the ECMC for more information.
Response: This comment has been acknowledged.

11G. Additional information regarding oil and gas development can be found in the data and maps on the ECMC website at (https://ecmc.state.co.us/#/home). Should you have any questions about oil and gas development in the City of Aurora you

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can visit our webpage at Oil and Gas Drilling - City of Aurora, and you may also reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.
Response: This comment has been acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES
12. Civil Engineering (Sara Siggue / 303-739-7300 / ssiggue@auroragov.org / Comments in green)
Site Plan
Sheet 1
12A. Public improvements shown on site plan (RSN 1710128) are required to be completed prior to the issuance of TCO/CO for this development.
Response: Comment acknowledged, thank you.

12B. Change N to S.
Response: Direction has been updated on the vicinity map.

Sheet 4
12C. Do not show the cross pans on the site plan, The cross pans will be shown and reviewed on the civil plans. Typical
Response: The cross pan reference has been removed from the Site Plan sheets.

12D. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
Response: The note above has been added to Site Plan sheets.

Sheet 6
12E. Provide landscaping dimension. Typical
Response: This has been provided.

Sheet 8
12F. Please label the roadway sections as private/public.
Response: All roadway sections are private and have been noted as such.

Sheet 13
12G. Please add the following note: "Detailed layout and design for proposed curb ramps within the right-of-way or along an accessible route will be completed with the civil plans."
Response: This note has been added.

12H. Min 2%
Response: Acknowledged. Grading has been revised to reflect minimum slope requirements.

Sheet 14
12I. Min 2% slope on unpaved areas. (TYP)
Response: Acknowledged. Grading has been revised to reflect minimum slope requirements.

Sheet 15
12J. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please update the slopes accordingly. Typical
Response: Acknowledged. Grading has been revised with cross slopes under 4% in fire lanes.

Sheet 16
12K. The slope of the unpaved area should be a minimum of 2%. Please improve it accordingly.
Response: Acknowledged. Grading has been revised to reflect minimum slope requirements.

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12L. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please update accordingly. Typical
Response: Acknowledged. Grading has been revised with cross slopes under 4% in fire lanes.

12M. Ensure that the minimum slope away from the building is no less than 5%. (TYP)
Response: Acknowledged. Grading has been revised to reflect minimum slope requirements.

13. Traffic Engineering (Dean Kaiser/ 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Traffic Impact Study

13A. Incorporate the Dominium site into the Exec Summary first paragraph for project context.
Response: Additional detail regarding Dominium will be provided in the executive summary and elsewhere as requested throughout the report.

13B. Pg 4, 2nd bullet, similar request to identify the specific project being reported for.
Response: Additional detail regarding Dominium will be provided in the executive summary and elsewhere as requested throughout the report.

13C. Fig 1 & 2, add Dominium site area.
Response: Additional detail regarding Dominium will be provided in the executive summary and elsewhere as requested throughout the report.

13D. Traffic data is now four years old, COA TIS Guidelines indicate that new counts need to be garnered (fig 3).
Response: Per further discussions between Kimley-Horn and the City, new counts will not be conducted as part of this Dominium study and we have provided text within this updated study regarding the reasoning behind it. We will coordinate with the City for future Village 2 filings to discuss the best path for collecting counts in those filings.

13E. New counts would eliminate the need for volume adjustments (fig 4) and into fig 5.
Response: See response above.

13F. Explain lower vols in Fig 6,7 & 8 from previous report (2023).
Response: In short summary, the background traffic volumes as shown in Figures 6-8 are different in this study compared to the latest Parklands Village 2 Filing 2-4 study (2023) because both studies have incorporated other surrounding future developments in the background traffic volumes in this study, most notably Parklands Village 1. Over the past ~18 months since the latest Parklands Village 2 submittal, several changes in the phasing, timing, and intensity of filings have occurred and we have adjusted the background traffic volumes in this study accordingly.

13G. Rounding error for 273 DU AM outbound trips in Table 2.
Response: We verified the outbound AM trips in the trip generation calculations for the 273 DU specific to Dominium in Filing 2, and it is correct as we have calculated, as we used the fitted curve equations for the land uses in this study, (81 AM exiting trips at 273 DU with equation vs 83 AM exiting trips at 273 DU with average rates -- value before internal capture).

13H. Need to see movement distribution %s in Figs 9-12.
Response: Movement distribution percentages were provided previously and in this updated submittal in Appendix D to avoid over-cluttering the primary figures shown within the body of the report.

13I. Highlight all Es & Fs in LOS tables (Table 5).
Response: We have highlighted all LOS E and F in the LOS tables, where they occur, in our updated study.

13J. Table 8 turn lane assumption questioned, follow up with Table 9.
Response: This has been completed.

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13K. Fig 20, intersection 8 only looked at as single lane NB approach, Site Plan looks like it provides 2 lane approach.
Response: We conservatively assumed only one lane approach. It is recognized the site plan shows about a 19-foot width from the raised median to the curb. This is much like what is present on the existing southbound approach to Alameda Ave at both Jamestown Way and New Castle Way. To be conservative and since there is no defined striping, we assumed that these approaches all operate as a single-lane approach to the intersection, which would provide the worst operational LOS results in the case that some drivers may not allow two side-by-side vehicles to queue at the intersection.

Site Plan
Sheet 3
13L. Illustrate the entire intersection for clarity and continuity.
Response: Entire intersection shown for clarity and continuity. Please note that this sheet has moved slightly to fall after the Site Plan sheets.

Sheet 4
13M. Newcastle Way approach to Alameda looks as though it's a two-lane approach, TIS indicated only a single-lane approach.
Response: Please see the response above for 13K.

13N. Newcastle Way northern site access dual crosswalks is not acceptable, serious safety issue.
Response: This has been removed.

13O. Northerly intersection sight distance triangle at the same access must be relocated adjacent to the STOP sign.
Response: This has been revised.

13P. Accesses from Private Drive, why no pedestrian accessibility to the east where commercial will be?
Response: Pedestrian connection to the east has been made at both intersections with the private drive.

Sheet 17
13Q. Update Landscaping Note # 11 on sht 17 for the 2025 Roadway Manual section
Response: Landscaping note has been added.

14. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)
Site Plan
Sheet 1
14A. Please show the number of Van Accessible Spaces Required and the number of Accessible Van Spaces provided as part of the Data Block.
Response: The parking information has been revised in the Site Data Table.

14B. Please indicate in the Data Block "Type of Construction" if the structures are Sprinklered.
Response: Construction Type has been added to reflect non-sprinklered.

14C. Will EV Charging Spaces be provided?
Response: Yes, and the EV parking has been added to the Site Data Table.

14D. Please include the Building Square Footage in the Data Block.
Response: Building square footage has been revised per comment.

Sheet 2
14E. Please refer to the 2021 IBC and the 2017 A117.1 ANSI Standards in note #3 to show the adopted code cycle at the time of submittal.
Response: Anticipated code will be provided prior to mylar recordation.

14F. Please add the Accessibility note for Multi-Family Projects Built under the 2021 IBC/IRC and HB-1221 as shown: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE

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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 VALUES 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

Response: This note has been added to Sheet 2.

14G. STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.

Response: This note has been added to Sheet 2.

14H. The project area falls within the Airport Influence Zone and Airport LDN. Note #19 should read as follows: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Response: This note has been added to Sheet 2.

14I. Please add the Alternative Fire Lane Surfaces Note as shown. ** Alternative Fire Lane Surfacing Materials: Pre-approval of alternative fire lane surfaces must be obtained through the Public Works Department. Grass-pave, grass-crete, invisible structures, etc, used in place of city-approved construction specifications of fire lanes must provide the following site plan note.

Response: This note has been added to Sheet 2.

14J. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

Response: This note has been added to Sheet 2.

14K. Please add the Emergency radio responder Coverage note as shown.

Response: This note has been added to Sheet 2.

14L. THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

Response: This note has been added to Sheet 2.

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Sheet 3

14M. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. of the 2021 IFC.
Response: This has been reviewed and coordinated with Mike Dean via email and phone communication on 2/20/2025. Per discussions between Kimley-Horn and Mike, the proposed cul-de-sac does meet the dead-end fire apparatus width and turnaround provisions (96' diameter as noted on the plans).

14N. Please extend the roadway and vertical curbing of the cul-de-sac to the southern property line. This will ensure that any development wishing to interconnect with this roadway will not have to obtain approval from this site to establish a future access point connecting to E. Alameda Ave. TYP
Response: This has been reviewed and coordinated with Mike Dean and Sara Siggue via email and phone communication on 2/20 and 2/25. Per discussions between Kimley-Horn and the city, the proposed design as shown on the revised plans meets the intent of this comment.

14O. Please provide a site legend identifying all site elements.
Response: Legend has been provided.

14P. Show the locations of all existing and proposed water mains and fire hydrants within or abutting the site. The locations and bearing of existing fire hydrants located (within 400 feet or the next existing fire hydrant) outside the plan shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
Response: The overall utility plan has been provided which shows adjacent water infrastructure. Detailed utility plans callout distances to hydrants west of the site.

14Q. Please provide better Site Interconnectivity for Building #5. Please provide an additional Crosswalk connecting Building 5 to buildings 3 and 7.
Response: This has been provided with the revised submittal.

Sheets 4 - 12

14R. Please relocate the Accessible Parking Signs outside of the Accessible Route or provide wheel stops at ALL Accessible Parking Spaces. TYP
Response: Accessible parking signs have been located behind sidewalk to ensure that accessible route widths are maintained. Wheel stops will not be required.

14S. Please remove the word "proposed" from ALL Easement Labels/Designations. TYP
Response: This has been revised.

14T. Please designate Type 1,2,4, and 5 Easements as "Fire Lane" Easements not just "Fire". TYP
Response: This has been revised.

14U. Fire Lane signs need to be installed at a 30–45-degree angle to oncoming traffic. TYP
Response: This has been revised.

14V. The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls, or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.
Response: Fire hydrants have been relocated to ensure FDC locations are within 100'. The area in front of FDCs will remain clear.

14W. Identify the location of the Fire Sprinkler Riser Room.
Response: This area has been shown on the revised utility plans. Please see plan and legend for details.

14X. Please label FDC as Flush Mount FDC. TYP
Response: This has been revised.

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14Y. Please include a Symbol for the Knox Box in the legend and show the location on the plans. A Knox Box must be located at each Fire Riser Room and the Main Entry of the Club House.
Response: Knox box has been shown on utility plans.

14Z. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment. Please show Self-Closing Doors at All Trash Enclosures and Label "Self-Closing" on the plans.
Response: Trash enclosures have been relocated outside of the fire lane easements.

14AA. Please show the Exterior Accessible Route all the way to the trash Enclosure. TYP
Response: Accessible routes are shown to all trash enclosures.

14BB. The Site Plan Sign Package must include all required sign details for Fire Lane, No-Parking, Accessible Parking, Fire Sprinkler Riser Room, Fire Department Connection, Building Addresses, Striping Details for Parking Spaces, EV Charging Space Details, Details for ramps, Accessible Routes within the site, Accessible transitions, and Crosswalks.
Response: Details have been added to details sheet.

14CC. Please show the Fire Hydrants in the street sections.
Response: Fire Hydrants have been shown on applicable street sections.

Sheets 22-27
14DD. Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.
Response: Fire hydrants are being shown and called out on the landscape plans.

Sheets 32, 34, 36, 34
14EE. Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP
Response: Fire Sprinkler Riser Room has been added on all sheets.

Sheets 40, 42, 44, 46, 51
14FF. Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.
Response: Fire Sprinkler Riser Room, FDC, FDC Sign and Knox Box symbols have been shown.

14GG. Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.
Response: Fire Sprinkler Riser Room, FDC, FDC Sign and Knox Box symbols have been shown.

Sheet 50
14HH. Please identify the Fire Riser closet as "Fire Sprinkler Riser Room". TYP
Response: TA Fire Sprinkler Riser Room has been added on all sheets.

Sheet 54
14II. Provide a residential mailbox kiosk legend to include site plan locations.
Response: Mailbox kiosk locations have been added.

Sheet 60
14JJ. Please delineate the Exterior Accessible Route with a Heavy dashed Line on the Photometric Plan so that the Footcandle requirements can be verified.
Response: Exterior Accessible Route added to Photometric Plan

14KK. Please provide a legend with the Exterior Accessible Route Symbol.
Response: Exterior Accessible Route legend added to Photometric Plan

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15. Aurora Water (Samantha Bayliff / 303-739-7490 / *SB*ayliff@auroragov.org / Comments in red)

Subdivision Plat

Sheet 2

15A. Revise the water easement dimension.
Response: Dimension has been revised.

Site Plan

Sheet 9

15B. Ensure all easements match the plat.
Response: Easements have been revised to match the plat.

15C. Remove "to remain" from all existing utility labels. If you are planning to remove some utilities, call that out but you don't need to identify everything as "to remain"
Response: Acknowledged. This has been revised.

15D. Reduce and combine labels for existing utilities to make the area less cluttered.
Response: Acknowledged. This has been revised.

15E. Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.
Response: Acknowledged.

15F. Advisory: Storm utilities must match the Preliminary Drainage Report.
Response: Acknowledged.

15G. Not a part of what?
Response: Property boundary has been revised. Please note that this has changed, and property boundary labels have been updated.

15H. Advisory: The adjacent parcel that is building Newcastle Way is still in review. Please coordinate with the adjacent development.
Response: Acknowledged. We have been working with the Parklands Village 2, Filing 2 project team in coordinating site design.

15I. Move the easement label up, and the easement should not extend all the way to the centerline.
Response: Acknowledged. This has been revised.

Sheet 10

15J. Don't cover your service connections with text.
Response: Acknowledged. This has been revised.

15K. Ensure that the fire line remains outside the water easement.
Response: Acknowledged. This has been revised.

Sheet 11

15L. Move the easement label further north.
Response: Acknowledged. This has been revised.

15M. Please identify this type of easement, appears to be type 5 based on the plat.
Response: Acknowledged. Clarification has been added.

15N. Sanitary service line?
Response: Acknowledged. Clarification has been added.

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15O. This portion of the sanitary sewer appears to be private on sheet 12. Please identify that on this sheet as well.
Response: Acknowledged. Clarification has been added.

Sheet 12
15P. Ensure the fire service line is clearly located outside of the easement.
Response: Acknowledged. This has been revised.

15Q. Identify this easement on this sheet.
Response: Acknowledged. This has been revised.

16. Aurora Water Revenue (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)
16A. Storm drain development fee in the amount of $14,869.22 is due prior to plat recordation.
Response: Comment noted, thank you.

17. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)
17A. No comment at this time.
Response: Noted.

18. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)
Site Plan
Sheet 13
18A. Please label the longitudinal grade of all sidewalks and paths on all grading sheets. Ensure compliance with ADA standards.
Response: Acknowledged. This has been revised.

Sheet 23
18B. Consider the inclusion of an ADA-accessible feature in the playground areas. If the proposed play feature includes ADA components, please call these out on the detail sheet.
Response: Comment noted, thank you. ADA accessible features have been added to revised play equipment piece near Building 1 Clubhouse. See details for more information.

Sheet 25
18C. Repeat comment from above.
Response: Comment noted, thank you. ADA accessible features have been added to revised play equipment piece in this playground area. See details for more information.

19. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)
19A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.
Response: Acknowledged. Title commitment will be sent for review with final plat submission.

19B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
Response: Acknowledged. This will be sent for review with final plat submission.

19C. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
Response: Acknowledged.

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19D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e. (for missing monument record and if needed file a monument record).
Response: Acknowledged.

Subdivision Plat
Sheet 1
19E. Title – Revise to match the Dedication.
Response: Acknowledged. This has been revised.

19F. Dedication and land description – Add the required language to match the COA Checklist, insert the recording information, delete the additional preamble, add a whence call to the property description, add "Feet" following distance numbers, add the area, add "and one block"
Response: Acknowledged. This has been revised.

19G. Notes - #3 fully describes the monuments and cap stamping on the basis of bearing as required, #5 Remove the added ",", #7 Revise the title commitment date to be within 30 days of plat acceptance.
Response: Acknowledged. This has been revised.

19H. Covenants – Revise to reference only the Arapahoe County recording information.
Response: Acknowledged. This has been revised.

19I. Remove the Clerk and Recorder Certificate.
Response: Acknowledged. This has been revised.

19J. Vicinity Map – Label all public streets within ½ mile of the site, Revise to correct road names.
Response: Acknowledged. This has been revised.

19K. Surveyor's Certification – Add the fieldwork date.
Response: Acknowledged. This has been revised.

Sheet 2
19L. Fully describe monuments and cap stamping, provide missing recording information, remove "hereby dedicated" from all new easements, dimension distance from northerly property line to the existing easement, Site plan calls for some additional easements that are not shown, be consistent with easement names to match the covenants, remove "proposed" from new road ROW's and provide the recording information.
Response: Acknowledged. This has been revised.

Sheet 3 & 4
19M. Label all easements, label the lot and block, and remove "hereby dedicated" from all new easements.
Response: Acknowledged. This has been revised.

Site Plan
Sheet 1
19N. Title – Add "Site Plan"
***Response:* Comment noted, the title block has been revised to include "Site Plan".**

19O. Legal Description – Revise to reference the correct county, and revise to match the plat description.
Response: The legal description has been revised.

Sheet 2
19P. Add required Real Property Note.
Response: Real Property note has been added.

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Sheet 4

19Q. Easement Legend – Match the easement names exactly as they are referenced on the plat, reference either public or private ROW, and insert the recording information.
Response: Acknowledged. This has been revised.

Sheet 5

19R. Match the plat easement names.
Response: Acknowledged. This has been revised.

20. Land Development Services Easements (Grace Gray / 303-739-7300 / ggray@auroragov.org)

20A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.
Response: Acknowledged.

21. Regional Transportation District (C. Scott Woodruff/ 303-229-2943 / clayton.woodruff@rtd-denver.com)

21A.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

Response: Thank you for your review.

21B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.
Response: ***Acknowledged. Thank you for your review.***

22. Buckley SFB (Robert "Porter" Ingrum/ robert.ingrum@spaceforce.mil)

22A. Buckley Space Force Base has had the opportunity to review the development application for the Parklands Dominion Multi-Family-Site Plan and Plat, DA-2289-08. Please request the developer follow the attached procedures for crane use during construction (60-day notice prior to use). The installation would like it captured in the public record that the Colorado Army National Guard has flight routes that will regularly fly over this development. The flights are usually accomplished in the early evening and may extend past 10 pm. However, the flights typically don't extend past 10 pm. Residents near these operations may experience increased noise, dust, and vibrations. Thank you for the opportunity to review this project. Let me know if you have any questions.
Response: Comment noted, thank you.

23. Arapahoe County (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

23A. Planning Division: Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division as no comments; however, other departments and/or divisions may submit comments.
Response: Noted.

23B. Engineering Services Division: See attached no comment letter.
Response: Received, thank you for your review.

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24. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the subdivision plat and site plan for The Parklands - Dominium Multi-Family. For these multi-family apartment-type lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum 10-foot-wide utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: designrow@xcelenergy.com. Please be aware PSCo has apparently planned underground electric distribution facilities including a switch cabinet along the north property line. The property owner/ developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformer/s) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.
Response: 10' utility easements within property boundary to be dedicated with Parklands Village 2, Filine 2 Plat. Easements for future transformers and on-site Xcel equipment to be completed with civil plans.

25. Aurora Public Schools (Josh Hensley / 303- 365-7812 / jdhensley@aurorak12.org)

25A. The total school land dedication requirement for the Parkland Village master plan is approximately 107 acres. Three school sites are included as part of the master plan. APS will require cash-in-lieu of land if the balance of the obligation from approved site plans within the master plan exceeds the school sites to be dedicated. It is unlikely there will be a cash-in-lieu requirement for this site plan.
Response: Comment noted, thank you.

1st Submittal

Comments in green were made by Development Services reviewer Sara Siggue. Please reach out to her at ssiggue@au... comments o...

THE PARKLANDS - DOMINIUM MULTI-FAMILY

Site Plan?

Response: Title has been revised on all sheets.

"LOCATED AT THE NORTHWEST CORNER OF E ALAMEDA AVE AND S POWHATON RD

LOCATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO "

1st Review
Samantha Bayliff
Aurora Water – Utilities
sbayliff@auroragov.org

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Please include the Building Square Footage in the data Block.

Response: Square footage has been added to the Site Data Table.

SITE DATA TABLE

zoning is R-2

Response: Zoning has been revised.

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

Please indicate in the Data Block "Type of Construction" if the structures are Sprinklered.

Response: Site Data Table has been revised.

Please show the number of Van Accessible Spaces Required and the number of Accessible Van Spaces provided as part of the Data Block.

Response: Site Data Table has been revised.

claify

Response: Site Data Table has been revised.

Public improvements shown on site plan (RSN 1710128) are required to be completed prior to issuance of TCO/CO for this development.

Response: Comment noted, thank you.

LEGAL DESCRIPTION

Arapahoe?

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

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

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

Match the plat description or "Dominium Parklands Subdivision Filing No.1"

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

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

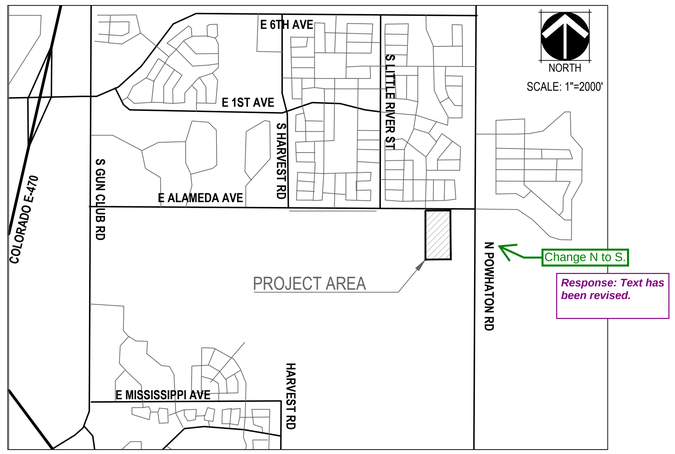
2022 AT RECEPTION NO. E2088624,

Response: Legal Description has been revised.

COUNTY OF ARA...

STATE OF COLO...

VICINITY MAP



Change N to S.

Response: Text has been revised.

SHEET INDEX

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

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD,_____.

BY: _____

(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

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

BY _____

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

_____, COLORADO AT _____ O'CLOCK ___M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

ADJUSTMENT

PROJECT TEAM

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

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

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

ENTITLEMENTS:
NORRIS DESIGN
1101 BANNOCK ST,
DENVER, CO 80204
303.892.1166
DIANA RAEL

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

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

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
COVER SHEET

1

CHECKED BY:
DRAWN BY:

SITE PLAN NOTES

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11,AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT.INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
8. (THIS NOTE IS REQUIRED ONLY WHEN STREETLIGHTS OR PEDESTRIAN LIGHTS REQUIRED WITHIN ROW) THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL . THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
10. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
16. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
17. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ___ (25/30 - REFER TO SECTION 146-2.6.2.C.) DECIBELS AS CALCULATED IN CHAPTER 22 OF THE AURORA MUNICIPAL CODE UNDER WORSE-CASE NOISE CONDITIONS.
20. (THIS NOTE IS REQUIRED ONLY WHEN APPLICABLE) THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
21. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
22. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
23. THIS SITE HAS THE FOLLOWING CONDITIONAL USE APPROVAL(S): (LIST ANY/ALL APPLICABLE USES AND THE DATE OF PLANNING COMMISSION APPROVAL - MULTITENANT BUILDINGS SHOULD LEAVE ROOM FOR MODIFICATIONS OR FUTURE ADDITIONS)

Please refer to the 2021 IBC and the 2017 A117.1 ANSI Standards in note #3 to show the adopted code cycle at the time of submittal.

Response: Noted, this will be updated prior to mylar redecoration.

Please add the Accessibility note for Multi-Family Projects Built under the 2021 IBC/IRC and HB-1221 as shown: 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/ANSI A117.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.

Response: The note has been added.

The project area falls within the Airport Influence Zone and Airport LDN. Note #19 should read as follows: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Response: The note has been added.

Add the following required Real Property Note:

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, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Response: The note has been added.

Please add the Alternative Fire Lane Surfaces Note as shown. **-¤Alternative Fire Lane Surfacing Materials: Pre-approval of alternative fire lane surfaces must be obtained through the Public Works Department. Grass-pave, grass-crete, invisible structures, etc, used in place of City approved construction specifications of fire lanes must provide the following site plan note.
THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

Response: The note has been added.

Please add the Emergency radio responder Coverage note as shown.
THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

Response: The note has been added.

CHECKED BY:
DRAWN BY:

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

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

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

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
NOTES

Kimley-Horn comment responses below in purple.

Please provide better Site Interconnectivity for Building #5. Please provide an additional Crosswalk connecting Building 5 to buildings 3 and 7.

A crosswalk has been added.

Entire intersection included in viewport.

Illustrate entire intersection for clarity and continuity

is the shaded area covered parking?

The shaded areas are solar carports.

S. NEWCASTLE WAY (LOCAL, 64' ROW)

226.9ft

E ALAMEDA AVE (ARTERIAL, 114' ROW)

BUILDING 10 (TYPE 3)

BUILDING 6 (TYPE 2)

BUILDING 5 (TYPE 1)

BUILDING 4 (TYPE 2)

BUILDING 1 (CLUBHOUSE/LEASING)

BUILDING 2 (TYPE 4)

BUILDING 9 (TYPE 2)

BUILDING 8 (TYPE 1)

BUILDING 7 (TYPE 2)

BUILDING 3 (TYPE 2)

PRIVATE STREET

Please extend the roadway and vertical curbing of the cul-de-sac to the southern property line. This will ensure that any development wishing to interconnect with this roadway will not have to obtain approval from this site to establish a future access point connecting to E. Alameda Ave.. TYP

This has been reviewed and coordinated with Mike Dean and Sara Siggue via email and phone communication on 2/20 and 2/25. Per discussions between Kimley-Horn and the city, the proposed design as shown on the revised plans meets the intent of this comment.

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. of the 2021 IFC.

This has been reviewed and coordinated with Mike Dean and Sara Siggue via email and phone communication on 2/20 and 2/25. Per discussions between Kimley-Horn and the city, the proposed design as shown on the revised plans meets the intent of this comment.

Show the location of all exisitng and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

Bearings and distances to nearest existing fire hydrants have been added to the detailed utility sheets. The viewport has been expanded to show all adjacent fire hydrants.

Please provide a site legend identifying all site elements.

Site legend has been added.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

CHECKED BY:
DRAWN BY:

Kimley»Horn

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

PARKLANDS - DOMINIUM MF SITE PLAN

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

OWNER:
NL PARKLANDS V4 LAND CO., LLC

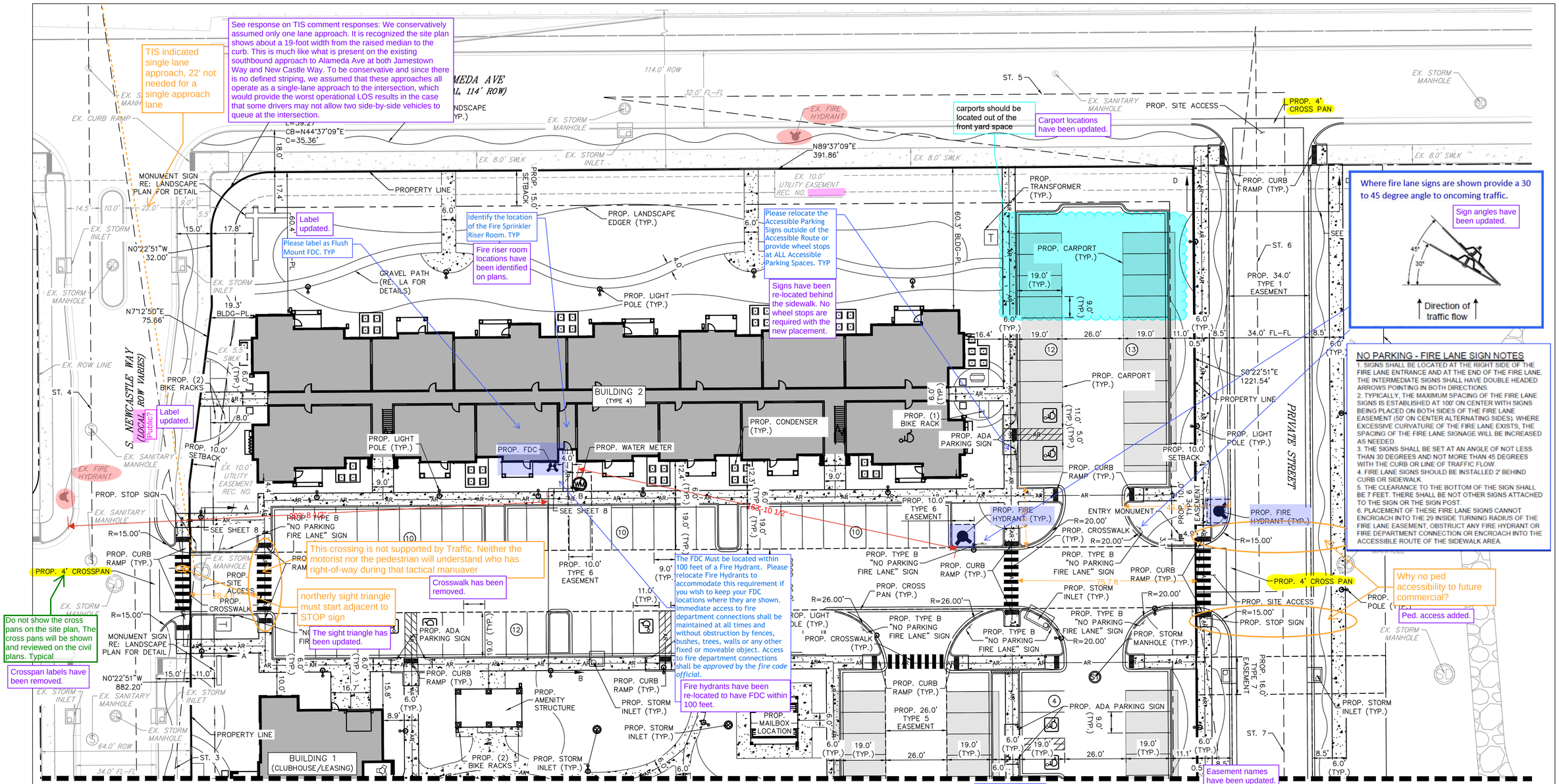
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
OVERALL SITE PLAN



LEGEND

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

NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE RADII ARE 2.0', UNLESS OTHERWISE NOTED.
3. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
4. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
5. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
6. FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
9. ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
10. ALL DRIVE AISLES AND PARKING AREAS TO BE ASP UNLESS OTHERWISE NOTED.
11. ANY PROPOSED EASEMENTS NOTED ON THIS PLAN DEDICATED BY PLAT.
12. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SITE PLAN FOR THE DEVELOPMENT.
13. SEE SHEET 8 FOR SITE DETAILS AND CROSS-SECTIONS.

EASEMENT LEGEND

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

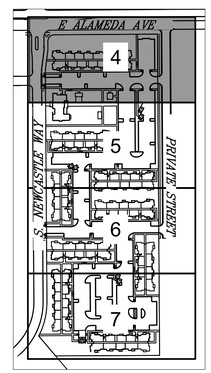
Lane
Sewer
Sewer
Lane
Public
Sewer

SIGHT TRIANGLES

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

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH



KEYMAP
N.T.S.

CHECKED BY:
DRAWN BY:

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

PARKLANDS - DOMINIUM MF SITE PLAN

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

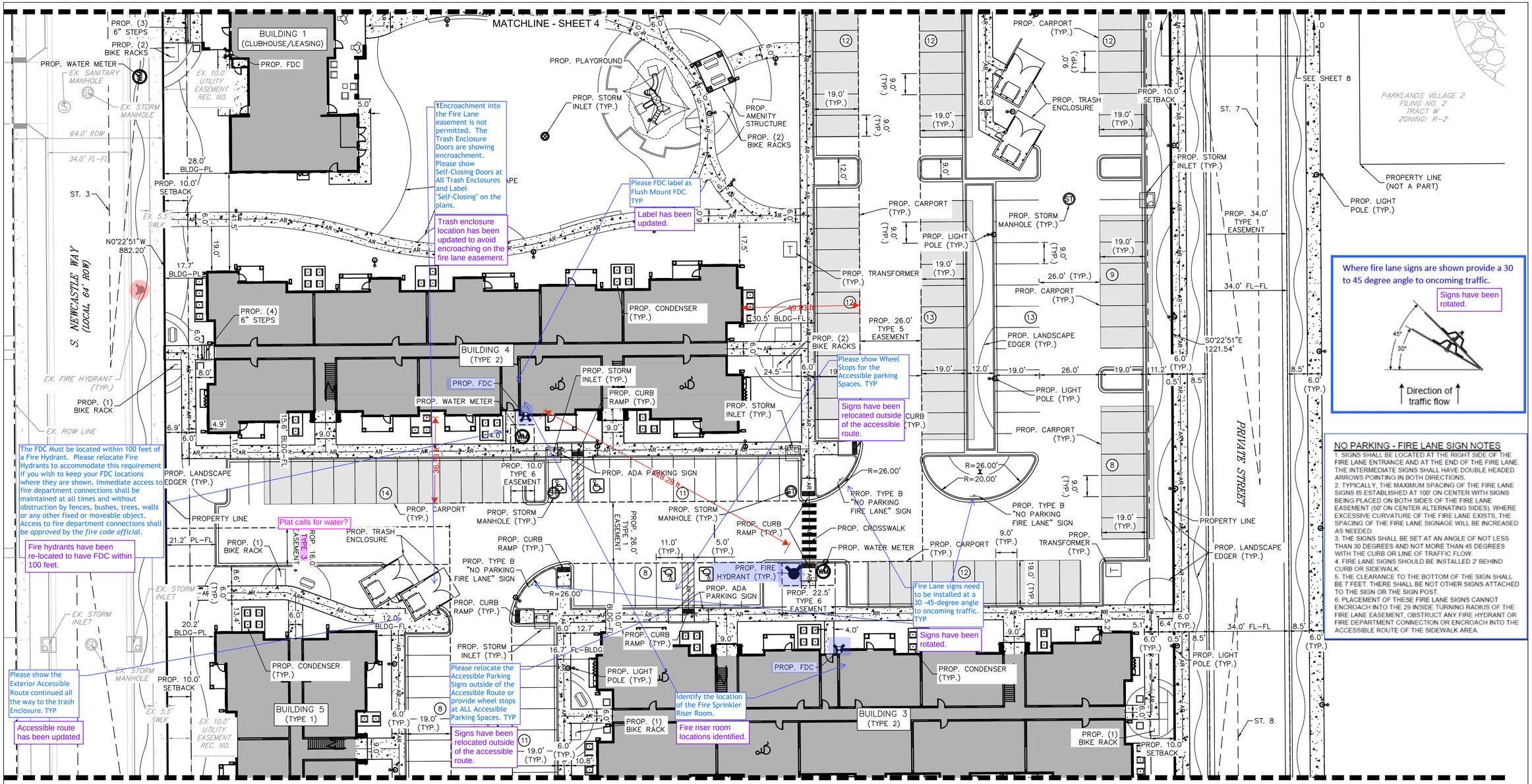
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
SITE PLAN

4



MATCHLINE - SHEET 6

LEGEND

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

Please include a Symbol for the Knox Box in the legend and show the location on the plans.

Knox box added.

NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE RADII ARE 2.0', UNLESS OTHERWISE NOTED.
3. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
4. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
5. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
6. FIRE LANES SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
9. ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
10. ALL DRIVE AISLES AND PARKING AREAS TO BE ASPHALT UNLESS OTHERWISE NOTED.
11. ANY PROPOSED EASEMENTS NOTED ON THIS PLAN WILL BE DEDICATED BY PLAT.
12. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SITE PLAN FOR THE DEVELOPMENT.
13. SEE SHEET 8 FOR SITE DETAILS AND CROSS-SECTIONS.

EASEMENT LEGEND

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

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

TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT

TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT

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TYPE 6 EASEMENT: PROPOSED WATER EASEMENT

TYPE 7 EASEMENT: PROPOSED STORM EASEMENT

TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

SIGHT TRIANGLES

ST.1 = 240' PER STD. DTL. TE-13.1
ST.2 = 280' PER STD. DTL. TE-13.1
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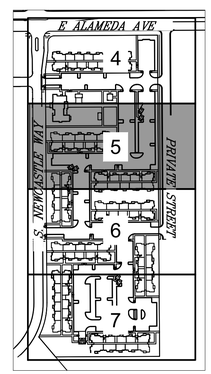
GRAPHIC SCALE IN FEET
0 10 20 40

NORTH



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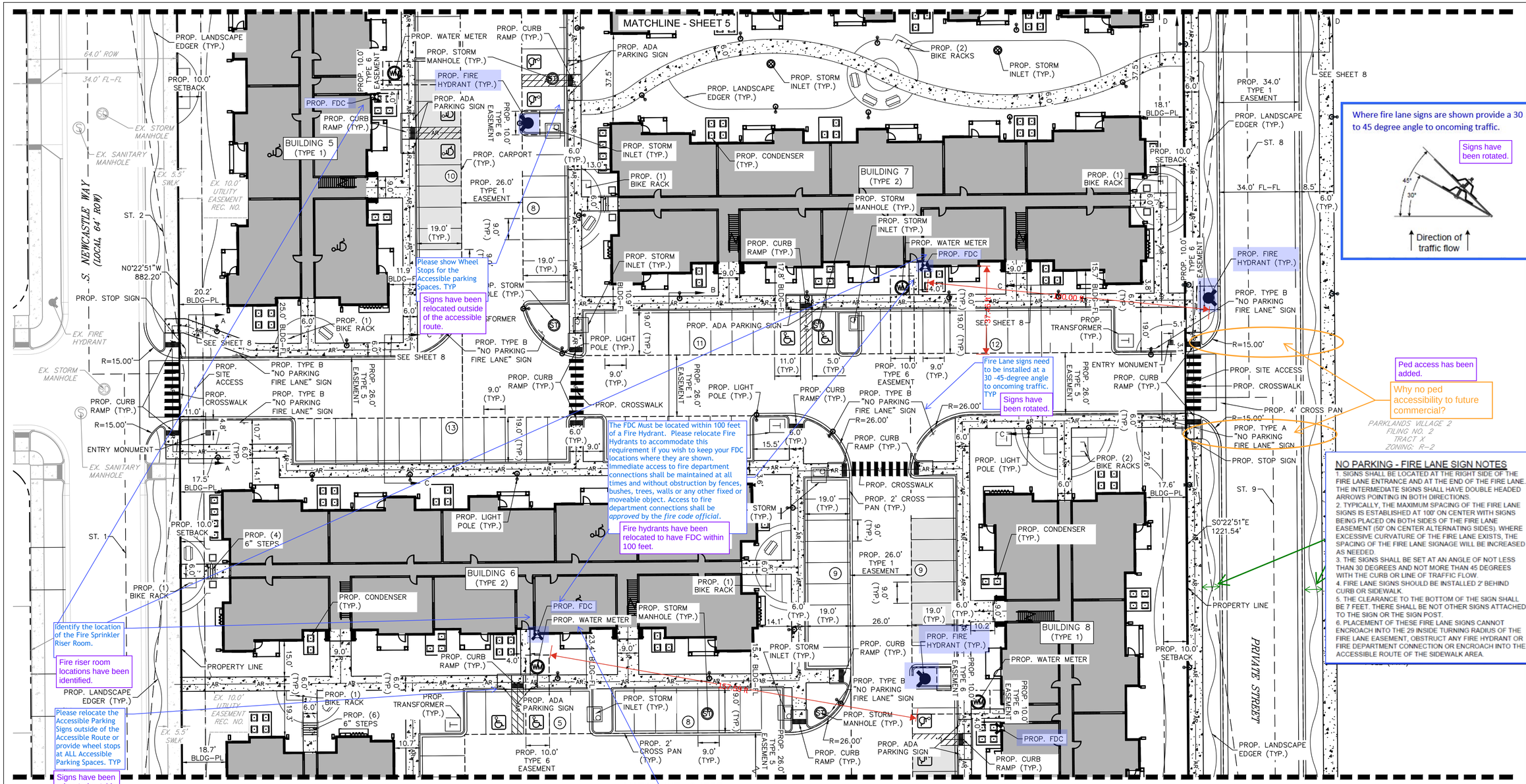

NO PARKING - FIRE LANE SIGN NOTES

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' 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 BE NOT 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.

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- EX. CONCRETE
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- PROP. FIRE HYDRANT
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- PROP. WATER METER
- PARKING COUNT

NOTES

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GRAPHIC SCALE IN FEET
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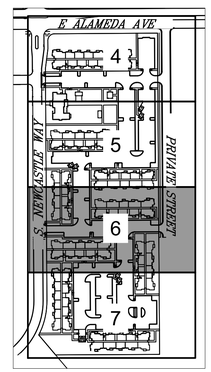
NORTH



KEYMAP
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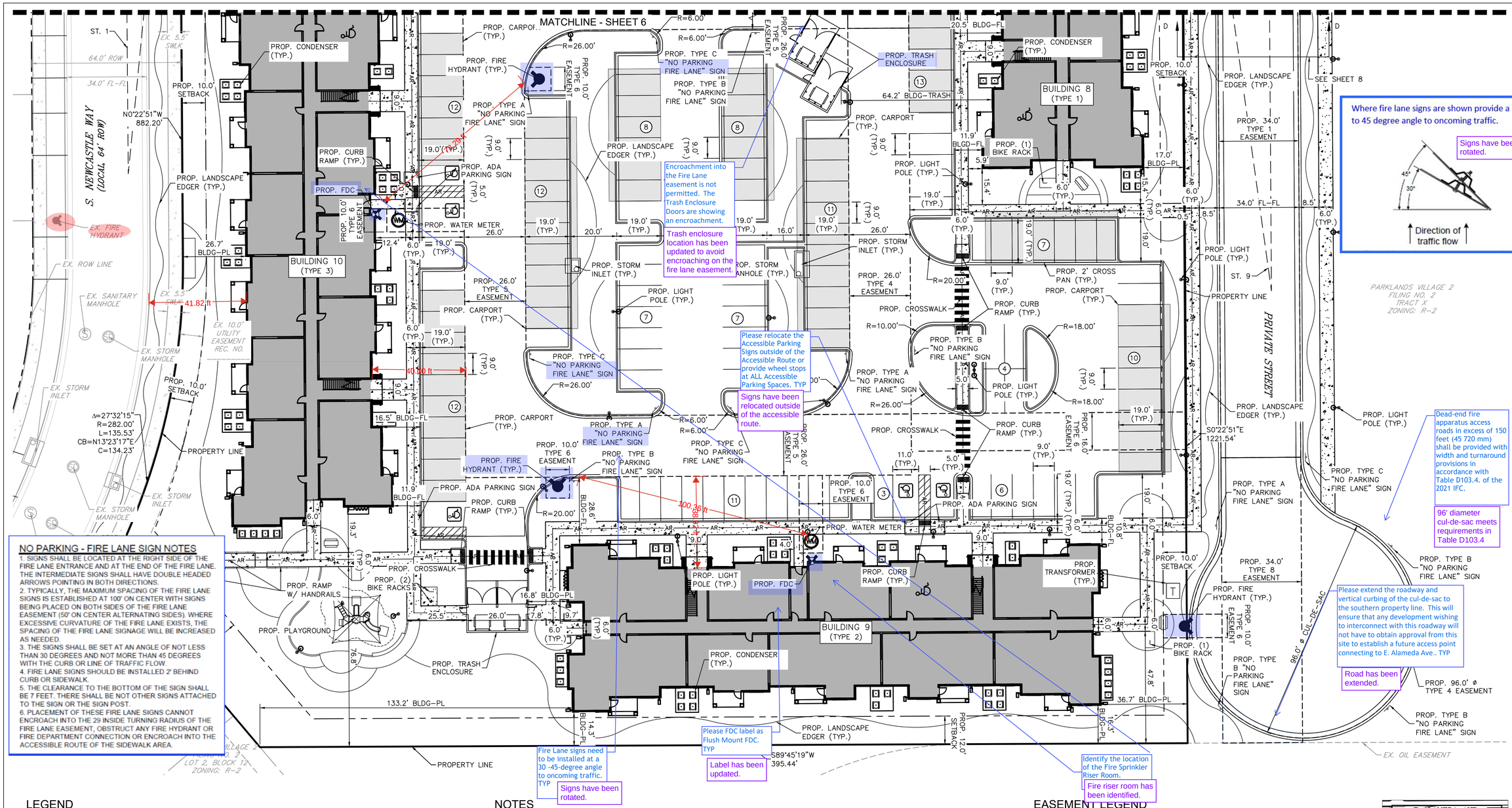

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GRAPHIC SCALE IN FEET
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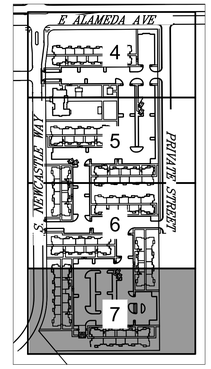
NORTH



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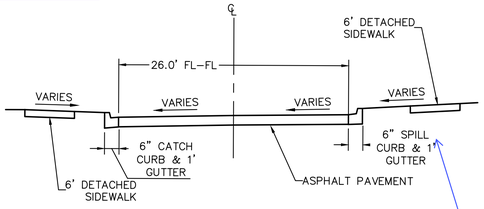
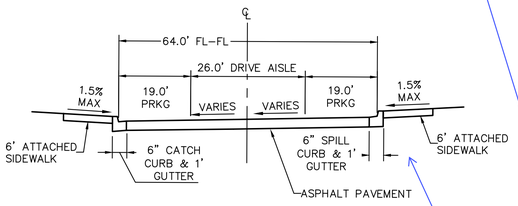
SHEET TITLE:
SITE PLAN

Please label the roadway sections as private/public.

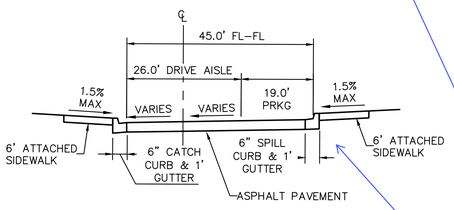
Private has been added to cross sections.



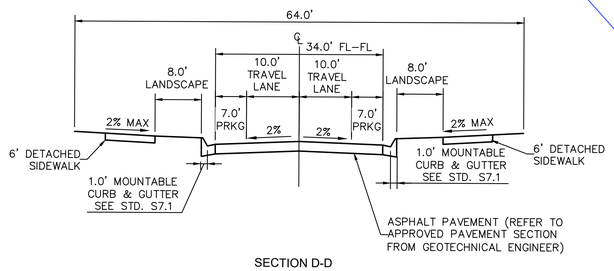
SECTION A-A
NTS



SECTION B-B
NTS



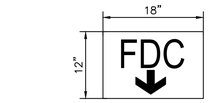
SECTION C-C
NTS



SECTION D-D
NTS

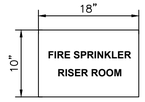
Please show the Fire Hydrants in the street sections.

Fire hydrants have been added to cross sections A-A and D-D, because these are the sections in which fire hydrants are placed. Please see plans for hydrant locations.



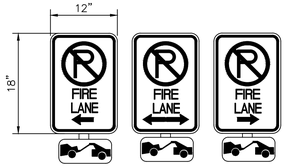
1. SHALL BE PROVIDED ABOVE ALL FIRE DEPARTMENT CONNECTIONS (FDC).
2. SIGNAGE SHALL STATE "FDC" WITH AN ARROW IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS, ARROW, AND SIGN BORDER TO BE WHITE. BACKGROUND TO BE RED.

FDC SIGN
N.T.S.



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

RISER ROOM SIGN
N.T.S.



TYPE A TYPE B TYPE C

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

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

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

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

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

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

FIRE LANE SIGN AND NOTES
N.T.S.

The site plan must include a separate sheet for all required signs details:

- Fire Lane
- No-Parking
- Accessible Parking
- Fire Riser Room
- Fire Department Connection
- Building Address(es)

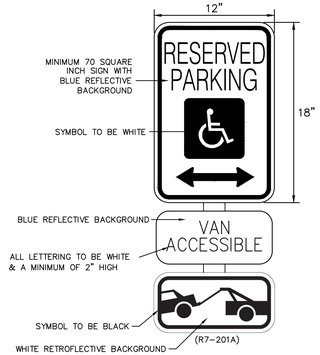
Stripping details are required for:

- Accessible Parking Spaces
- Electric Vehicle Parking Charging Stations

Details of:

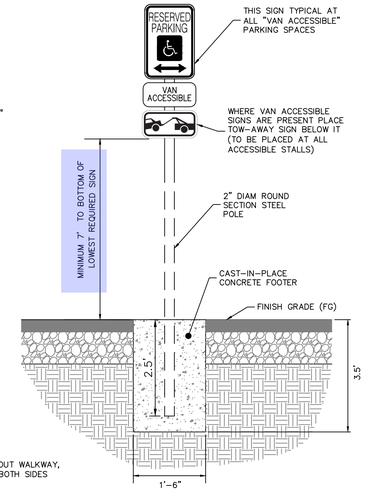
- Ramps Required for Accessible Routes within the site.
- Accessible walking transitions between accessible parking access aisles and adjacent sidewalks.
- Accessible Crosswalks

Additional details have been provided.



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

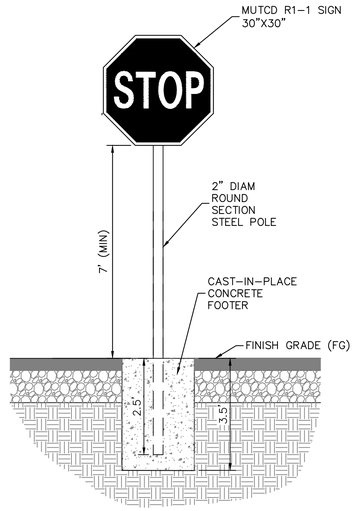
ONE AT EACH HANDICAP SPACE.
WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES



ACCESSIBLE PARKING SIGN
N.T.S.

NO PARKING - FIRE LANE SIGN NOTES

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' 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 BE NOT 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.



STOP SIGN
N.T.S.

CHECKED BY:
DRAWN BY:

Kimley»Horn

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

PARKLANDS - DOMINIUM MF SITE PLAN

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

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

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Kimley»Horn
Kimley»Horn and Associates, Inc.

DATE:
12/18/2024 - SP 01

SHEET TITLE:
SITE PLAN DETAILS

All easements have been checked to ensure they match the plat.

"to remain" has been removed.

Spacing has been increased between callouts to reduce clutter.

Acknowledged.

Acknowledged.

Acknowledged.

Please identify the Fire Sprinkler Riser Room location on ALL Utility Plans.

Fire riser room locations identified.

Please FDC label as Flush Mount FDC. TYP

Label updated.

Suggested location to relocate Fire Hydrant to to accommodate the 100 foot requirement.

Fire hydrant relocated.

Not a part of what?

Property line has shifted, callout updated.

The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be *approved* by the *fire code official*.

Fire hydrants have been relocated to have FDC within 100 feet.

Move easement label up, and easement should not extend all the way to the centerline.

Easement label and easement lines have been updated.

E ALAMEDA AVE (ARTERIAL, 114' ROW)

S. ABILENE ST (LOCAL, 64' ROW)

S. NEWCASTLE WAY (LOCAL, 64' ROW)

PRIVATE STREET

PARKLANDS VILLAGE 2 FILING NO. 2 TRACT W ZONING: R-2

BUILDING 1

BUILDING 2

MATCHLINE - SHEET 10

LEGEND

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

NOTES

1. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
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5. ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
6. ALL DOMESTIC WATER LINES ARE PUBLIC UP TO AND INCLUDING THE WATER METER, AND PRIVATE AFTER THE METER.
7. ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
8. ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

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

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

TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT

TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT

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

TYPE 6 EASEMENT: PROPOSED WATER EASEMENT

TYPE 7 EASEMENT: PROPOSED STORM EASEMENT

TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

KEYMAP
N.T.S.

CHECKED BY:
DRAWN BY:

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DATE:
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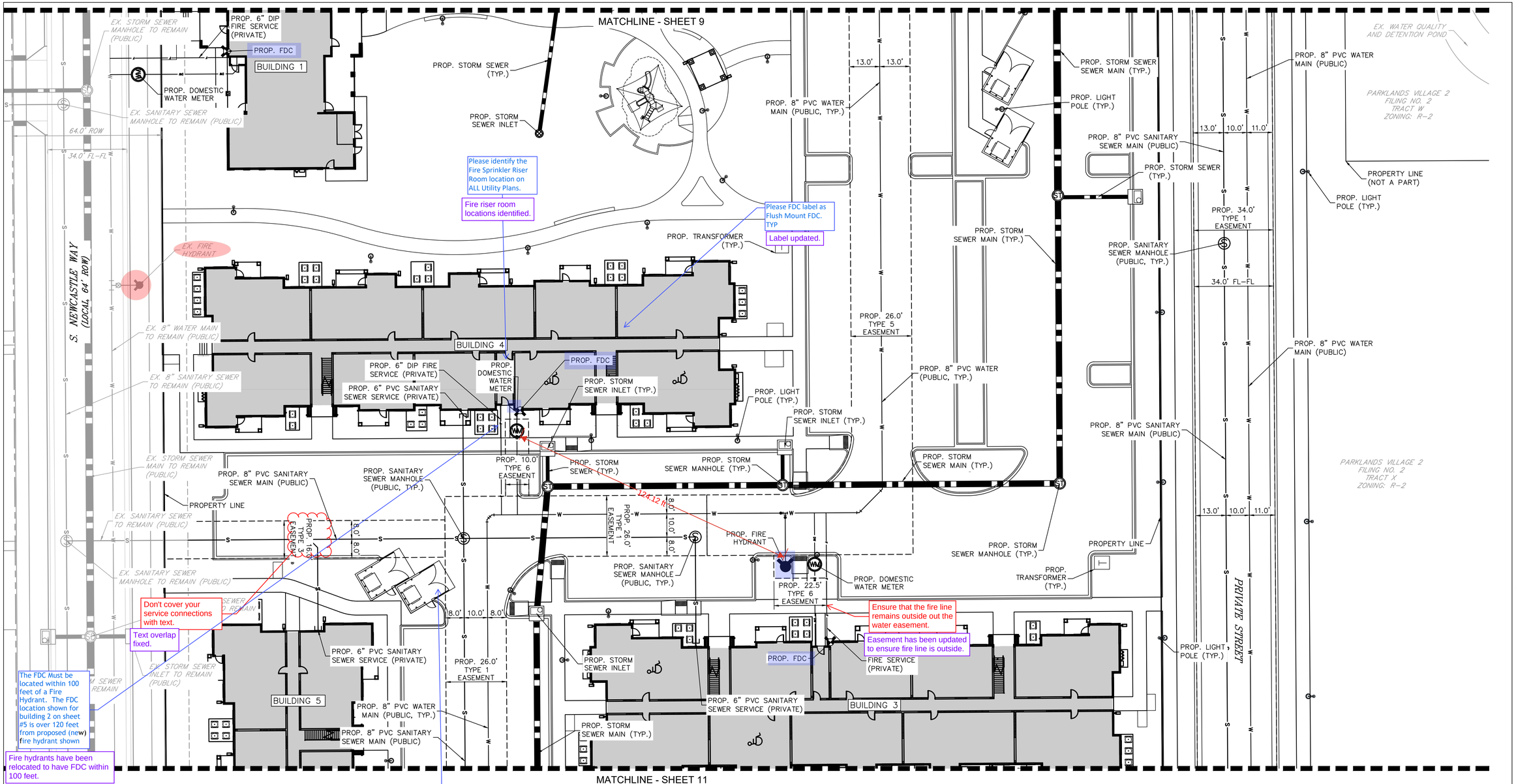
SHEET TITLE:
UTILITY PLAN

9



LEGEND

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

NOTES

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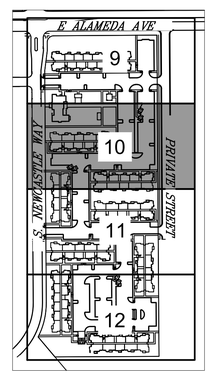
6. ALL DOMESTIC WATER LINES ARE PUBLIC UP TO AND INCLUDING THE WATER METER, AND PRIVATE AFTER THE METER.
7. ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
8. ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

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



KEYMAP
N.T.S.

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

CHECKED BY:
DRAWN BY:

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DATE:
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SHEET TITLE:
UTILITY PLAN

MATCHLINE - SHEET 10

PROP. DOMESTIC WATER METER
PROP. 10.0' TYPE 6 EASEMENT
PROP. FDC
PROP. 6" DIP FIRE SERVICE (PRIVATE)
BUILDING 5
PROP. 8" PVC SANITARY SEWER MAIN (PUBLIC)
PROP. 26.0' TYPE 1 EASEMENT
PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)
PROP. SANITARY SEWER MANHOLE (PUBLIC, TYP.)
PROP. TRANSFORMER (TYP.)
64.0' ROW
34.0' FL-FL
S. NEWCASTLE WAY (LOCAL 64' ROW)
EX. STORM SEWER MANHOLE TO REMAIN (PUBLIC)
EX. SANITARY SEWER MANHOLE TO REMAIN (PUBLIC)
EX. 8" WATER MAIN TO REMAIN (PUBLIC)
EX. STORM SEWER MAIN TO REMAIN (PUBLIC)
EX. FIRE HYDRANT TO REMAIN
PROP. STORM SEWER MANHOLE (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. STORM SEWER (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. FIRE HYDRANT
PROP. STORM SEWER MAIN (TYP.)
PROP. LIGHT POLE (TYP.)
BUILDING 7
PROP. 6" PVC SANITARY SEWER SERVICE (PRIVATE)
PROP. DOMESTIC WATER METER
PROP. FDC
PROP. 6" DIP FIRE SERVICE (PRIVATE)
PROP. TRANSFORMER (TYP.)
PROP. FIRE HYDRANT
PROP. 10.0' TYPE 6 EASEMENT
PROP. 26.0' TYPE 5 EASEMENT
PROP. LIGHT POLE (TYP.)
PROP. SANITARY SEWER MANHOLE (PUBLIC, TYP.)
PROP. 8" PVC WATER MAIN (PUBLIC)
PROP. 34.0' TYPE 1 EASEMENT
34.0' FL-FL
PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)
PARKLANDS VILLAGE 2 FILING NO. 2 TRACT K ZONING: R-2
PROP. SANITARY SEWER MANHOLE (PUBLIC, TYP.)
PROP. 8" PVC SANITARY SEWER MAIN (PUBLIC)
PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)
PROPERTY LINE
PROP. LIGHT POLE (TYP.)
PROP. 8" PVC WATER MAIN (PUBLIC)
PRIVATE STREET
PROP. 8" PVC SANITARY SEWER MAIN (PUBLIC)
PROP. FDC
PROP. 6" DIP FIRE SERVICE (PRIVATE)
PROP. 6" PVC SANITARY SEWER SERVICE (PRIVATE)
BUILDING 8
PROP. DOMESTIC WATER METER
PROP. 10.0' TYPE 6 EASEMENT
PROP. 10.0' TYPE 7 EASEMENT
PROP. 8" PVC WATER MAIN (PUBLIC, TYP.)
PROP. FIRE HYDRANT
BUILDING 6
PROP. 6" DIP FIRE SERVICE (PRIVATE)
PROP. FDC
PROP. DOMESTIC WATER METER
PROP. STORM SEWER MAIN (TYP.)
PROP. STORM SEWER MANHOLE (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. TRANSFORMER (TYP.)
PROP. 6" PVC SANITARY SEWER SERVICE (PRIVATE)
PROP. 10.0' TYPE 6 EASEMENT
PROP. 26.0' TYPE 5 EASEMENT
PROP. SANITARY SEWER MANHOLE (PUBLIC, TYP.)
EX. STORM SEWER MAIN TO REMAIN (PUBLIC)
EX. WATER MAIN TO REMAIN (PUBLIC)
EX. SANITARY SEWER MAIN TO REMAIN (PUBLIC)
EX. SANITARY SEWER MANHOLE TO REMAIN (PUBLIC)
EX. STORM SEWER MANHOLE TO REMAIN (PUBLIC)
PROP. 26.0' TYPE 1 EASEMENT
PROP. 10.0' TYPE 6 EASEMENT
PROP. 26.0' TYPE 1 EASEMENT
PROP. 8" PVC WATER MAIN (PUBLIC)
PROP. LIGHT POLE (TYP.)
PROP. TRANSFORMER (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. STORM SEWER MANHOLE (TYP.)
PROP. STORM SEWER INLET (TYP.)
PROP. STORM SEWER MAIN (TYP.)
PROP. FIRE HYDRANT
PROP. 10.0' TYPE 6 EASEMENT
PROP. 26.0' TYPE 5 EASEMENT
PROP. SANITARY SEWER MANHOLE (PUBLIC, TYP.)
PROPERTY LINE
163.36 ft
70.19 ft
119.29 ft

Please identify this type of easement, appears to be type 5 based on plat.
Identification added.
Please identify the Fire Sprinkler Riser Room location on ALL Utility Plans.
Fire riser room locations identified.
Please FDC label as Flush Mount FDC. TYP
Label updated.
Move the easement label further north.
Easement label shifted up.
Sanitary service line?
Label added.
The FDC Must be located within 100 feet of a Fire Hydrant. The FDC location shown for building 2 on sheet #5 is over 120 feet from the proposed (new) fire hydrant shown.
Fire hydrants have been relocated to have FDC within 100 feet.
This portion of sanitary sewer appears to be private on sheet 12. Please identify that on this sheet as well.
Label added.

MATCHLINE - SHEET 12

LEGEND

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

NOTES

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7. ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.
8. ALL FIRE HYDRANTS AND FIRE HYDRANT LINES ARE PUBLIC.

EASEMENT LEGEND

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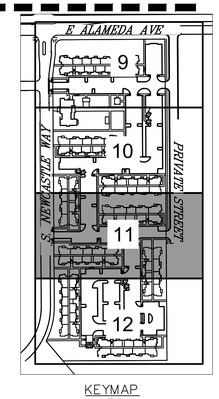
TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT
TYPE 5 EASEMENT: PROPOSED WATER, FIRE, AND ACCESS EASEMENT
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT
TYPE 7 EASEMENT: PROPOSED STORM EASEMENT
TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

GRAPHIC SCALE IN FEET
0 10 20 40
NORTH



KEYMAP
N.T.S.

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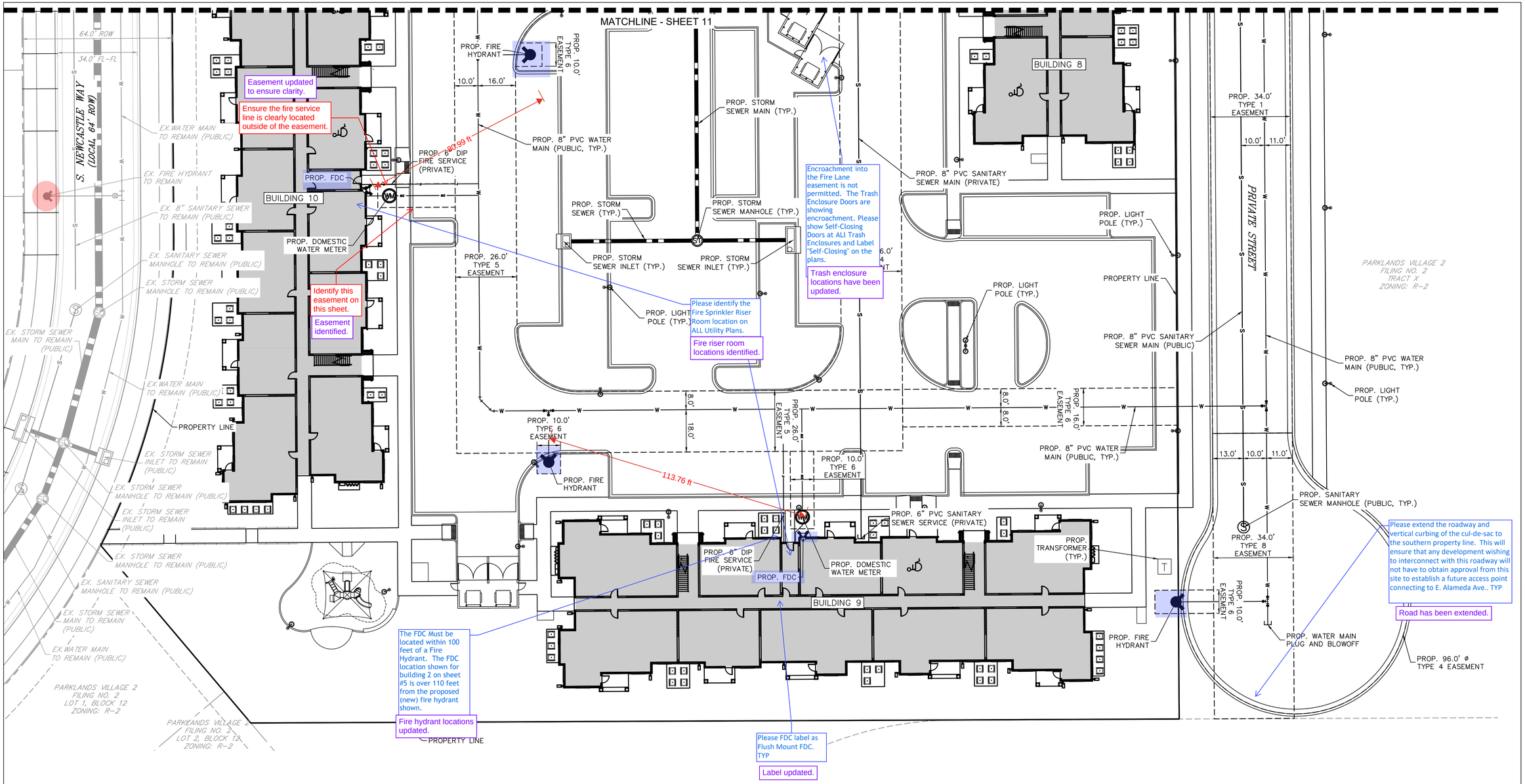
SHEET TITLE:
UTILITY PLAN



LEGEND

- PROPERTY BOUNDARY
- EX. EASEMENT
- PROP. EASEMENT
- PROP. STORM PIPE
- PROP. WATER MAIN
- PROP. DOMESTIC WATER SERVICE
- PROP. FIRE SERVICE
- PROP. SANITARY SEWER
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
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- PROP. FIRE HYDRANT
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- PROP. LIGHT POLE
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GRAPHIC SCALE IN FEET
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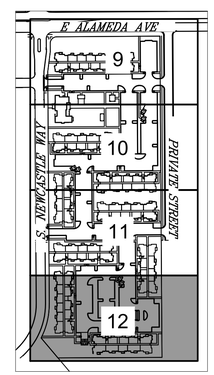

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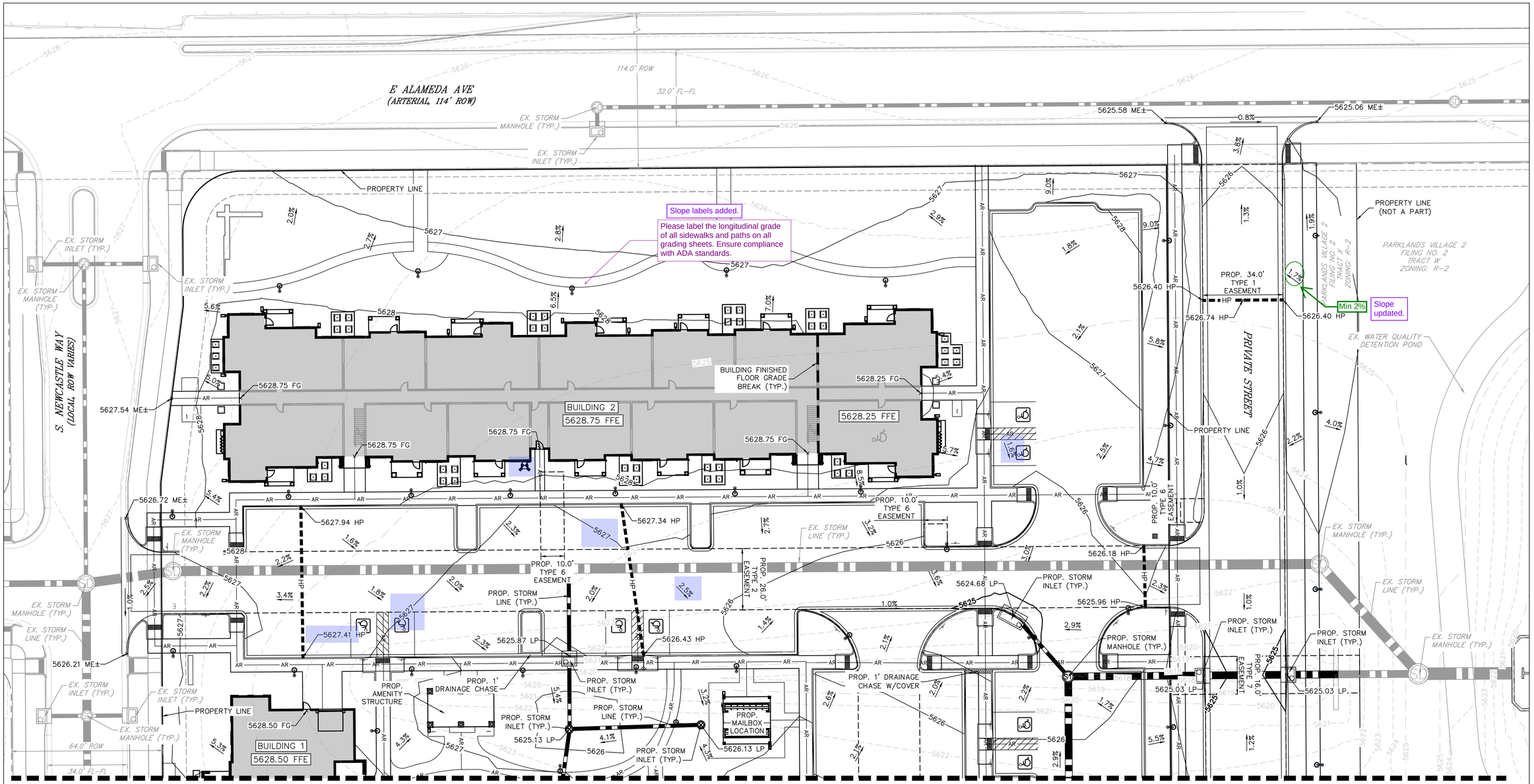


MATCHLINE - SHEET 14

LEGEND

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

NOTES

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

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Note added.

EASEMENT LEGEND

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

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

TYPE 3 EASEMENT: PROPOSED SANITARY EASEMENT

TYPE 4 EASEMENT: PROPOSED FIRE AND ACCESS EASEMENT

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

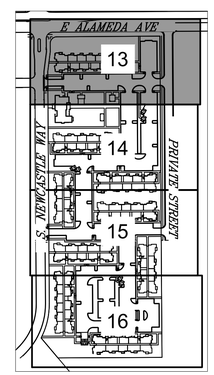
TYPE 6 EASEMENT: PROPOSED WATER EASEMENT

TYPE 7 EASEMENT: PROPOSED STORM EASEMENT

TYPE 8 EASEMENT: PROPOSED WATER AND SANITARY EASEMENT

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH



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PARKLANDS - DOMINIUM MF SITE PLAN

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

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

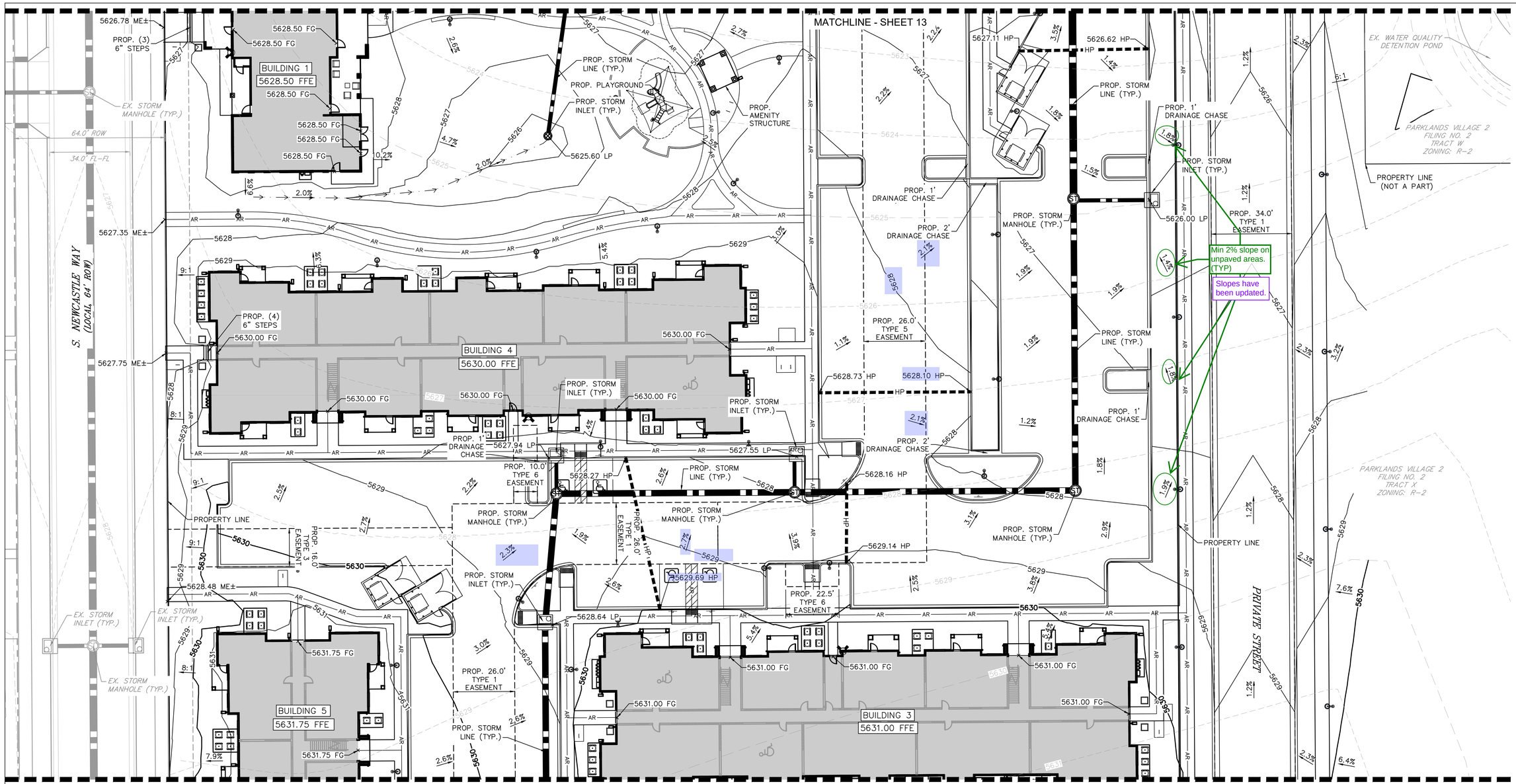
PRELIMINARY

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

DATE:
12/18/2024 - SP 01

SHEET TITLE:
GRADING PLAN

13



LEGEND

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

NOTES

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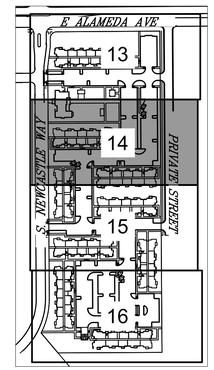
NORTH



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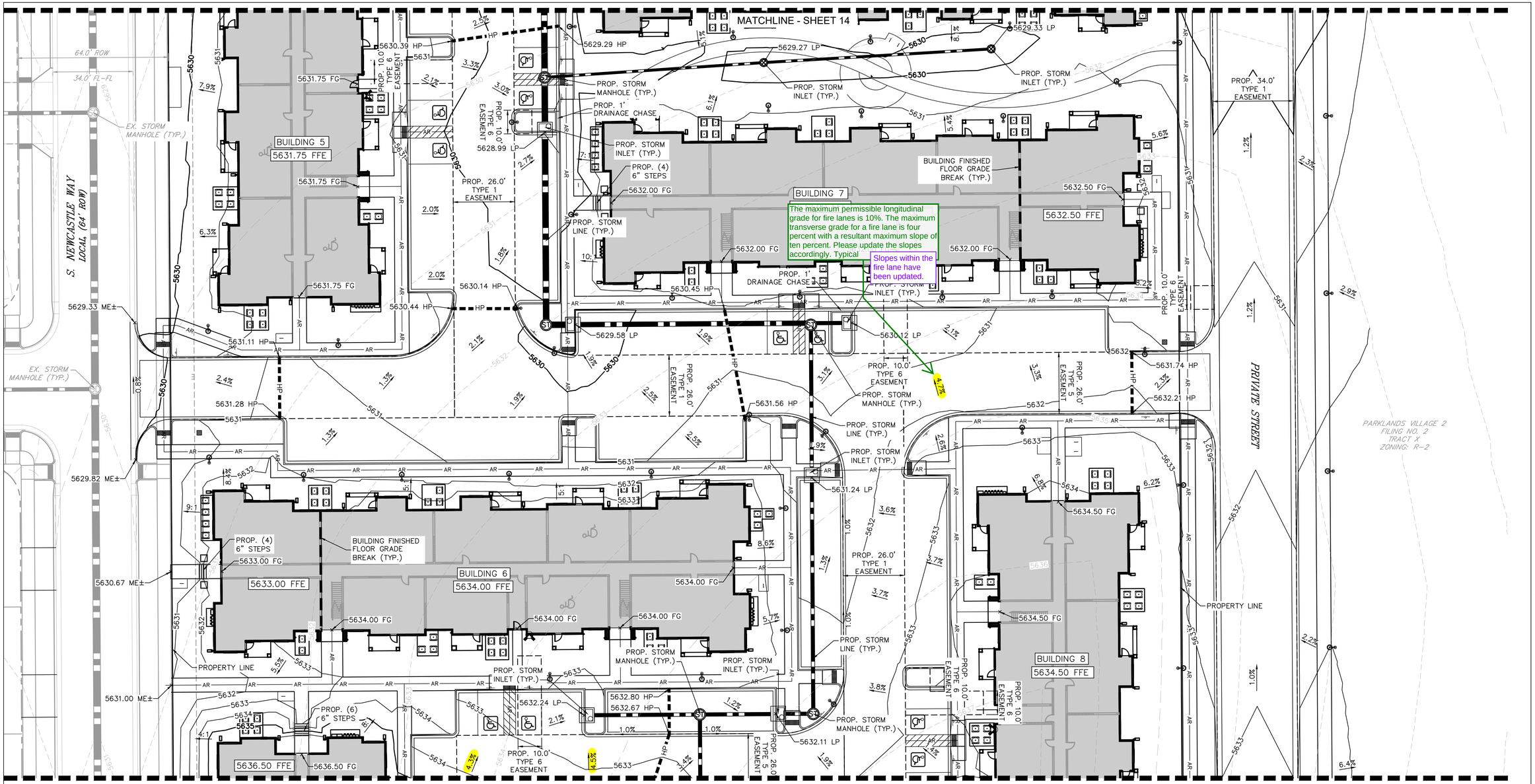

LEGEND

- PROPERTY BOUNDARY
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- PROP. EASEMENT
- AR — ACCESSIBLE ROUTE
- XXXX — EX. CONTOUR
- XXXX — PROP. CONTOUR
- HP — PROP. RIDGE LINE
- PROP. SWALE
- PROP. BUILDING FINISHED FLOOR GRADE BREAK
- ST — PROP. STORM SEWER MANHOLE
- PROP. STORM INLET
- PROP. STORM SEWER

- FG — FINISHED GRADE
- LP — LOW POINT
- HP — HIGH POINT
- ME — MATCH EXISTING
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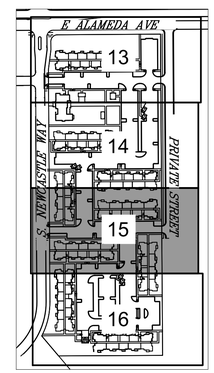

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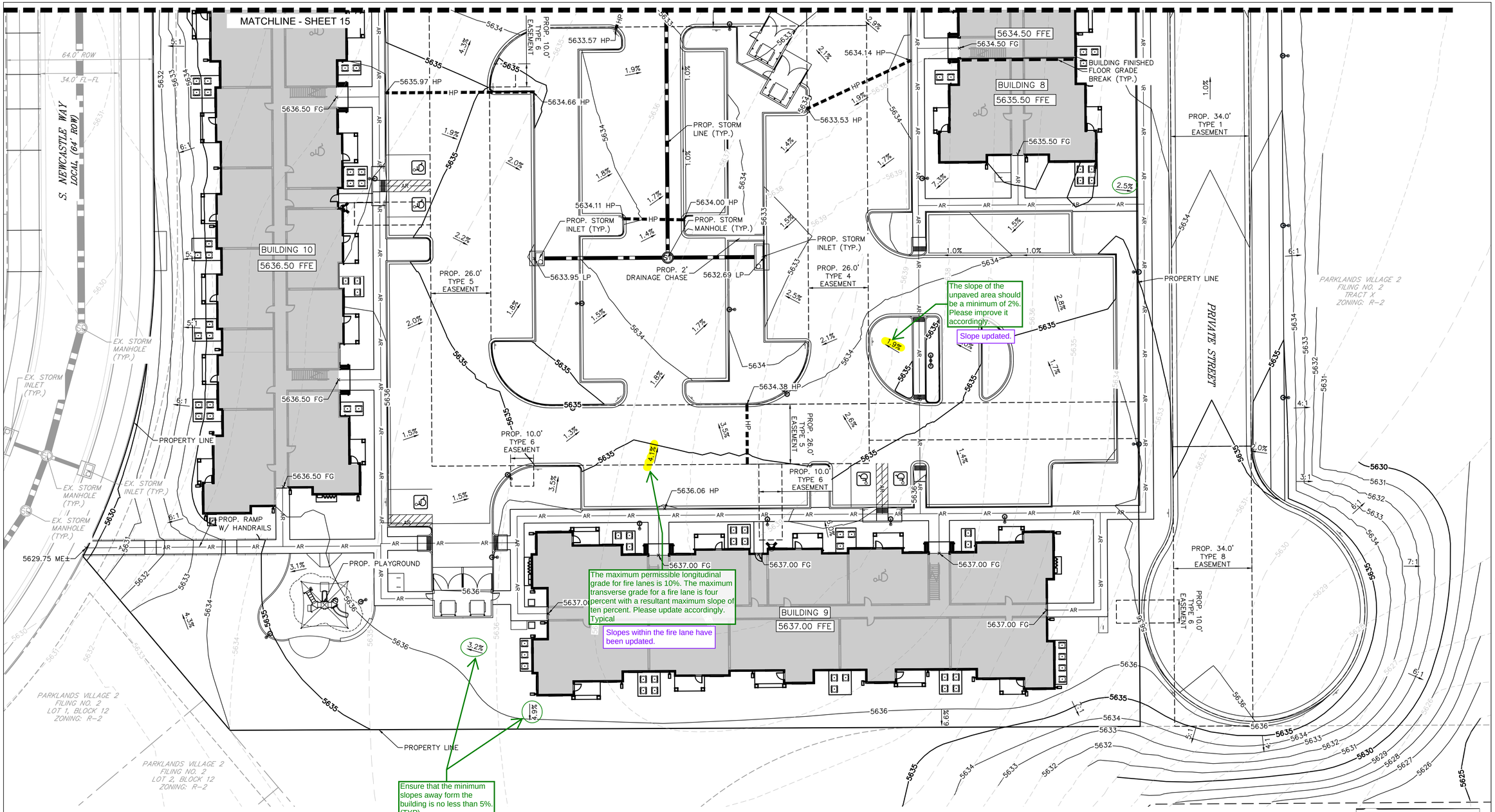

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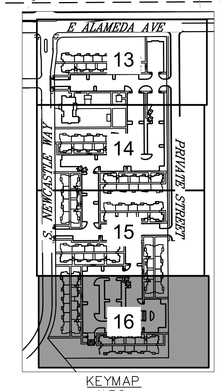

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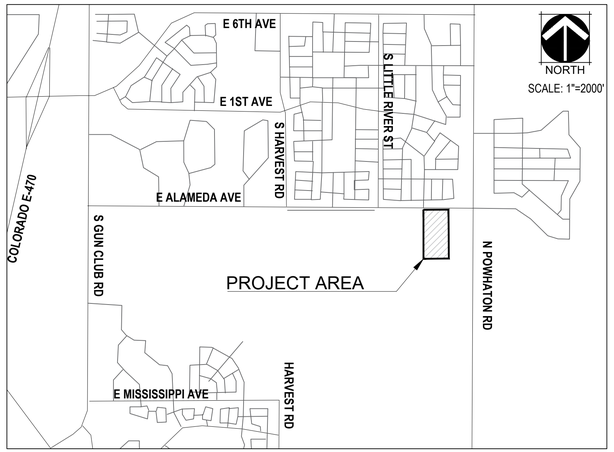
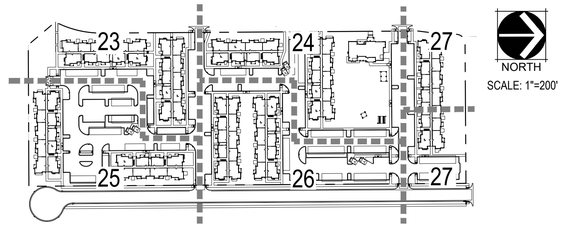
16

VICINITY MAP



KEY MAP



LANDSCAPE SHEET INDEX

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

CITY OF AURORA NOTES

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

GENERAL NOTES

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

Ensure all hydrants are within landscaped areas and 5 ft clear on all sides from any obstructions. With the relocation of fire hydrant please ensure the fire hydrants is within the 3'-6" to 8' distance from back of curb and facing adjacent roadway. TYP all sheets.

Please add the Hydrant note as shown.

NDLA RESPONSE: NOTE HAS BEEN ADDED TO ALL APPLICABLE LANDSCAPE SHEETS.

LANDSCAPE REQUIREMENT TABLES

Building Perimeter Landscape

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

NOTES:

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

Street Frontage Buffer

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

NOTES:

ed equivalent of 1 tree = 10 shrubs.

ffers are minimum 20' and maximum 100' wide.

minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

NDLA RESPONSE: TABLE HAS BEEN ADDED FOR NON-STREET BUFFER LANDSCAPE REQUIREMENTS FOR BUFFER ALONG SOUTH SIDE OF PROPERTY ADJACENT TO OIL & GAS PARCEL.

Open Space Tract Landscape Table

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

NOTES:

1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

2.) * Open Space Area calculation includes total site area minus buildings, parking, walks, and internal drive aisles.

Add the table for the non-street buffer and provide the required landscaping.

Per the Master Plan, confirm that the 150' setback and planting has been provided along the south property line against the oil and gas site.

NDLA RESPONSE: REQUIRED PLANTINGS HAVE BEEN ADDED FOR NON-STREET PERIMETER BUFFER REQUIREMENTS ALONG SOUTH SIDE OF PROPERTY ADJACENT TO OIL & GAS PARCEL. BUFFER WIDTH REDUCTION PROPOSED (MINIMUM 12' WIDTH) VIA REDUCTION FEATURE (6' FENCE) AS SPECIFIED IN TABLE 4.7-2.

Revise to "8.B.1." per 2025 Roadway Manual

NDLA RESPONSE: NOTE HAS BEEN UPDATED ACCORDINGLY.

Remove the reference to the previous landscape ordinance.

NDLA RESPONSE: NOTE HAS BEEN REMOVED.

Curbside Landscape

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

NOTES:

1.) Intersecting drives and stop sign offsets are excluded from linear foot calculations.

2.) * Proposed Curbside Landscape has been provided in Parklands Filing 2 Submittal, Streetscape has been adjusted to account for new site layout, curb cuts, sight distance triangles, and utility conflicts on this property. Refer to Case Number 2023-4011-00 For Approved Curbside Landscaping.

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

The ornamental grasses in the curbside landscape area must be 5 gallon.

NDLA RESPONSE: NOTE HAS BEEN REVISED TO SHOW 5 GALLON ORNAMENTAL GRASSES, PLANT SCHEDULE ON SHEET 19 HAS BEEN UPDATED ACCORDINGLY.

Since South Newcastle Way (East) and East Alameda Ave. (South) curbside landscaping is shown on Parklands Filing 2 Submittal, CN#2023-4011-00 this should not be included on this sheet as that plan set will be used by the inspectors during construction regarding actual plant counts.

Standard Rights-of-Way Street Tree Table

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

NOTES:

1.) Intersecting drives and stop sign offsets are excluded from linear foot calculations.

2.) * Proposed ROW Street Trees have been provided in Parklands Filing 2 Submittal, Streetscape has been adjusted to account for new site layout, curb cuts, sight distance triangles, and utility conflicts on this property. Refer to Case Number 2023-4011-00 For Approved Curbside Landscaping.

NDLA RESPONSE: THESE LINE ITEMS FOR S NEWCASTLE WAY AND E ALAMEDA AVE HAVE BEEN REMOVED FROM THE CHARTS. FINAL PLANTING SPECIES / COUNTS SHOULD BE REFERRED TO IN NEXT AMENDED PARKLANDS FILING 2 SUBMITTAL, CN#2023-4011-00

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PARKLANDS - DOMINIUM MF SITE PLAN

E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE NOTES

17

CHECKED BY:
DRAWN BY:

PLANT SCHEDULE

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

The SC SC is shown in the curbside landscape area and is therefore required to be 5 gallon.

NDLA RESPONSE: PLANT SCHEDULE AND CONTAINER SIZE HAS BEEN UPDATED ACCORDINGLY.

IRRIGATED NATIVE SEED MIX

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

W/C = WARM OR COOL SEASON
33% MAXIMUM COOL SEASON GRASSES

IRRIGATED RECREATIONAL TURF

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

MATERIALS AND AMENITIES SCHEDULE

REFERENCE NOTES SCHEDULE

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

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

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

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE SCHEDULES

S NEWCASTLE WAY
(LOCAL) TYP.

SHEET 23

SHEET 24

SHEET 27

BUILDING 5

BUILDING 1

BUILDING 6

BUILDING 4

BUILDING 2

E ALAMEDA AVE
(ARTERIAL) TYP.

BUILDING 9

BUILDING 7

BUILDING 3

SHEET 25

SHEET 26

SHEET 27

BUILDING 8

PRIVATE ROAD
(PROPOSED)

Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.

NDLA RESPONSE: FIRE HYDRANTS ARE SHOWN AND CALLED OUT ON ALL APPLICABLE LANDSCAPE PLANS, SYMBOL HAS BEEN ADDED TO LEGEND AND AN ADDITIONAL LEGEND HAS BEEN ADDED TO THIS SHEET.

NORTH

0 20 40 80
SCALE 1" = 40'

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DATE:
12/18/2024 - SP 01

SHEET TITLE:
OVERALL LANDSCAPE PLAN

22

NDLA RESPONSE: EASEMENTS ARE SHOWN, DIMENSIONED, AND LABELED ON ALL APPLICABLE LANDSCAPE SHEETS. REFER TO CIVIL SHEETS FOR MORE INFORMATION.

Label and dimension all easements on the plans. (typ.)

Darken/thicken the property line.

NDLA RESPONSE: PROPERTY LINE DARKNESS/THICKNESS HAS BEEN UPDATED.

FILING 2 STREETSCAPE HAS BEEN ADJUSTED TO ACCOUNT FOR NEW SITE LAYOUT, CURB CUTS, SIGHT DISTANCE TRIANGLES, AND UTILITY CONFLICTS, ON THIS PROPERTY. REFER TO CASE NUMBER 2023-4011-00 FOR APPROVED CURBSIDE LANDSCAPING

S NEWCASTLE WAY
(LOCAL) TYP.

LDING 10

BUILDING 6

Consider inclusion of an ADA accessible feature in the playground areas. If the proposed play feature includes ADA components, please call these out on the detail sheet.

NDLA RESPONSE: COMMENT NOTED, THANK YOU. ADA ACCESSIBLE FEATURES HAVE BEEN ADDED TO REVISED PLAY EQUIPMENT PIECE NEAR BUILDING 1 CLUBHOUSE. SEE DETAILS FOR MORE INFORMATION.

PLAY FEATURE (6 SH 30)
MONOLITHIC CONCRETE PLAYGROUND CURB (5 SH 30)
PLAYGROUND RAMP (3 SH 30)
CONCRETE SEAT WALL (1 SH 30)
FREESTANDING CONCRETE PLAYGROUND CURB (2 SH 30)
PROPERTY LINE (TYP.)

METAL EDGER (4 SH 29)
SITE TRIANGLE RE: CIVIL
NEIGHBORHOOD COLUMN (5 SH 29)

Carport or Solar Canopy?

26'-0" UTILITY EASEMENT, RE: CIVIL, TYP

TRASH ENCLOSURE RE: CIVIL, TYP.

CONDENSERS RE: ARCH, TYP.
SITE LIGHTING RE: CIVIL, TYP.
CARPORT RE: ARCH, TYP.

TRANSFORMER PAD RE: CIVIL, TYP.

MATCHLINE: SEE SHEET 24

MATCHLINE: SEE SHEET 25

MATCHLINE: SEE SHEET 26

MATCHLINE: SEE SHEET 24

NDLA RESPONSE: SOLAR CARPORT, LABEL HAS BEEN UPDATED ACCORDINGLY ON ALL SHEETS.

NDLA RESPONSE: SOLAR CARPORT, LABEL HAS BEEN UPDATED ACCORDINGLY ON ALL SHEETS.

These are noted on Sheet 31- Architectural Site Plan as Solar Carports and on the Civil Sheets as simply Carports. Please provide the correct label and show shading on all solar canopies on the plan. (typ)

NDLA RESPONSE: SOLAR CARPORT, LABEL HAS BEEN UPDATED ACCORDINGLY ON ALL SHEETS, SHADING HAS BEEN ADDED FOR ALL CARPORTS.

Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.

NDLA RESPONSE: FIRE HYDRANTS ARE SHOWN AND CALLED OUT ON ALL APPLICABLE LANDSCAPE PLANS, SYMBOL HAS BEEN ADDED TO LEGEND.

NDLA RESPONSE: PARKING LOT ISLANDS AND UTILITIES HAVE BEEN REVISED TO MEET LANDSCAPE REQUIREMENTS AND CODE MINIMUM DIMENSIONS WITH APPROPRIATE OFFSETS FROM UTILITIES.

An adjustment should be requested for the required parking lot island landscaping due to too many utility conflicts.

NDLA RESPONSE: PARKING LOT ISLANDS AND UTILITIES HAVE BEEN REVISED TO MEET LANDSCAPE REQUIREMENTS AND CODE MINIMUM DIMENSIONS WITH APPROPRIATE OFFSETS FROM UTILITIES.

The site is over parked and therefore it will be necessary for the island to be expanded to accommodate the required tree and landscaping or to shift the parking island so that a tree can be installed.

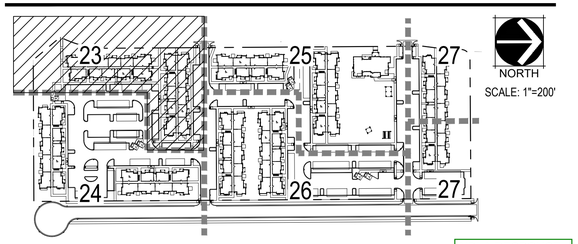
NDLA RESPONSE: PARKING STALL LINEWORK HAS BEEN UPDATED.

Darken all parking stalls

1 additional shrub is required in this island.

NDLA RESPONSE: 1 ADDITIONAL SHRUB HAS BEEN ADDED.

KEY MAP



LANDSCAPE MATERIAL SCHEDULE

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

AMENITY SCHEDULE

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

NORTH
0 10 20 40
SCALE 1" = 20'

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DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE PLAN

23

CHECKED BY:
DRAWN BY:

MATCHLINE: SEE SHEET L-23

BUILDING 9

BUILDING 8

PRIVATE ROAD
(PROPOSED)

TRASH ENCLOSURE
RE: CIVIL, TYP.

FIRE HYDRANT
RE: CIVIL, TYP.

26'-0" UTILITY EASEMENT,
RE: CIVIL, TYP

CARPORT
RE: ARCH, TYP.

METAL EDGER

PROPERTY LINE (TYP.)

CONDENSERS
RE: ARCH, TYP.

SITE LIGHTING
RE: CIVIL, TYP.

TRANSFORMER PAD
RE: CIVIL, TYP.

SITE TRIANGLE
RE: CIVIL

8.00 ft

7.85'/ft

What is this dashed line representing?

NDLA RESPONSE: THIS DASHED LINE REPRESENTS A 5' BUILDING OFFSET / NO PLANT ZONE FOR MAINTENANCE AND IRRIGATION PURPOSES - LABEL HAS BEEN ADDED ACCORDINGLY TO ALL LANDSCAPE SHEETS.

Why is the carport in the landscape island?

NDLA RESPONSE: THE SOLAR CARPORTS SIZE/LAYOUT IS BASED ON THE EFFICIENCY OF THE SOLAR MODEL AND STRUCTURE REQUIRED. THESE DIMENSIONS ARE SLIGHTLY LARGER THAN THE PARKING STALLS, AND CANNOT ENCROACH/OVERHANG INTO THE FIRE LANE. COLUMNS FOR ALL SOLAR CARPORTS ARE LOCATED IN THE CENTER OF EACH PARKING STALL STRIPING, THEREFOR THERE IS NO CONFLICT WITH ADJACENT LANDSCAPING. THE OVERHANG SHOULD NOT CAUSE ANY DISRUPTION TO PLANT GROWTH AND SUCCESSION. REFER TO ARCH FOR MORE INFORMATION ON SOLAR CARPORT DETAILS.

A 9 foot island is required.

NDLA RESPONSE: PARKING LOT ISLANDS HAVE BEEN REVISED TO MEET LANDSCAPE REQUIREMENTS AND CODE MINIMUM DIMENSIONS.

NDLA RESPONSE: REFER TO CIVIL DRAWINGS FOR MORE INFORMATION ON PROPOSED MATERIALS IN THIS LOCATION.

The concrete hatch pattern is missing here.

NDLA RESPONSE: PARKING LOT ISLANDS AND UTILITIES HAVE BEEN REVISED TO MEET LANDSCAPE REQUIREMENTS AND CODE MINIMUM DIMENSIONS WITH APPROPRIATE OFFSETS FROM UTILITIES.

Per Sec. 4.7.5K. 3. No portion of the required parking lot islands landscaping may be displaced by fire hydrants. Add a tree to the island outside of the easement.

Per Sec. 146-4.7.5.E.2.b. provide a 25' wide non-street perimeter buffer along the oil and gas pad site. A reduction in the buffer width to 12' is possible depending upon the buffer reduction feature chosen as specified in Table 4.7-2. The current design is not meeting UDO requirements. While a 14' buffer is provided this requires a fence. A fence has not been provided. Please be advised that a buffer at 12' would have the patios encroaching and they are not permitted to encroach into buffers.

NDLA RESPONSE: REQUIRED PLANTINGS HAVE BEEN ADDED FOR NON-STREET PERIMETER BUFFER REQUIREMENTS ALONG SOUTH SIDE OF PROPERTY ADJACENT TO OIL & GAS PARCEL. BUFFER WIDTH REDUCTION PROPOSED (MINIMUM 12' WIDTH) VIA REDUCTION FEATURE (6' FENCE) AS SPECIFIED IN TABLE 4.7-2. - REFER TO DETAILS FOR MORE INFORMATION.

Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.

NDLA RESPONSE: PARKING PERIMETER SCREENING HAS BEEN REVISED PER UDO REQUIREMENTS TO SHOW CONTINUOUS LANDSCAPE HEDGE WITH DOUBLE ROW OF SHRUBS PLANTED IN A TRIANGULAR PATTERN.

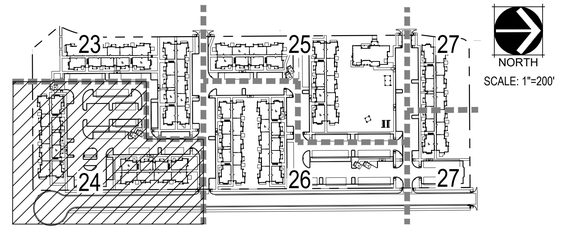
Why is the carport in the landscape island?

NDLA RESPONSE: THE SOLAR CARPORTS SIZE/LAYOUT IS BASED ON THE EFFICIENCY OF THE SOLAR MODEL AND STRUCTURE REQUIRED. THESE DIMENSIONS ARE SLIGHTLY LARGER THAN THE PARKING STALLS, AND CANNOT ENCROACH/OVERHANG INTO THE FIRE LANE. COLUMNS FOR ALL SOLAR CARPORTS ARE LOCATED IN THE CENTER OF EACH PARKING STALL STRIPING, THEREFOR THERE IS NO CONFLICT WITH ADJACENT LANDSCAPING. THE OVERHANG SHOULD NOT CAUSE ANY DISRUPTION TO PLANT GROWTH AND SUCCESSION. REFER TO ARCH FOR MORE INFORMATION ON SOLAR CARPORT DETAILS.

Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.

NDLA RESPONSE: FIRE HYDRANTS ARE SHOWN AND CALLED OUT ON ALL APPLICABLE LANDSCAPE PLANS, SYMBOL HAS BEEN ADDED TO LEGEND.

KEY MAP



LANDSCAPE MATERIAL SCHEDULE

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

AMENITY SCHEDULE

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

STEEL EDGER

PROPERTY LINE

UTILITY EASEMENT

SIGHT TRIANGLE

MATCHLINE

DECIDUOUS TREE

EVERGREEN TREE

ORNAMENTAL TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

ORNAMENTAL GRASSES

MATCHLINE: SEE SHEET 26

NORTH

SCALE 1" = 20'

0 10 20 40

CHECKED BY:
DRAWN BY:

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PEOPLE + PLACEMAKING
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DENVER, CO 80204
P 303.892.1166
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PARKLANDS - DOMINIUM MF SITE PLAN

E ALAMEDA AVE & POWHATON RD.
AURORA, CO 80018

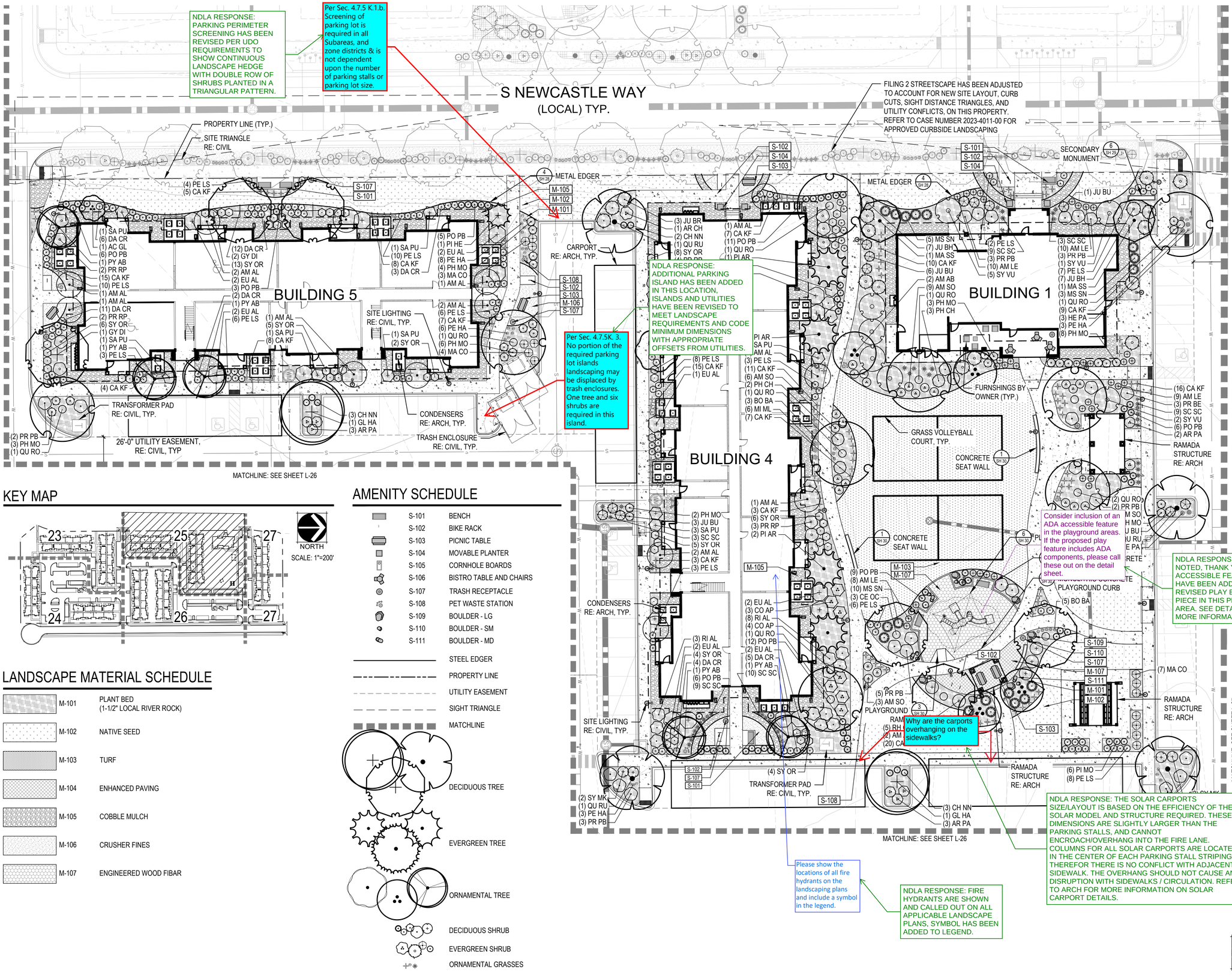
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE PLAN

24



KEY MAP

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	EVERGREEN SHRUB
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NOT FOR CONSTRUCTION

DATE:
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE PLAN

25

MATCHLINE: SEE SHEET L-25

MATCHLINE: SEE SHEET 23

MATCHLINE: SEE SHEET 24

MATCHLINE: SEE SHEET 27

26'-0" UTILITY EASEMENT, RE: CIVIL, TYP

SITE LIGHTING RE: CIVIL, TYP.

CONDENSERS RE: ARCH, TYP.

BUILDING 7

BUILDING 3

FURNSHINGS BY OWNER (TYP.)

FURNSHINGS BY OWNER (TYP..)

FIRE HYDRANT RE: CIVIL, TYP.

TRANSFORMER PAD RE: CIVIL, TYP.

METAL EDGER

NEIGHBORHOOD COLUMN

CARPORT RE: ARCH, TYP.

TRASH ENCLOSURE RE: CIVIL, TYP.

PROPERTY LINE (TYP.)

PRIVATE ROAD (PROPOSED)

SITE TRIANGLE RE: CIVIL

NDLA RESPONSE: PARKING LOT ISLANDS AND UTILITIES HAVE BEEN REVISED TO MEET LANDSCAPE REQUIREMENTS AND CODE MINIMUM DIMENSIONS WITH APPROPRIATE OFFSETS FROM UTILITIES.

site is over parked and efore it will be necessary he island to be expanded ccommodate the required and landscaping or to shift parking island so that a can be installed.

NDLA RESPONSE: FIRE HYDRANTS ARE SHOWN AND CALLED OUT ON ALL APPLICABLE LANDSCAPE PLANS, SYMBOL HAS BEEN ADDED TO LEGEND.

Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.

According to code trash enclosures are not permitted to displace the required landscaping. However, we will allow for this one occurrence given a tree has been located in close proximity within the same row of parking to the north.

NDLA RESPONSE: COMMENT NOTED, THANK YOU.

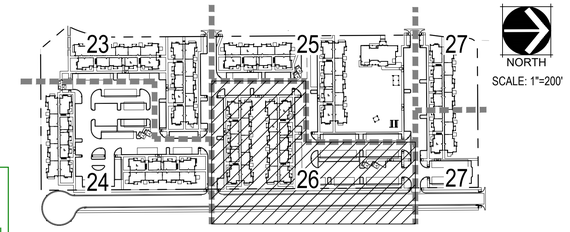
NDLA RESPONSE: THE SOLAR CARPORTS SIZE/LAYOUT IS BASED ON THE EFFICIENCY OF THE SOLAR MODEL AND STRUCTURE REQUIRED. THESE DIMENSIONS ARE SLIGHTLY LARGER THAN THE PARKING STALLS, AND CANNOT ENCROACH/OVERHANG INTO THE FIRE LANE. COLUMNS FOR ALL SOLAR CARPORTS ARE LOCATED IN THE CENTER OF EACH PARKING STALL STRIPING, THEREFOR THERE IS NO CONFLICT WITH ADJACENT LANDSCAPING. THE OVERHANG SHOULD NOT CAUSE ANY DISRUPTION TO PLANT GROWTH AND SUCCESSION. REFER TO ARCH FOR MORE INFORMATION ON SOLAR CARPORT DETAILS.

Carports within the landscape beds

Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.

NDLA RESPONSE: PARKING PERIMETER SCREENING HAS BEEN REVISED PER UDO REQUIREMENTS TO SHOW CONTINUOUS LANDSCAPE HEDGE WITH DOUBLE ROW OF SHRUBS PLANTED IN A TRIANGULAR PATTERN.

KEY MAP



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	MATCHLINE
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
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NORTH

0 10 20 40

SCALE 1" = 20'

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DATE:
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SHEET TITLE:
LANDSCAPE PLAN

26

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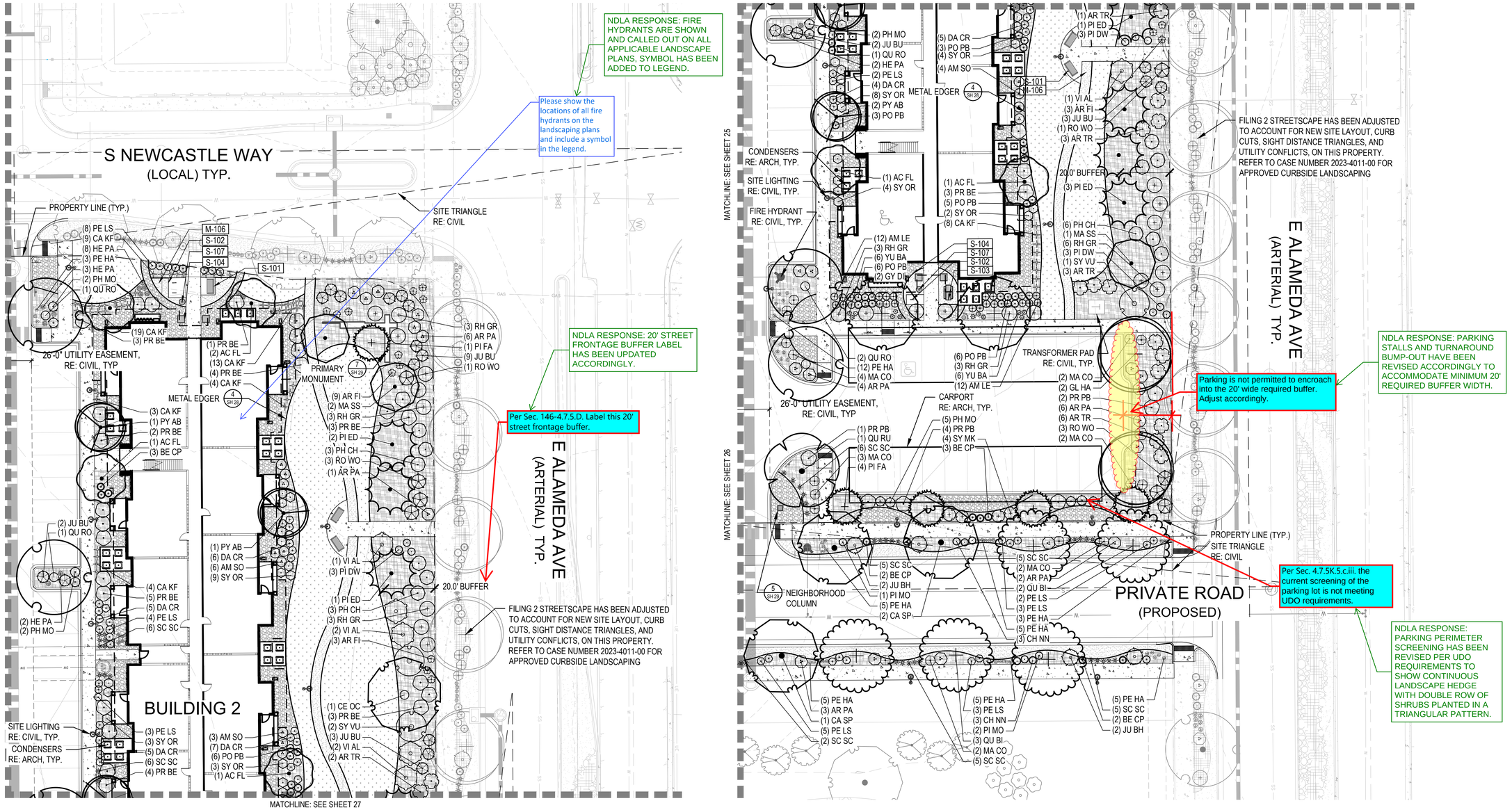
DRAWN BY:



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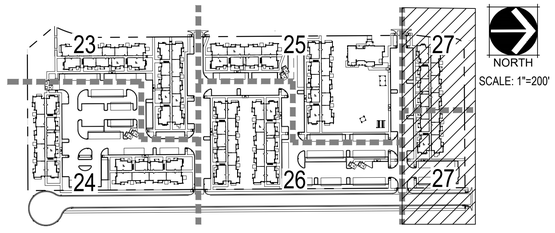

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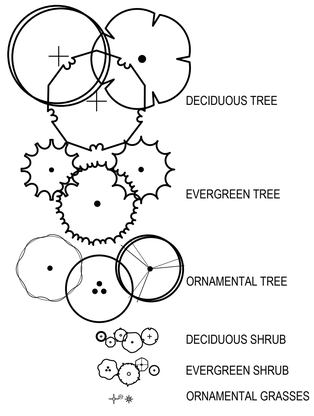

NORTH
0 10 20 40
SCALE 1" = 20'

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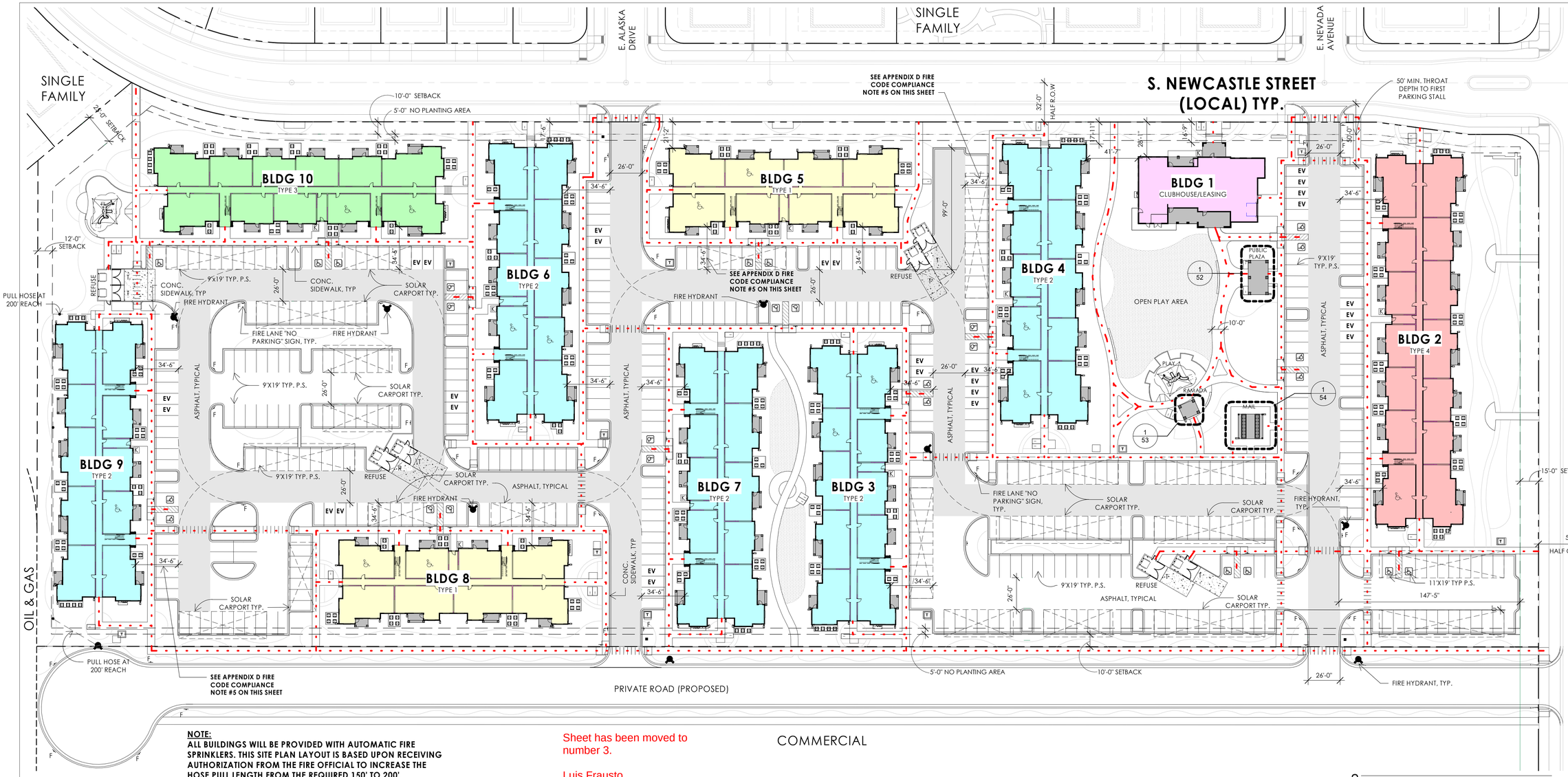
12/18/2024 - SP 01

SHEET TITLE:
LANDSCAPE PLAN



NOTE:
ALL BUILDINGS WILL BE PROVIDED WITH AUTOMATIC FIRE SPRINKLERS. THIS SITE PLAN LAYOUT IS BASED UPON RECEIVING AUTHORIZATION FROM THE FIRE OFFICIAL TO INCREASE THE HOSE PULL LENGTH FROM THE REQUIRED 150' TO 200'.

Sheet has been moved to number 3.

Luis Frausto
Todd & Associates, Inc.

COMMERCIAL

move to sheet 3 in the site plan set

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

(FOR REFERENCE ONLY) SEE CIVIL SITE PLAN ON SHEET #3 - #16 FOR ADDITIONAL INFORMATION

N

PROJECT DATA

ASSESSOR'S PARCEL NUMBER 46517

SITE AREA:
GROSS SITE AREA ± 13.59 A.C. (591,805 S.F.)
NET SITE AREA ± 12.00 A.C. (522,720 S.F.)

ZONING:
EXISTING: R-2 AAC (MU-C/R-3)

DENSITY:
DENSITY ALLOWED N/A (GROSS)
DENSITY PROVIDED 20.08 D.U./A.C. (GROSS)

BUILDING HEIGHT:
BUILDING HEIGHT - MAX. ALLOWED 45'-0"
BUILDING HEIGHT - PROVIDED 38'-4"
"THE VERTICAL DISTANCE ABOVE A REFERENCE POINT MEASURED TO A POINT HALFWAY BETWEEN THE EAVE & THE HIGHEST POINT ON A PITCHED OR HIPPED ROOF"

SETBACKS:
FRONT LOT SETBACK 15' (NORTH - ALAMEDA AVENUE)
SIDE LOT SETBACK 10' (EAST - COMMERCIAL)
SIDE LOT SETBACK 10' (WEST - NEWCASTLE STREET)
REAR LOT SETBACK 12' (SOUTH - OIL & GAS)
REAR LOT SETBACK 25' (RESIDENTIAL - TOWNHOUSES)

UNIT MIX:

UNIT TYPE	RATIO	#D.U.
2BR/2BA	43%	(5 TYPE A) 117
3BR/2BA	39%	(6 TYPE A) 108
4BR/2BA	18%	(3 TYPE A) 48
TOTAL	**100%**	**273**

VEHICULAR PARKING:

PARKING REQUIRED (9' x 19' TYP. P.S.)
MINIMUM REQUIRED: 273 D.U. x 0.85 P.S./D.U. = 232 P.S.
(GUEST) 273 D.U./5 P.S. = 55 P.S.
287 P.S.
(1.05 P.S./D.U.)

PARKING PROVIDED:
SURFACE PARKING 246 P.S.
CARPORT PARKING 186 P.S.
EV PARKING (READY) 28 P.S.
TOTAL 460 P.S.
(1.68 P.S./D.U.)

ACCESSIBLE PARKING PROVIDED (INCLUDED IN TOTAL ABOVE): 27 P.S. 5.86%

SITE AREA:
GROSS SITE AREA ± 13.59 A.C. (591,805 S.F.)

OPEN SPACE:
REQUIRED: 20% OF 522,720 S.F. = 104,544 S.F. (2.4 A.C.)
PROVIDED: **104,787 S.F. (27%)** (3.33 A.C.)

GENERAL NOTES

1. REFERENCE HARDSCAPE PLANS FOR ALL HARDSCAPE CONTROL DIMENSIONS TYP.
2. REFERENCE CIVIL PLANS FOR ALL SITE ELEVATIONS, GRADES AND RELATED INFORMATION.
3. PERIMETER DIMENSIONS ARE FOR REFERENCE ONLY. REFER TO CIVIL/ LANDSCAPE PLANS FOR CONTROL DIMENSIONS TYP.
4. REFER TO ENLARGED PLANS AS INDICATED FOR ALL CONTROL DIMENSIONS, DRAINAGE SLOPES, ETC.
5. REFER TO PROJECT ARCHITECTURAL SLAB PLAN FOR SITE SECTION DESIGNATION.
6. REFER TO CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION ON FINISHED FLOOR ELEVATIONS, UTILITY SERVICES, ON-SITE RETENTION, OFF-SITE RIGHT OF WAYS.
7. REFER TO ELECTRICAL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION ON LIGHT FIXTURE LOCATIONS AND PHOTOMETRICS.
8. ALL MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW.

APPENDIX D FIRE CODE COMPLIANCE

1. APPENDIX D FIRE CODE COMPLIANCE REQUIRED FOR ANY BUILDINGS OVER 30'-0" IN HEIGHT. (ALL NINE RESIDENTIAL BUILDINGS ON THIS SITE EXCEED 30'-0" IN HEIGHT.)
2. FIRE APPARATUS ACCESS LANES PROVIDED ARE A MINIMUM 26'-0" WIDTH WITH OVERHEAD CLEARANCE.
3. 26'-0" INSIDE TURNING RADIUS AND 52'-0" OUTSIDE TURNING RADIUS FOR FIRE APPARATUS TURNING CLEARANCE, REQUIRED PER CITY OF AURORA FIRE DEPARTMENT.
4. BUILDING DISTANCE FROM THE 26'-0" WIDE FIRE APPARATUS ACCESS LANE TO BE MINIMUM 15'-0" AND MAXIMUM 30'-0" PER FIRE CODE (ALL BUILDINGS).
5. **PER FIRE DEPARTMENT, THE MAX DISTANCE OF 30'-0" HAS BEEN EXTENDED TO 35'-0" AT CERTAIN LOCATIONS OF THE BUILDING.**

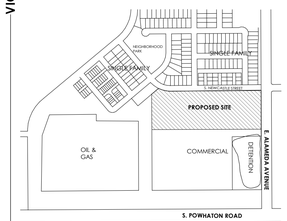
SYMBOLS

ACCESSIBLE ROUTE
UNIT ADDRESS
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
ACCESSIBLE TYPE "A" UNIT FLOOR LOCATION
TYPE 'A' UNIT DESIGNATION - TYPICAL
ACCESSIBLE PARKING SPACE
RAISE TRUNCATED DOMES WITH A DIAMETER OF NOM. 0.9 IN. A HEIGHT OF NOM. 0.2 IN. AND NOM. 2.35 IN. ON CENTER, AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACE, EITHER LIGHT ON DARK OR DARK ON LIGHT FOR FULL FACE OF RAMP - USE INTEGRAL COLORED CONCRETE - COORDINATE LOCATION WITH CIVIL
SOLAR CARPORT
ACCESSIBLE PARKING SIGN - POLE MOUNTED
9'-0" x 19'-0" PARKING STALL (TYP.)
FIRE LANE "NO PARKING" SIGN
FIRE HYDRANT LOCATION
FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 26'-0" MIN. OUTSIDE TURNING RADIUS 52'-0" MAX.
26'-0" PROPOSED FIRE AND ACCESS EASEMENT
KNOX BOX LOCATION & F.D.C. CONNECTION
TRANSFORMER
EV READY PARKING SPACES

BUILDING TYPE LEGEND

- LEASING/CLUBHOUSE SEE SHEET #50
- BUILDING TYPE 3 SEE SHEET #36-37
- BUILDING TYPE 1 SEE SHEET #32-33
- BUILDING TYPE 4 SEE SHEET #38-39
- BUILDING TYPE 2 SEE SHEET #34-45

VICINITY MAP



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TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN
ARCHITECTURE. PLANNING. LANDSCAPE ARCHITECTURE.
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NO. 24-2027-02

PARKLANDS DOMINIUM MF

AURORA, CO

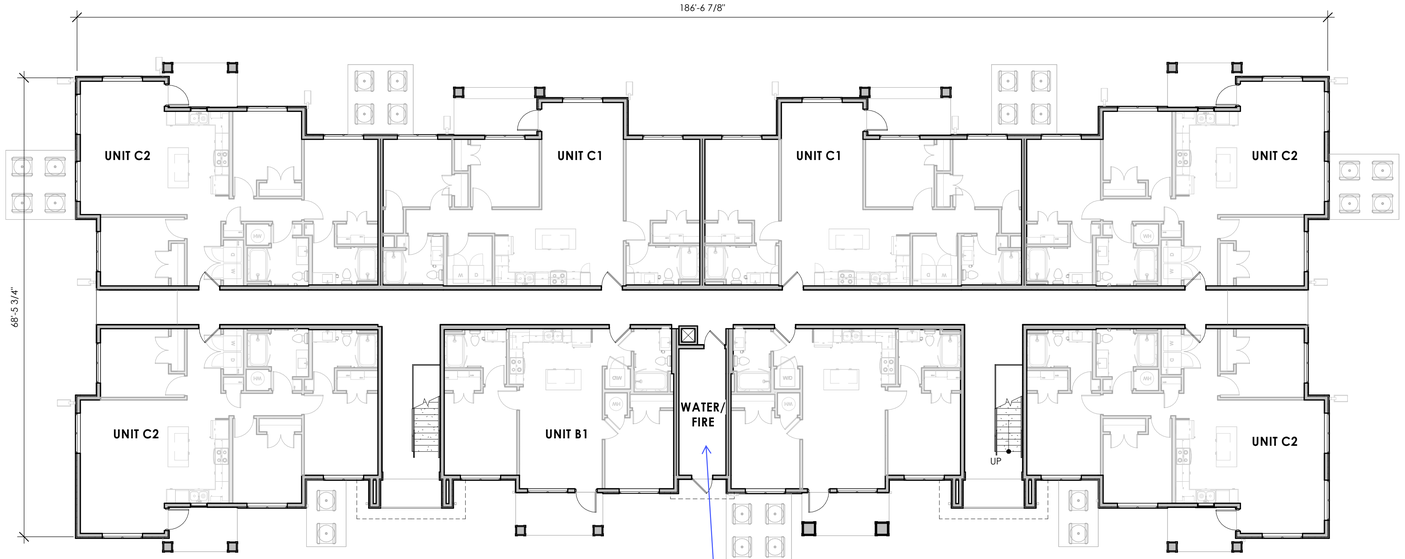
NOT FOR CONSTRUCTION

12-19-24
STATE OF COLORADO
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
ARCHITECTURAL SITE PLAN

31



1 BUILDING TYPE 1 - LEVEL 1
3/32" = 1'-0"

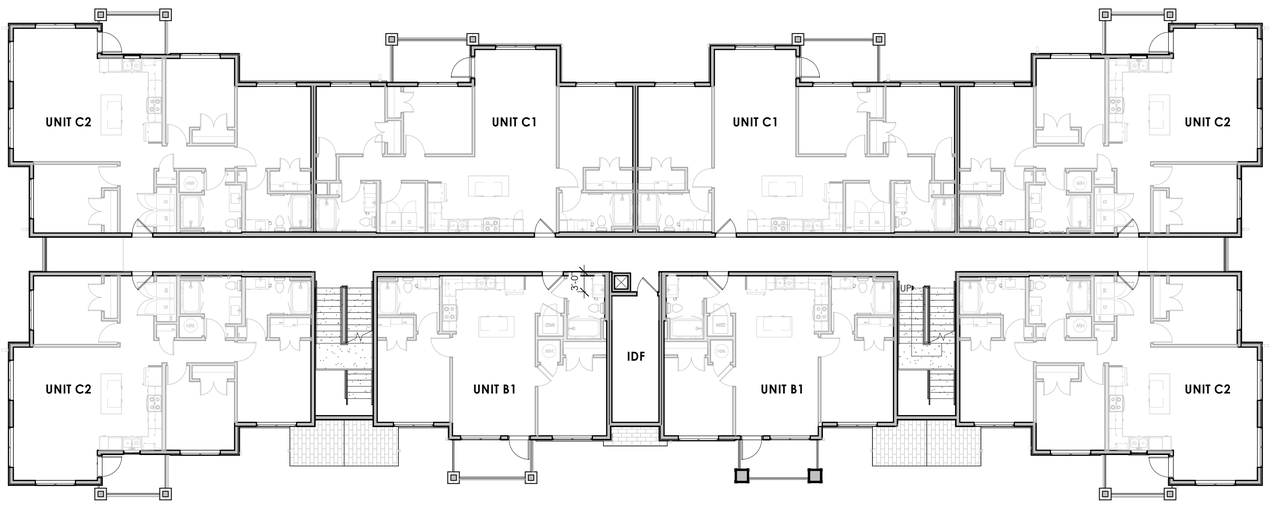
Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP

Room names have changed to "Fire Sprinkler Riser Room" on all floor plans sheet.

Luis Frausto
Todd & Associates, Inc.

BUILDING TYPE 1 - UNIT MIX

UNIT TYPE	# BED/BATH	# OF UNITS
UNIT B1	2 BR / 2 BATH	6
UNIT C1	3 BR / 2 BATH	6
UNIT C2	3 BR / 2 BATH	12
UNIT D1	4 BR / 2 BATH	0
TOTAL PER BLDG TYPE		24
# OF BLDG TYPE #1 = 2 x 24 UNITS = 48 UNITS		



2 BUILDING TYPE 1 - LEVEL 2
3/32" = 1'-0"

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12/19/24

STATE OF COLORADO
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 1 - 1ST & 2ND LEVEL FLOOR PLANS

Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP

1 BUILDING TYPE 2 - LEVEL 1
3/32" = 1'-0"

Room names have changed to "Fire Sprinkler Riser Room" on all floor plans sheet.

Luis Frausto
Todd & Associates, Inc.

BUILDING TYPE 2 - UNIT MIX

UNIT TYPE	# BED/BATH	# OF UNITS
UNIT B1	2 BR / 2 BATH	12
UNIT C1	3 BR / 2 BATH	6
UNIT C2	3 BR / 2 BATH	6
UNIT D1	4 BR / 2 BATH	6
TOTAL PER BLDG TYPE		30
# OF BLDG TYPE #2 = 5 x 30 UNITS = 150 UNITS		

2 BUILDING TYPE 2 - LEVEL 2
3/32" = 1'-0"

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12/19/24

STATE OF COLORADO
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 2 - 1ST & 2ND LEVEL FLOOR PLANS

1 BUILDING TYPE 3 - LEVEL 1
3/32" = 1'-0"

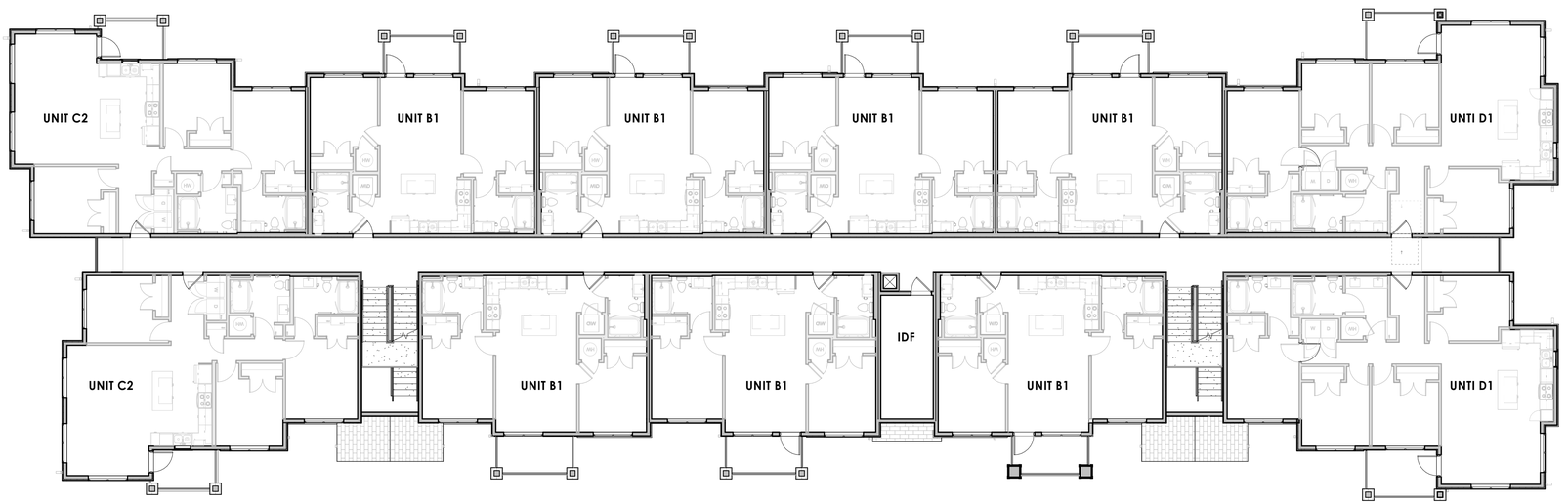
Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP

Room names have changed to "Fire Sprinkler Riser Room" on all floor plans sheet.

Luis Frausto
Todd & Associates, Inc.

BUILDING TYPE 3 - UNIT MIX

UNIT TYPE	# BED/BATH	# OF UNITS
UNIT B1	2 BR / 2 BATH	21
UNIT C1	3 BR / 2 BATH	0
UNIT C2	3 BR / 2 BATH	6
UNIT D1	4 BR / 2 BATH	6
TOTAL PER BLDG TYPE		33
# OF BLDG TYPE #3 = 1 x 33 UNITS = 33 UNITS		



2 BUILDING TYPE 3 - LEVEL 2
3/32" = 1'-0"

CHECKED BY: LF
DRAWN BY: GM

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AURORA, CO 80018

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

NO. 24-2027-02

PARKLANDS
DOMINIUM MF

AURORA, CO

NOT FOR CONSTRUCTION

12/19/24
STATE OF COLORADO
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 3 - 1ST & 2ND LEVEL FLOOR PLANS

1 BUILDING TYPE 4 - LEVEL 1
3/32" = 1'-0"

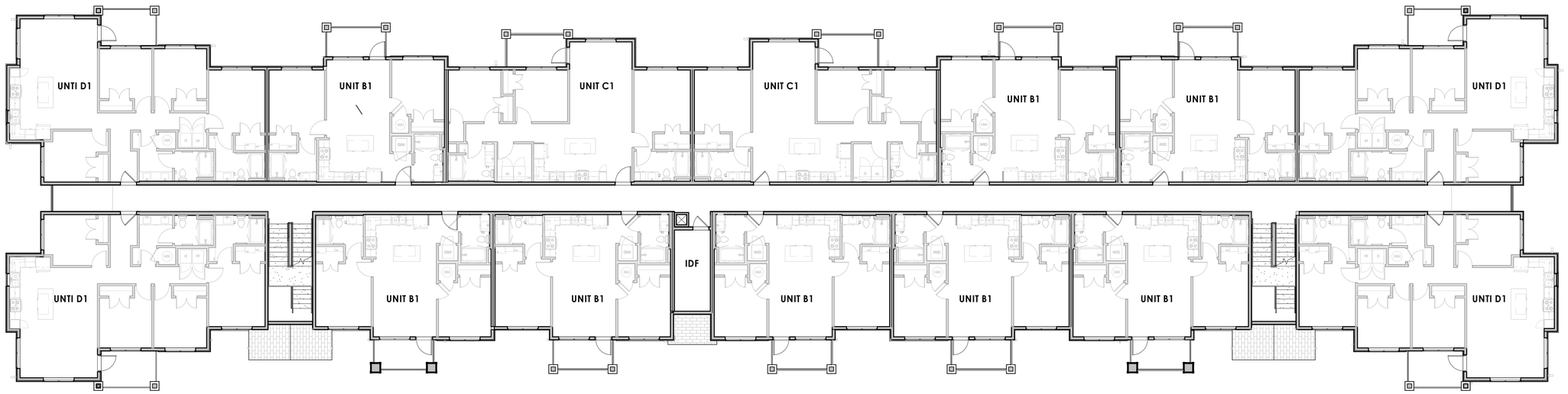
Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP

Room names have changed to "Fire Sprinkler Riser Room" on all floor plans sheet.

Luis Frausto
Todd & Associates, Inc.

BUILDING TYPE 4 - UNIT MIX

UNIT TYPE	# BED/BATH	# OF UNITS
UNIT B1	2 BR / 2 BATH	24
UNIT C1	3 BR / 2 BATH	6
UNIT C2	3 BR / 2 BATH	0
UNIT D1	4 BR / 2 BATH	12
TOTAL PER BLDG TYPE		42
# OF BLDG TYPE #4 = 1 x 42 UNITS = 42 UNITS		



2 BUILDING TYPE 4 - LEVEL 2
3/32" = 1'-0"

CHECKED BY: LF
DRAWN BY: GM

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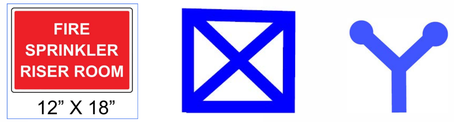
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 4 - 1ST & 2ND LEVEL FLOOR PLANS

1 BUILDING TYPE 1 - FRONT ELEVATION
1/8" = 1'-0"

NOTE: PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND IS REQUIRED TO PROVIDE 30% OF MASONRY OF NET FACADE AREA.



Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

Locations have been added to the exterior elevations.

Luis Frausto
Todd & Associates, Inc.

A Symbol's index has been added to elevation sheets.

Luis Frausto
Todd & Associates, Inc.

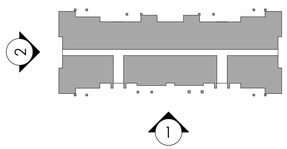
Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.

2 BUILDING TYPE 1 - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE **- STONE PERCENTAGE: 31.3%**			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



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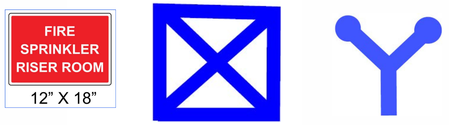
GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 1 EXTERIOR ELEVATIONS

1 BUILDING TYPE 2 - FRONT ELEVATION
1/8" = 1'-0"

NOTE: PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND IS REQUIRED TO PROVIDE 30% OF MASONRY OF NET FACADE AREA.



Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

Locations have been added to the exterior elevations.

Luis Frausto
Todd & Associates, Inc.

A Symbol's index has been added to elevation sheets.

Luis Frausto
Todd & Associates, Inc.

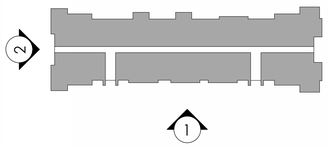
Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.

2 BUILDING TYPE 2 - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE **- STONE PERCENTAGE: 30.6%**			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



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303378
LICENSED ARCHITECT

DATE:

12/18/2024 - SP 01

SHEET TITLE:

BUILDING TYPE 2
EXTERIOR
ELEVATIONS

1 BUILDING TYPE 3 - FRONT ELEVATION
1/8" = 1'-0"

NOTE: PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND IS REQUIRED TO PROVIDE 30% OF MASONRY OF NET FACADE AREA.

Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

Locations have been added to the exterior elevations.

Luis Frausto
Todd & Associates, Inc.

A Symbol's index has been added to elevation sheets.

Luis Frausto
Todd & Associates, Inc.

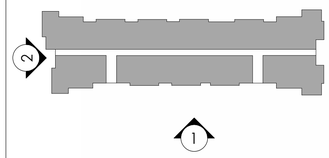
Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.

2 BUILDNG TYPE 3 - LEFT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE **- STONE PERCENTAGE: 30.5%**			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



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GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
BUILDING TYPE 3
EXTERIOR
ELEVATIONS

1 BUILDING TYPE 4 - FRONT ELEVATION
1/8" = 1'-0"

facing Alameda Ave?

Revised notation.

A Symbol's index has been added to elevation sheets.

Luis Frausto
Todd & Associates, Inc.

Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.

Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

Locations have been added to the exterior elevations.

Luis Frausto
Todd & Associates, Inc.

NOTE: PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND IS REQUIRED TO PROVIDE 30% OF MASONRY OF NET FACADE AREA.

2 BUILDING TYPE 4 - FRONT ELEVATION
1/8" = 1'-0"

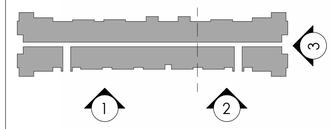
FIRE SPRINKLER RISER ROOM
12" X 18"

3 BUILDING TYPE 4 - RIGHT ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE **- STONE PERCENTAGE: 30.3%**			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



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303378
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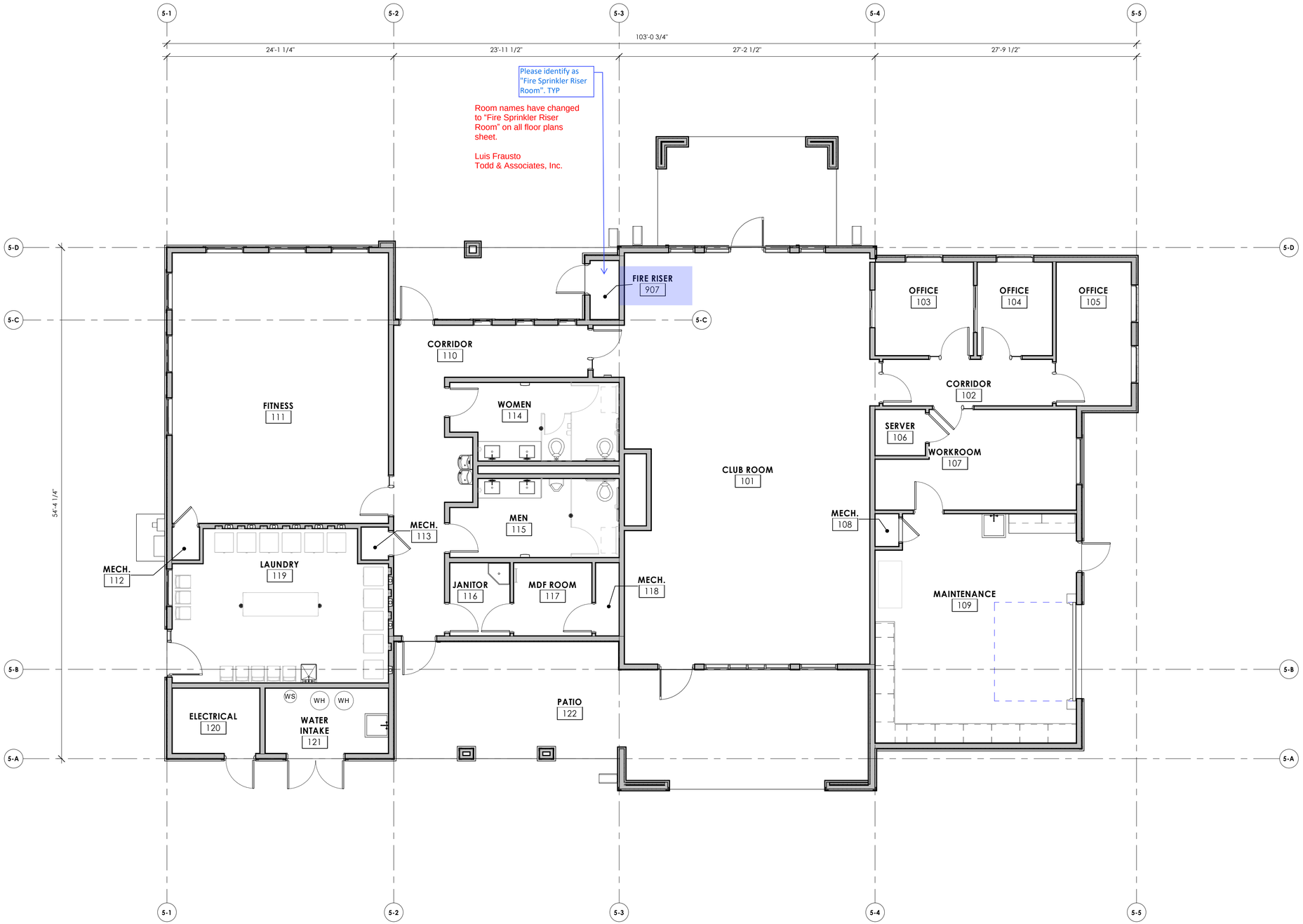
DATE:

12/18/2024 - SP 01

SHEET TITLE:

BUILDING TYPE 4
EXTERIOR
ELEVATIONS



1 LEASING/CLUBHOUSE - FLOOR PLAN
3/16" = 1'-0"

LEASING/CLUBHOUSE GROSS BUILDING AREA: 4,602 S.F.

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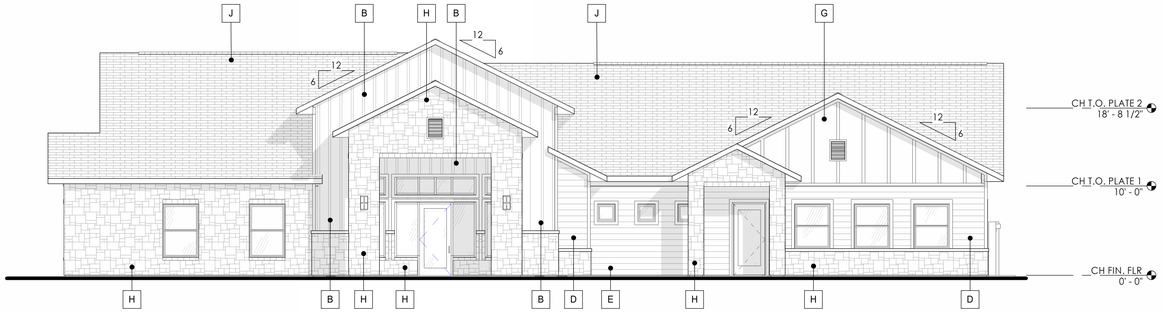
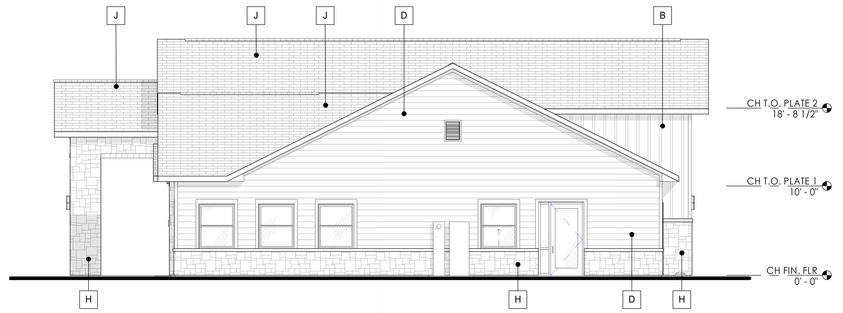
DATE:
12/18/2024 - SP 01

SHEET TITLE:
CLUBHOUSE FLOOR PLAN



1 WEST ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"



2 SOUTH ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"

FIRE SPRINKLER RISER ROOM
12" X 18"

Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.

A Symbol's index has been added to elevation sheets.

Luis Frausto
Todd & Associates, Inc.

NOTE: PROJECT IS AN AFFORDABLE HOUSING DEVELOPMENT AND IS REQUIRED TO PROVIDE 30% OF MASONRY OF NET FACADE AREA.

Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

Locations have been added to the exterior elevations.

Luis Frausto
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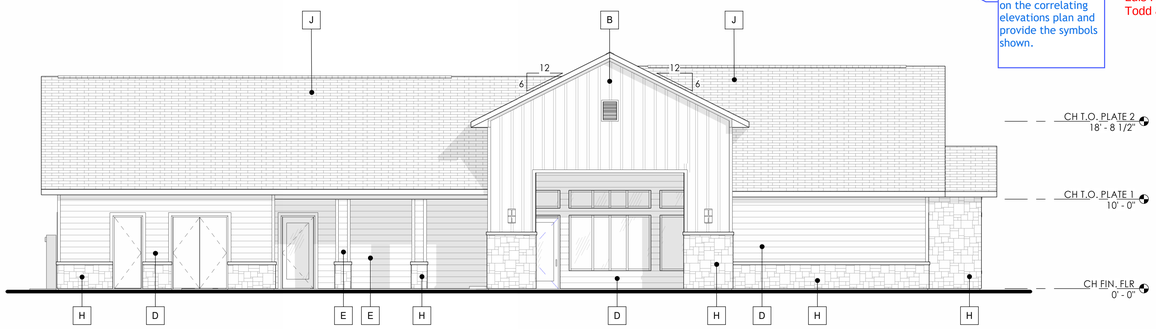
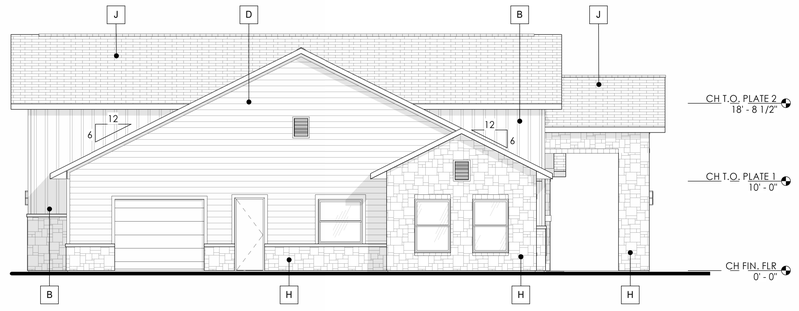


3 EAST ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"

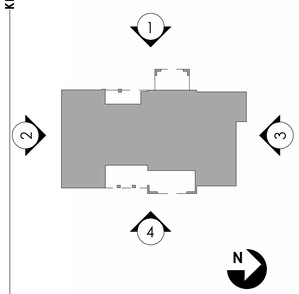


4 NORTH ELEVATION - LEASING/CLUBHOUSE
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

TAG	SWATCH		TAG	SWATCH		TAG	SWATCH		TAG	SWATCH	
A		FIBER CEMENT VERTICAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	D		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK AMAZING GRAY (SW 7044)	G		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	J		ASPHALT ROOFING SHINGLE GAF TIMBERLINE HDZ SLATE
B		FIBER CEMENT VERTICAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	E		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK HIGHLY REFLECTIVE WHITE (SW 7757)	H		LIMESTONE ESTONEWORKS NANTUCKET CUT STONE **- STONE PERCENTAGE: 32.7%**			
C		FIBER CEMENT HORIZONTAL SIDING HARDIE PLANK ANONYMOUS (SW 7046)	F		FIBER CEMENT VERTICAL BOARD & BATTEN SIDING & TRIM HARDIE PLANK AMAZING GRAY (SW 7044)	I		VINYL WINDOW FRAME LINDSAY WINDOW (OR EQUAL) WHITE			

KEYMAP



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12/19/24

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GARY D. TODD
303378
LICENSED ARCHITECT

DATE:
12/18/2024 - SP 01

SHEET TITLE:
CLUBHOUSE EXTERIOR ELEVATIONS

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2
SITUATED LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Included language noted below.

Know all people by these presents that the undersigned warrant (he is, she is, it is, they are) the (owner/s) of a parcel of land situated in … more particularly described as follows:

Revised language

DEDICATION AND LAND DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. [redacted], IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., STATE OF COLORADO, BEING SUBORDINATE TO THE FOLLOWS:

Removed language

Included language noted below.

Included language noted below.

Said

WHENCE the East One-Quarter Corner of said Section 17 bears S00°26'23"E a distance of 2630.40 Feet;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17;
THENCE S85°56'47"W, A DISTANCE OF 889.78 TO THE POINT OF BEGINNING;

Feet?

Included language

THENCE S00°22'51"E ,A DISTANCE OF 1221.54 FEET
THENCE S89°45'19"W, A DISTANCE OF 395.44 FEET;
THENCE N40°11'27"W, A DISTANCE OF 98.97 FEET TO A NON-TANGENT CURVE;
THENCE ON SAID NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 27°32'15" AND AN ARC LENGTH OF 135.53, A CHORD BEARING OF N13°23'17"E AND A CHORD DISTANCE OF 134.29;
THENCE N00°22'51"W, A DISTANCE OF 882.20 FEET;
THENCE N07°12'50"E, A DISTANCE OF 75.66 FEET;
THENCE N00°22'51"W, A DISTANCE OF 32.00 FEET TO A TANGENT CURVE;
THENCE ON SAID TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27, A CHORD BEARING OF N44°37'09"E AND A CHORD DISTANCE OF 35.36;
THENCE N89°37'09"E, A DISTANCE OF 391.86 FEET TO THE POINT OF BEGINNING.

Feet?

Included language

Containing an area of ±11.972 Acres (±521,502 Square Feet)

and one block?

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO 1 LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

NOTES:

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

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SU… LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEAN… STATE STATUTE 18-4-508, C.R.S.

Included language

3. BASIS OF BEARINGS: BEARING… EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, BEARING SOUTH 00°26'23" … 2630.40 FEET, MONUMENTED ON THE NORTH BY A 3.25" ALUMINUM CAP, STAMPED, "AZTEC, PLS 38256, 2024" FLUSH WITH GRADE AND MONUMENTED ON THE SOUTH BY A 3" BRASS CAP, STAMPING ILLEGIBLE, 2.2' DOWN IN MONUMENT BOX.

on what?

Revised language

4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

Removed comma

remove ","

6. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWN… THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAU… DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPE… OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

Included call to Newcastle Way

and S. Newcastle Way?

7. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO EAST ALAMEDA AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

8. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

9. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. FOR ALL RECORD INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, ENCUMBERANCES, OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON COMMITMENT NO. NCS-1215040-CO, COMMITMENT DATE APRIL 02, 2024 AT 5:00 P.M., PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

10. RECOVERED MONUMENTS ARE SHOWN HEREON WITH PERTINENT INFORMATION RELATING TO MONUMENT STAMPING, SIZE AND MATERIAL (IF KNOWN), AND POSITION RELATIVE TO SURROUNDING GRADE. TO PRESERVE THE STABILITY AND TO AVOID DISTURBING THE POSITION OF MONUMENTS, THE SURVEYOR DID NOT DIG OUT THE BASE OF THE MONUMENT TO DETERMINE PIPE SIZE OR REBAR SIZE, IF THE MONUMENT WAS FLUSH OR BELOW GRADE

Acknowledged

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(**Advisory Comment**) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e. (for missing monument record and if needed file a monument record).

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY"):

Included language

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

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

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

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT, TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY, THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LAND EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE [redacted] ARAPAHOE, [redacted] COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. [redacted] E4021602.

4/11/2024

Included date and removed unnecessary language

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

Typical for other easements.

OWNER'S SIGNATURE BLOCK

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

BY: _____, AS _____

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20___ A.D. BY _____. AS _ _____, OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

_____
NOTARY PUBLIC

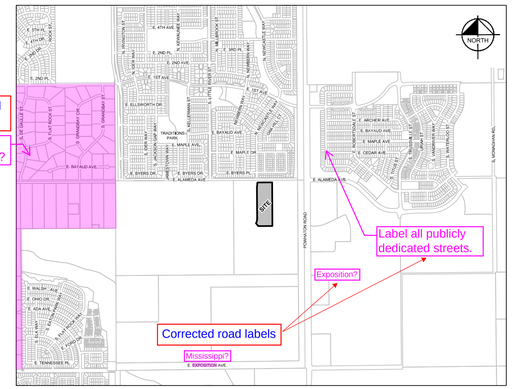
MY COMMISSION EXPIRES: _____

CITY OF AURORA APPROVALS

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

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON ARE CORRECT TO NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENT; AND THE MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON [redacted].

Included date of plat

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

Removed

Remove per COA 2025 Subdivision Plat Checklist

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF _____COUNTY, COLORADO ON THIS _____ DAY OF _____20____ AD AT O'CLOCK ___M.

_____ _____
COUNTY CLERK AND RECORDER DEPUTY

No.	DATE	REVISION DESCRIPTION

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	2024-12-16	096572003	1 OF 4

DWG NAME: K:\DEN_PUBL\096572003_DOMINIUM PARKLANDS\CAD\SURVEY\DWG\FINAL DRAWINGS\096572003 DOMINIUM PARKLANDS PLAT.DWG PLOTTED BY: WBOCK, CJOY 12/17/2024 10:02 AM LAST SAVED: 12/17/2024 10:01 AM

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

EAST LINE NORTHEAST QUARTER SECTION 17
S00°26'23"E 2630.40'
(BASIS OF BEARINGS)

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 17
RECOVERED 3.25" ALUMINUM CAP,
STAMPED, "AZTEC, PLS 38256, 2024"
FLUSH WITH GRADE
MONUMENT RECORD NOT ON FILE

on what?
Included language
Fully describe monument and cap stamping COA 2025 Subdivision Plat Checklist Item #13.d.(1)
File a monument record as required.
Included full monument description
Removed note, monument record has now been filed

EAST QUARTER CORNER
SECTION 17
RECOVERED 3" BRASS CAP,
STAMPING ILLEGIBLE
2.2' DOWN IN MONUMENT BOX

L1 (TIE)

Included placeholder language
Provide recording information (Typical)

UNPLATTED
SPECIAL WARRANTY DEED
RECEPTION NO. E2001156
OWNER: NL PARKLANDS V4 LAND CO LLC

TRACT X
REC. NO. _____

Removed "proposed" language

16' STORM SEWER EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
10' WATER EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
34' SANITARY SEWER, WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
10' WATER EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
FIRE LANE EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
34' WATER AND SANITARY SEWER EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT
10' WATER EASEMENT
TO BE DEDICATED BY SEPARATE INSTRUMENT

S00°22'51"E 1221.54'
161.40' (TIE)
26.00'
542.07' (TIE)
26.00'
324.89' (TIE)
16.00'

Included dimension for 10' overlap of 60' non-exclusive easement
Distance?
Revised distance
16'

10' WATER EASEMENT
(SEE DETAIL "A")
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "C")
Removed "hereby dedicated" language

26' WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
26' WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "B")
Removed "hereby dedicated" language
26' SANITARY SEWER, WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
WATER EASEMENT
(SEE DETAIL "C")

80.08' (TIE)
N89°37'09"E 391.86'
S89°37'09"W 2651.81'
NORTH LINE NORTHEAST QUARTER SECTION 17
E. ALAMEDA AVE.
(57' PUBLIC R.O.W.)
REC. NO. _____
RECEPTION NO. E2001156
60' NON-EXCLUSIVE PUBLIC INGRESS, EGRESS AND UTILITIES EASEMENT BOOK 3134 PAGE 330

N89°38'30"E 426.86'
N00°21'30"W 227.09'
S89°37'09"W 426.86'
N89°38'29"E 172.26'
S89°38'29"W 60.26'
N89°38'29"E 120.17'
S89°36'29"W 120.17'
S89°38'29"E 134.00'
S89°38'29"W 112.00'
N89°38'29"E 116.92'
S89°38'29"W 116.93'
N89°45'19"W 395.44'
S89°38'29"W 190.00'
N89°38'29"E 185.00'
S89°38'33"W 138.00'
N89°38'33"E 84.07'
S89°38'35"W 120.06'

26' STORM SEWER, WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "A")
Site Plan calls for a 10' Utility Easement?
Referencing 10' overlap
Removed "proposed" language

26' SANITARY SEWER, WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
10' WATER EASEMENT
Removed "hereby dedicated" language
Removed "hereby dedicated" language
LOT 1 , Block 1
11.9720
521,502
Included block reference
Removed "hereby dedicated" language

26' WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
HEREBY DEDICATED
Removed "hereby dedicated" language
26' FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
26' WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "C")
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "C")
Removed "hereby dedicated" language

N00°21'31"W 134.54'
S00°21'31"E 186.53'
S00°21'31"E 164.46'
N00°21'31"W 138.46'
S00°21'31"E 112.46'
N00°21'31"W 216.46'
N00°21'31"W 288.91'

Site Plan calls for Sanitary Sewer?
Revised language
16' WATER EASEMENT
10' WATER EASEMENT
Removed "hereby dedicated" language
26' SANITARY SEWER, WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
26' WATER, FIRE LANE, & PUBLIC ACCESS EASEMENT
Removed "hereby dedicated" language
10' WATER EASEMENT
(SEE DETAIL "C")
Removed "hereby dedicated" language

NORTHEAST QUARTER SECTION 17
TOWNSHIP 4 SOUTH, RANGE 65 WEST, 6TH P.M.

29.40' (TIE)
26.00'
288.99' (TIE)
16.00'
236.91' (TIE)
26.00'
258.90' (TIE)
N00°22'51"W 882.20'
N40°11'27"W 98.97'

S. NEWCASTLE WAY
(64' PUBLIC R.O.W.)
REC. NO. _____
Removed "proposed" language

UNPLATTED
SPECIAL WARRANTY DEED
RECEPTION NO. E2001156
OWNER: NL PARKLANDS V4 LAND CO LLC

E. NEVADA AVE.
(64' PUBLIC R.O.W.)
REC. NO. _____
Removed "proposed" language

E. ALASKA DR.
(64' PUBLIC R.O.W.)
REC. NO. _____
Removed "proposed" language

NORTH QUARTER CORNER
SECTION 17
RECOVERED 3.25" ALUMINUM CAP,
STAMPED, "NOLTE, PLS 29430, 2006"
0.5' DOWN IN MONUMENT BOX
Included full monument description
Fully describe monument and cap stamping COA 2025 Subdivision Plat Checklist Item #13.d.(1)

LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°56'47"W	889.78'
L2	N07°12'50"E	75.66'
L3	N00°22'51"W	32.00'
L4	S89°38'28"W	88.24'
L5	N00°21'30"W	26.00'
L6	N89°38'30"E	36.24'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°32'15"	282.00'	135.53'	N13°23'17"E	134.23'
C2	90°00'00"	25.00'	39.27'	N44°37'09"E	35.36'
C3	89°58'40"	26.00'	40.83'	S44°37'49"W	36.76'
C4	90°00'01"	26.00'	40.84'	N44°38'29"E	36.77'
C5	90°01'20"	26.00'	40.85'	N45°22'11"W	36.78'
C6	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
C7	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
C8	89°59'57"	26.00'	40.84'	N45°21'29"W	36.77'
C9	90°00'15"	26.00'	40.84'	S44°38'32"W	36.77'
C10	90°00'35"	26.00'	40.85'	N44°38'16"E	36.77'
C11	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
C12	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
C13	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'
C14	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'

LEGEND

- RECOVERED SECTION CORNER AS NOTED
- SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"

PRELIMINARY
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Kimley»Horn
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CJW	DRW	2024-12-16	096572003	2 OF 4

DWG NAME: K:\DEN_CIVIL\096572003_DOMINIUM PARKLANDS\CAD\SURVEY\DWG\FINAL DRAWINGS\096572003 DOMINIUM PARKLANDS PLAT.DWG PLOTTED BY: WIDICK, COBY 12/17/2024 10:01 AM LAST SAVED: 12/17/2024 10:01 AM

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

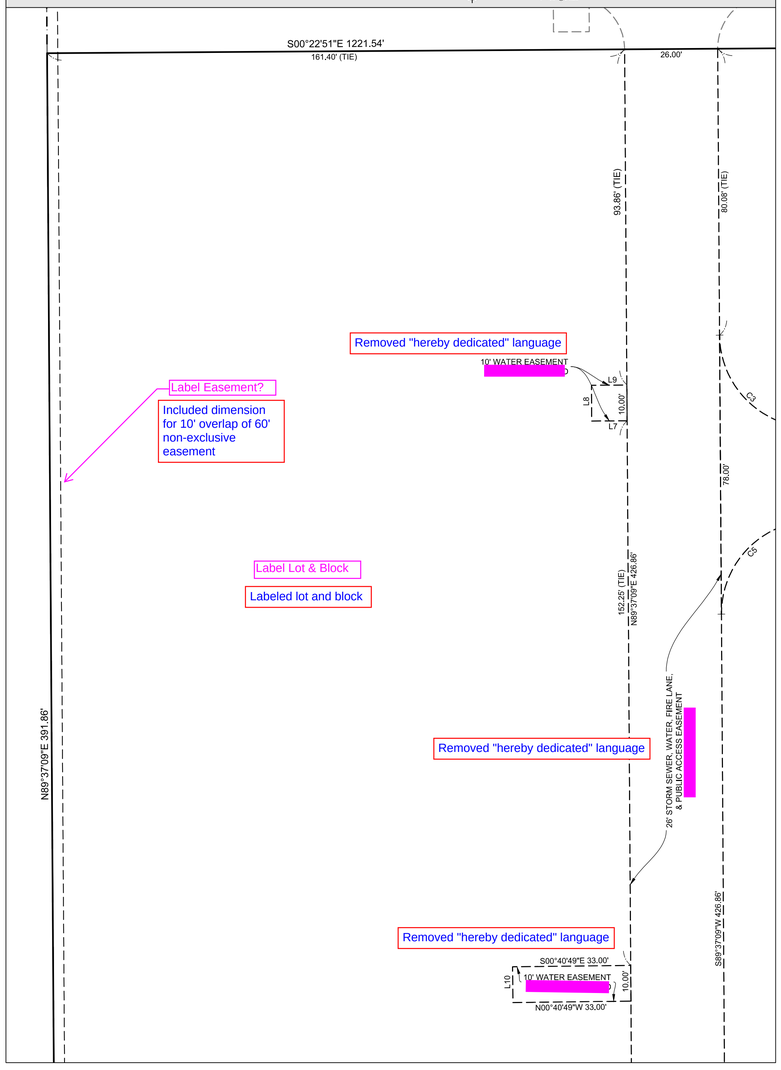
NORTH

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

DETAIL "A"

GRAPHIC SCALE IN FEET
20 0 10 20 40
1" = 20' @ 24X36

SCALE 1" = 20'



DETAIL "A" LINE & CURVE TABLES

LINE TABLE		
NO.	BEARING	LENGTH
L7	N00°21'31"W	9.89'
L8	N89°38'29"E	10.00'
L9	S00°21'31"E	9.89'
L10	N89°19'11"E	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	89°58'40"	26.00'	40.83'	S44°37'49"W	36.76'
C5	90°01'20"	26.00'	40.85'	N45°22'11"W	36.78'

DETAIL "B"

GRAPHIC SCALE IN FEET
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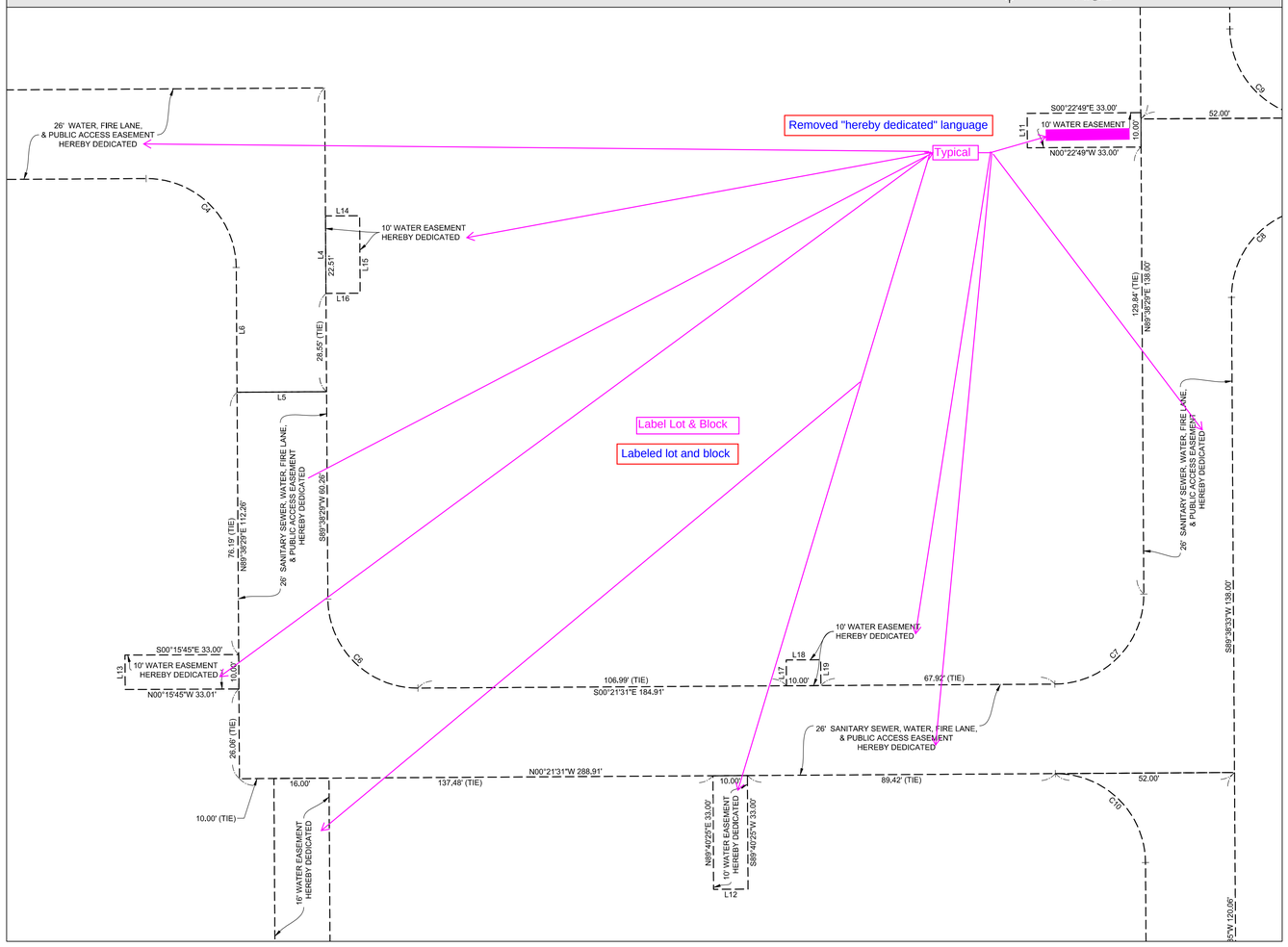
1" = 20' @ 24X36

SCALE 1" = 20'



DETAIL "B" LINE & CURVE TABLES

LINE TABLE		
NO.	BEARING	LENGTH
L4	S89°38'28"W	88.24'
L5	N00°21'30"W	26.00'
L6	N89°38'30"E	36.24'
L11	N89°37'11"E	10.00'
L12	N00°19'35"W	10.00'
L13	N89°44'15"E	10.00'
L14	S00°16'11"E	9.92'
L15	S89°38'29"W	22.49'
L16	N00°22'57"W	9.92'
L17	N89°34'19"E	7.49'
L18	S00°25'41"E	10.00'
L19	S89°34'19"W	7.51'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	90°00'01"	26.00'	40.84'	N44°38'29"E	36.77'
C6	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
C7	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
C8	89°59'57"	26.00'	40.84'	N45°21'29"W	36.77'
C9	90°00'15"	26.00'	40.84'	S44°38'32"W	36.77'
C10	90°00'35"	26.00'	40.85'	N44°38'16"E	36.77'

PRELIMINARY
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CJW	DRW	2024-12-16	096572003	3 OF 4

DWG NAME: K:\DEN_CIVIL\096572003_DOMINIUM PARKLANDS\CADD\SURVEY\DWG\FINAL DRAWINGS\096572003 DOMINIUM PARKLANDS PLAT DWG, PLOTTED BY: WIDICK, CJDY 12/17/2024 10:02 AM LAST SAVED: 12/17/2024 10:01 AM

DOMINIUM PARKLANDS SUBDIVISION FILING NO. 1

A RESUBDIVISION TRACT N, PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

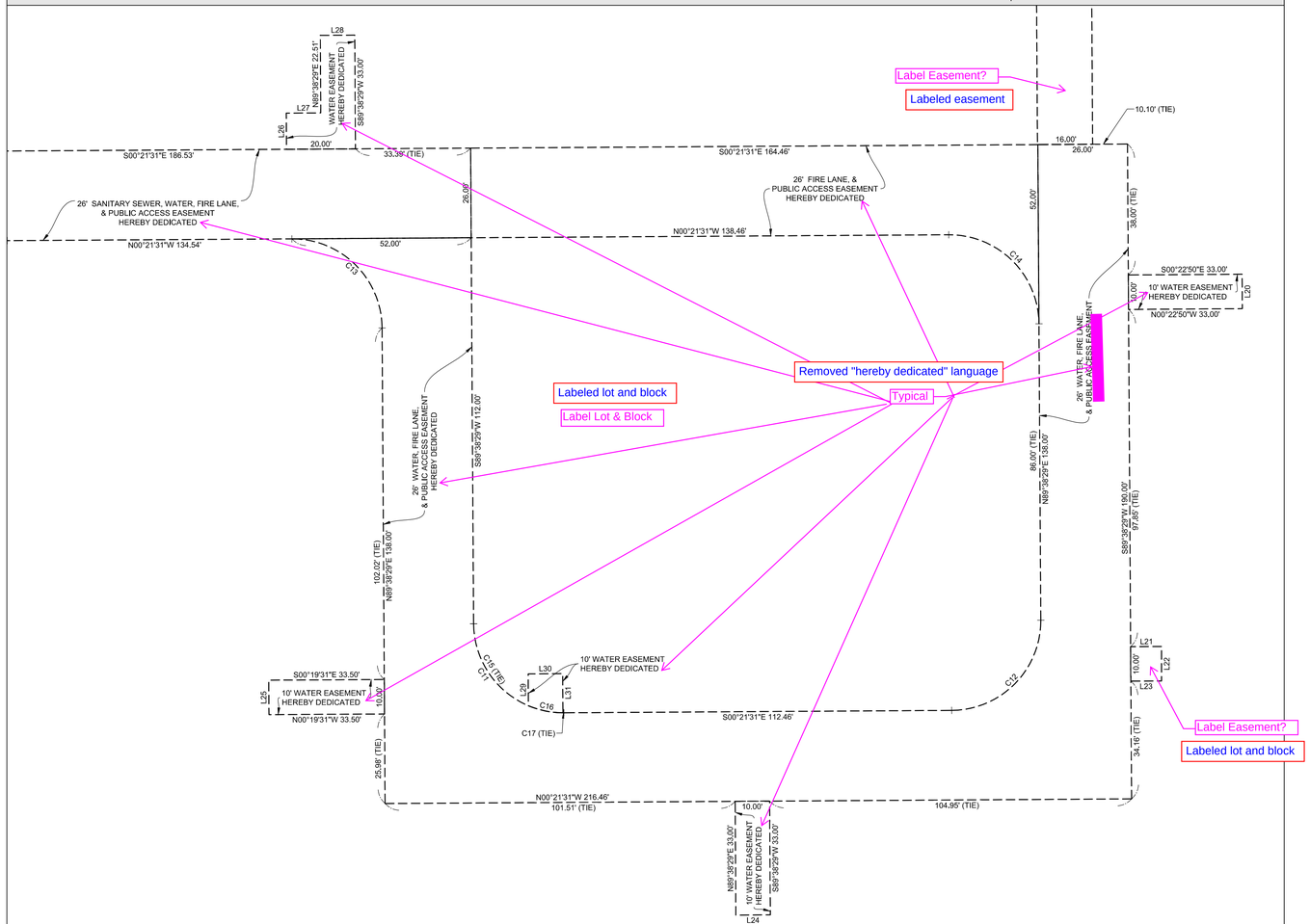
NORTH

GRAPHIC SCALE IN FEET
0 ## ##
1" = ##' @ 24X36

DETAIL "C"

GRAPHIC SCALE IN FEET
10 0 10 20 40
1" = 20' @ 24X36

SCALE 1" = 20'



DETAIL "D"

GRAPHIC SCALE IN FEET
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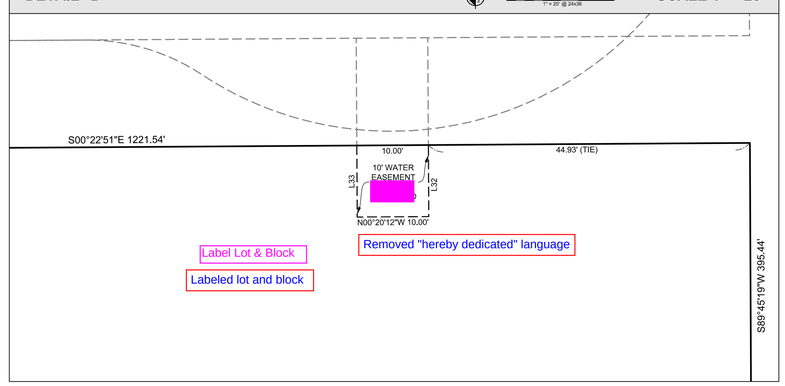
1" = 20' @ 24X36

SCALE 1" = 20'



DETAIL "D" LINE TABLE

LINE TABLE		
NO.	BEARING	LENGTH
L32	S89°39'48"W	10.00'
L33	N89°39'48"E	10.00'

DETAIL "C" LINE & CURVE TABLES

LINE TABLE

NO.	BEARING	LENGTH
L20	S89°37'10"W	10.00'
L21	S00°22'51"E	8.97'
L22	N89°51'22"W	10.00'
L23	N00°22'51"W	8.88'
L24	N00°21'31"W	10.00'
L25	N89°40'29"E	10.00'
L26	N89°38'29"E	10.50'
L27	S00°21'31"E	10.00'
L28	S00°21'31"E	10.00'
L29	N89°38'29"E	9.25'
L30	S00°21'31"E	10.00'
L31	S89°38'29"W	11.36'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	90°00'00"	26.00'	40.84'	S44°38'29"W	36.77'
C12	90°00'00"	26.00'	40.84'	S45°21'31"E	36.77'
C13	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'
C14	90°00'00"	26.00'	40.84'	N44°38'29"E	36.77'
C15	66°44'43"	26.00'	30.29'	S56°16'08"W	28.60'
C16	23°15'17"	26.00'	10.55'	S11°16'08"W	10.48'
C17	0°35'05"	26.00'	0.27'	S00°03'58"E	0.27'

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DWG NAME: K:\DEN_CIVIL\096572003_DOMINIUM PARKLANDS\CAD\SURVEY\DWG\FINAL DRAWINGS\096572003 DOMINIUM PARKLANDS PLAT.DWG PLOTTED BY: WIDRICK, CODY 12/17/2024 10:02 AM LAST SAVED: 12/17/2024 10:01 AM

Traffic Impact Stud

1. 2025-02-05 (DJK) reviewed, minor comments:
2. - incorporate the Dominium site into the the Exec Summary first paragraph for project context
3. - Pg 4, 2nd bullet, similar request to identify the specific project being reported for
4. - Fig 1 & 2, add Dominium site area
5. - traffic data is now four years old, COA TIS Guidelines indicate that new counts need to be garnered (fig 3)
6. - New counts would eliminate the need for volume adjustments (fig 4) and into fig 5
7. - explain lower vols in Fig 6,7 & 8 from previous report (2023)
8. - rounding error for 273 DU AM outbound trips in Table 2
9. - need to see movement distribution %s in Figs 9-12
10. - highlight all Es & Fs in LOS tables (Table 5)
11. - Table 8 turn lane assumption questioned, follow up with Table 9
- Fig 20, intersection 8 only looked at as single lane NB approach, Site Plan looks like it provide 2 lane approach

Thank you for the comments. Please see below and throughout the report for our responses.

1. Additional detail regarding Dominium will be provided in the executive summary and elsewhere as requested throughout the report.
2. See response #1
3. See response #1
4. Per further discussions between Kimley-Horn and the City, new counts will not be conducted as part of this Dominium study and we have provided text within this updated study regarding the reasoning behind it. We will coordinate with the City for future Village 2 filings to discuss the best path for collecting counts in those filings.
5. See response #4
6. In short summary, the background traffic volumes as shown in Figures 6-8 are different in this study compared to the latest Parklands Village 2 Filing 2-4 study (2023) because both studies have incorporated other surrounding future developments in the background traffic volumes in this study, most notably Parklands Village 1. Over the past ~18 months since the latest Parklands Village 2 submittal, several changes in the phasing, timing, and intensity of filings have occurred and we have adjusted the background traffic volumes in this study accordingly.
7. We verified the outbound AM trips in the trip generation calculations for the 273 DU specific to Dominium in Filing 2, and it is correct as we have calculated, as we used the fitted curve equations for the land uses in this study, (81 AM exiting trips at 273 DU with equation vs 83 AM exiting trips at 273 DU with average rates -- value before internal capture).
8. Movement distribution percentages were provided previously and in this updated submittal in Appendix D to avoid over-cluttering the primary figures shown within the body of the report.
9. We have highlighted all LOS E and F in the LOS tables, where they occur, in our updated study.
10. Because the WBT volume is expected to be under 100 vph, a westbound right turn lane is not anticipated to be needed operationally. However, we have analyzed the updated study with a westbound right turn lane.
11. We conservatively assumed only one lane approach. It is recognized the site plan shows about a 19-foot width from the raised median to the curb. This is much like what is present on the existing southbound approach to Alameda Ave at both Jamestown Way and New Castle Way. To be conservative and since there is no defined striping, we assumed that these approaches all operate as a single-lane approach to the intersection, which would provide the worst operational LOS results in the case that some drivers may not allow two side-by-side vehicles to queue at the intersection.

Parklands Villag

Dominium Parklands

Aurora, Colorado

Prepared for:

Dominium Partners, LLC

Kimley»Horn

1.0 EXECUTIVE SUMMARY

Parklands Village 2 is proposed to be bordered by Alameda Avenue to the north, Mississippi Avenue to the south, Harvest Road to the west, and Powhaton Road to the east in Aurora, Colorado. The project is proposed to include single-family homes, retail uses, parks, and a K-8 school on a total of approximately 566 acres. It is expected that Parklands Village 2 will be completed in the next several years in four separate filings. For purposes of this study, Filing 1 is estimated to be completed by approximately 2025, and Filings 2, 3, and 4 in 2027, 2029, and 2031, respectively. Therefore, analysis was conducted for each of these horizon years as each filing is completed. While Filing 1 of this development was previously approved by the City of Aurora in a traffic study completed by Kimley-Horn in March 2023, this filing is included in this study to provide a comprehensive analysis for the entire Parklands Village 2 development area.

This report is titled "Parklands Village 2 - Dominium Parklands", but you elected not to describe it in the opening Exec Summary paragraph.

Regional a
access will be provided by Alameda Avenue, Mississippi Avenue, Harvest Road, and Po
Road. Direct access to Filing 1 will be provided by a full movement access along Alameda
at Jamestown Way, a future south leg of Little River Street along Alameda Avenue, ar
movement access along Harvest Road. Direct access to Filings 2-4 will be provided by a pr
south leg at the Alameda Avenue & New Castle Way intersection, an additional full mo
access along Alameda Avenue between New Castle Way and Powhaton Road, three
movement accesses along Powhaton Road, a future west leg at the Mississippi Av
Powhaton Road intersection, and two (2) full movement accesses along the future Harve
extension.

The original intent of this study was to leave it broadly applicable to both Parklands Village 2, and Dominium Parklands. However, we have updated the study as requested to more specifically explain Dominium characteristics throughout.

Because Filing 1 of the project will consist solely of residential uses, internal capture trips are generally not anticipated to occur onsite by the 2025 horizon. As such, Filing 1 is expected to generate approximately 3,860 weekday daily trips, with 268 of these trips occurring during the morning peak hour and 375 of these trips occurring during the afternoon peak hour. Accounting for internal capture, the overall Parklands Village 2 development is expected to generate approximately 20,938 weekday daily trips, with 1,331 of these trips occurring during the morning peak hour and 1,932 of these trips occurring during the afternoon peak hour. Of note, the current proposal in this study for Parklands Village 2 generates less traffic than the traffic previously estimated to be generated by Village 2 in the Parklands Development Master Traffic Study. The

This has been updated accordingly.

Identify that this is specifically for Dominium in this phase (or ref paragraph od pg 8

- A new south leg at the existing Alameda Avenue & New Castle Way (#8) intersection is anticipated to be provided with Filing 2 construction. The eastbound and westbound approaches are recommended to provide left turn lanes and a shared through/right turn lane along Alameda Avenue.
- Access to the proposed multifamily and commercial sites is proposed along Alameda Avenue approximately 500 feet to the east of New Castle Way via a Private North/South Road (Intersection #9). It is recommended that the northbound approach to this 'T'-intersection provide an R1-1 "STOP" sign and separate left and right turn lanes. The eastbound approach is recommended to provide one through lane and a separate right turn lane, while the westbound approach is recommended to provide a left turn lane and one through lane.
- Additional access to the commercial site is proposed along Powhaton Road (Intersection #10). During this horizon, it is recommended the eastbound approach provide separate left and right turn lanes with an R1-1 "STOP" sign posted. The northbound approach is recommended to provide a left turn lane and one through lane while the southbound approach is anticipated to operate well with a shared through/right turn lane.
- An additional internal access at Road 4 & New Castle Way (#11) is anticipated to be constructed with Filing 2 development as a stop-controlled 'T'-intersection with an R1-1 "STOP" sign posted on the southbound New Castle Way approach to the intersection. It is recommended that the southbound approach provide separate left and right turn lanes in this horizon.
- A new access along Powhaton Road at Road 4 (#12) is anticipated to be constructed with Filing 2 development. The northbound Powhaton Road approach should provide a left turn lane, while the southbound Powhaton Road should operate well with one lane for shared through/right turning movements. The eastbound Road 4 approach should operate well with a posted R1-1 "STOP" sign and one lane for shared left/right turning movements.

2029 Recommendations

- The Alameda Avenue & Harvest Road (#1) as well as the Alameda Avenue & Powhaton Road (#2) intersections are both anticipated to require signalization after Filing 3 construction.
- Filing 3 construction is anticipated to be completed by approximately 2029. With Filing 3 development, no changes to the 2027 improvements are anticipated to be required at the project access intersections.

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has prepared this report to document the results of a Traffic Impact Study for Parklands Village 2 proposed to be bordered by Alameda Avenue to the north, Mississippi Avenue to the south, Harvest Road to the west, and Powhaton Road to the east in Aurora, Colorado. A vicinity map illustrating the Parklands Village 2 development location is shown in **Figure 1**. Parklands Village 2 is proposed to include single-family homes, retail uses, parks, and a K-8 school on a total of approximately 566 acres. A conceptual site plan is attached in **Appendix H**.

For purposes of this analysis, Parklands Village 2 was evaluated in a total of four (4) filings. A traffic impact study for the Parklands Village 2 – Filing 1 area was completed in March 2023 and was approved by the City of Aurora. This traffic study includes the Filing 1 development area once again, which for purposes of this study is anticipated to be completed by approximately 2025. Filing 1 is anticipated to be constructed on the northwest quadrant of the development area, which is located at the southeast corner of the Alameda Avenue & Harvest Road intersection. The following provides a summary of the anticipated development in each of the four (4) filings analyzed in this study:

- Filing 1: 276 single-family detached dwelling units (DU); 164 single-family attached DU; and a 3.6-acre park – estimated completion in 2025
- Filing 2: 226 single-family detached DU; 104 single-family attached DU; 273 multifamily low-rise housing DU; 35,000 square feet of office uses; and 95,000 square feet of retail uses – estimated completion in 2027
- Filing 3: 359 single-family detached DU; 76 single-family attached DU; and a 3.6-acre park – estimated completion in 2029
- Filing 4: 383 single-family detached DU; 92 single-family attached DU; 300 multifamily mid-rise housing DU; a 47.7-acre park; a K-8 school with up to 1,054 students; and approximately 15,000 square feet of retail uses – estimated completion in 2031.

We have updated the study to make this more clear that the 273 multifamily DU is specific to Dominium

A master study for the overall Parklands development, *Parklands Development Master Traffic Study,* includes the development area of Parklands Village 2. The Parklands master traffic study provided a thorough long-term 2040 analysis of intersections internal to Parklands Village 2 and accesses to the external arterial street system; therefore, the requested City of Aurora scope for

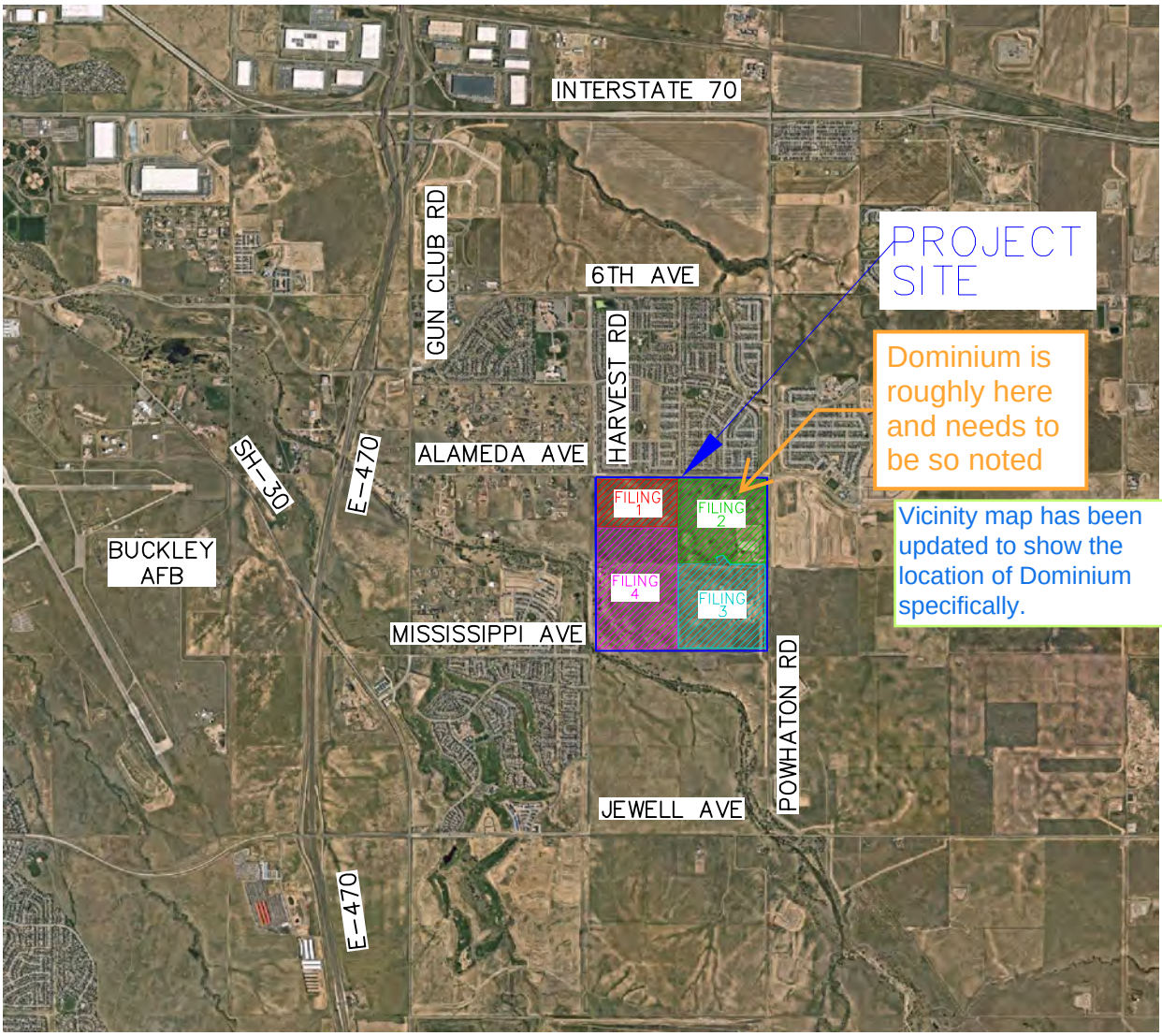
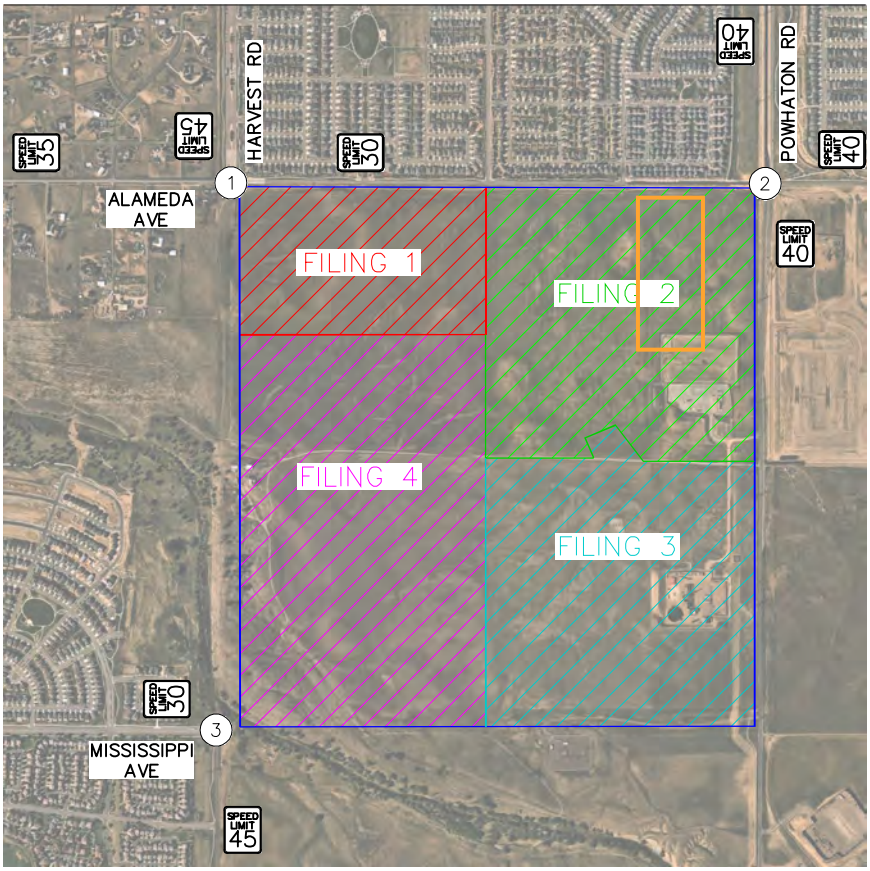
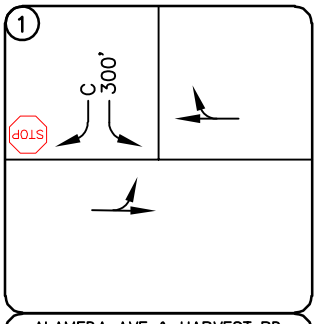


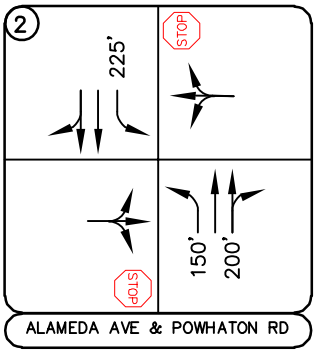
FIGURE 1
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
VICINITY MAP

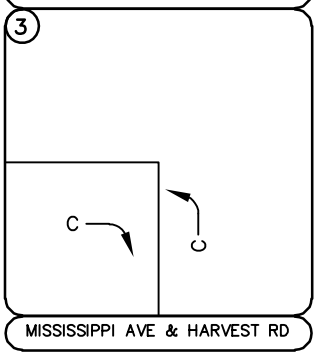


Kimley»Horn NORTH
NTS 096572003

This has been updated to show specifically where Dominium is located within the overall Parklands Village 2 area.



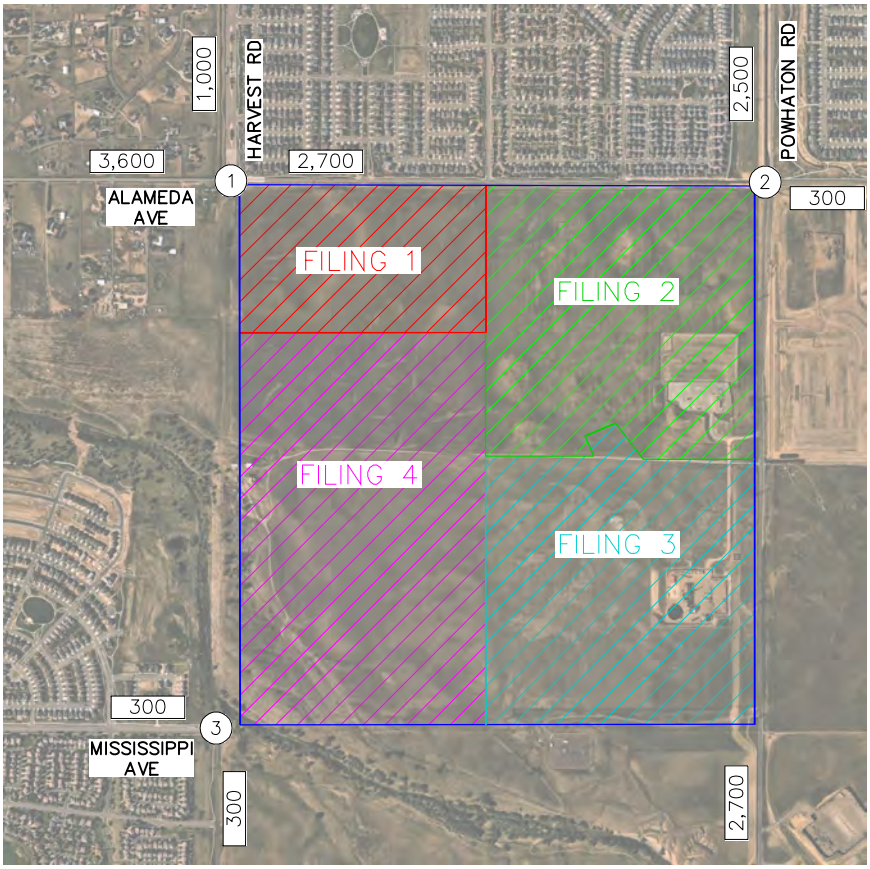


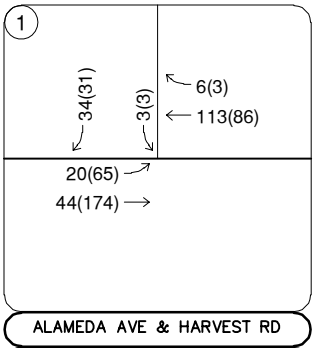


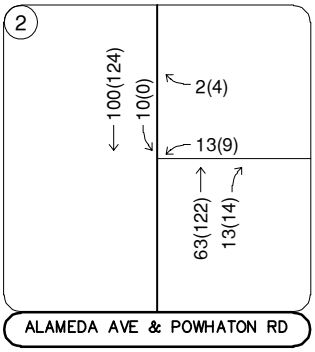
LEGEND
X Study Area Key Intersection
STOP Stop Controlled Approach
SPEED LIMIT XX Roadway Speed Limit
100' C Turn Lane Length (feet) Continuous Turn Lane

FIGURE 2
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
EXISTING GEOMETRY AND CONTROL

Kimley»Horn







You are nearly four years out now, why haven't existing volumes been updated?

Per further discussions between Kimley-Horn and the City, new counts will not be conducted as part of this Dominium study and we have provided text within this updated study regarding the reasoning behind it. We will coordinate with the City for future Village 2 filings to discuss the best path for collecting counts in those filings.

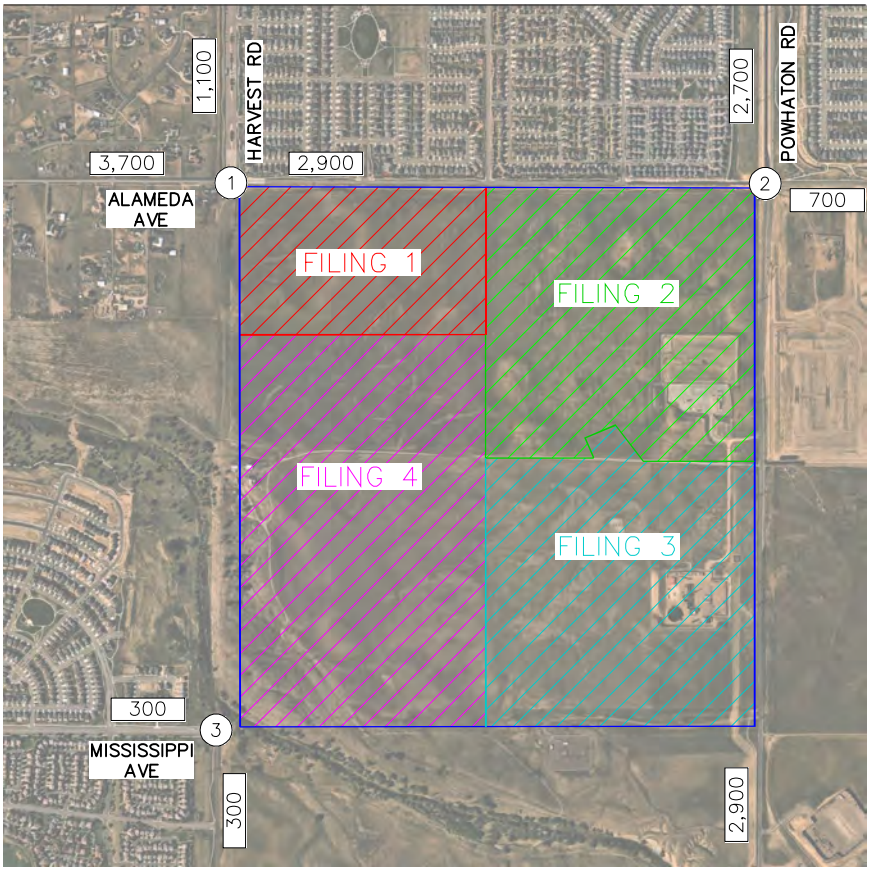
LEGEND

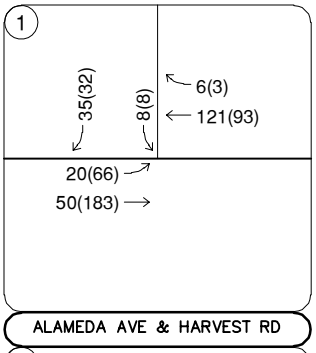
(X) Study Area Key Intersection

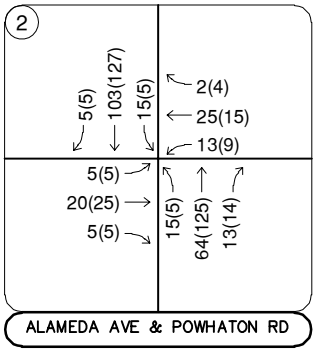
XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes

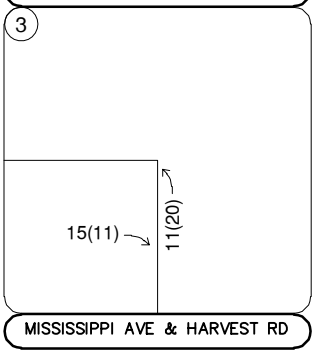
XX,X00 Estimated Daily Traffic Volume

FIGURE 3
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2021 EXISTING TRAFFIC VOLUMES









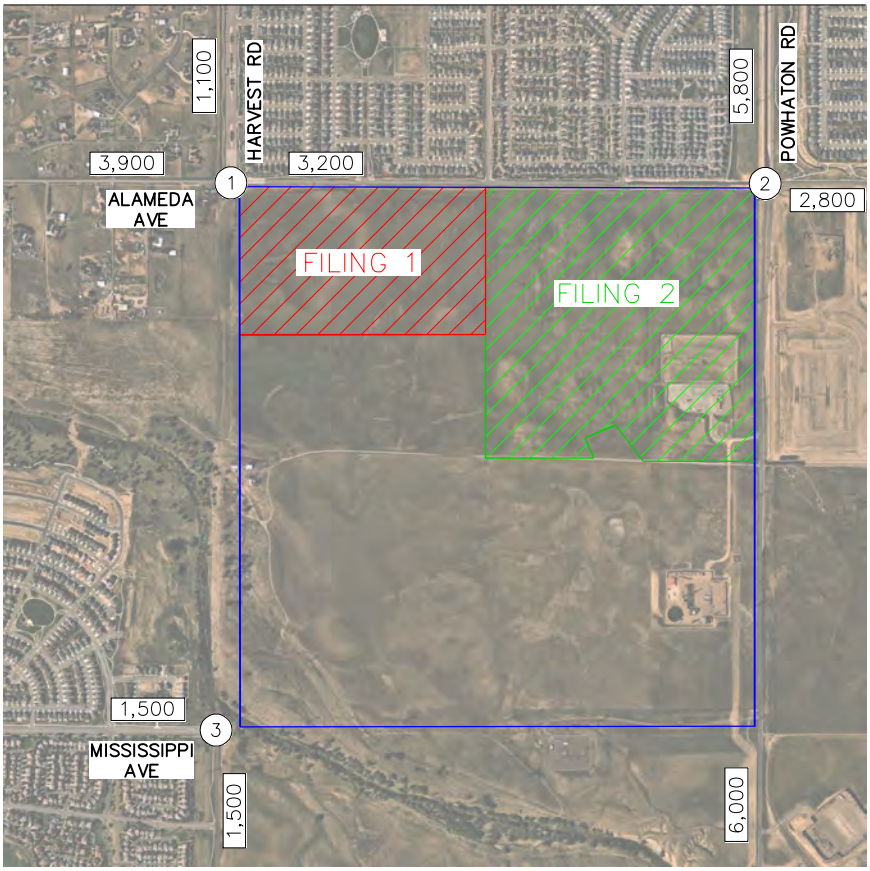
These are now nearly two years old, updated counts would eliminate this "adjusted" volume need

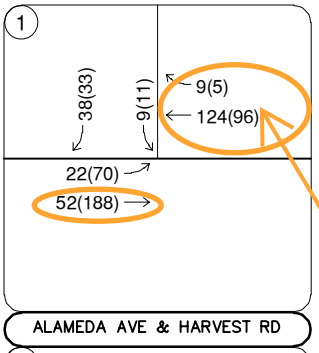
Per further discussions between Kimley-Horn and the City, new counts will not be conducted as part of this Dominium study and we have provided text within this updated study regarding the reasoning behind it. We will coordinate with the City for future Village 2 filings to discuss the best path for collecting counts in those filings.

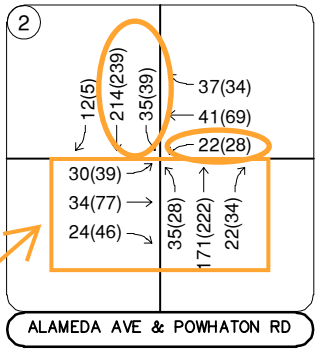
LEGEND

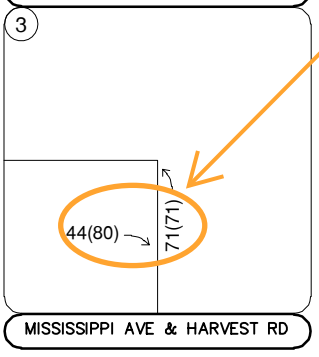
(X)	Study Area Key Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume

FIGURE 4
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2023 ADJUSTED TRAFFIC VOLUMES









All values less than previous report (Sept 2023 "Filings 2-4")

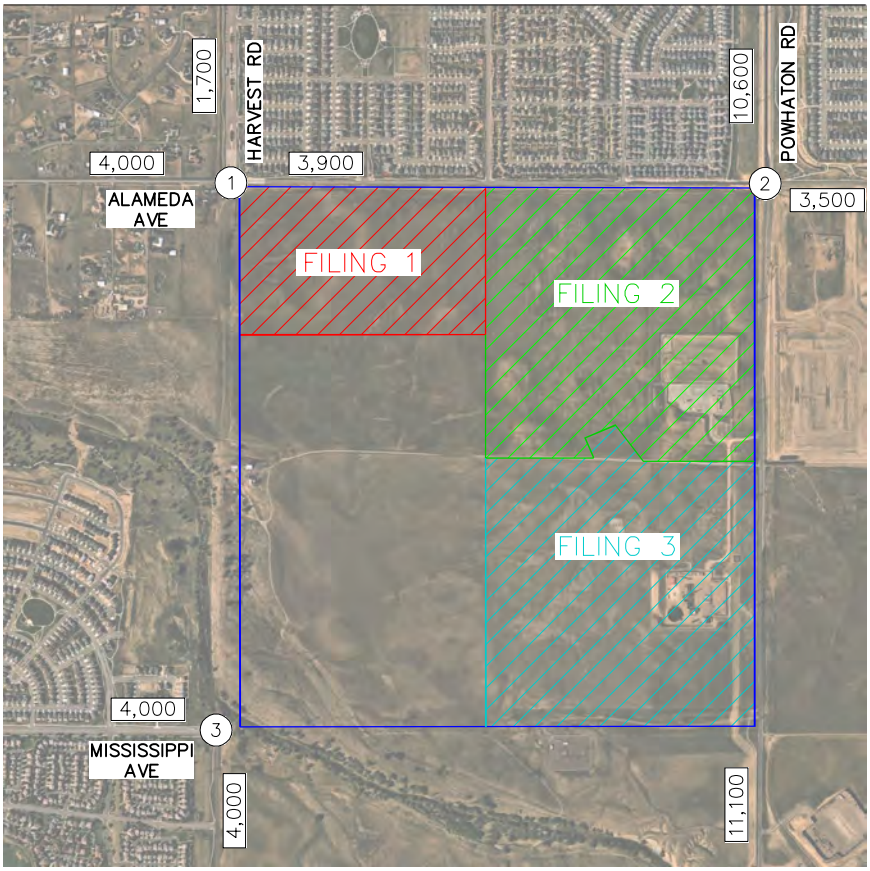
In short summary, the background traffic volumes as shown in Figures 6-8 are different in this study compared to the latest Parklands Village 2 Filing 2-4 study (2023) because both studies have incorporated other surrounding future developments in the background traffic volumes in this study, most notably Parklands Village 1. Over the past ~18 months since the latest Parklands Village 2 submittal, several changes in the phasing, timing, and intensity of filings have occurred and we have adjusted the background traffic volumes in this study accordingly.

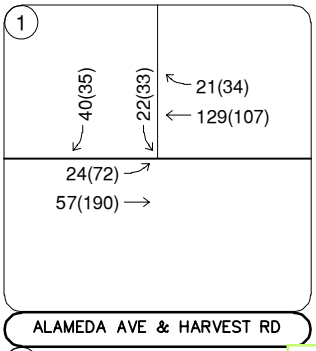
(X) Study Area Key Intersection

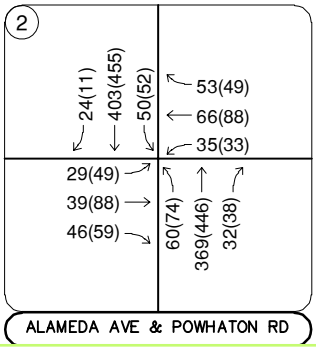
XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes

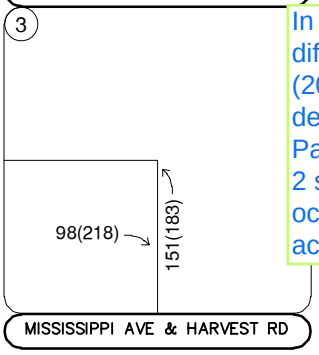
XX,X00 Estimated Daily Traffic Volume

FIGURE 6
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2027 BACKGROUND TRAFFIC VOLUMES









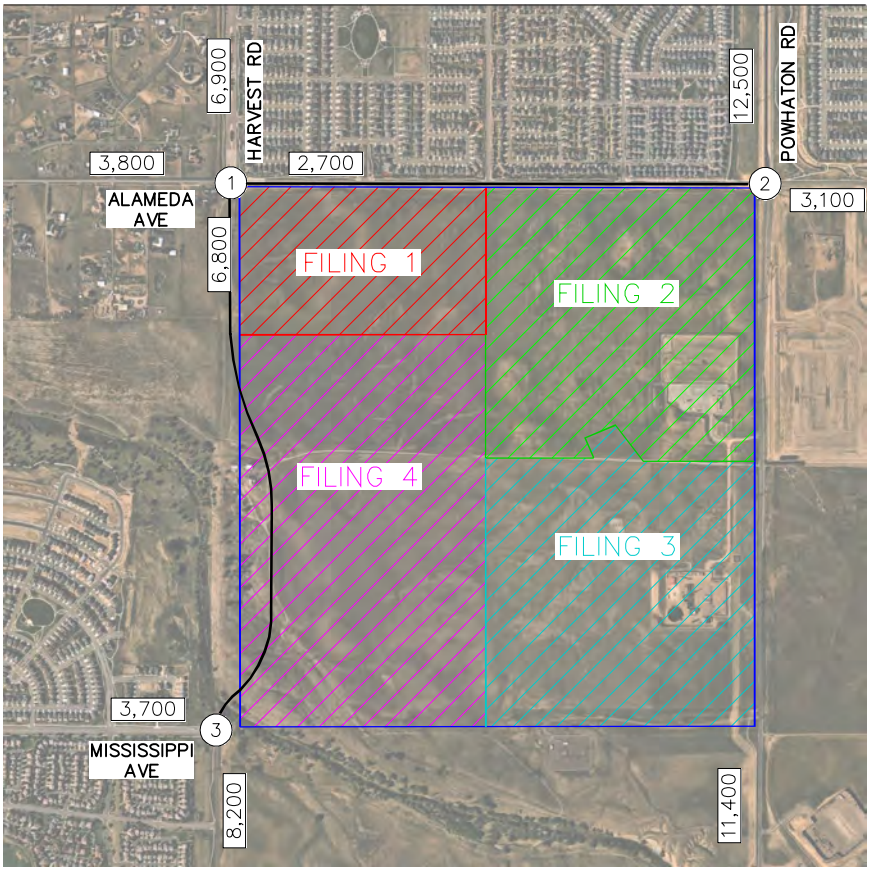
Numerous values less than 2023 report

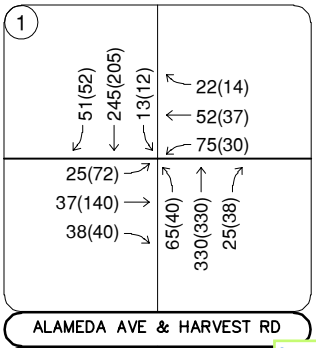
In short summary, the background traffic volumes as shown in Figures 6-8 are different in this study compared to the latest Parklands Village 2 Filing 2-4 study (2023) because both studies have incorporated other surrounding future developments in the background traffic volumes in this study, most notably Parklands Village 1. Over the past ~18 months since the latest Parklands Village 2 submittal, several changes in the phasing, timing, and intensity of filings have occurred and we have adjusted the background traffic volumes in this study accordingly.

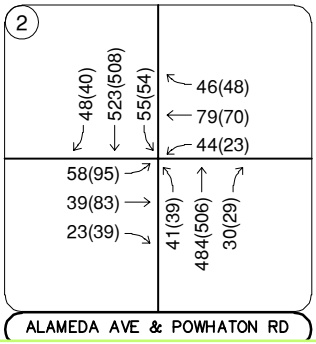
LEGEND

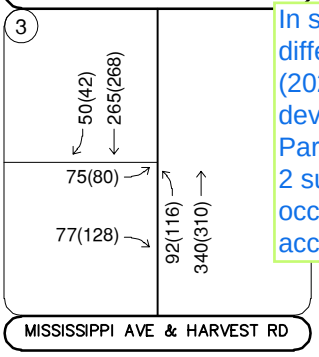
(X)	Study Area Key Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume

FIGURE 7
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2029 BACKGROUND TRAFFIC VOLUMES









Numerous values less than 2023 report

In short summary, the background traffic volumes as shown in Figures 6-8 are different in this study compared to the latest Parklands Village 2 Filing 2-4 study (2023) because both studies have incorporated other surrounding future developments in the background traffic volumes in this study, most notably Parklands Village 1. Over the past ~18 months since the latest Parklands Village 2 submittal, several changes in the phasing, timing, and intensity of filings have occurred and we have adjusted the background traffic volumes in this study accordingly.

LEGEND

(X) Study Area Key Intersection

XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes

XX,X00 Estimated Daily Traffic Volume

FIGURE 8
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2031 BACKGROUND TRAFFIC VOLUMES

Table 2 – Parklands Village 2 Traffic Generation

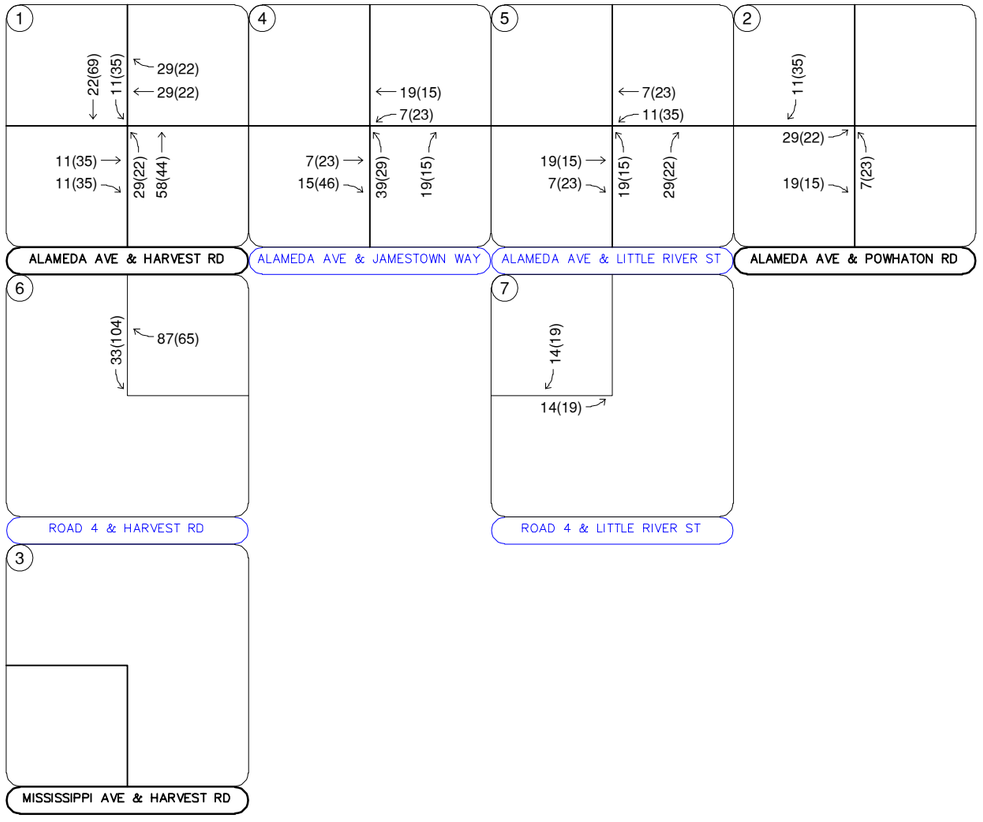
Land Use and Size (ITE Code)		Trip Type	Internal/ External Capture Adjust	Weekday Vehicle Trips						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Parklands Village 2 - Filing 1										
Single-Family Detached Housing - 276 DU	(ITE 210)	External	0.85	2,184	42	118	160	139	81	220
Single-Family Attached Housing - 164 DU	(ITE 215)	External	0.85	1,020	21	47	68	46	34	80
Public Park - 3.6 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
Filing 1 Total External Project Trips				**3,282**	**63**	**165**	**228**	**196**	**124**	**320**
Parklands Village 2 - Filing 2										
Single-Family Detached Housing - 226 DU	(ITE 210)	External	0.85	1,816	35	98	133	115	67	182
Single-Family Attached Housing - 104 DU	(ITE 215)	External	0.85	632	13	28	41	28	21	49
Multifamily Low-Rise Housing - 273 DU	(ITE 220)	External	0.85	1,552	22	69	91	74	43	117
General Office Building - 35,000 SF	(ITE 710)	External	0.70	266	33	4	37	6	29	35
Shopping Plaza - 95,000 SF	(ITE 821)	External	0.70	4,490	71	43	114	169	176	345
Filing 2 Total External Project Trips				**8,756**	**174**	**242**	**416**	**392**	**336**	**728**
Parklands Village 2 - Filing 3										
Single-Family Detached Housing - 359 DU				2,780	53	150	202	177	104	281
Single-Family Attached Housing - 76 DU				452	9	20	29	20	15	36
Public Park - 3.6 Acres				78	0	0	0	11	9	20
Filing 3 Total External Project Trips				**3,310**	**62**	**170**	**231**	**208**	**128**	**337**
Parklands Village 2 - Filing 4										
Single-Family Detached Housing - 383 DU				2,950	56	158	214	188	111	298
Single-Family Attached Housing - 92 DU	(ITE 215)	External	0.85	554	11	25	36	25	19	43
Multifamily Mid-Rise Housing - 300 DU	(ITE 221)	External	0.85	1,178	24	80	104	61	39	100
Public Park - 47.7 Acres	(ITE 411)	External	0.85	102	1	0	1	12	9	21
Elementary School - 715 Students	(ITE 520)	External	0.10	162	29	24	53	5	6	11
Middle/Junior High School - 339 Students	(ITE 522)	External	0.10	72	12	10	23	2	3	5
Strip Retail Plaza - 15,000 SF	(ITE 822)	External	0.70	572	15	10	25	34	35	69
Filing 4 Total External Project Trips				**5,590**	**148**	**307**	**456**	**327**	**222**	**547**
Total External Project Trips				**20,938**	**447**	**884**	**1,331**	**1,123**	**810**	**1,932**
2023 Filings 2-4 TIS — **Total External Project Trips**				**20,418**	**445**	**885**	**1,330**	**1,103**	**802**	**1,904**
2022 Village 2 approved TIS — **Total External Project Trips**				**19,572**	**482**	**879**	**1,361**	**1,047**	**764**	**1,811**

I calc'ed 71

We verified the outbound AM trips in the trip generation calculations for the 273 DU specific to Dominium in Filing 2, and it is correct as we have calculated, as we used the fitted curve equations for the land uses in this study, (81 AM exiting trips at 273 DU with equation vs 83 AM exiting trips at 273 DU with average rates -- value before internal capture).

Need to see movement distribution %'s

Movement distribution percentages were provided previously and in this updated submittal in Appendix D to avoid over-cluttering the primary figures shown within the body of the report.



Kimley»Horn NORTH
NTS 096572003

LEGEND

(X)	Study Area Key Intersection
(X)	Project Access Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume
XX%	External Trip Distribution Percentage

FIGURE 9
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
FILING 1 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Kimley»Horn

Need to see movement distribution %'s

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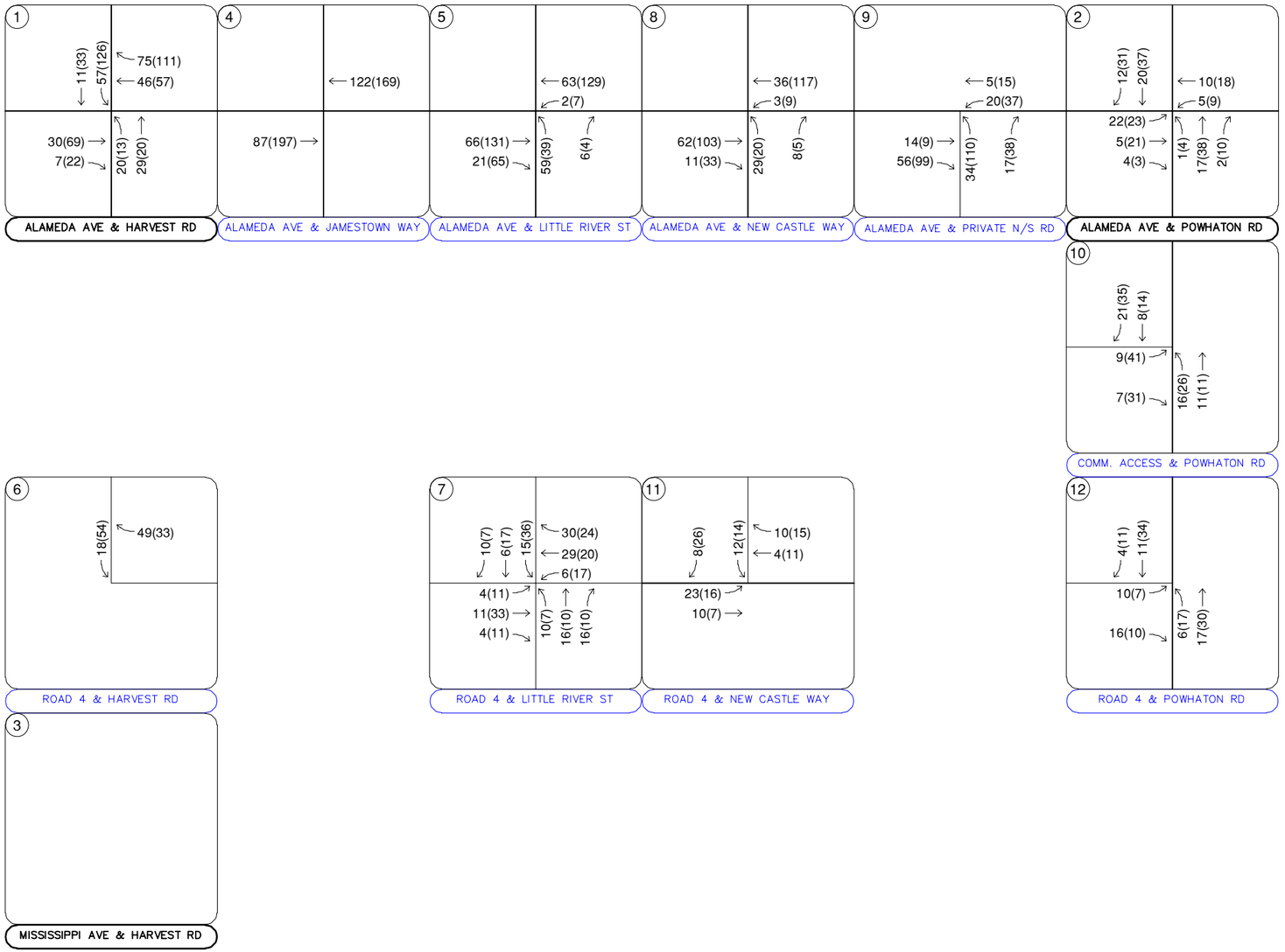
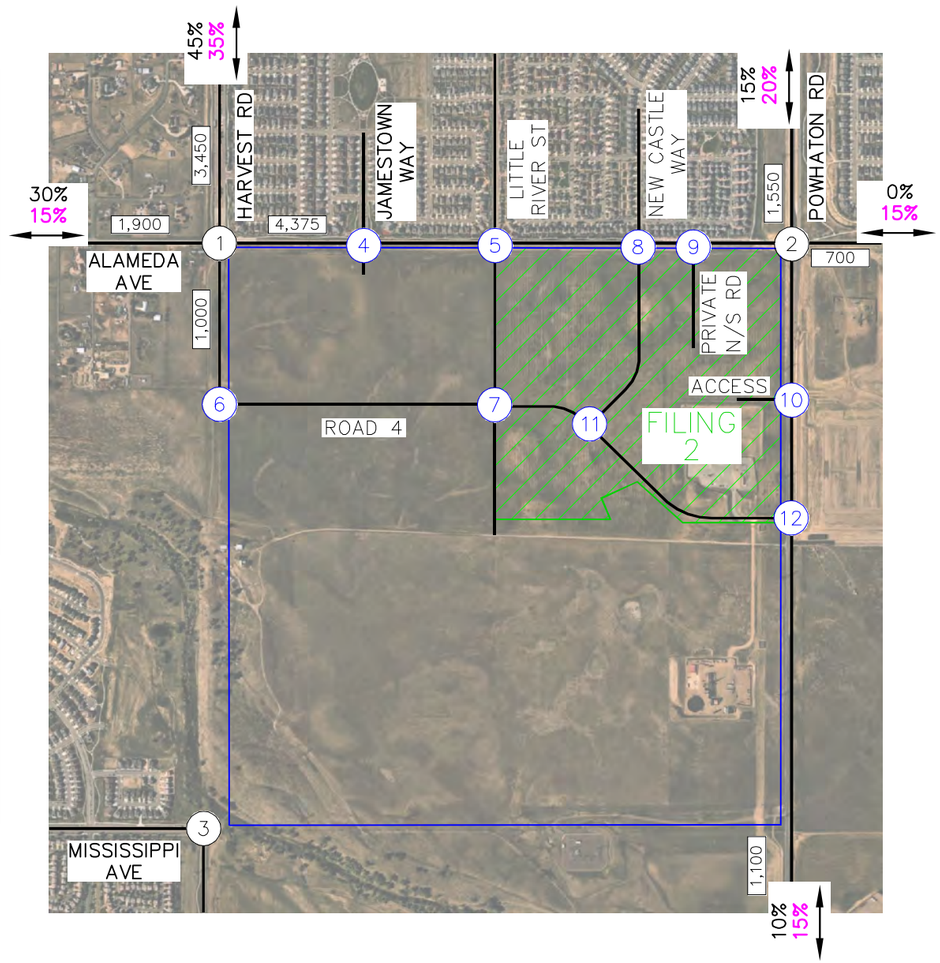




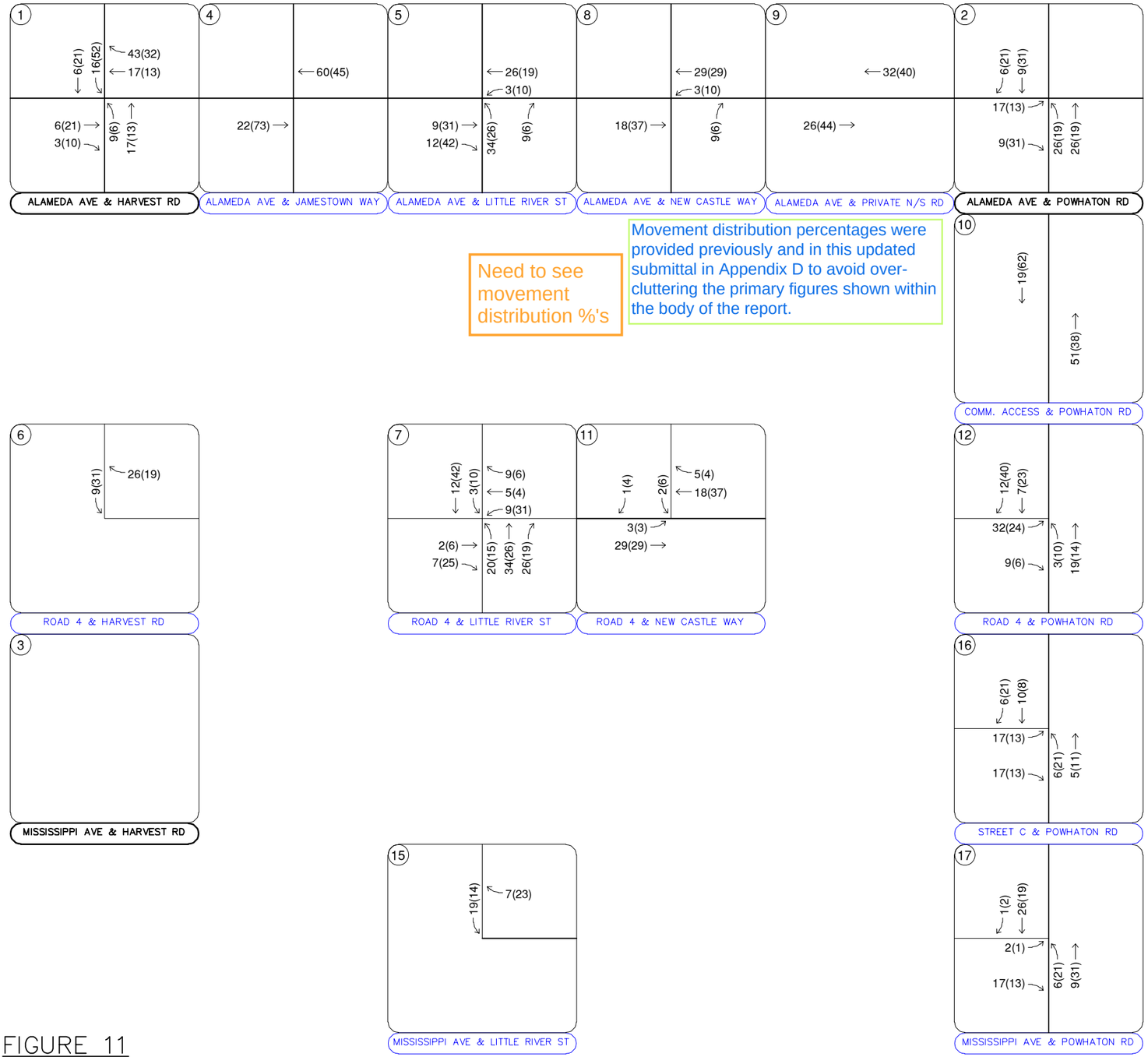
Note:

15% Residential
30% Commercial
of total project trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Trips only.

LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% Residential Trip Distribution
- XX% Commercial Trip Distribution

FIGURE 10
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
FILING 2 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



Need to see movement distribution %'s

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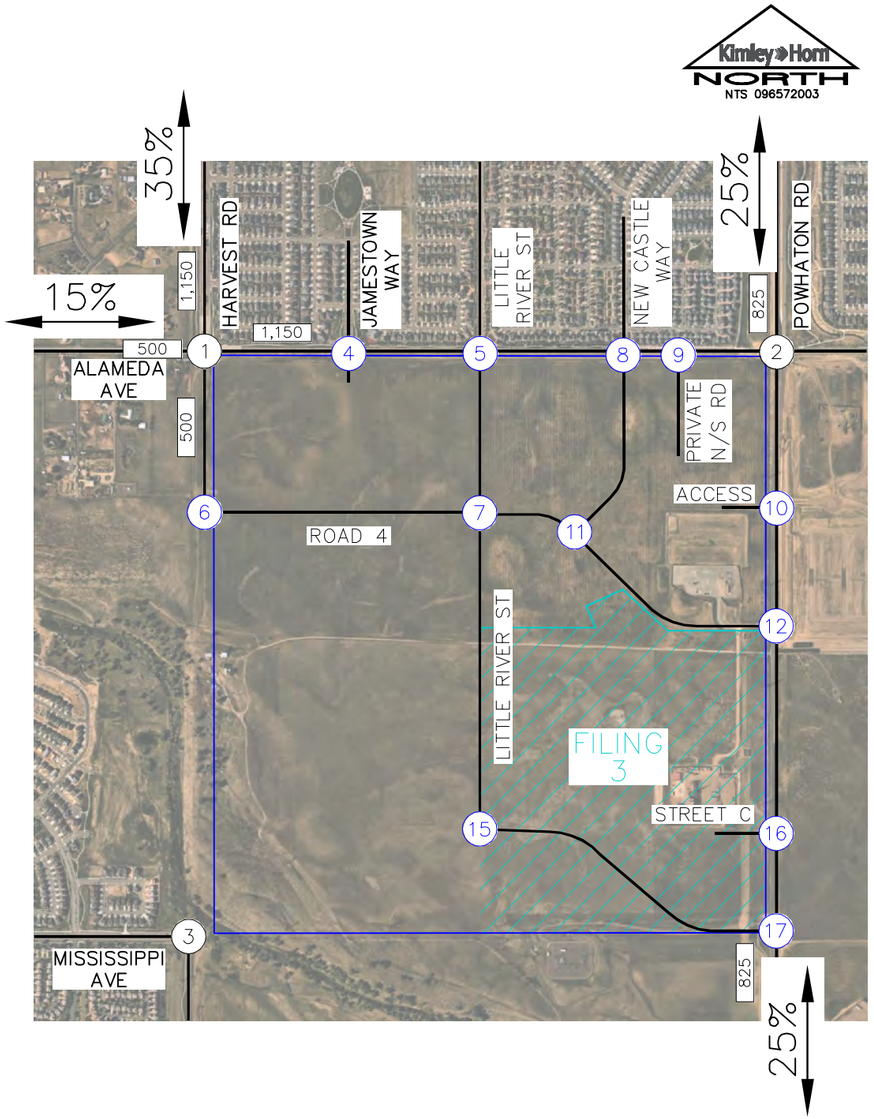


Note:

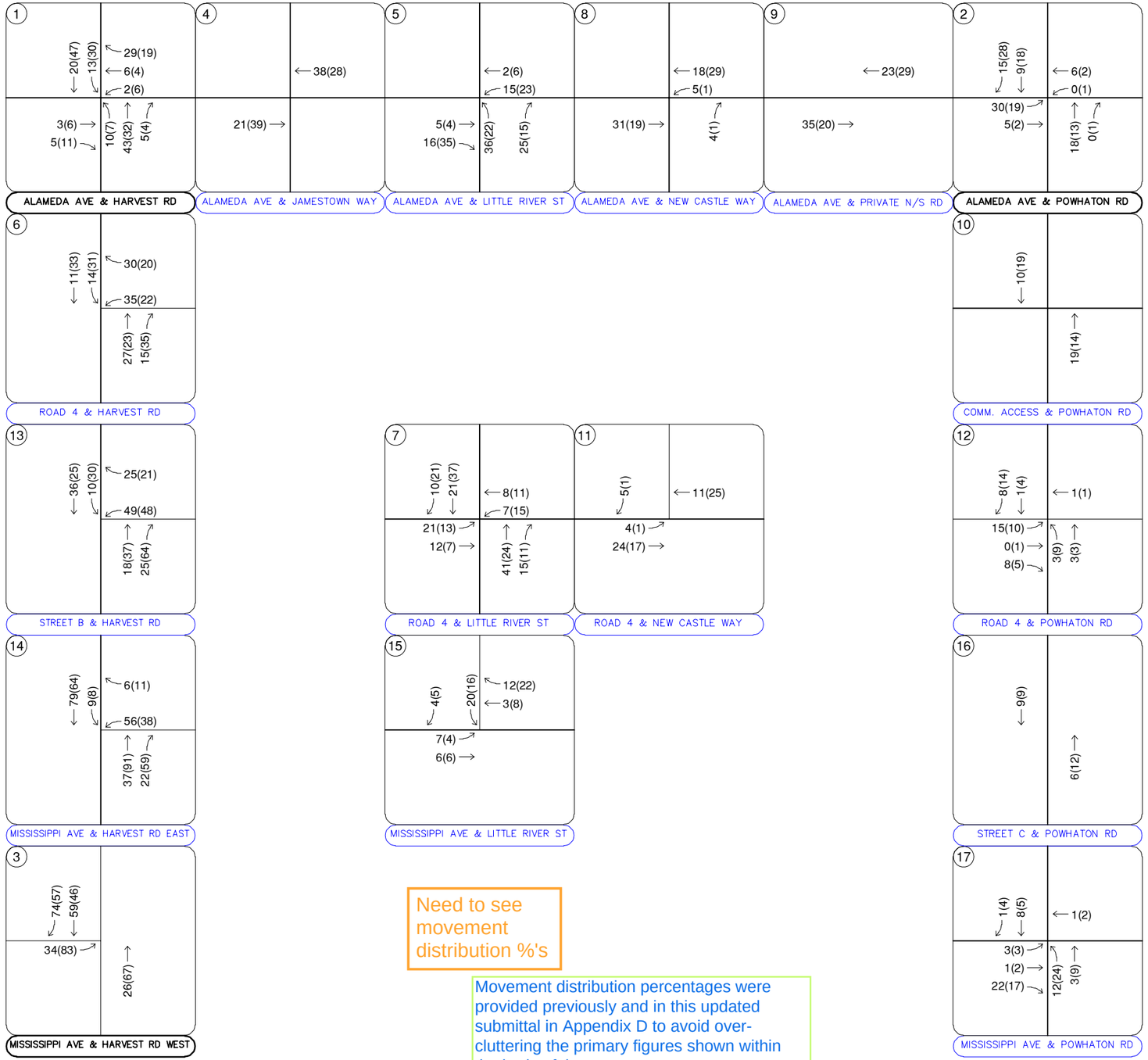
15% of total project residential trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Residential Trips only—85% of the total project residential trips.

LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% External Trip Distribution Percentage

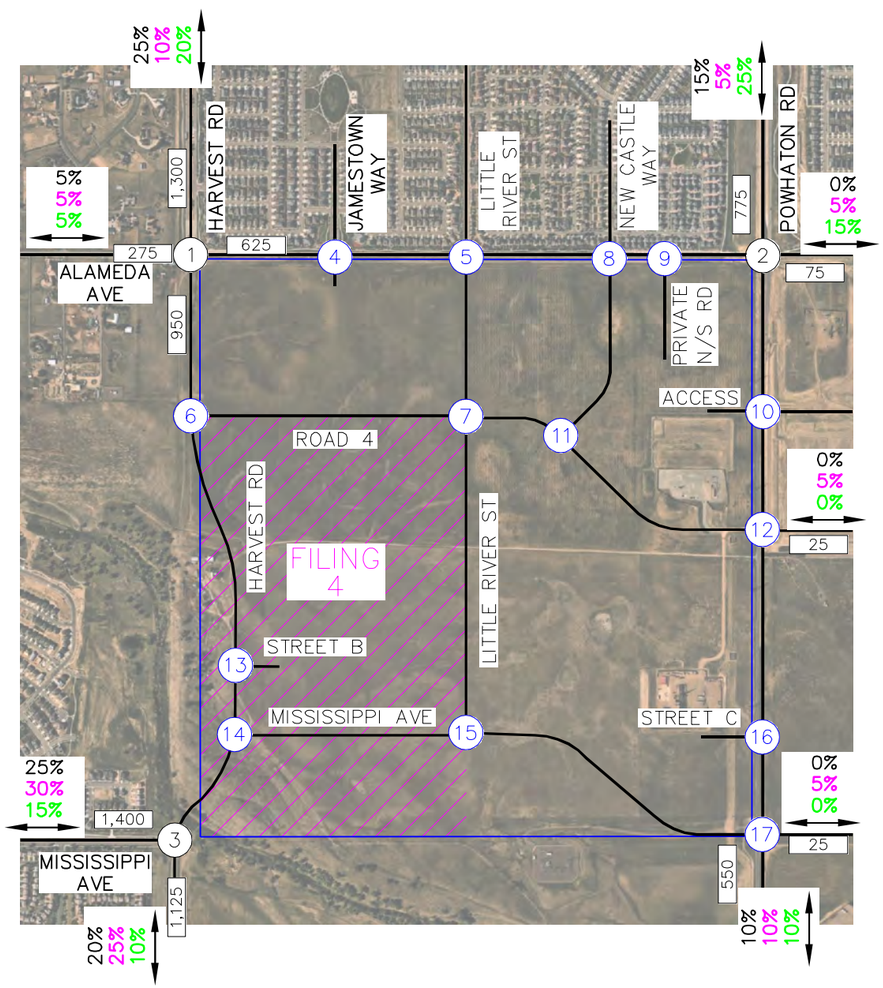
FIGURE 11

PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
FILING 3 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



Need to see movement distribution %'s

Movement distribution percentages were provided previously and in this updated submittal in Appendix D to avoid over-cluttering the primary figures shown within the body of the report.



Note:

15% Residential
30% Commercial
90% School

of total project trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Trips only.

LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% Residential Trip Distribution
- XX% Commercial Trip Distribution
- XX% School Trip Distribution

FIGURE 12
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
FILING 4 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Kimley»Horn

Table 5 – Alameda Avenue & Powhaton Road (#2) LOS Results (Cont'd)

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2027 Background				
Northbound Left	7.8	A	7.8	A
Eastbound Approach	13.1	B	15.8	C
Westbound Approach	12.7	B	15.0	C
Southbound Left	7.8	A	7.9	A
2027 Background Plus Project #				
Northbound Left	8.0	A	8.2	A
Eastbound Left	15.7	C	20.1	C
Eastbound Through/Right	12.1	B	17.3	C
Westbound Left	13.9	B	18.4	C
Westbound Through/Right	13.1	B	17.9	C
Southbound Left	7.8	A	8.1	A
2029 Background				
Northbound Left	8.5	A	8.6	A
Eastbound Approach	19.0	C	40.7	E
Westbound Approach	22.2	C	34.2	D
Southbound Left	8.4	A	8.7	A
2029 Background Plus Project #^ - Overall	**15.1**	**B**	**16.5**	**B**
Eastbound Approach	36.1	D	35.7	D
Westbound Approach	33.9	C	33.1	C
Northbound Approach	7.7	A	9.4	A
Southbound Approach	8.0	A	9.6	A
2031 Background #				
Northbound Left	9.0	A	8.9	A
Eastbound Left	253.4	F	>300	F
Eastbound Through/Right	36.8	E	76.1	F
Westbound Left	58.4	F	105.0	F
Westbound Through/Right	71.8	F	58.2	F
Southbound Left	8.9	A	9.0	A
2031 Background Plus Project #^ - Overall	**14.8**	**B**	**15.6**	**B**
Eastbound Approach	35.7	D	34.0	C
Westbound Approach	31.0	C	29.9	C
Northbound Approach	9.9	A	10.9	B
Southbound Approach	9.1	A	10.0	A

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

Highlight all E & F LOSs

All LOS E and F where they occur have been highlighted in the updated report.

Table 8 – Turn Lane Warrant and Length Summary

Intersection	2025			2027			2029			2031		
	Volume	Met?	Length	Volume	Met?	Length	Volume	Met?	Length	Volume	Met?	Length
Alameda Ave & Harvest Rd (#1)												
Northbound Left	29	X		48	Y	275'+ 160'T	57	Y	275'+ 160'T	83	Y	275'+ 160'T
Southbound Left	43	Y	275'+ 160'T	172	Y	275'+ 160'T	246	Y	275'+ 160'T	160	Y	275'+ 160'T
Eastbound Left	67	X		70	Y	150'+ 120'T	72	Y	150'+ 120'T	72	Y	150'+ 120'T
Eastbound Right	35	N		55	X		66	X		60	X	
Westbound Left	5	N		12	X		13	X		100	Y	150'+ 100'T
Westbound Right	35	N		138	X		199	X		130	X	
Alameda Ave & Powhaton Rd (#2)												
Northbound Left	28	Y	150'+ 140'T	55	Y	150'+ 140'T	120	Y	150'+ 140'T	41	Y	150'+ 140'T
Eastbound Left	54	X		84	Y	150'+ 100'T	107	Y	150'+ 100'T	149	Y	150'+ 100'T
Westbound Left	14	N		37	Y	150'+ 100'T	42	Y	150'+ 100'T	50	Y	150'+ 100'T
Northbound Right	15	N		44	N		48	X		41	N	150'+ 140'T
Eastbound Right	47	N		64	X		108	X		39	N	150'+ 100'T
Southbound Right	40	N		71	Y	150'+ 140'T	98	Y	150'+ 140'T	120	Y	150'+ 140'T
Mississippi Ave & Harvest Rd West (#3)												
Northbound Left	-								-	116	Y	275'+ 160'T
Southbound Right	-								-	262	Y	275'+ 160'T
Alameda Ave & Jamestown (#4)												
Westbound Left	23	N		23	X		23	X		23	X	
Eastbound Right	46	N		48	N		49	N		51	X	

Why doesn't this meet for a separate turn lane?

Because the WBT volume is expected to be under 100 vph at full buildout once the Harvest Rd connection is complete, a westbound right turn lane is not anticipated to be needed operationally. However, we have analyzed the updated study with a westbound right turn lane.

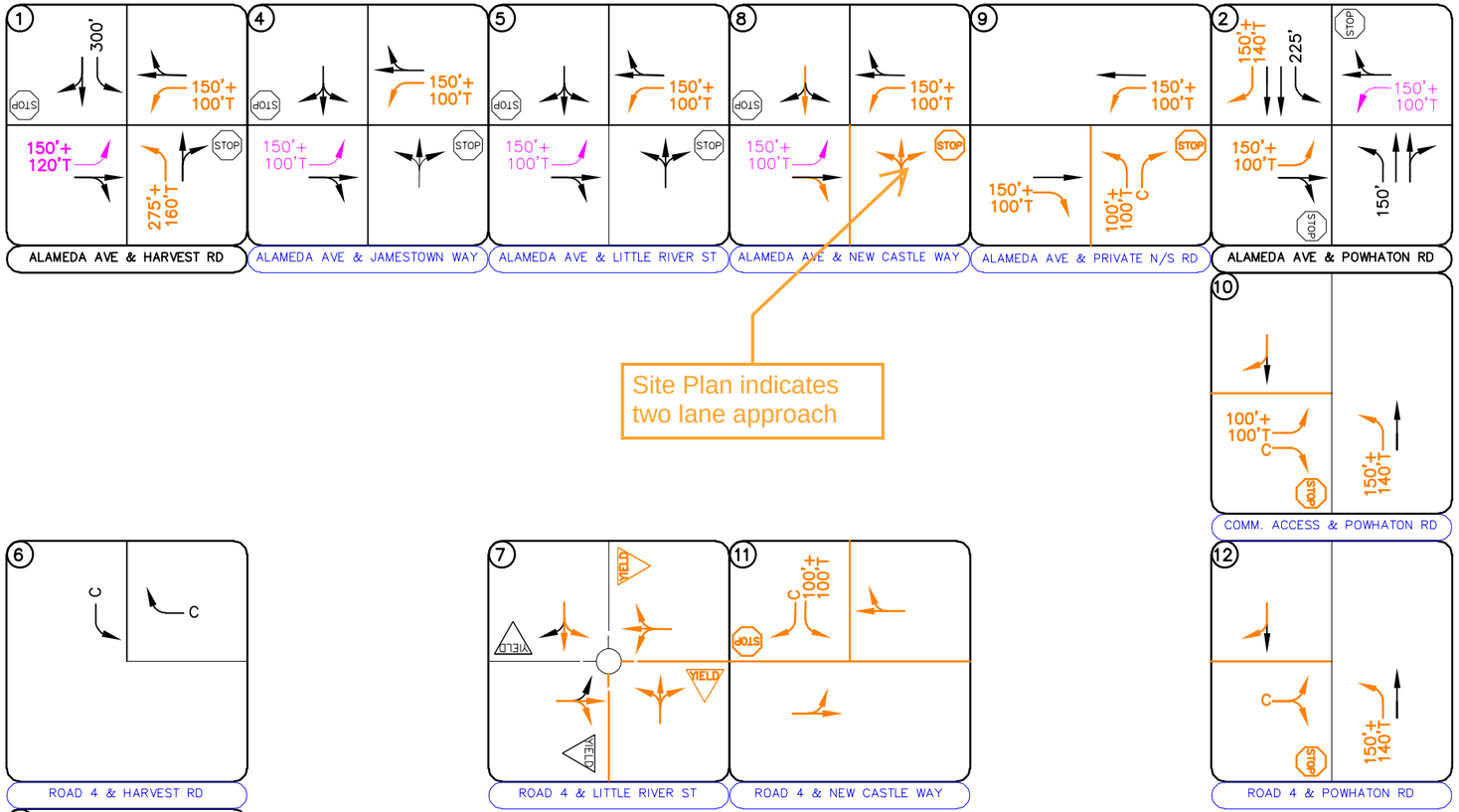
Because the WBT volume is expected to be under 100 vph at full buildout once the Harvest Rd connection is complete, a westbound right turn lane is not anticipated to be needed operationally. However, we have analyzed the updated study with a westbound right turn lane.

Turn lane and taper lengths are based on CDOT standard with a minimum recommended turn lane length of 150 feet along external roadways and 100 feet for internal roadways with recommended taper lengths based on CDOT standard in conjunction with the speed limit along each roadway.

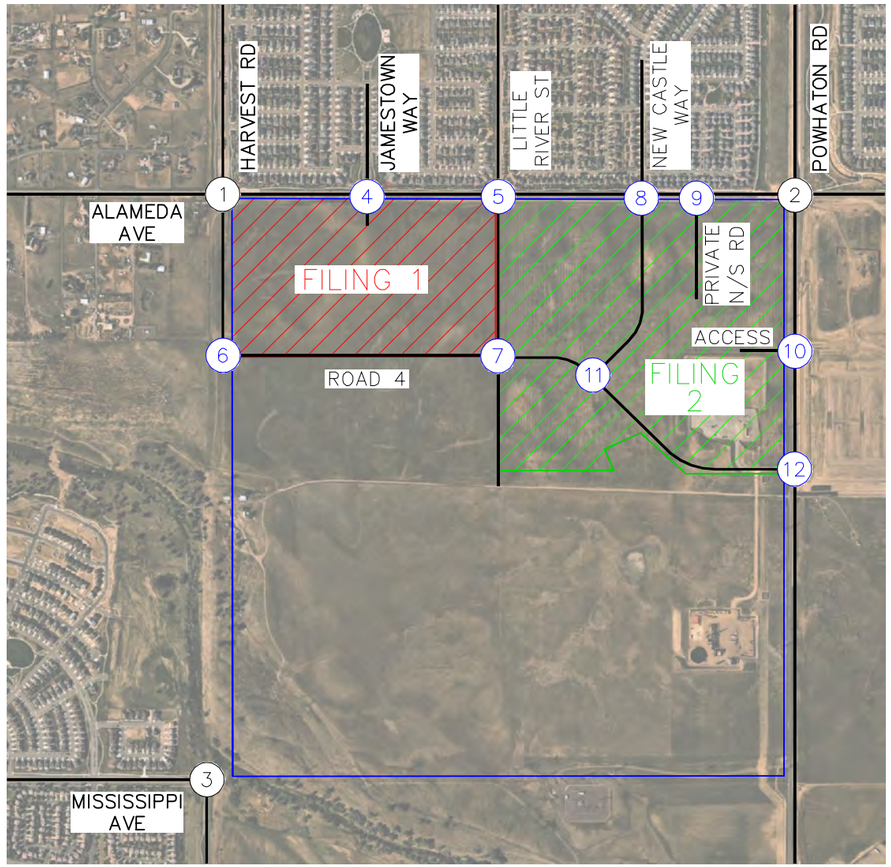
High Westbound lefts projected, need separate right turn lane

Table 9 – Turn Lane Queuing Analysis Results

Intersection Turn Lane	Existing Turn Lane Length (feet)	2025 Calculated Queue (feet)	2025 Recommended Length (feet)	2027 Calc. Queue (feet)	2027 Rec. Length (feet)	2029 Calc. Queue (feet)	2029 Rec. Length (feet)	2031 Calc. Queue (feet)	2031 Rec. Length (feet)
Alameda & Harvest (#1)									
Eastbound Left	DNE	-	DNE	25'	**150'+120'T**	62'	150'+120'T	77'	150'+120'T
Westbound Left	DNE	-	DNE	25'	**150'+100'T**	14'	150'+100'T	130'	150'+100'T
Northbound Left	DNE	-	DNE	25'	**275'+160'T**	47'	275'+160'T	25'	275'+160'T
Southbound Left	300'	25'	300'	100'	300'	149'	300'	64'	300'
Alameda & Powhaton (#2)									
Eastbound Left	DNE	-	DNE	50'	**150'+100'T**	102'	150'+100'T	138'	150'+100'T
Westbound Left	DNE	-	DNE	25'	**150'+100'T**	53'	150'+100'T	54'	150'+100'T
Northbound Left	150'	25'	150'	25'	150'	47'	150'	19'	150'
Southbound Left	225'	25'	225'	25'	225'	24'	225'	28'	225'
Mississippi & Harvest West (#3)									
Eastbound Left	DNE	-	DNE	-	DNE	-	DNE	262'	**C**
Eastbound Right	DNE	-	DNE	-	DNE	-	DNE	38'	**C**
Northbound Left	DNE	-	DNE	-	DNE	-	DNE	60'	**275'+160'T**
Southbound Right	DNE	-	DNE	-	DNE	-	DNE	33'	**275'+160'T**
Alameda & Jamestown (#4)									
Eastbound Left	DNE	-	DNE	25'	**150'+100'T**	25'	150'+100'T	25'	150'+100'T
Westbound Left	DNE	-	DNE	25'	**150'+100'T**	25'	150'+100'T	25'	150'+100'T
Alameda & Little River (#5)									
Eastbound Left	DNE	-	DNE	25'	**150'+100'T**	25'	150'+100'T	25'	150'+100'T
Westbound Left	DNE	-	DNE	25'	**150'+100'T**	25'	150'+100'T	25'	150'+100'T
Road 4 & Harvest (#6)									
Westbound Left	DNE	-	DNE	-	DNE	-	DNE	50'	**100'+100'T**
Westbound Right	DNE	-	**C**	-	C	-	C	25'	C
Southbound Left	DNE	-	DNE	-	DNE	-	DNE	25'	**275'+160'T**
Northbound Right	DNE	-	DNE	-	DNE	-	DNE	0'	**275'+160'T**



Site Plan indicates two lane approach



We conservatively assumed only one lane approach. It is recognized the site plan shows about a 19-foot width from the raised median to the curb. This is much like what is present on the existing southbound approach to Alameda Ave at both Jamestown Way and New Castle Way. To be conservative and since there is no defined striping, we assumed that these approaches all operate as a single-lane approach to the intersection, which would provide the worst operational LOS results in the case that some drivers may not allow two side-by-side vehicles to queue at the intersection.

LEGEND

- Study Area Key Intersection
- Project Access Intersection
- Roundabout
- Yield Controlled Approach
- Signalized Intersection
- Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- 100' Turn Lane Length (feet)

FIGURE 20
PARKLANDS VILLAGE 2 – DOMINIUM
AURORA, COLORADO
2027 RECOMMENDED GEOMETRY AND CONTROL