Third Submission Review

- Clarify if an adjustment is requested that is greater than the MP adjustment request (Planning)
- Provide lot typicals for all proposed housing types and update lot tracking/dimensional tables (Planning)
- Provide access, landscape, and play area(s) in green courts, orient front motor court units to the street (Planning)
- Landscape comments are forthcoming (Planning)
- Provide hydrants on the east side of Harvest Road, show hydrants on the site plan (Life/Safety)
- Identify play equipment that is designed for ADA play (PROS)
- Split meter locations for motor courts, complete sanitary sewer connection (Utilities/Water)
- Provide analysis back-up for signal warrants (Traffic)
- Site Plan dimensions and areas should match the plat (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1.Completeness and Clarity of the Application

Zoning and Subdivision

1A. The narrative includes an adjustment request. Is this adjustment in addition to the adjustment(s) approved with the Master Plan? Please provide additional information and note the adjustment request on the cover sheet of the Site Plan.

RESPONSE: THE ADJUSTMENT IS NOT A ADDITION TO THE ADJUSTMENT IN THE MASTER PLAN

1B. Include 6-pack, alley-loaded duplexes and townhome lot and utility connection typicals. Include the alley in the details. Ensure all are included in the lot summary tables on Sheet 8.

RESPONSE: All requested lot setback typicals and utility connection typicals added to Site Plan Details sheets. All setbacks reconciled with lot summary tables on Sheet 8.

1C. There are inconsistencies between the lot typical setbacks and the lot data table. Please review and update.

RESPONSE: All setbacks reconciled with lot summary tables on Sheet 8.

1D. Revise the Lot Mix Tracker to identify green court and motor court lots separately and include associated dimensions for each.

RESPONSE: Lot Mix Tracker revised to identify green court lots and motor court lots separately. Associated dimensions added for each.

1E. The Lot Data Table should include minimum lot area and minimum lot frontage. Actual lot dimensions are not necessary.

RESPONSE:Lot Data Table updated to include minimum lot area and minimum frontage.

1F. Add the following note under the Lot Mix Tracker table: “Single-family attached dwelling units (townhomes) do not count against the maximum permitted number of Small Residential Lots.”

RESPONSE:Note added under the Lot Mix Tracker table.

1G. The legal description of acreage should match the Project Data Table.

RESPONSE:Legal description acreage updated to match the Project Data Table.

1H. Review the areas in the Tract Table (Sheet 2) for consistency with the plat.

RESPONSE:The Tract Table on Sheet 2 has been revised to be consistent with the plat.

1I. Show the distances, bearings, curve date, etc.. for the Site Plan boundary and on all lot lines.

RESPONSE:Distances kept for all site boundary and on all lot lines. Curve data can be found in the Line & Curve sheet after the Site Plan sheets. Bearings not added to Site Plan sheets as they are shown in the Plat.

Green Court Standards

1J. The response to comments states green courts have been removed, however, they are included in

Blocks 2, 5, 9, and 12. A Green Court Dwelling is defined as, "A form of development in which three or more single-family attached, single-family detached, or two-family (duplex) dwelling units are organized so that habitable spaces of different dwelling units are arranged in a side-by-side, rather than a stacked configuration, and *where the front doors of one or more of the dwelling units do not face a public street or a private street*, but instead face a Green Court open space."

RESPONSE:NOTED

1K. All alley-loaded lots that do not front a street shall meet the green court standards. Please be sure to reference (Section 146-4.2.3.C) for standards. The following is a short summary of some of the requirements that need to be incorporated *based on this review*:

- Each Green Court Dwelling development shall have direct frontage and pedestrian access to a street that includes on-street parking and sidewalks on both sides.
  RESPONSE:ADDED PEDESTRIAN ACCESS
- All Green Court Dwellings shall have front entry features (porches or stoops) fronting a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum of 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.
  RESPONSE: ALL GREEN COURT DWELLINGS TO HAVE PORCH 45SF OR GREATER
- At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy. *This is also applicable to dwelling units fronting open space tracts and/or the drainage channel. Additional features need to be incorporated for those areas to create common, usable open spaces and play areas.*
  RESPONSE:ADDED GREEN COURTS TO MEET THE GREEN COURT REQUIRMENTS

1L. Add a note addressing green court area maintenance. It shall be provided by a homeowner's association or similar entity.
RESPONSE: ADDED NOTE TO LANDSCAPE NOTES THAT ALL GREEN COURTS WILL BE MAINTAINED BY HOA OR METRO DISTRICT.

1M. Guest parking is required for lots without direct street frontage. Provide one space per five dwelling units. Spaces must be within 200'of the dwelling unit(s) front entrance.
RESPONSE:

Motor Court Standards

1N. The rear setback for motor court lots is 10'. Revise the lot 4-pack lot typical.
RESPONSE:4-pack lot typical removed from submittal as this lot type is no longer proposed. 6-pack motorcourt lot typical revised to reflect the 10' rear setback required.

1O. Add a lot typical for 6-pack motor courts.
RESPONSE: 6-pack motorcourt lot setback typical is included.

1P. Add note that dwellings on lots abutting a public or private street shall have front doors facing that street.
RESPONSE: Note added to motor court lot typicals.

1Q. The minimum lot frontage for a motor court lot is 50'. Please add a label on the typicals and revise the lot data table(s).
RESPONSE: Minimum lot width dimension is located on typicals. Lot data table is updated to reflect this.

1R. Add a note identifying who will be responsible for the maintenance of the shared driveway.
RESPONSE: Shared driveways are contained within their own tracts. The Tract Table on Sheet 2 describes ownership/maintenance responsibilities of the shared driveway tract.

1S. Each lot should have 180 sf of usable open space. Will there be any easements to allow shared areas between lots?
RESPONSE: No easements added. Minimum useable open space added as a hatch to the motorcourt lot setback typicals and labeled.

Streets and Access
1T. Add a section for the alleys with 26' fire lane easements.
RESPONSE: Seciton added to Sheet 2 showing the 26' alleys with fire lane easements.
1U. Add additional sidewalk access as shown on the redlines.
RESPONSE: Additional sidewalk access added.
1V. Sidewalks within park areas are required to be 6' minimum.
RESPONSE:REVISED WALKS
1W. Add sidewalks in green courts designed to create usable open space, and to provide access to each dwelling unit facing the green court or without direct access to a public sidewalk.
RESPONSE:ADDED WALKS TO GREEN COURTS
1X. Provide sidewalk access from S. Irvington Street to Tract A and the trail.
RESPONSE: Trail connection added.
1Y. The sidewalk on Harvest Road northwest of S. Irvington Street is outside of the right-of-way. A sidewalk easement may be required.
RESPONSE: No sidewalk easement added.

Parking
1Z. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.
RESPONSE: Guest parking for motor vehicles added to greencourt townhome area.

Letter of Introduction
1AA. Clarify if the adjustment request discussed is in addition to the adjustments approved with the Master Plan.
RESPONSE:RESPONSE ADDED TO INDTRODUCTION REDLINES
1BB. Identify all of the types of housing proposed in the Site Plan.
RESPONSE: ADDED HOUSING TYPES
1CC. Update the acreage and number of dwelling units proposed.
RESPONSE:UPDATED
1DD. Revise the responses to the approval criteria per the comments on the redlines.
RESPONSE:REVISED

Landscape Plans
1EE. There are comments on the landscape plans, however, the file is corrupted. The landscape comments and redlines will be sent separately when the file has been recovered.
RESPONSE: NOTED

General
1FF. Revise the site plan title to remove "Filing 1." This reference confuses with the plat. Consider renaming it to "Site Plan No. 1."
RESPONSE: Title revised to Site Plan No. 1.
1GG. Itemize the quantity of each housing type (single-family detached, single-family attached (duplex), and townhomes) separately in the Project Data Table.
RESPONSE: Project Data table updated to itemize quantity of each housing type.
1HH. Use the city standard signature block.
RESPONSE: Signature block updated to use the standard city signature block.

1II. Hose reach exhibits for motor courts were removed from the plans since the last submittal. Please confirm with Life/Safety that they are not required.

RESPONSE: Hose reach exhibits specifically provided for alley loaded lots that do not have fire lanes in the alley. All proposed alley loaded products now have fire lanes according to the the UDO code on Motorcourts, have a full 26' aerial access capability fire lane in the alley, or front a public street. Hose pull details have been removed as they are no longer needed. Lot layout shown in Detail #9 is no longer proposed and the detail has been removed.

1JJ. Screen matchlines and reduce their width so the underlying information is not obscured. Review for gaps, especially between Sheets 15 and 17.

RESPONSE: Matchlines updated to not obscure underlying information.

1KK. Revise the diagram and tables on Sheet 8 per the redline comments.

RESPONSE: Diagram and tables revised on Sheet 8 per comments.

1LL. Revise the lot-type symbols to differentiate them better. The colors are too similar or light to be discernable. Different shapes would be appropriate. Please make sure they will read well when printed in black and white for Mylars.

RESPONSE: Colors removed and replaced with shapes.

1MM.Review the layers turned on/off on Sheets 10-11. The linework is different.

RESPONSE: Matchline and layers corrected.

1NN. Please turn the building outlines off. They obscure the visibility of the easements.

RESPONSE: Building outlines to remain as it is a requirement for all Site Plan submittals.

1OO. Show fire hydrants and streetlights on the site plan and landscape sheets.

RESPONSE:NOTED

1PP. Ensure all mail kiosks are labeled on the site plan and landscape sheets.

RESPONSE:NOTED

1QQ. Alley-loaded lots must front a public or private street or open space. They cannot front on an alley.

RESPONSE: Site layout updated to reflect code requirements.

1RR. Move the photometric plan to the proper numeric location in the site plan set.

RESPONSE: Noted.

1SS. Address all comments and notations on the redlines.

RESPONSE: Noted.

2. **Landscaping** (Tammy Cook / (954-684-0532 / tdcook@auroragov.org / Comments in teal and red)

2A. No comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. **Civil Engineering** (Sergio Um / 303-739-7295 / sum@auroragov.org / Comments in green)

3A. No comments at this time.

4. **Traffic Engineering** (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Report

4A. Provide back-up for warrant analysis per the comments in the redlines.

RESPONSE: Back up for the warrant analysis added in the resubmittal

Site Plan

4B. Ramps at Jewell Avenue and Harvest Road are not to be constructed until signalization.

RESPONSE: Agreed. There is a note on page 22 of the site plan that the Pedestrian Ramp Crossing Alameda and Harvest to be constructed with the intersection is signalized.

5. **Fire / Life Safety** (Erick Bumpass / 303-739-7627/ ebumpass@auroragov.org; / Comments in blue)

Site Plan

5A. Provide hydrants on the east side of Harvest Road within the site at no less than 1000-foot intervals from north of Louisiana Parkway south to Jewell Avenue.

RESPONSE: Fire hydrants provided on eastern side of Harvest Road per requirements. See utility plans.

6. **Aurora Water** (Alicia Caton / acaton@auroragov.org / Comments in red)

6A. Put 2 or 3 meters (based on motor court size) on either side of the motor court.

RESPONSE: Banked water meters no longer proposed. See revised utility typicals.

6B. Advisory comment: Certificates of occupancy will not be issued until the sanitary sewer connection is made.

RESPONSE: Noted.

7. **PROS** (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)

Site Plan

7A. Please clarify which piece of play equipment is designed for ADA play.

RESPONSE: ALL PLAY FEATURES ARE ADA COMPLIANT OR HAVE ADA COMPLIANT COMPONENTS, ADDED LABELS TO EACH PLAY FEATURE.

Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat

8A. Tract D requires public access.

RESPONSE: Access has been added to two easements connecting to the Tract.

8B. Address the redlines comments on the plat.

RESPONSE: Redlines addressed

8C. 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.

RESPONSE: Noted

8D. Send in the Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.

RESPONSE: Noted

8E. 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: Noted

Site Plan

8F. Bearings, distances, lot numbers, and areas need to match the plat. See redlines for specifics.

RESPONSE: Distances kept for all site boundary and on all lot lines. Curve data can be found in the Line & Curve sheet after the Site Plan sheets. Bearings not added to Site Plan sheets as they are shown in the Plat.

8G. Verify easement widths to ensure they match the plat.

RESPONSE: Noted.

8H. Label easements to match the plat references.

RESPONSE: Easement labels updated to match plat.

8. **Xcel Energy** (Donna George / donna.l.george@xcelenergy.com

9A. Please see the attached comment letter.

City of Aurora

AuroraGov.org

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**

Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

Xcel Energy℠
PUBLIC SERVICE COMPANY

February 13, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: Parklands Village 1 Subdivision Filing No. 1 - 3rd referral
Case # DA-2289-03

There are still easement issues with the non-standard scenarios like Blocks 2 and 3, *for instance*, for **Parklands Village F1**.

It seems there is still a general misunderstanding where easements for natural gas and electric distribution facilities are needed. Are some of these lots possibly going to have banked meters?

RESPONSE: Site layout and easements updated to accommodate natural gas and electric distribution facilities. See Site Detail sheets for details on all lot types with gas and electric lines/services shown.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com

Third Submission Landscape Review

1. Planning

1A. The Public Improvement Plan identifies this site plan is responsible for the Harvest Road to the Mississippi Avenue intersection, west of the bridge over Coal Creek. A deferral is needed to complete the ultimate road improvements of Harvest from the start of the taper to the ultimate Mississippi intersection. Provide a letter of justification and deferral request to Kendra Hanagami (khanagam@auroragov.org) to start the deferral process. The deferral is to be completed before Engineering approval of the site plan.

RESPONSE: A LETTER OF JUSTIFICATION WILL BE PROVIDED IN THIS SUBMITTAL

1B. Consider having the green court dwelling units adjacent to the drainage corridor face the open space (Tract M).

RESPONSE: NOTED

2. **Landscaping** (Debbie Bickmire / 303-739-7261 / tdcook@auroragov.org / Comments in teal and red)

2A. Fiber optic lines do not qualify for an exemption from street trees. Please add street trees along Harvest Road.

RESPONSE:ADDED STREET TREES ALONG HARVEST AND NOTE ON LANDSCAPE PLANS ABOUT HAND DIGGING WHERE THE FIBER OPTIC LINE RUNS

2B. Shrubs and grasses in the curbside landscape must be a minimum five-gallon size. Please add a note under the curbside landscape table and itemize one-gallon and five-gallon separately in the Plant Schedule. Additionally, update the notes on the water-wise sheets that say all understory landscapes shall be five-gallons. That is contradictory to the Plant Schedule.

RESPONSE:REVISED PLANT SCHEDULE AND CHANGED ALL UNDERSTORY GRASSES TO 5 GAL. , ALSO ADDED 5 GALLON CATEGORY TO CURBSIDE LANDASCAPE TABLE

2C. Ensure all streets are labeled and include the classification.

RESPONSE:ADDED LABELS AND CLASSIFICATIONS

2D. All fences along arterial *and* collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches. Columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points. In residential developments, columns adjacent to residential uses shall be placed at a minimum spacing of 60 feet on center, or one for every two residential lots, and columns adjacent to community uses shall be placed at a minimum spacing of 60 feet on center.

RESPONSE: ADDED FENCE COLUMNS

2F. Please show where columns will be required on the fencing map and include a column detail.

RESPONSE: ADDED

2G. Fences shall be setback per Section 146-4.7.9, Table 4.7-4 as follows:

- Front yard fences shall be a maximum 42” tall and no more than 50% opaque. The fence shall be located 18 inches minimum from the back of the sidewalk.

RESPONSE: ALL FENCES REVISED TO MEET THIS REQUIRMENT

- Side yard fences shall be a maximum of 6’ tall and shall be setback a minimum of 4’ from the back of the sidewalk.

RESPONSE:NOTED

- Rear yard fences shall be a maximum of 6’ tall and shall be setback a minimum of 4’ from the back of the sidewalk.

RESPONSE:NOTED

- Corner lot fences shall be a maximum 42” tall. A fence that meets the front yard requirements may wrap a corner and shall be set back a minimum of 18 inches from the back of the sidewalk. A 6’ fence shall be setback a minimum of 4’ from the back of the sidewalk.

RESPONSE:NOTED

2H. Provide access through green courts and to each lot fronting that green court. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy.

RESPONSE: ADDED GREEN COURT DESIGNS

2I. Provide sidewalks to all lots facing a street with an intervening open space between the lot line and right-of-way line.

RESPONSE:ADDED TWO WALKS TO TRACTS AT THE END OF ALLEYS TO ACCESS OPEN SPACE

2J. To meet the intent of the green court requirements, create nodes that can be utilized by lots facing the drainage corridor.

RESPONSE: ADDED NODES

2K. Motor court dwellings on lots abutting a public or private street shall have front doors facing that street. Please revise the lot typicals.

RESPONSE: LOT TYPICALS REVISED

2L. Review utility connections to the townhomes. The meters should not preclude street trees and/or curbside landscape. At a minimum, shrubs should be provided if trees are not.

RESPONSE: REVISED

2M. Ensure all symbols are in the legend or are labeled. Symbols on the plans should match the legend (scale) and be dark enough to ensure they will be visible when printed to Mylar.

RESPONSE: REVISED

2N. Include the color of the proposed shade structure.

RESPONSE: COLOR WILL BE DETERMINED AT TIME OF CDS

2O. Revise lot numbers throughout the landscape plans to match the plat and site plan.

RESPONSE: REVISED

2P. Change the name of S. Flatrock Trail to S. Kewaunee Street.

RESPONSE: REVISED

2Q. Alley-loaded lots that front a street are required to provide front yard landscape, while those fronting a green court that meets the landscape requirements are not. Please add a note to the details to clarify therequirements.

RESPONSE:ADDED NOTE

2Q. All landscape typicals should be drawn to scale.

RESPONSE: SCALE ADDED TO TYPICALS

2R. Quantify landscape for duplexes per lot rather than the combined lots.

RESPONSE: ADDED LANDSCAPE PER LOT

2S. Quantify curbside landscape requirements for front and side yards separately.

RESPONSE: ADDED

2T. Townhome landscape requirements can be found in Section 146-4.7.5.J.3. The landscape requirement is based on the perimeter distance of the building. Because the townhomes are alley-loaded, the distance should be the sum of three facades, excluding the rear dimension. The landscape for each townhome building (3 or 5 units) shall consist of a total number of plants equal to 1.25 plants per five linear feet of unit perimeter footage, of which:
(a) At least five percent are a mixture of evergreen and deciduous trees;
(b) At least 15 percent are tall shrubs with a mature height of at least six feet; and
(c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.
RESPONSE: NOTED

Typicals can be provided for each townhome building type and a summary of each type of plant material is required.
RESPONSE: ADDED

2U. The townhome landscape plans are not representative of the proposed layouts. All three typicals show a side yard/corner configuration. Please provide typicals for internal units.
RESPONSE:ADDED TYPICALS FOR ALL LOT AND BUILDING TYPES

2V. Revise the notes per the comments on the redlines.
RESPONSE: REVISED

2W. Increase the font size on water wise map and the lot typicals. Print should be readable when printed at 11” x 17”.
RESPONSE: REVISED

2X. Not all comments have been noted in these comments. Address all edits, notes, and comments on the redlines.

PARKLANDS VILLAGE 1 SITE PLAN AND PLAT NO. 1

Dear Mr. Osoba,
On behalf of NL Village I Land Co LLC, we are pleased to submit the Site Plan and Subdivision Plan applications for The Parklands, Village 1, Site Plan and Plat NO.1 a community located at the northeast corner of E Harvest Road and Jewell Avenue in eastern Aurora.

INTENT
Parklands Master Plan (Formally apart of the Easte[illegible]pproved by the Aurora and recorded with the county. Parklands, Village 1, Site[illegible].1 consists of planning areas 1A, 1B, 1C, MF-1, AAC-1 f the Master Plan and is a[illegible]1 Neighborhood 1-Creekside.

RESPONSE: VERIFIED

verify acreages

The plan encompasses 150.6 acres. Of the 150.6 acres 36.1acres are single family lots; 4.14 acres is E. Louisiana Parkway and S. Flatrock Trail; 11.5 acres are local roads; 24.7 acres is for future residential development; 26.9 is for future multi-family; 0.66 acres for a pocket park; 22.8 acres for future commercial; and 23.4 acres of open space, landscape tracts, and detention ponds.

update

describe the different types of residential products included

The proposed 363 single family residential homesites range from[illegible] sq.ft. Of the 363 home[illegible]n 1A, and (337) are located in 1B.[illegible]a does not exceed th[illegible]ed number of units allowed per the

RESPONSE: UPDATED

RESPONSE: ADDED TYPES OF PRODUCTS

TEAM

Owner/ Applicant
NL Village I Land Co LLC
8678 Concord Center Dr Unit 200
Englewood, CO 80112

Landscape Architecture/ Planning
Terracina Design
10200 E. Girard Ave., Suite A-314
Denver, CO 80231
Contact: Layla Rosales (303) 632-8867

Surveyor
Aztec consultants, inc.
300 E. Mineral Avenue, Suite 1
Littleton, Colorado 80122

Civil Engineering/Traffic/
Kimley-Horn
6200 S. Syracuse Way, Suite 300
Greenwood Village, CO 80111

APPROVED MASTER PLAN ADJUSTMENTS - SMALL LOTS

is this an adjustment request over and above the adjustment that was included with the master plan?

Parklands Village 1 Site Plan 1 is apart of the approved Parklands Master plan and is within Village 1 and Neighborhood Creekside as defined by the Master Plan. This is the first stie plan within the neighborhood and we are requesting an adjustment for "small lots as described in the approved Master Plan and stated below. We are following the criteria, items 1-6, set forth in the approved master plan for the adjustment of small lots from 50% to 65%. The small lot percentage is based on the total allowed units within Village 1 Neighborhood 1 - Creekside, see chart break down below.

clarify if this is an adjustment over and above the MP adjustment

SMALL LOT DATA			
Creekside Neighborhood Master Plan Approved Number of Units	Allowed Number of Small Lots (65%)	Propos... Numbe... Small L... (Filing	
1483	964	231	

RESPONSE: WE ARE NOT ASKING FOR A NEW ADJUSMENT. THIS IS JUST SAYING THAT IT WILL APPLY TO THE FIRST SITE PLAN.

Master Plan Adjustment is as Follows:

Adjustment request: Increase small lot percentage from 50% to 65%. (Adjustment to the UDO Section 4.2.3.A.3.d)

The purpose of this adjustment is to create a diverse community with a variety of housing types and price points. A thriving community draws people in all stages of life from a first-time homebuyer to empty nester looking to downsize and everything in between. An increase of density allows Parklands to offer a wide variety of housing options for every lifestyle including for-rent apartments, townhomes, paired homes, green court, and motor court homes, and move-up and executive housing. Integrating these different homes in a fine-grained pattern throughout the community creates an aesthetically pleasing streetscape dominated by front porches instead of garage doors. A robust street network and close proximity to open space are key components to create a high value neighborhood with increased density.

Neighborhoods are identified in the Master Plan and are approximately 160 acres in size. All "small lot" requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis. The adjustments for increased percentage of small lots and required mitigation are also applied per neighborhood basis including adjustments for the various small lot requirements such as amounts and distribution of small lots, garage mitigation, product mix, etc. The expectation is that the adjustments for "small lots" must be requested in conjunction with the neighborhood's first Site Plan, or the neighborhood will follow UDO requirements.

For any neighborhood exceeding 50% small lots the following criteria shall apply.:

1. Parks or programmed open space, minimum ½ acre in size, shall be located not more than ¼ mile walking distance from any homesite.
2. Maximum block length, as defined in the UDO, shall not exceed 1,000 feet without being bounded by a street on all sides. Any block greater than 700 feet in length shall include a pedestrian tract, with a minimum 5' walk, not less than 60 feet in width. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
3. Maximum block width shall not exceed 300 feet as bounded by two streets. Exceptions for regional improvements including but not limited to drainage, school sites, parks, and natural features will be considered at time of Site Plan.
4. Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet. Housing type shall be defined per Table 4.2-8 except for green courts and motor courts. They shall be defined as different housing types for purposes of this adjustment.
5. Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as any set of blocks that share a public or private right-of-way. The same housing type caddie corner is acceptable. Refer to diagram.
6. Each housing type shall compromise a minimum of 10% of the total number of homes in a neighborhood.

Trail connections into Coal Creek shall be provided every 700 feet. Clear pedestrian connections shall be provided throughout the neighborhood

MAJOR SITE PLAN SUBAREA C CONFORMITY WITH SECTION 5.4.3.B.2.c.i

i. *General.* The Major Site Plan shall be approved only if:

(a) The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area. During the Master Plan Process, conformity with the comprehensive plan was determined, this site plan follows the uses, densities, etc. set forth in the master plan.

(b) The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, [illegible] apacity to serve the proposed development, and any burdens on those sy[illegible] mitigated to the degree practicable.

RESPONSE: REPHRASED

this response does not address the site plan. Rephrase

The Master Plan process studies the impacts to infrastructure. A PIP was approved as part of the Master Plan which this site plan follows.

(c) Major Site Plans shall be designed to pre natural areas, ridgelines, swales, natural landforms, water quality and wildlife corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

RESPONSE: ADDRESSED

the site plan is adjacent to Coal Creek. Pond A is adjacent. what measure have been taken.....

The area around site plan 1 has not been shown to have significant natural features, resources, or sensitive areas.

(d) The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

The proposed site has a portion of the Coal Creek regional surrounding sites as well as future connection to other regio and bicyclist circulation.

RESPONSE: TOWNHOME PRODUCTS HAVE NOT BEEN DECIDED YET. BUILDINGS WILL BE REVIEWED FOR BUILDING PERMIT

(e) The application is compatible with surrounding uses in terms of size, scale and building façade materials.

elevations for single family attached (townhomes) are required. is the proposed development consistent with nearby development?

The site plan does not include any architectural plans; however, the landscape will meet or exceed all the Aurora requirements to create a community that is aesthetically pleasing while also utilizing water sensitive design.

(f) The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The proposed site has adequate buffers and is similar in land use to the surrounding land uses to minimize any impacts to the surrounding neighbors.

could this be SP No. 1 instead

updated to Site Plan No. 1

PARKLANDS VILLAGE 1 SITE PLAN - FILING 1

delete. We don't want to put "Filing" in a site plan title because it causes confusion with the plats.

Updated to Site Plan No. 1

~~LOCATED AT THE NORTHEAST CORNER OF E JEWELL AVENUE AND S HARVEST ROAD~~

Removed

LOCATED IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 1, 2023, AT RECEPTION NO. E3006478 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 00°07'11"EAST, A DISTANCE OF 2627.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°17'53"EAST, A DISTANCE OF 110.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS RECORDED AT RECEPTION NO. B0150914 IN SAID RECORDS AND NORTHERLY LINE OF THAT PARCEL AS DESCRIBED AT SAID RECEPTION NO. E3006478 ALL RECORDED IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES:

1. NORTH 89°17'53" EAST, A DISTANCE OF 138.03 FEET;
2. SOUTH 54°08'22" EAST, A DISTANCE OF 140.06 FEET;
3. SOUTH 65°16'42" EAST, A DISTANCE OF 212.00 FEET;
4. SOUTH 69°43'05" EAST, A DISTANCE OF 228.00 FEET;
5. SOUTH 77°18'19" EAST, A DISTANCE OF 179.00 FEET;
6. SOUTH 83°46'03" EAST, A DISTANCE OF 115.00 FEET;
7. SOUTH 62°27'12" EAST, A DISTANCE OF 236.00 FEET;
8. SOUTH 58°35'19" EAST, A DISTANCE OF 235.00 FEET;
9. SOUTH 79°41'51" EAST, A DISTANCE OF 9.64 FEET;

Site Plan updated to 480.30 to match the plat

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 19°48'22" WEST, A DISTANCE OF ~~480.30~~ 321.99 FEET; Match Plat 480.30

THENCE NORTH 74°39'50" WEST, A DISTANCE OF 43.39 FEET;
THENCE SOUTH 14°55'38" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1125.85 FEET;

THENCE SOUTH 00°01'42" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 687.00 FEET;

THENCE SOUTH 20°22'32" WEST, A DISTANCE OF 163.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 760.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°22'32" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°30'18", AN ARC LENGTH OF 921.95 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 1379.91 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 1572.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°07'11" WEST, A DISTANCE OF 2554.79 FEET;
2. NORTH 00°07'11" WEST, A DISTANCE OF 2628.28 FEET TO THE POINT OF BEGINNING,

COUNTY OF ARAPAHOE,
STATE OF COLORADO.

CONTAINING AN AREA OF 150.647 ACRES, (6,562,195 SQUARE FEET), MORE OF LESS.

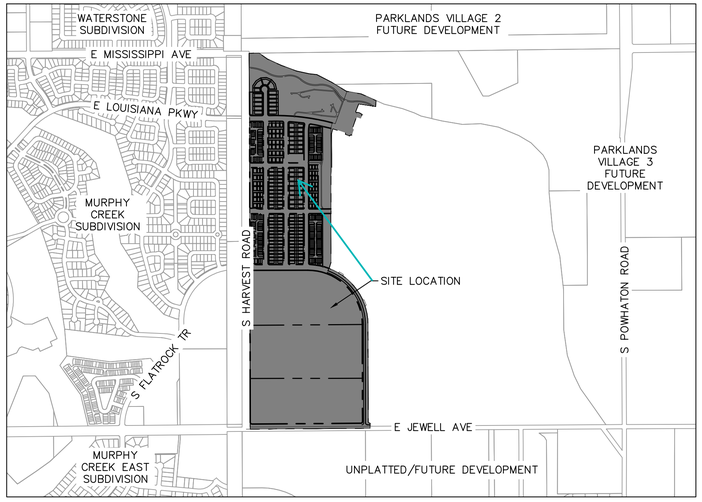
PROJECT TEAM:

DEVELOPER:
VENTANA CAPITAL, INC.
8678 CONCORD CTR DR, #200
ENGLEWOOD, CO 80112
(303) 346-7006
THOMAS CLARK

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES
6200 S SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111
(720) 689-6653
LIAM SHANNON

LANDSCAPE ARCHITECT/PLANNER:
TERRACINA DESIGN
10200 E GIRARD AVE #A-314
DENVER, CO 80231
(303) 632-8867
ANTHONY FILES

OWNER:
NL PARKLANDS VILLAGE 4 LAND CO, LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD CO 80112
(303) 346-7006
THOMAS CLARK



NORTH

VICINITY MAP:

GRAPHIC SCALE IN FEET
0 500 1000 2000

SIGNATURE BLOCK:

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 & 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 BY 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: _____

use city standard signature block

Block updated to match the city standard

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

PROJECT DATA TABLE:

TOTAL LAND AREA WITHIN PROPERTY LINES	155.03 AC.
SITE AREA EXCLUDING 3 SUPER-PAD PARCELS	80.68 AC.
LANDSCAPE AREA	19.83 AC. (12.8% OF SITE)
HARDSCAPE AREA	16.45 AC. (10.6% OF SITE)
LOT AREA	106.30 AC. (68.6% OF SITE)
DETENTION AREA	12.45 AC. (8.0% OF SITE)
NUMBER OF DWELLING UNITS PROPOSED	336
CURRENT ZONING	R-2
CONSTRUCTION TYPE	SINGLE-FAMILY V-B, NON-SPRINKLERED
PROPOSED BUILDING HEIGHT	38-FT MAXIMUM
2021 IBC OCCUPANCY CLASSIFICATION	SINGLE-FAMILY R-3
CODE CYCLE	2021 I-CODES, 2019 NFPA 13 & 72, AND 2017 ANSI A117.1
~~PARKING SPACES REQUIRED~~	~~336 DU * 2 SPOTS = 672 SPOTS~~
PARKING SPACES PROVIDED	~~672 SPOTS~~ XX Spaces
~~BICYCLE PARKING SPACES REQUIRED~~	~~N/A~~
~~BICYCLE PARKING SPACES PROVIDED~~	~~N/A~~
~~ACCESSIBLE SPACES REQUIRED~~	~~N/A~~
~~ACCESSIBLE SPACES PROVIDED~~	~~N/A~~
AREA PER MONUMENT SIGN ALLOWED	96 S.F. & 6' MAX HEIGHT, 2 PER ENTRANCE AT AN ARTERIAL/COLLECTOR ENTRANCE
MONUMENT SIGNS Proposed	3

Both updated to 150.647 Ac to match the plat

why are these different?

separately identify the number of single family residential, duplex and townhome units

Line items added for single family, duplex and townhomes

"Guest" verbiage added

removed

GUEST

Proposed verbiage added

SHEET INDEX:

1	COVER SHEET
2-5	SITE PLAN DETAILS
6	CONTEXT MAP
7	OVERALL PHASING PLAN
8	OVERALL SITE PLAN
9-23	SITE PLAN
24	LINE & CURVE TABLES
25-26	UTILITY PHASING PLAN
27 - 28	OVERALL UTILITY PLAN
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44	LS.1 - OVERALL LANDSCAPE PLAN
45	LN.1 - LANDSCAPE NOTES
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57	LD.1 - LANDSCAPE DETAILS
58	LD.2 - PARK DETAILS
59	LH.1 - HYDROZONE MAP
60	LO.1 - OPEN SPACE PLANS
61	LF.1 - FENCING PLANS
62-65	LT.1 - LANDSCAPE TYPICALS
66	~~PHOTOMETRIC PLAN~~

Not included in the right location

Add elevations for townhomes

Because there is not a builder yet (developer) elevations for the townhomes are unknown at this time. To be provided with technical corrections.

811 Know what's below. Call before you dig.

Removed

THE PARKLANDS
VILLAGE 1 ~~- FILING NO. 1~~
COVER SHEET

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): N/A
SCALE (V): N/A

DATE: JANUARY 2024

SHEET NO. 1 of 81 shts

PROJECT NO. 196480001

DWG. NAME CV-480001.dwg

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\CV-480001.dwg Feb 01, 2024 Liam.Shannon
KIMLEY-HORN AND ASSOCIATES, INC. HAS PREPARED THIS DOCUMENT (AND THE DRAWINGS AND/OR SPECIFICATIONS ATTACHED TO THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN) AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ABBREVIATIONS

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

GENERAL SITE PLAN NOTES

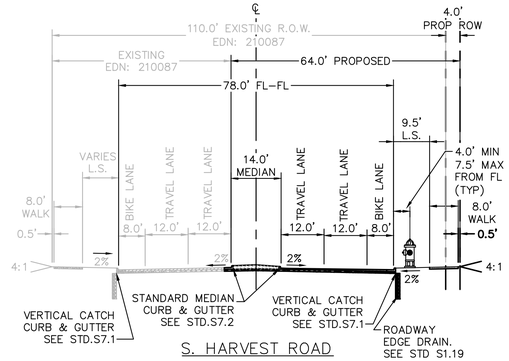
1. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
2. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
7. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE.THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNAL CODE COUNCIL (ICC) A117.1–2017.
8. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. 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, 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 FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
11. 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.
12. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
13. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
14. 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.
15. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
16. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
17. 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.
18. 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.
19. 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.
20. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
21. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
22. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350'FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.
23. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAXIMUM 750' SPACING ALONG ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
24. 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 CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
25. APPLICANT (NL VILLAGE 1 LAND CO, LLC, 8678 CONCORD CENTER DRIVE #200, ENGLEWOOD, CO 80112, (303) 346–7006) IS RESPONSIBLE FOR A PORTION OF THE PAYMENT OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS ADJACENT TO THE SITE BASED ON THE INTERSECTIONS' GEOMETRY. PER THE TRAFFIC IMPACT STUDY, THE APPLICANT IS RESPONSIBLE FOR 25% OF THE PAYMENT OF THE TRAFFIC SIGNAL AT THE INTERSECTIONS BETWEEN E. MISSISSIPPI AVENUE & HARVEST ROAD AND S. KEWAUNEE STREET & HARVEST ROAD. THE APPLICANT IS RESPONSIBLE FOR 50% OF THE PAYMENT OF THE TRAFFIC SIGNAL AT THE INTERSECTION BETWEEN E. LOUISIANA PARKWAY & HARVEST ROAD. FUTURE SITE PLANS FOR PARKLANDS VILLAGE 1, PHASES 2 & 4 WILL DETERMINE ADDITIONAL ESCROW PAYMENTS FOR OTHER ADJACENT INTERSECTIONS. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126–38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED FOR THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

SIGNING AND LIGHTING NOTES

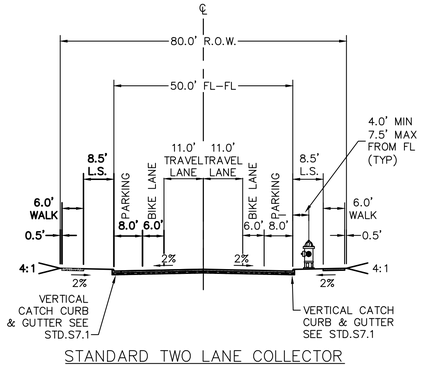
1. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE SUBMITTED WITH SIGNING & STRIPING PLANS INCLUDED IN THE CIVIL PLAN SUBMITTAL.
3. SIGN LOCATION, MOUNTING HEIGHT, ORIENTATION, AND MAINTENANCE TO COMPLY WITH THE FHWA MUTCD SECTIONS 2A.16–2A.23.

LEGEND

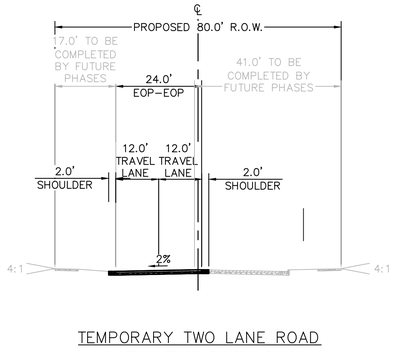
- PROPERTY LINE/TRACT LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- PHASE BOUNDARY
- PROPOSED BUILDING PAD
- EXISTING OVERHEAD ELECTRIC
- EXISTING FIBER OPTIC LINE
- EXISTING SANITARY SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- EXISTING CABLE TV LINE / EXISTING ELECTRIC LINE
- PROPOSED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



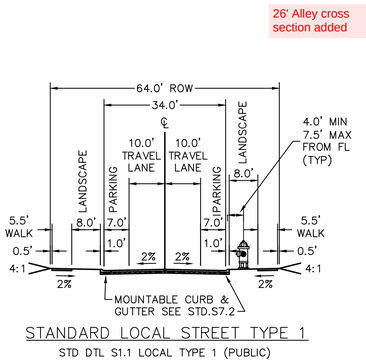
S. HARVEST ROAD
FOUR LANE ARTERIAL
MEDIAN TURNLANE WIDTH = 10.0'
N.T.S.



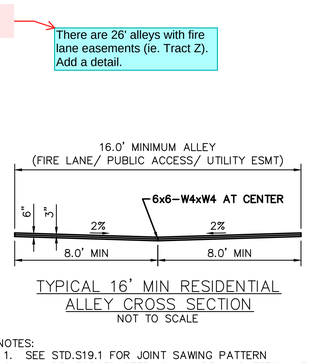
STANDARD TWO LANE COLLECTOR
(E. LOUISIANA PARKWAY & ULTIMATE S. KEWAUNEE ST.)
N.T.S.



TEMPORARY TWO LANE ROAD
(S. KEWAUNEE ST., PHASE 1 ONLY)
SEE STANDARD TWO LANE COLLECTOR FOR FULL BUILDOUT
N.T.S.

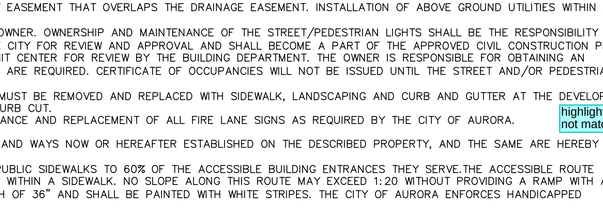


STANDARD LOCAL STREET TYPE 1
STD DTL S1.1 LOCAL TYPE 1 (PUBLIC)
N.T.S.



TYPICAL 16' MIN RESIDENTIAL ALLEY CROSS SECTION
NOT TO SCALE

NOTES:
1. SEE STD.S19.1 FOR JOINT SAWING PATTERN
2. ALL REINFORCED STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MINIMUM OF 6".



E. JEWELL AVENUE
SIX LANE ARTERIAL
MEDIAN TURN LANE WIDTH = 10.0'
N.T.S.

NOTES:
1. SOUTHERN SIDE OF MEDIAN AND MEDIAN CURB TO BE BUILT BY OTHERS
2. 10.0' MINIMUM LANDSCAPE SEPARATION TO WALK/ SHARED USE PATH ALONG ARTERIAL STREETS.
3. ADDITIONAL WIDTH REQUIRED AT BUS STOP LOCATIONS (MINIMUM 8.0' WIDTH REQUIRED).
4. ADDITIONAL ROW MAY BE NECESSARY TO ACCOMMODATE DOUBLE LEFT TURNS AND SEPARATE RIGHT TURN AUXILIARY LANES, AS APPROPRIATE.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S00°06'53"E, A DISTANCE OF 2627.22 FEET, MONUMENTED AS SHOWN HEREON.

highlighted areas do not match plat

Updated to match plat

TRACT TABLE

TRACT ID	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	20.37	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	7.76	REGIONAL TRAIL CORRIDOR*, STORM SEWER & DRAINAGE ESMT	HOA
TRACT B	0.34	PUBLIC WATER ESMT & LANDSCAPE*	HOA
TRACT C	0.05	PUBLIC WATER ESMT & LANDSCAPE*	HOA
TRACT D	6.41	DRAINAGE EASEMENT (POND A)	HOA
TRACT E	0.36	LANDSCAPE*	HOA
TRACT F	0.46	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT G	0.13	ACCESS, UTILITY, & DRAINAGE EASEMENT	HOA
TRACT H	0.13	ACCESS, UTILITY, & DRAINAGE EASEMENT	HOA
TRACT I	0.13	ACCESS, UTILITY, & DRAINAGE EASEMENT	HOA
TRACT J	0.13	ACCESS, UTILITY, & DRAINAGE EASEMENT	HOA
TRACT K	0.66	POCKET PARK*	HOA
TRACT L	0.38	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT M	4.35	DRAINAGE EASEMENT (DRAINAGE CHANNEL)	HOA
TRACT N	0.08	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT O	0.08	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT P	0.08	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT Q	0.08	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT R	0.53	LANDSCAPE*	HOA
TRACT S	0.09	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT T	0.09	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT U	0.09	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT V	0.49	LANDSCAPE*	HOA
TRACT W	0.54	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT X	0.06	LANDSCAPE & STORM SEWER EASEMENT	HOA
TRACT Y	2.04	DRAINAGE EASEMENT (DRAINAGE CHANNEL)	HOA
TRACT Z	0.52	ACCESS, UTILITY, DRAINAGE, & FIRE EASEMENT	HOA
TRACT AA	0.05	LANDSCAPE	HOA
TRACT AB	0.05	LANDSCAPE	HOA
TRACT AC	0.03	LANDSCAPE	HOA
TRACT AD	0.03	LANDSCAPE	HOA
TRACT AE	0.09	ACCESS, UTILITY, & DRAINAGE EASEMENT	HOA
PARCEL 1 BLOCK 13	24.66	FUTURE SINGLE-FAMILY PARCEL	HOA
PARCEL 2 BLOCK 13	26.93	FUTURE MULTI-FAMILY PARCEL	HOA
PARCEL 3 BLOCK 13	22.77	FUTURE COMMERCIAL PARCEL	HOA

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

26' Alley cross section added

There are 26' alleys with fire lane easements (ie. Tract Z). Add a detail.

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - ~~FILING NO. 1~~
SITE PLAN DETAILS

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): N/A
SCALE (V): N/A
DATE: JANUARY 2024
SHEET NO. 2
PROJECT NO. 196480001
DWG. NAME SP-DTLS-480001.dwg
of 81 shts

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP-DTLS-480001.dwg Jan 30, 2024 Hannah.Rowan
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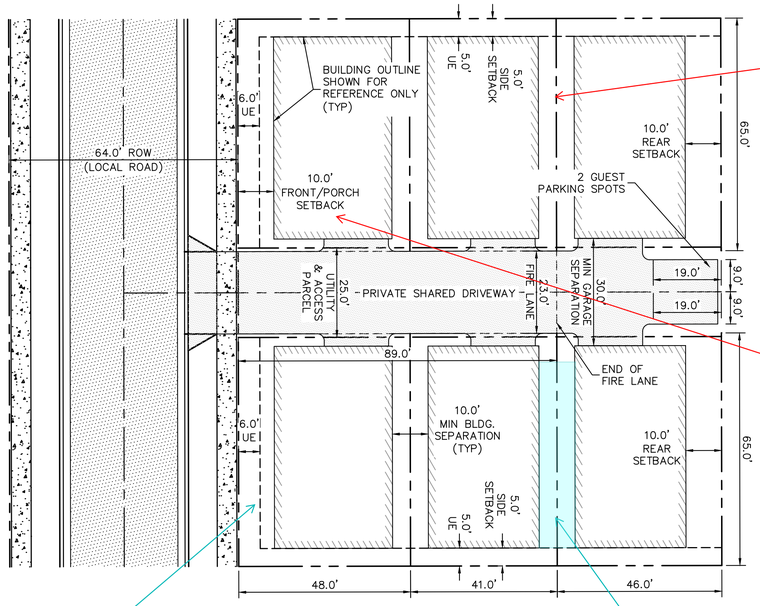
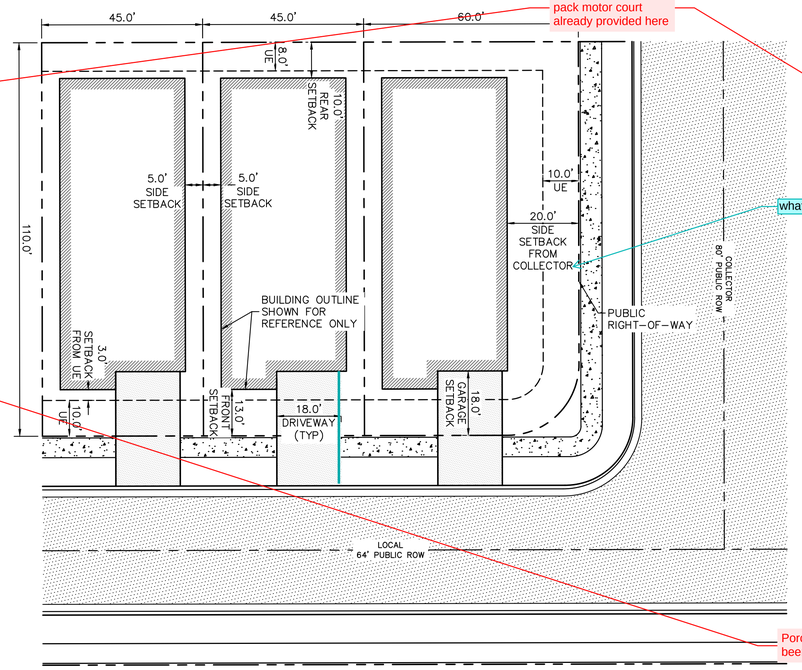
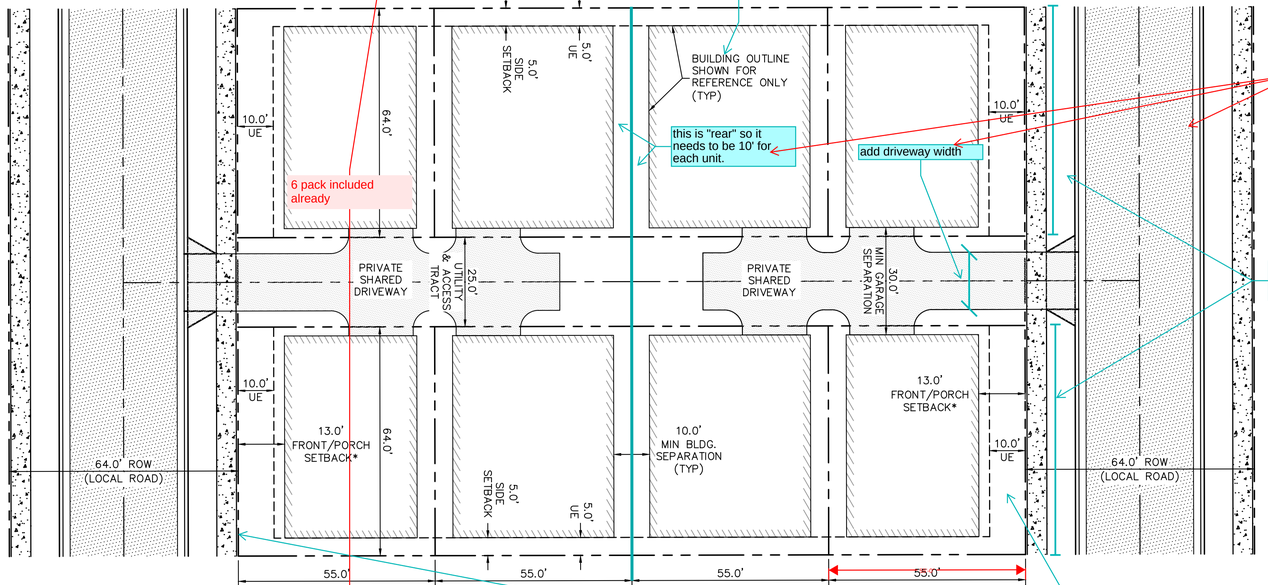


DETAIL #1
STANDARD 6-PACK MOTORCOURT LOTS
TYPICAL LOT SETBACK DETAIL
1" = 20'



DETAIL #3
SMALL, SINGLE-FAMILY DETACHED LOT
TYPICAL LOT SETBACK DETAIL
≥45' FRONTAGE
1" = 20'



DETAIL #2
MOTORCOURT 4-PACK
TYPICAL LOT SETBACK DETAIL
1" = 20'
*FRONT AND PORCH SETBACK INCREASED TO 13-FT TO MAINTAIN 3-FT FROM PROPOSED UTILITY EASEMENT

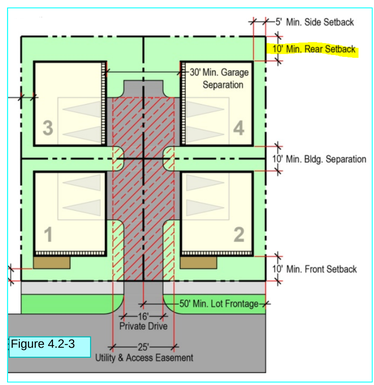


Figure 4.2-3

Lot typical for the 6 pack motor court already provided here

Lot typicals add for duplexes (on this sheet)

Lot typicals for townhomes added on page 5

- include a lot typicals with setbacks for alley loaded duplexes and townhomes. Include the alley in the typical.
- Add lot typical for 6-pack motor court

what about a local?

Setback from local added to Detail #4.

Add note that Dwellings on lots abutting a public or private street shall have front doors facing that street TYP

note added

will there be an easement so this area can be used by the center house for open space?

No easement.

The side setbacks have been adjusted to 10 ft to give ample open space to each lot. Open Space labeled accordingly.

All motor court lots should have 180 sf usable open space. Please show on the typicals where this might be located.

this is okay in typicals, but needs to be turned off on site plan sheets

Note this typical has been removed from the Site plan, due to slight lotting change

6 pack included already

this is "rear" so it needs to be 10' for each unit.

add driveway width

label the front dimension. Min. 50 feet required

Porch setback has been called out

All of these alley loaded typicals assume they lots are fronting the street. YOu need to provide typical(s) for green court frontage separately. Will the setbacks be the same? See below for porch requirement:

Typical added to show greencourt and ROW frontage lots

All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.

Acknowledged.

this is a completely different typical than previous submittals

include typical for 6-packs

Add note that Dwellings on lots abutting a public or private street shall have front doors facing that street TYP

note added for dwellings fronting lot

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN DETAILS

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-DTLS-480001.dwg
SHEET NO. 3 of 81 shts
CASE NO.: TBD

K:\DEN_Civil\196480001_ParkLands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP-DTLS-480001.dwg Jan 30, 2024 Hannah.Rowan
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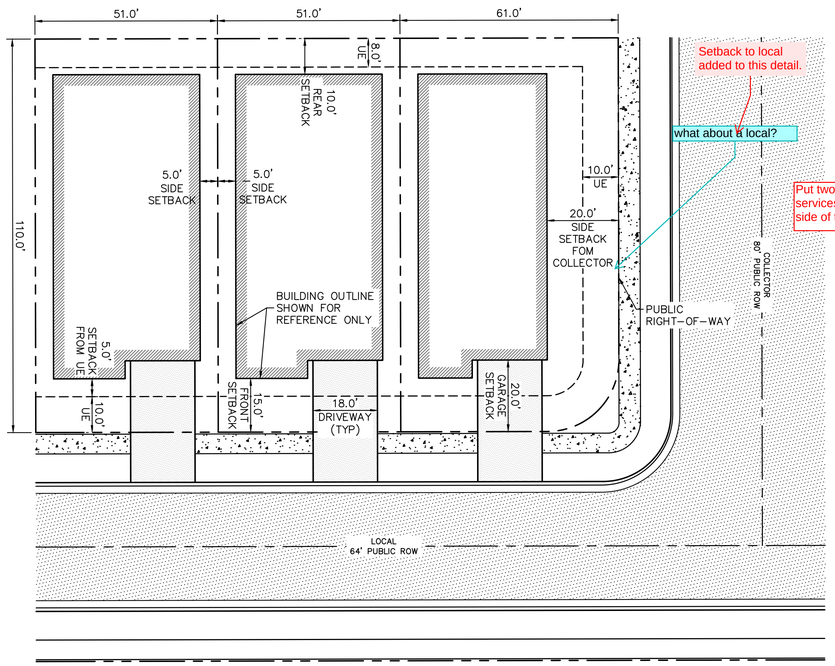
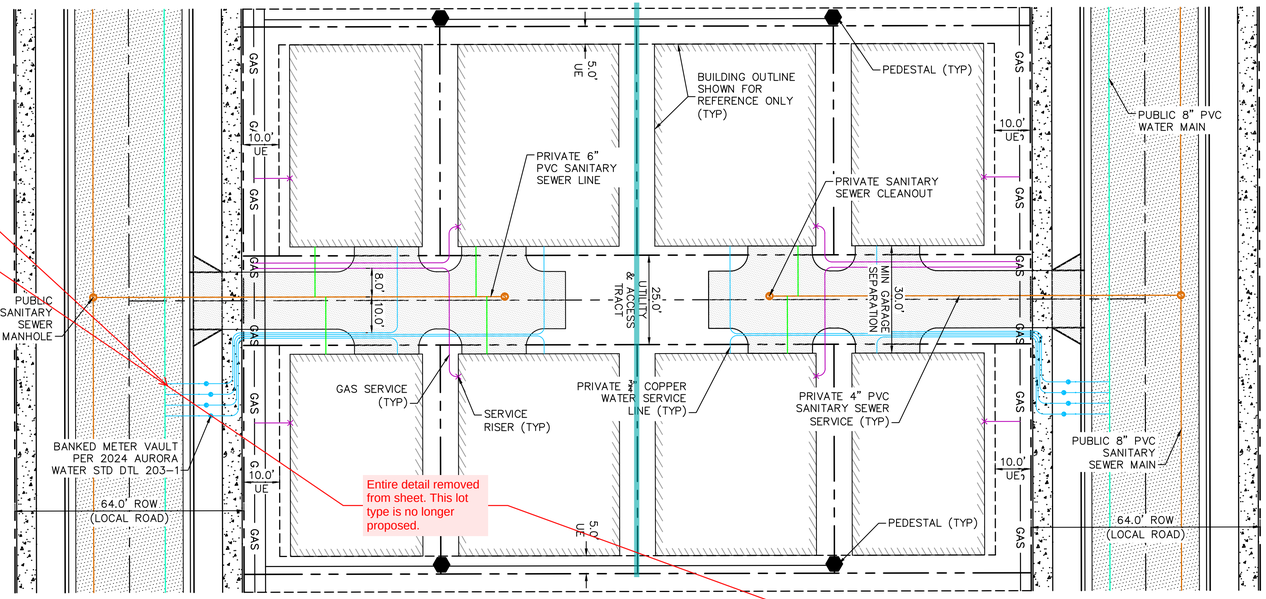


Setback to local added to this detail.

what about a local?

Put two meter services on either side of the tract.

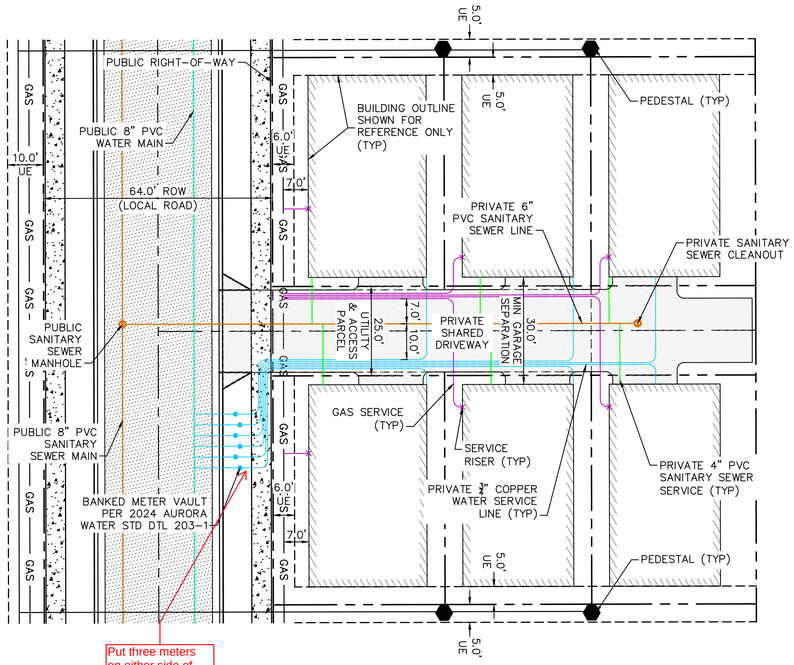
DETAIL #4
STANDARD SINGLE-FAMILY DETACHED LOT
TYPICAL LOT SETBACK DETAIL
≥50' FRONTAGE
1" = 20'



Entire detail removed from sheet. This lot type is no longer proposed.

DETAIL #6
MOTORCOURT 4-PACK
TYPICAL LOT SETBACK DETAIL
1" = 20'
*FRONT AND PORCH SETBACK INCREASED TO 13-FT TO MAINTAIN 3-FT FROM PROPOSED UTILITY EASEMENT

utilities?



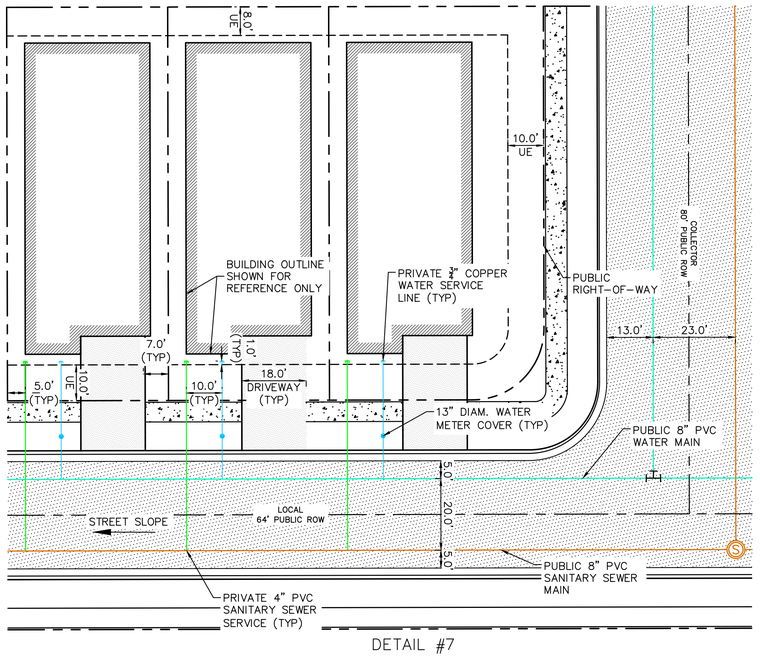
Put three meters on either side of the motorcourt.

Water meters now proposed in the alleys within utility easements.

DETAIL #5
STANDARD 6-PACK MOTORCOURT LOTS
TYPICAL LOT SETBACK DETAIL
1" = 20'

utilities?

Updated.



DETAIL #7
SMALL, SINGLE-FAMILY DETACHED LOT
TYPICAL UTILITY DETAIL
≥45' FRONTAGE
1" = 20'

Legend added for utilities

add a legend for utilities

utility linework will need to be be in black/white line symbol for mylars.

Updated to black and white

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THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN DETAILS

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-DTLS-480001.dwg
SHEET NO. 4 of 81 shts

CASE NO.: TBD

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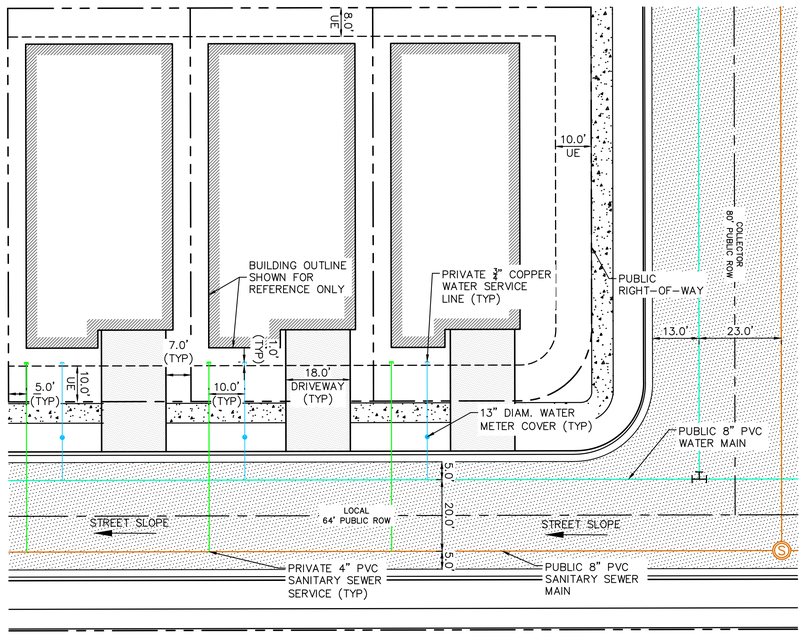


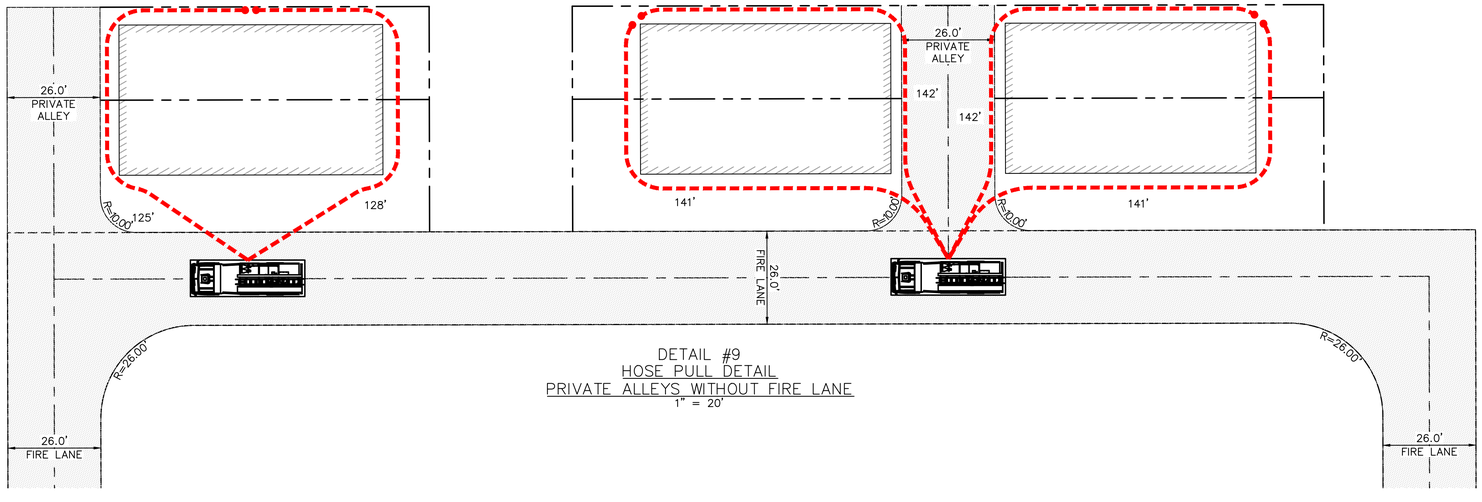
DETAIL #8
STANDARD SINGLE-FAMILY DETACHED LOT
TYPICAL UTILITY DETAIL
≥50' FRONTAGE
1" = 20'

add a legend for utilities

Legend added for the utilities

Hose reach exhibits specifically provided for alley loaded lots that do not have fire lanes in the alley. All proposed alley loaded products now have fire lanes according to the the UDO code on Motorcourts, have a full 26' aerial access capability fire lane in the alley, or front a public street. Hose pull details have been removed as they are no longer needed. Lot layout shown in Detail #9 is no longer proposed and the detail has been removed.

Hose reach exhibits for motor courts were removed from the plans since the last submittal. Please confirm with Life/Safety that they are not required.



DETAIL #9
HOSE PULL DETAIL
PRIVATE ALLEYS WITHOUT FIRE LANE
1" = 20'

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THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN DETAILS

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-DTLS-480001.dwg
SHEET NO. 5 of 81 shts

CASE NO.: TBD

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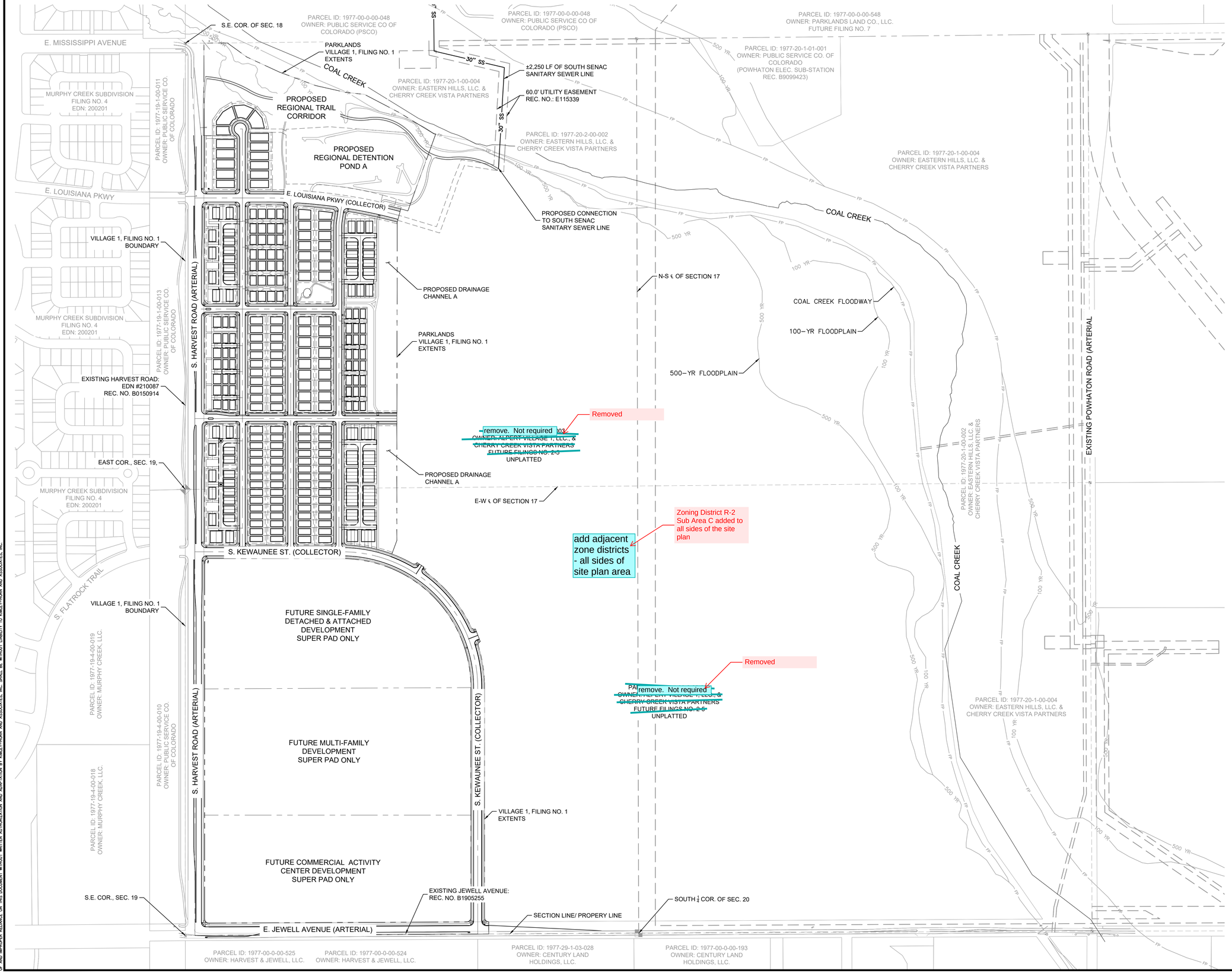

NOTES:

1. THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF VILLAGE 1, FILING NO. 1, GROUP 1, PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
2. ADDITIONAL OFFSITE IMPROVEMENTS FOR PLANNING AREAS MAY ALSO BE REQUIRED TO SATISFY TRAFFIC AND LIFE SAFETY REQUIREMENTS.
3. PROPOSED REGIONAL TRAIL CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA AT A LATER DATE.

ROADWAY NOTES:

- HARVEST ROAD FROM JEWELL AVENUE TO MISSISSIPPI AVE AS A FOUR-LANE ARTERIAL.
- THE WESTERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE ADJACENT MURPHY CREEK DEVELOPMENT. THE REMAINING EASTERN TWO LANES, LANDSCAPE AND SIDEWALK IMPROVEMENTS ARE TRIGGERED BY ADJACENT DEVELOPMENT, AS TRAFFIC WARRANTS, OR AS DETERMINED BY A FUTURE PIFA.
- IMPROVEMENTS WILL BE COMPLETED CONCURRENTLY WITH FINAL SITE PLAN OR DEVELOPMENT AREA WITHIN GROUP 1.

- LOUISIANA FROM HARVEST ROAD TO EASTERN BOUNDARY OF PLANNING AREA 1B AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- S FLATROCK TRAIL FROM HARVEST ROAD TO FILING BOUNDARY AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- ROADWAY IMPROVEMENTS INTERNAL TO EACH PLANNING AREA.
  - TRAFFIC SIGNALS WHEN WARRANTED AT:
  - JEWELL AVE AND HARVEST RD
  - LOUISIANA PKWY AND HARVEST RD
  - FLATROCK TRAIL AND HARVEST RD
  - MISSISSIPPI AVE AND HARVEST RD
  - JEWELL AVE AND FLATROCK TRAIL

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

Add scale ratio, all sheets
TYP

811 Know what's **below.** **Call** before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
CONTEXT MAP

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 250'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-CM-480001.dwg
SHEET NO. 6 of 81 shts

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\C4D\Filing 1\PlanSheets\Site Plan\SP-CM-480001.dwg Jan 30, 2024 Hannah Rowan
PLOTTED: Jan 30, 2024 at 4:45pm by Hannah Rowan XREF: 480001_PLAN.dwg, 480001_XREF.dwg, 480001_MP.dwg, 480001_MP-1-FLATROCK-480001
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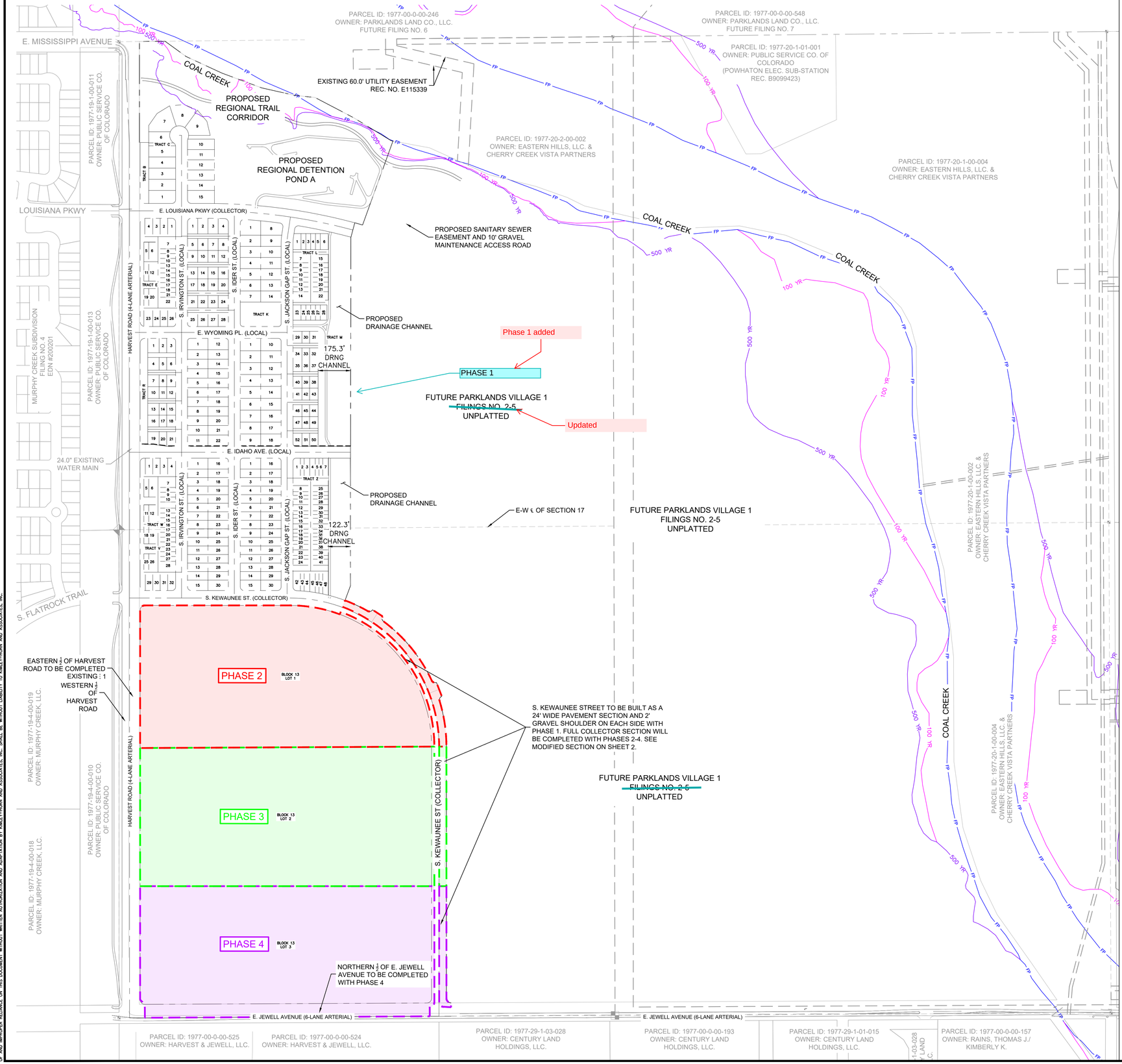

SITE PHASING:

PHASE 1:

- ALL SINGLE FAMILY ATTACHED AND DETACHED LOTS AND ASSOCIATED INTERNAL INFRASTRUCTURE
- NEIGHBORHOOD PARK
- REGIONAL TRAIL CONNECTION FROM MISSISSIPPI AVENUE TO FUTURE COAL CREEK REGIONAL TRAIL
- 10' GRAVEL MAINTENANCE ACCESS ROAD FOR SANITARY SEWER TO THE EAST OF POND A
- DETENTION POND A AND OUTFALL TO COAL CREEK
- OPEN CHANNEL A FROM S. KEWAUNEE STREET TO E. LOUISIANA INCLUDING CULVERT CROSSING AT E. LOUISIANA.
- NO IMPROVEMENTS TO COAL CREEK ADJACENT TO GROUP 1 ARE REQUIRED. PRIMARILY DUE TO CURRENT CHANNEL STABILIZATION.
- EASTERN ½ OF HARVEST ROAD ALONG ENTIRE WESTERN BOUNDARY OF THE FILING
- INTERSECTION BETWEEN HARVEST ROAD AND E. JEWELL AVENUE
- FULL STREET SECTION OF S. KEWAUNEE STREET FROM HARVEST TO PHASE BOUNDARY
- MODIFIED 24' PAVEMENT WITH 2' SHOULDER ALONG S. KEWAUNEE STREET ALIGNMENT FROM PHASE BOUNDARY TO INTERSECTION WITH E. ALAMEDA AVENUE

PHASE 2:

- COMPLETION OF S. KEWAUNEE STREET (2-LANE COLLECTOR) FROM BOUNDARY WITH PHASE 1 TO BOUNDARY WITH PHASE 3
- PARCEL 1, BLOCK 12 SINGLE-FAMILY DETACHED & ATTACHED DEVELOPMENT

PHASE 3:

- COMPLETION OF S. KEWAUNEE STREET (2-LANE COLLECTOR) FROM BOUNDARY WITH PHASE 2 TO BOUNDARY WITH PHASE 4
- PARCEL 1, BLOCK 13 MULTI-FAMILY DEVELOPMENT

PHASE 4:

- COMPLETION OF S. KEWAUNEE STREET (2-LANE COLLECTOR) FROM BOUNDARY WITH PHASE 3 TO CONNECTION WITH JEWELL AVENUE
- NORTHERN ½ OF JEWELL AVENUE (ARTERIAL) FROM HARVEST ROAD TO S. KEWAUNEE STREET
- INTERSECTION BETWEEN JEWELL AVENUE AND S. KEWAUNEE STREET PARCEL 1, BLOCK 14 COMMERCIAL DEVELOPMENT

LEGEND:

- FP — COAL CREEK FLOODWAY
- 100 YR — COAL CREEK 100-YR FLOODPLAIN
- 500 YR — COAL CREEK 500-YR FLOODPLAIN

PHASING LEGEND:

- PHASE 1 LIMITS
- PHASE 2 LIMITS
- PHASE 3 LIMITS
- PHASE 4 LIMITS

GENERAL NOTES:

- DEVELOPMENT OF VILLAGE 1, FILING NO. 1, PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
- ADDITIONAL OFFSITE IMPROVEMENTS FOR PLANNING AREAS MAY ALSO BE REQUIRED TO SATISFY TRAFFIC AND SAFETY REQUIREMENTS.

PHASED CONSTRUCTION NOTES:

- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER/SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFFSITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
OVERALL PHASING PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
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K:\DEN_Civil\196480001_Parklands Village 1\C4DD\Filing 1\PlanSheets\Site Plan\SP-OV-PH-480001.dwg Jan 30, 2024 - Hannah.Rowan
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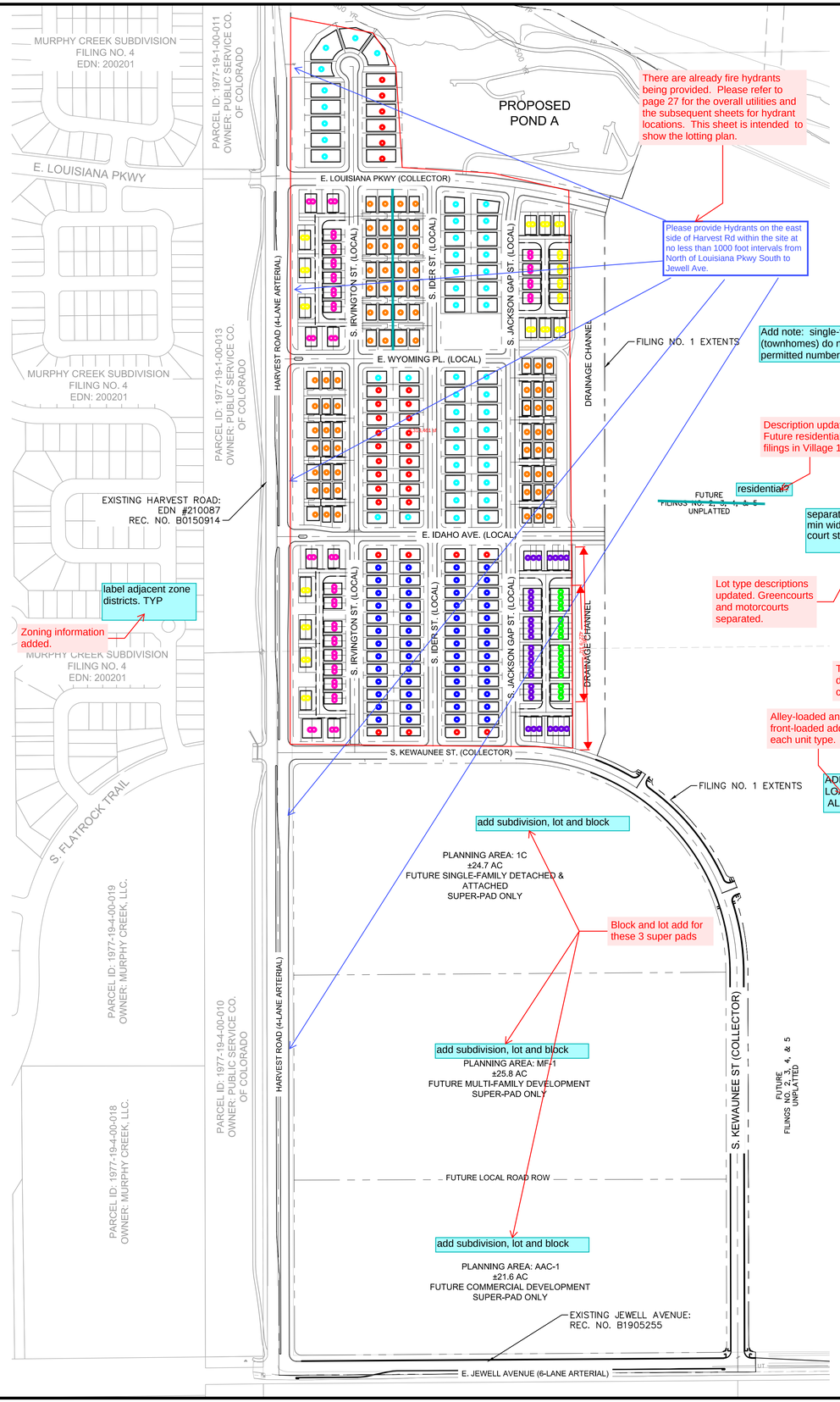


There are already fire hydrants being provided. Please refer to page 27 for the overall utilities and the subsequent sheets for hydrant locations. This sheet is intended to show the lotting plan.

Please provide Hydrants on the east side of Harvest Rd within the site at no less than 1000 foot intervals from North of Louisiana Pkwy South to Jewell Ave.

Add note: single-family attached dwelling units (townhomes) do not count against the maximum permitted number of Small Residential Lots

Note added here.

Description updated. Future residential filings in Village 1.

residential?

separate. Motor court has a min width of 50' & green court standards are different

Lot type descriptions updated. Greencourts and motorcourts separated.

include lot and utility typicals for both

Table columns and data updated per comment.

Alley-loaded and front-loaded added to each unit type.

ADD FRONT LOADED OR ALLEY- LOADED

label adjacent zone districts. TYP

Zoning information added.

add subdivision, lot and block

Block and lot add for these 3 super pads

add subdivision, lot and block

add subdivision, lot and block

NO. 1 LOT COUNT SUMM

TYPE**	UNIT DES	MARKER	MIN LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
2	SINGLE–FAMILY DETACHED, LARGE LOT		60' X 110'	45	14%
3	SINGLE–FAMILY DETACHED, STANDARD LOT		50' X 110'	32	10%
4	SINGLE–FAMILY DETACHED, SMALL LOT*		45' X 110'	52	16%
6	SINGLE–FAMILY DETACHED, ALLEY–LOADED, MOTORCOURT OR GREENCOURT*		41' X 65'	73	22%
8	SINGLE–FAMILY ATTACHED, ALLEY–LOADED, DUPLEX		26' X 82'	52	15%
7	SINGLE–FAMILY ATTACHED, ALLEY–LOADED GREENCOURT DUPLEX*		26' X 82'	34	8%
9	SINGLE–FAMILY ATTACHED, ALLEY–LOADED TOWNHOME		20' X 82'	31	
7	SINGLE–FAMILY ATTACHED, ALLEY–LOADED GREENCOURT TOWNHOME*		20' X 82'	17	5%
	TOTAL		N/A	336	100%

Unit Description updated. Only motorcourts identified.

identify separately

Markers revised to shapes and back or grey shades that plot better.

colors are too similar when printed at 11 x 17. Use different shapes to differentiate.

Updated to 45'.

small lots

Updated, thank you for the clarification.

Removed.

*TOTAL SMALL LOT UNITS (MAX 65% ~~PER MP~~) = 163 (49% OF TOTAL)
**LOT TYPE IS DETERMINED BY CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE 4.2.3.A.8 TABLE 4.2–8.
VILLAGE 1 NEIGHBORHOOD 1 LOT DISTRIBUTION DOES NOT INCLUDE Planning Areas 1-C, MF-1 and AAC-1. ~~E, THE MULTI FAMILY PARCEL, OR THE COMMERCIAL PARCEL~~

too light. Replace color.

Updated.

NEIGHBORHOOD 1A SUMMARY:

	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	15	2.6
MAX PER MASTER PLAN	46	8.0

illustrate where these are

NEIGHBORHOOD 1B SUMMARY:

	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	321	6.6
MAX PER MA	389	8.0

MLeaders added to the plan view calling out 1A and 1B

VILLAGE 1 CREEKSIDE NEIGHBORHOOD LOT MIX TRACKER

LOT TYPE**	LOT TYPE DESCRIPTION	MIN LOT FRONTAGE/WIDTH	MIN LOT AREA (SF)	LOT COUNT	% OF TOTAL LOTS
2	LARGE, FRONT–LOADED SINGLE–FAMILY	60'	6,000	45	14%
3	STANDARD, FRONT–LOADED SINGLE–FAMILY	50'	4,500	32	10%
4	SMALL, FRONT–LOADED SINGLE–FAMILY	45'	4,500	52	16%
6	GREENCOURT/MOTORCOURT WITH AT LEAST 35' FRONTAGE	35'	1,250	73	22%
7	GREENCOURT/MOTORCOURT WITH LESS THAN 35' FRONTAGE	20'	1,250	51	13%
8	ALLEY–LOADED TWO–FAMILY (DUPLEX)	26'	1,250	52	15%
9	ALLEY–LOADED SINGLE–FAMILY (TOWNHOME)	20'	1,250	31	10%
			TOTAL:	336	100%

ATTACHED

NOTE
1. NO MORE THAN 35% OF THE LOTS WITHIN VILLAGE 1 MAY BE FRONT–LOADED SMALL LOTS.
2. NO MORE THAN 60% OF THE TOTAL NUMBER OF LOTS WITHIN VILLAGE 1 MAY BE THE SAME TYPE.
3. A MINIMUM OF 40% OF THE LOTS MUST MEET OR EXCEED THE STANDARDS FOR MINIMUM LOT WIDTH AND LOT AREA FOR SINGLE–FAMILY DETACHED, STANDARD.
4. A MINIMUM OF 10% OF THE TOTAL NUMBER OF LOTS MUST BE AT LEAST 60' LOT FRONTAGE AND 6,000 S.F.

Updated.

end SF attached lots required to be 1380 sf

End lot minimum SF added to cell.

why don't these match?

change to Min Lot Area and add column for Min lot frontage.

LOT DATA TABLE

UNIT TYPE	MIN LOT SIZE	FRONT SETBACK (FT)	PORCH SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	CORNER SETBACK (FT)
SINGLE–FAMILY DETACHED	61' X 110'	15	N/A	20	5	11	+8
SINGLE–FAMILY DETACHED	51' x 110'	Updated to match.	N/A	20	5	11	+8
SINGLE–FAMILY DETACHED	45' X 110'	13*	N/A	18	5	11	+8
DUPLEX	26' X 82'	13*	13	3	0/5	11	+6
TOWNHOME	20' X 82'	13*	13	3	0/10	10	+6
MOTORCOURT	41' X 65'	13*	13	3	5	10	+6

Updated.

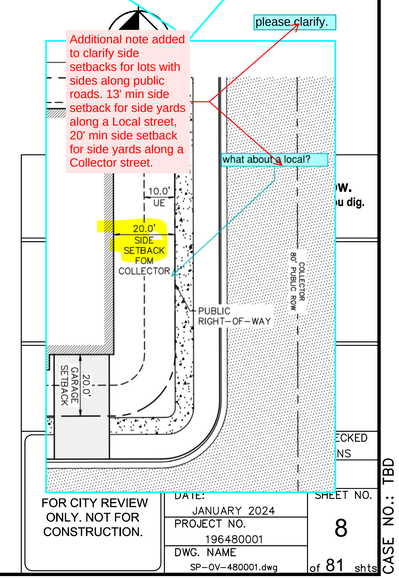
*GREENCOURT FRONT SETBACK IS GREATER THAN REQUIRED IN THE COA UDO IN ORDER TO MAINTAIN A MINIMUM OF 34' GREENCOURT OPEN SPACE WIDTH WHEN GREENCOURT LOTS ARE ADJACENT TO EACH OTHER.

min. width at street is 50'

Minimum width updated.

Table 4.2–8
Lot/Housing Types for Developments with Small Residential Lots

1.	Dwelling, single-family detached, front loaded with frontage of 70 ft. or more
2.	Dwelling, single-family detached, front loaded with frontage of at least 60 ft. but less than 70 ft.
3.	Dwelling, single-family detached, front loaded with frontage of at least 50 ft. but less than 60 ft.
4.	Dwelling, single-family detached, front loaded with less than 50 ft. of frontage
5.	Dwelling, single-family detached -- alley loaded
6.	Dwelling, single-family Green Court or Motor Court, with at least 35 ft. of frontage
7.	Dwelling, single-family Green Court or Motor Court, with less than 35 ft. of frontage
8.	Dwelling, two-family (duplex)
9.	Dwelling, single-family attached (townhouse)
10.	Dwelling, multifamily



Additional note added to clarify side setbacks for lots with sides along public roads. 13' min side setback for side yards along a Local street, 20' min side setback for side yards along a Collector street.

please clarify.

what about a local?

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SHEET NO. 8 of 81 shts

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 2\ALTA-Model EXPN xTB-SP-FI-480001 AssessorParcels- FDP xBM-480001 xBM-FI-480001 xVF-480001 xVS-480001 xBM-FI-FLATROCK-480001
Feb. 01, 2024 - Liam.Shannon
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Overall Land Sales Map HJR ACAD-Parklands Village 2 ALTA-Model EXPN xTB-SP-FI-480001 AssessorParcels- FDP xBM-480001 xBM-FI-480001 xVF-480001 xVS-480001 xBM-FI-FLATROCK-480001

MATCHLINE SEE SHEET 9 FOR CONTINUATION

FILING NO. 1 SITE PLAN

EXISTING TEMPORARY CONSTRUCTION & ACCESS ESMT REC. NO. B5018923

EXISTING TEMPORARY CONSTRUCTION ESMT REC. NO. B5176314

50.0'

50.0'

EXISTING WATERLINE ESMT REC. NO. B5176314

30.0'

PARCEL ID: 1977-18-4-28-001
OWNER: LENNAR COLORADO LLC

EXISTING UTILITY ESMT REC. NO. B6006445

20.0'

PARCEL ID: 1977-00-0-00-246
OWNER: PARKLANDS LAND CO., LLC.

EXISTING UTILITY ESMT REC. NO. E1153399

60.0'

10.0'

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

PARCEL ID: 1977-00-0-00-027
OWNER: PUBLIC SERVICE CO. OF COLORADO

COAL CREEK

EX. RIP RAP
EDN #201081

EX. STORM MANHOLE
60" RCP
EDN #201081

EX. STORM FES
60" RCP
EDN #201081

COAL CREEK FLOODWAY

100-YR FLOODPLAIN

Updated, per plat

53" per plat?

138.03' per plat?

NW COR. OF SEC. 20

N89°17'49"E
2658.31'

N. LINE OF THE NW ¼ OF SEC. 20

EXISTING E. MISSISSIPPI AVENUE (ARTERIAL)

EX. STORM INLET
24" RCP
EDN #210087

EX. STORM FES
24" RCP
EDN #210087

EDN #210087
REC. NO. B0150914

110.0'
EX ROW

10.0'
S/W

34.8'
EX. PAVEMENT

41.2'

PROPOSED TAPER TO EXISTING PAVEMENT

N0°07'11"W
2628.28'

S0°07'11"E
2645.62'

500-YR FLOODPLAIN

PARCEL ID: 1977-19-1-00-011
OWNER: PUBLIC SERVICE CO. OF COLORADO

W. LINE OF THE NW ¼ OF SEC. 20

S. HARVEST ROAD (ARTERIAL)

TEMPORARY 650.0' TAPER
41.2' HORIZONTAL SHIFT

12

FUTURE REGIONAL TRAIL CROSSING TO BE PROVIDED WHEN SIGNALIZED INTERSECTION BETWEEN E. MISSISSIPPI AVENUE AND HARVEST ROAD IS BUILT.

10.0' TRAIL

CRUSHER FINES TRAIL

2' SHOULDER

PROPERTY BOUNDARY

TEMPORARY TAPER TO EXISTING UNTIL INTERSECTION BETWEEN E. MISSISSIPPI AVENUE AND HARVEST ROAD INTERSECTION IS IMPROVED WITH A FUTURE FILING. 45:1 TAPER NOT ATTAINABLE DUE TO SITE CONSTRAINTS.

S54°08'22"E
140.06'

S65°16'42"E
212.00'

S68°43'05"E
228.00'

S77°18'19"E
179.00'

PARCEL ID: 1977-00-0-00-048
OWNER: PUBLIC SERVICE CO OF COLORADO (PSCO)

210.0'

TRACT A
9.42 AC.

PARCEL ID: 1977-20-1-00-004
OWNER: EASTERN HILLS LLC & CHERRY CREEK VISTA PARTNER

REGIONAL TRAIL CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA UPON COAL CREEK IMPROVEMENTS.

PROPOSED REGIONAL TRAIL CORRIDOR

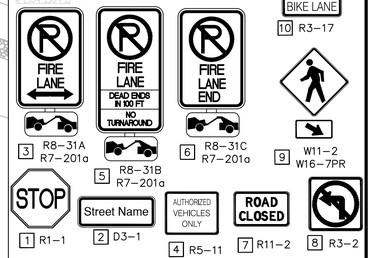
REGIONAL TRAIL CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA

MATCHLINE SEE SHEET 11 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



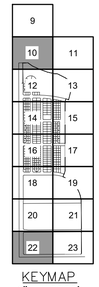
3 R8-31A R7-201a
5 R8-31B R7-201a
6 R8-31C R7-201a
9 W11-2 W16-7PR
1 R1-1
2 D3-1
4 R5-11
7 R11-2
8 R3-2
12 R3-17 R3-17b
11 R4-4
10 R3-17

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEYMAP
1" = 2000'

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

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Hannah.Rowan
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I:\DEN_Civil\196480001_Frankstown Village 1\CAD\Filing 1\PlanSheets\Site Plan\SP01-480001_VF-480001_VS-480000-V2_XBM-480000-F1_XD-F1-480001_XBM-F1-FLATROCK-480001.dwg, 2/9/2024 7:47:47 AM, Hannah.Rowan
KIMLEY-HORN AND ASSOCIATES, INC. - 6200 SOUTH SYRACUSE WAY, SUITE 300, GREENWOOD VILLAGE, CO 80111 - (303) 228-2300
THESE DRAWINGS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. THE REPRODUCTION OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ALL REPRODUCTIONS OF THIS DOCUMENT MUST BEAR THE STATUTORY COPYRIGHT NOTICE OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE AT THE SOLE RISK AND LIABILITY OF THE USER. THE USER AGREES TO INDEMNIFY AND HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

MATCHLINE SEE SHEET 10 FOR CONTINUATION

PARCEL ID: 1977-00-0-00-246
OWNER: PARKLANDS LAND CO., LLC.

EXISTING UTILITY EASEMENT
REC. NO. E1153399

60.0'

10.0'

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

PARCEL ID: 1977-00-0-00-246
OWNER: PARKLANDS LAND CO., LLC.

PARCEL ID: 1977-00-0-00-048
OWNER: PUBLIC SERVICE CO OF COLORADO (PSCO)

210.0'

4 STRAND BARB WIRE FENCE

EXISTING ACCESS EASEMENT
REC. NO. E1153379

30.0'

PARCEL ID: 1977-20-1-00-004
OWNER: EASTERN HILLS LLC &
CHERRY CREEK VISTA PARTNER

EXISTING SANITARY SEWER
EASEMENT REC. NO. E1153407

10.0'

60.0'

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

PARCEL ID: 1977-20-1-00-004
OWNER: EASTERN HILLS LLC &
CHERRY CREEK VISTA PARTNER

Matchline corrected: see snip

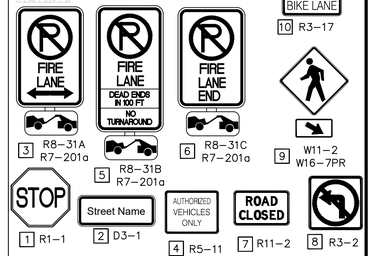
where is property line? Are layers turned off on this sheet?

S77°18'19"E
179.00'

S83°46'03"E
115.00'

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



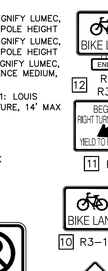
3 R8-31A R7-201a
5 R8-31B R7-201a
6 R8-31C R7-201a
9 W11-2 W16-7PR
10 R3-17
11 R4-4
12 R3-17 R3-17b
1 R1-1
2 D3-1
4 R5-11
7 R11-2
8 R3-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEYMAP
1" = 2000'

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

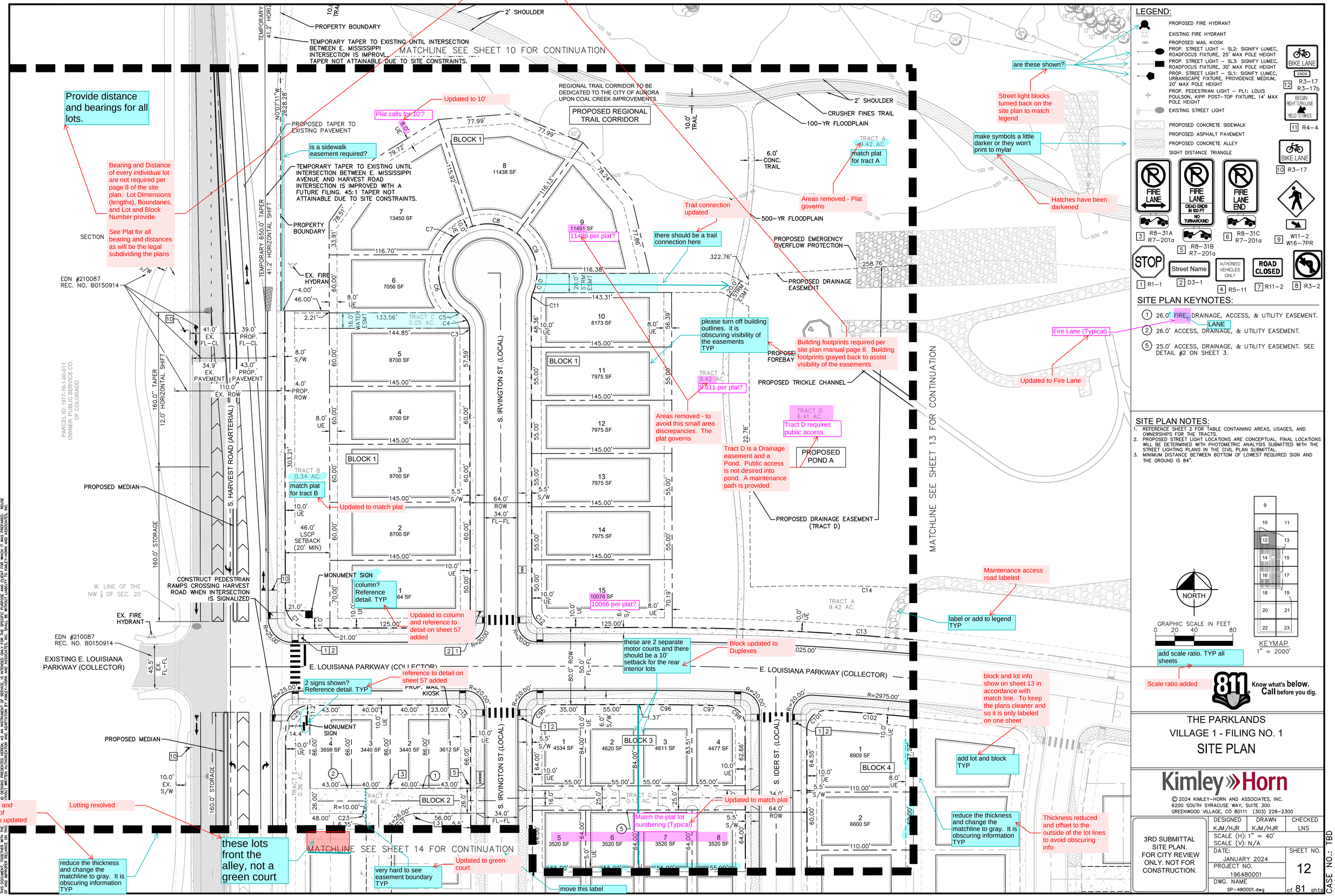
Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg
SHEET NO. 11 of 81 shts

CASE NO.: TBD


MATCHLINE SEE SHEET 10 FOR CONTINUATION
MATCHLINE SEE SHEET 13 FOR CONTINUATION
MATCHLINE SEE SHEET 14 FOR CONTINUATION
PROPERTY BOUNDARY
TEMPORARY TAPER TO EXISTING UNTIL INTERSECTION BETWEEN E. MISSISSIPPI
2' SHOULDER
PROPOSED REGIONAL TRAIL CORRIDOR
REGIONAL TRAIL CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA UPON COAL CREEK IMPROVEMENTS.
10.0' TRAIL
CRUSHER FINES TRAIL
100-YR FLOODPLAIN
500-YR FLOODPLAIN
6.0' CONC. TRAIL
PROPOSED TAPER TO EXISTING PAVEMENT
TEMPORARY TAPER TO EXISTING UNTIL INTERSECTION BETWEEN E. MISSISSIPPI AVENUE AND HARVEST ROAD INTERSECTION IS IMPROVED WITH A FUTURE FILING. 45:1 TAPER NOT ATTAINABLE DUE TO SITE CONSTRAINTS.
TEMPORARY 650.0' TAPER
41.2' HORIZONTAL SHIFT
BLOCK 1
8 11438 SF
7 13450 SF
6 7056 SF
5 8700 SF
4 8700 SF
3 8700 SF
2 8700 SF
1 64 SF
9 11491 SF
10 8173 SF
11 7975 SF
12 7975 SF
13 7975 SF
14 7975 SF
15 10076 SF
BLOCK 2
BLOCK 3
BLOCK 4
TRACT A 9.42 AC.
TRACT B 0.34 AC.
TRACT C 0.05 AC.
TRACT D 6.41 AC.
TRACT E 0.36 AC.
TRACT F 0.46 AC.
TRACT G 0.13 AC.
PROPOSED EMERGENCY OVERFLOW PROTECTION
PROPOSED DRAINAGE EASEMENT
PROPOSED FOREBAY
PROPOSED TRICKLE CHANNEL
PROPOSED POND A
PROPOSED DRAINAGE EASEMENT (TRACT D)
S. IRVINGTON ST. (LOCAL)
S. IDER ST. (LOCAL)
S. HARVEST ROAD (ARTERIAL)
E. LOUISIANA PARKWAY (COLLECTOR)
EXISTING E. LOUISIANA PARKWAY (COLLECTOR)
PROPOSED MEDIAN
CONSTRUCT PEDESTRIAN RAMPS CROSSING HARVEST ROAD WHEN INTERSECTION IS SIGNALIZED
MONUMENT SIGN
PROP. MAIL KIOSK
EX. FIRE HYDRANT
EDN #210087 REC. NO. B0150914
W. LINE OF THE NW ¼ OF SEC. 20
SECTION
PARCEL ID: 1977-19-1-00-011
OWNER: PUBLIC SERVICE CO. OF COLORADO
Provide distance and bearings for all lots.
Bearing and Distance of every individual lot are not required per page 8 of the site plan. Lot Dimensions (lengths), Boundaries, and Lot and Block Number provide.
See Plat for all bearing and distances as will be the legal subdividing the plans
Updated to 10'
Plat calls for 10'?
is a sidewalk easement required?
Trail connection updated
there should be a trail connection here
Areas removed - Plat governs
match plat for tract A
Hatches have been darkened
Street light blocks turned back on the site plan to match legend
are these shown?
make symbols a little darker or they won't print to mylar
please turn off building outlines. it is obscuring visibility of the easements TYP
Building footprints required per site plan manual page 8. Building footprints grayed back to assist visibility of the easements.
Areas removed - to avoid this small area discrepancies. The plat governs
11491 per plat?
Tract D requires public access.
Tract D is a Drainage easement and a Pond. Public access is not desired into pond. A maintenance path is provided
Fire Lane (Typical)
Updated to Fire Lane
match plat for tract B
Updated to match plat
column? Reference detail. TYP
Updated to column and reference to detail on sheet 57 added
2 signs shown? Reference detail. TYP
reference to detail on sheet 57 added
these are 2 separate motor courts and there should be a 10' setback for the rear interior lots
Block updated to Duplexes
10066 per plat?
Match the plat lot numbering (Typical)
Updated to match plat
Updated to green court
very hard to see easement boundary TYP
move this label
these lots front the alley, not a green court
Lotting resolved
Thickness and darkness of matchlines updated
reduce the thickness and change the matchline to gray. It is obscuring information TYP
Maintenance access road labeled
label or add to legend TYP
block and lot info show on sheet 13 in accordance with match line. To keep the plans cleaner and so it is only labeled on one sheet
add lot and block TYP
reduce the thickness and change the matchline to gray. It is obscuring information TYP
Thickness reduced and offset to the outside of the lot lines to avoid obscuring info
add scale ratio. TYP all sheets
Scale ratio added
LEGEND:
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED MAIL KIOSK
PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
EXISTING STREET LIGHT
PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE ALLEY
SIGHT DISTANCE TRIANGLE
R8-31A R7-201a
R8-31B R7-201a
R8-31C R7-201a
W11-2 W16-7PR
R1-1
D3-1
R5-11
R11-2
R3-2
R3-17 R3-17b
R4-4
R3-17
SITE PLAN KEYNOTES:
1 26.0' FIRE LANE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
2 26.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.
5 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #2 ON SHEET 3.
SITE PLAN NOTES:
1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".
NORTH
GRAPHIC SCALE IN FEET
KEYMAP 1" = 2000'
Know what's below. Call before you dig.
THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300
3RD SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.
DESIGNED KJM/HJR
DRAWN KJM/HJR
CHECKED LNS
SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-480001.dwg
SHEET NO. 12 of 81 shts
CASE NO.: TBD

MATCHLINE SEE SHEET 11 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

MATCHLINE SEE SHEET 15 FOR CONTINUATION

S77°18'19"E 179.00'

S83°46'03"E 115.00'

S62°27'12"E 236.00'

S58°35'19"E 239.00'

S19°48'22"W 480.30'

REGIONAL TRAIL CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA UPON COAL CREEK IMPROVEMENTS.

PROPOSED REGIONAL TRAIL CORRIDOR

PROPOSED POND A OUTLET PROTECTION RIPRAP

PROPOSED EMERGENCY OVERFLOW PROTECTION

PROPOSED DRAINAGE EASEMENT

2' SHOULDER

CRUSHER FINES TRAIL

PROPERTY BOUNDARY

TRACT A 9.42 AC.

10.0' TRAIL

PROPOSED POND A OUTLET STRUCTURE

TRACT D 6.41 AC.

PROPOSED POND A

PROPOSED TRICKLE CHANNEL

PROPOSED FOREBAY

PROPOSED GRAVEL MAINTENANCE ACCESS ROAD

EX. TREES

PROPOSED HEADWALL

TRACT A 9.42 AC.

PROPERTY BOUNDARY/ FILING NO. 1 EXTENTS

CONCRETE MAINTENANCE PATH & COMMUNITY TRAIL

10.0' CONC. TRAIL

PROPOSED DRAINAGE EASEMENT

84.0' STRM ESMT

TYPE 3 BARRICADES

Sidewalk added to these blocks

provide access to each lot via shared sidewalk to to public sidewalk TYP

Lotting updated to match plat

Match the subdivision plat lot numbering (Typical)

Added

B&D?

Updated to match plat

??

E. LOUISIANA PKWY (COLLECTOR)

S. JACKSON GAP ST. (LOCAL)

BLOCK 4

BLOCK 5

9 6646 SF

1 3601 SF

2 2236 SF

3 2236 SF

4 2236 SF

5 2238 SF

6 3668 SF

R=20.00'

R=2975.00'

R=267.00'

R=233.00'

R=15.00'

C178

C180

C205

64.0' ROW

34.0' FL-FL

5.5' S/W

6.0' S/W

10.0' UE

10.0' PUE

43.41

113.23'

17.46'

0.92'

60.0'

37.79'

19.09'

26.00'

43.00'

86.00'

PARCEL ID: 1977-20-1-00-004
OWNER: EASTERN HILLS LLC & CHERRY CREEK VISTA PARTNER

PARCEL ID: 1977-20-2-00-002
OWNER: EASTERN HILLS, LLC. & CHERRY CREEK VISTA PARTNERS

EXISTING SANITARY SEWER EASEMENT REC. NO. E1153407

10.0' TRAIL

10.0' CONC. TRAIL

R=15.00'

PROPOSED GRAVEL MAINTENANCE ACCESS ROAD

30.0' SSWR ESMT

30.0' PROP. SSWR ESMT

FUTURE FILING NO. 2 UNPLATTED

PARCEL ID: 1977-20-2-00-004
OWNER: NL VILLAGE 1 LAND CO LLC

TRACT M 4.35 AC.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3-17 R3-17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4-4

BIKE LANE — 10 R3-17

3 R8-31A R7-201a — FIRE LANE

5 R8-31B R7-201a — FIRE LANE, DEAD ENDS IN 100 FT, NO TURNAROUND

6 R8-31C R7-201a — FIRE LANE END

9 W11-2 W16-7PR

1 R1-1 — STOP

2 D3-1 — Street Name

4 R5-11 — AUTHORIZED VEHICLES ONLY

7 R11-2 — ROAD CLOSED

8 R3-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

9 | 10 11 | 12 13 | 14 15 | 16 17 | 18 19 | 20 21 | 22 23

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A

DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg

SHEET NO. 13 of 81 shts

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP02-480001.dwg Jan 30, 2024 - Hannah.Rowan
THE CONSULTANT HAS PREPARED THIS DRAWING FOR EXCLUSIVE USE BY THE CLIENT. ANY USE OF THIS DRAWING BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE IS UNAUTHORIZED AND THE CONSULTANT MAKES NO REPRESENTATIONS AS TO THE SUITABILITY OF THE DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. REUSE OF THIS DRAWING IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND PURPOSE FOR WHICH IT WAS PREPARED, OR ALTERATION OF THIS DRAWING IN ANY WAY, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
XREF: SM-F1-480001 xVF-480001 xVS-480000-V2 xBM-480000-F1 xSD-F1-480001 xBM-F1-FLATROCK-480001

MATCHLINE SEE SHEET 12 FOR CONTINUATION

MATCHLINE SEE SHEET 15 FOR CONTINUATION

MATCHLINE SEE SHEET 16 FOR CONTINUATION

if there is no on-street parking on Harvest, provide guest spaces for these units, 1sp / 5 units.

Note due to market volatility, there has been a slight lotting change to fit a homebuilders typical duplex. As a result this block has been updated to motor courts. and guest parking provided at the end of the lot

show sidewalk access in green court & to each GC unit

Note due to market volatility, there has been a slight lotting change to fit a homebuilders typical duplex. As a result this Green court has been removed

to meet green court standards there should be a sidewalk connection somewhere between these lots

This block has been swapped out with Motorcourts

Updated to 6'

6' required

S. HARVEST ROAD (ARTERIAL)

S. IRVINGTON ST. (LOCAL)

S. IDER ST. (LOCAL)

E. WYOMING PL. (LOCAL)

CROSSPAN

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 6

BLOCK 7

BLOCK 8

TRACT E 0.36 AC.

TRACT F 0.46 AC.

TRACT H 0.13 AC.

TRACT I 0.13 AC.

TRACT J 0.13 AC.

TRACT K 0.66 AC.

TRACT R 0.53 AC.

TRACT S 0.09 AC.

TRACT AE 0.09 AC.

POCKET PARK

PROP. MAIL KIOSK

160.0' TAPER
12.0' HORIZONTAL SHIFT

W. LINE OF THE NW ¼ OF SEC. 20

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST–TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3–17, R3–17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4–4

BIKE LANE — 10 R3–17

FIRE LANE — 3 R8–31A, R7–201a

FIRE LANE DEAD ENDS IN 100 FT NO TURNAROUND — 5 R8–31B, R7–201a

FIRE LANE END — 6 R8–31C, R7–201a

9 W11–2, W16–7PR

1 R1–1 STOP

2 D3–1 Street Name

4 R5–11 AUTHORIZED VEHICLES ONLY

7 R11–2 ROAD CLOSED

8 R3–2

SITE PLAN KEYNOTES:

1. 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
2. 26.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.
3. 23.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.
4. 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.
5. 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #2 ON SHEET 3.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. ALL PROPOSED CROSSPAN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH CIVIL PLAN SUBMITTAL.
4. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228–2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP–480001.dwg
SHEET NO. 14 of 81 shts

3RD SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP–480001.dwg, Jan 30, 2024 - 5:11pm, Hannah.Rowan
XREFs: ..\..\..\..\..\..\Public\CAD\Standards\Plan Sheets\Site Plan\SP–480001_xSP–480001_FL1.dwg, xSP–480001_xSP–480001_xSM–FL1–480001_xSM–FL1–480001_xVS–480000–V2_xBM–480000–F1_xHTCH–480000–F1_xSD–F1–480001_xBM–F1–FLATROCK–480001
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY HALEY–HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO HALEY–HORN AND ASSOCIATES, INC.

PARCEL ID: 1977-19-1-00-013
OWNER: PUBLIC SERVICE CO. OF COLORADO

MATCHLINE SEE SHEET 13 FOR CONTINUATION

MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 17 FOR CONTINUATION

S. JACKSON GAP ST. (LOCAL)

E. WYOMING PL. (LOCAL)

TRACT L 0.38 AC.

TRACT K 0.66 AC.

TRACT M 4.35 AC.

TRACT N 0.08 AC.

TRACT O 0.08 AC.

BLOCK 4

BLOCK 5

BLOCK 6

CONCRETE MAINTENANCE PATH & COMMUNITY TRAIL

PROPERTY BOUNDARY/ FILING NO. 1 EXTENTS

121.2' DRAINAGE CHANNEL

175.4' DRAINAGE CHANNEL

PROPOSED OUTLET PROTECTION RIPRAP

provide guest parking for these units

Duplex layout updated to provide guest parking on s jackson Gap

label. 6' required

label mail kiosks All sheets TYP

provide sidewalk access to the greencourt units

Sidewalk access added

tract M on Plat and site plan

match plat for tract M

FUTURE FILING NO. 2
UNPLATTED
PARCEL ID: 1977-20-2-00-004
OWNER: NL VILLAGE 1 LAND CO LLC

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3-17 R3-17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4-4

BIKE LANE — 10 R3-17

FIRE LANE — 3 R8-31A R7-201a

FIRE LANE DEAD ENDS IN 100 FT NO TURNAROUND — 5 R8-31B R7-201a

FIRE LANE END — 6 R8-31C R7-201a

9 W11-2 W16-7PR

1 R1-1 STOP

2 D3-1 Street Name

4 R5-11 AUTHORIZED VEHICLES ONLY

7 R11-2 ROAD CLOSED

8 R3-2

SITE PLAN KEYNOTES:

1. 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
3. 23.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.
4. 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - ~~FILING NO. 1~~
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg
SHEET NO. 15 of 81 shts

CASE NO.: TBD

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XVS-480000-V2 XBM-480000-F1 XSD-F1-480001 XBM-F1-480001 XBM-F1-FLATROCK-480001
XVF-480001 XVS-480000-F1 XSM-F1-480001

MATCHLINE SEE SHEET 14 FOR CONTINUATION

MATCHLINE SEE SHEET 17 FOR CONTINUATION

MATCHLINE SEE SHEET 18 FOR CONTINUATION

PROPOSED MEDIAN

160.0' TAPER
12.0' HORIZONTAL SHIFT
160.0' STORAGE

S. HARVEST ROAD (ARTERIAL)

S. IRVINGTON ST. (LOCAL)

S. IDER ST. (LOCAL)

E. IDAHO AVE. (LOCAL)

CROSSPAN

TRACT R 0.53 AC.
TRACT U 0.09 AC.
TRACT V 0.49 AC.
TRACT W 0.54 AC.
TRACT X 0.06 AC.

BLOCK 8
BLOCK 7
BLOCK 6
BLOCK 9
BLOCK 10
BLOCK 11

PARCEL ID: 1977-19-1-00-013
OWNER: PUBLIC SERVICE CO. OF COLORADO

W. LINE OF THE NW ¼ OF SEC. 20

E. ¼ COR. SEC. 20
EDN #210087
REC. NO. B0150914

W. LINE OF THE SW ¼ OF SEC. 20

S. LINE OF THE NW ¼ OF SEC. 20

Updated to match plat

add a sidewalk

Sidewalk added (site plan adjusted)

provide access to each lot from green court. show sidewalks. and provide access to adjacent street TYP

Lotting numbers updated

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3-17, R3-17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4-4

BIKE LANE — 10 R3-17

FIRE LANE — 3 R8-31A, R7-201a

FIRE LANE DEAD ENDS IN 100 FT NO TURNAROUND — 5 R8-31B, R7-201a

FIRE LANE END — 6 R8-31C, R7-201a

9 W11-2, W16-7PR

1 R1-1 STOP

2 D3-1 Street Name

4 R5-11 AUTHORIZED VEHICLES ONLY

7 R11-2 ROAD CLOSED

8 R3-2

SITE PLAN KEYNOTES:

1. 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
2. 26.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.
3. 23.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.
4. 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. ALL PROPOSED CROSSPAN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH CIVIL PLAN SUBMITTAL.
4. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP-480001.dwg
SHEET NO. 16 of 81 shts

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CAD\Filing 1\PlanSheets\Site Plan\SP-480001.dwg, Jan 30, 2024 - 4:52pm, Hannah.Rowan
XREF: XB-480000-V2, XBM-480000-F1, XHTCH-480000-F1, XSD-F1-480001, XVF-480001, XSH-F1-480001, XVS-480001, XVS-480000-V2, XBM-480000-F1, XHTCH-480000-F1, XSD-F1-480001, XBM-F1-FLATROCK-480001
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matchlines don't meet

MATCHLINE SEE SHEET 15 FOR CONTINUATION

MATCHLINE SEE SHEET 8 FOR CONTINUATION

MATCHLINE SEE SHEET 19 FOR CONTINUATION

S. JACKSON GAP ST. (LOCAL)

E. IDAHO AVE. (LOCAL)

BLOCK 5

BLOCK 6

BLOCK 11

BLOCK 12

TRACT M
4.35 AC.

TRACT Q
0.08 AC.

TRACT Z
0.52 AC.

TRACT AA
0.05 AC.

TRACT AB
0.05 AC.

TRACT Y
2.04 AC.

CONCRETE MAINTENANCE PATH & COMMUNITY TRAIL

174.7' DRAINAGE CHANNEL

119.3' DRAINAGE CHANNEL

PROPOSED HEADWALL

PROPOSED HEADWALL

PROP. MAIL KIOSK

7 TYPE 3 BARRICADES

double fronted. Add intervening open space

FUTURE FILINGS NO. 2 & 3
UNPLATTED

PARCEL ID: 1977-20-2-00-004
OWNER: NL VILLAGE 1 LAND CO LLC

PROPERTY BOUNDARY/
FILING NO. 1 EXTENTS

CONCRETE MAINTENANCE PATH & COMMUNITY TRAIL

Noted. thank you

max length

provide a intervening open space with a sidewalk to the street.

4 parking spaces added to end tracks to satisfy parking requirements

provide guest parking for these units
1 sp/5 units = 3 sp min
Must be within 200'of front entrance .

Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.

Matches plat

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3-17 R3-17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4-4

BIKE LANE — 10 R3-17

3 R8-31A R7-201a

5 R8-31B R7-201a

6 R8-31C R7-201a

9 W11-2 W16-7PR

1 R1-1

2 D3-1

4 R5-11

7 R11-2

8 R3-2

SITE PLAN KEYNOTES:

1. 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
3. 23.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.
4. 25.0' ACCESS, DRAINAGE, & UTILITY EASEMENT. SEE DETAIL #1 ON SHEET 3.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. ALL PROPOSED CROSSPAN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH CIVIL PLAN SUBMITTAL.
4. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg
SHEET NO. 17 of 81 shts

CASE NO.: TBD

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XREFS: 480000-V2 xBM-480000-F1 xSD-F1-480001 xBM-F1-FLATROCK-480001

MATCHLINE SEE SHEET 16 FOR CONTINUATION

W. LINE OF THE SW ¼ OF SEC. 20

Lotting adjusted from wish bone alleys to straight dead end alleys to resolve

add access in green court to each unit

Each Green Court Dwelling development shall have direct frontage on and pedestrian access to a street that includes on-street parking and sidewalks on both sides.

PROPOSED MEDIAN

160.0' STORAGE

EX. STORM FES 24" RCP EDN #201081

EX. STORM INLET 24" RCP EDN #201081

EDN #210087 REC. NO. B0150914

EXISTING S. FLATROCK TRAIL (COLLECTOR)

EX. STORM INLET 24" RCP EDN #201081

CONSTRUCT PEDESTRIAN RAMPS CROSSING HARVEST ROAD WHEN INTERSECTION IS SIGNALIZED

TRACT W 0.54 AC.

TRACT V 0.49 AC.

BLOCK 9

BLOCK 10

BLOCK 11

S. IRVINGTON ST. (LOCAL)

S. IDER ST. (LOCAL)

GROSSPAN

PROP. MAIL KIOSK

Lots updated to match plat

MONUMENT SIGN

please clarify 1 or 2 signs?

"One" added to mleader with reference to detail sheet with it

783.87'

MATCHLINE SEE SHEET 19 FOR CONTINUATION

W. LINE OF THE SW ¼ OF SEC. 20

EDN #210087 REC. NO. B0150914

160.0' TAPER 12.0' HORIZONTAL SHIFT

10.0' EX. S/W

41.0' EX. FL–CL

39.0' PROP. FL–CL

34.9' EX. PAVEMENT

43.0' PROP. PAVEMENT

8.0' S/W

4.0' PROP. ROW

110.0' EX. ROW

S. HARVEST ROAD (ARTERIAL)

742.70'

FUTURE SINGLE-FAMILY DETACHED & ATTACHED DEVELOPMENT SUPER PAD ONLY

BLOCK 13
LOT 1
24.66 AC.

MATCHLINE SEE SHEET 20 FOR CONTINUATION

PARCEL ID: 1977-19-4-00-010
OWNER: PUBLIC SERVICE CO. OF COLORADO

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST–TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3–17, R3–17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4–4

BIKE LANE — 10 R3–17

3 R8–31A R7–201a

5 R8–31B R7–201a

6 R8–31C R7–201a

9 W11–2 W16–7PR

1 R1–1

2 D3–1 Street Name

4 R5–11 AUTHORIZED VEHICLES ONLY

7 R11–2 ROAD CLOSED

8 R3–2

SITE PLAN KEYNOTES:

1. 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
2. 26.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. ALL PROPOSED CROSSPAN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH CIVIL PLAN SUBMITTAL.
4. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228–2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP–480001.dwg
SHEET NO. 18 of 81 shts

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

K:\DEN_Civil\196480001_ParkLands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP–480001.dwg Jan 30, 2024 Hannah.Rowan
XREF: XC–480000–F1 XC–480001–F1 XC–480002–F1 XC–480003–F1 XC–480004–F1 XC–480005–F1 XC–480006–F1 XC–480007–F1 XC–480008–F1 XC–480009–F1 XC–480010–F1 XC–480011–F1 XC–480012–F1 XC–480013–F1 XC–480014–F1 XC–480015–F1 XC–480016–F1 XC–480017–F1 XC–480018–F1 XC–480019–F1 XC–480020–F1 XC–480021–F1 XC–480022–F1 XC–480023–F1 XC–480024–F1 XC–480025–F1 XC–480026–F1 XC–480027–F1 XC–480028–F1 XC–480029–F1 XC–480030–F1 XC–480031–F1 XC–480032–F1 XC–480033–F1 XC–480034–F1 XC–480035–F1 XC–480036–F1 XC–480037–F1 XC–480038–F1 XC–480039–F1 XC–480040–F1 XC–480041–F1 XC–480042–F1 XC–480043–F1 XC–480044–F1 XC–480045–F1 XC–480046–F1 XC–480047–F1 XC–480048–F1 XC–480049–F1 XC–480050–F1 xITCH–480000–F1 xSD–F1–480001 xBM–F1–FLATROCK–480001
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MATCHLINE SEE SHEET 17 FOR CONTINUATION

MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 21 FOR CONTINUATION

BLOCK 11
28 5060 SF
29 5060 SF
30 6074 SF

BLOCK 12
42 3604 SF
43 1876 SF
44 2883 SF
45 2996 SF
46 2076 SF
47 2151 SF
48 3388 SF

TRACT AD 0.03 AC.
TRACT Z 0.52 AC.
TRACT AC
TRACT Y 2.04 AC.

S. JACKSON GAP ST. (LOCAL)
S. KEWAUNEE ST. (COLLECTOR)

119.3' DRAINAGE CHANNEL

CONCRETE MAINTENANCE PATH & COMMUNITY TRAIL

PROPOSED HEADWALL

PROPOSED HEADWALL

Lots updated to match plat

TYPE 3 BARRICADES

TYPE 3 BARRICADES

ROW BOUNDARY/ FILING NO. 1 EXTENTS

TEMPORARY EDGE OF PAVEMENT

FULL COLLECTOR SECTION TO BE IMPROVED WITH FILING NO. 1 PHASES 2-4

FUTURE FILINGS NO. 3 & 4
UNPLATTED
PARCEL ID: 1977-20-2-00-004
OWNER: NL VILLAGE 1 LAND CO LLC

BLOCK 13
LOT 1
24.66 AC.

FUTURE SINGLE-FAMILY DETACHED & ATTACHED DEVELOPMENT
SUPER PAD ONLY

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
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- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

BIKE LANE ENDS — 12 R3-17 R3-17b

BEGIN RIGHT TURN LANE YIELD TO BIKES — 11 R4-4

BIKE LANE — 10 R3-17

FIRE LANE — 3 R8-31A R7-201a

FIRE LANE DEAD ENDS IN 100 FT NO TURNAROUND — 5 R8-31B R7-201a

FIRE LANE END — 6 R8-31C R7-201a

9 W11-2 W16-7PR

STOP — 1 R1-1

Street Name — 2 D3-1

AUTHORIZED VEHICLES ONLY — 4 R5-11

ROAD CLOSED — 7 R11-2

8 R3-2

SITE PLAN KEYNOTES:

(1) 26.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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4. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

KEYMAP
1" = 2000'

9 | 10 11 | 12 13 | 14 15 | 16 17 | 18 19 | 20 21 | 22 23

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg
SHEET NO. 19 of 81 shts
CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP02-480001.dwg Jan 30, 2024 - Hannah.Rowan
XREF: XB-480000-V2 XB-480000-F1 XSD-F1-480001 XBM-F1-FLATROCK-480001 XVF-480001 XVS-480000-GH-F1-480001 XVS-480000-V2 XBM-480000-F1 XSD-F1-480001 XBM-F1-FLATROCK-480001
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MATCHLINE SEE SHEET 20 FOR CONTINUATION

BLOCK 13
LOT 2
26.93 AC.

63.00'

1568.87'

EDN #210087
REC. NO. B0150914

110.0'
EX. ROW

4.0'
PROP. ROW

41.0'
EX. FL–CL

39.0'
PROP. FL–CL

10.0'
EX. S/W

34.9'
EX. PAVEMENT

43.0'
PROP. PAVEMENT

8.0'
S/W

W. LINE OF THE SW ¼ OF SEC. 20

611.01'

PARCEL ID: 1977-18-4-00-010
OWNER: PUBLIC SERVICE CO. OF COLORADO

160.0' TAPER
12.0' HORIZONTAL SHIFT

S. HARVEST ROAD (ARTERIAL)

283.0' STORAGE

37.7'
EX. CONCRETE

43.0'
PROP. CONCRETE

EDN #210087
REC. NO. B0150914

FUTURE COMMERCIAL ACTIVITY
CENTER DEVELOPMENT
SUPER PAD ONLY

BLOCK 13
LOT 3
22.77 AC.

MATCHLINE SEE SHEET 23 FOR CONTINUATION

Mleaders adjust to call out both ramps

No ramps to be constructed until signalization

10

CONSTRUCT PEDESTRIAN RAMP CROSSING ALAMEDA AVENUE WHEN INTERSECTION IS SIGNALIZED

C17

1518.89'

10.0'
S/W

51.0'
PROP. FL–CL

72.0'
EX. ROW

37.8'
PROP. PAVEMENT

27.8'
EX. PAVEMENT WIDTH VARIES

E. JEWELL AVENUE (ARTERIAL)

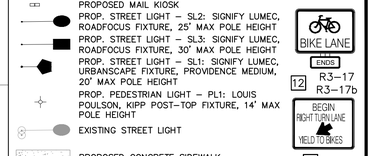
SW COR. OF SEC. 20

S. LINE OF THE SW ¼ OF SEC. 20

PARCEL ID: 1977-00-0-00-525
OWNER: HARVEST & JEWELL, LLC.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST–TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



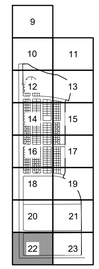
SITE PLAN KEYNOTES:

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEYMAP
1" = 2000'

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228–2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP–480001.dwg
SHEET NO. 22
of 81 shts

CASE NO.: TBD

K:\DEN_CIVIL\196480001 Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP–480001.dwg, Jan 30, 2024, Hannah.Rowan
XREFS: dNL–480000–TB–LEGL, dNL–480000–TB–LEGL–2, dNL–480000–TL–LEGL, dNL–480000–VF–480001, dSM–F1–480001, vVS–480000–V2, xBM–480000–F1, xITCH–480000–F1, xSD–F1–480001, xBM–F1–FLATROCK–480001
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MATCHLINE SEE SHEET 21 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

BLOCK 13
LOT 3
22.77 AC.

FUTURE COMMERCIAL ACTIVITY
CENTER DEVELOPMENT
SUPER PAD ONLY

S. FLATROCK TRAIL (COLLECTOR)

ROW BOUNDARY/ FILING NO. 1 EXTENTS

FUTURE FILINGS NO. 4 & 5
UNPLATTED
PARCEL ID: 1977-20-0-00-004
OWNER: NL VILLAGE 1 LAND CO LLC

TEMPORARY EDGE OF PAVEMENT

FULL COLLECTOR SECTION TO BE IMPROVED WITH FILING NO. 1 PHASES 2-4

39.0'

80.0' PROP. ROW

2.0' TEMP. GRAVEL SHOULDER

6.0' S/W

24.0' FL-EOP

2.0' TEMP. GRAVEL SHOULDER

PROPOSED OUTLET PROTECTION RIPRAP

PROPOSED OUTLET PROTECTION RIPRAP

2 1

1518.89'

10.0' S/W

51.0' PROP. FL-CL

72.0' EX. ROW

33.0' PROP. PAVEMENT

28.9' EX. PAVEMENT WIDTH VARIES

EXISTING E. JEWELL AVENUE

ADD classification

Arterial call out added

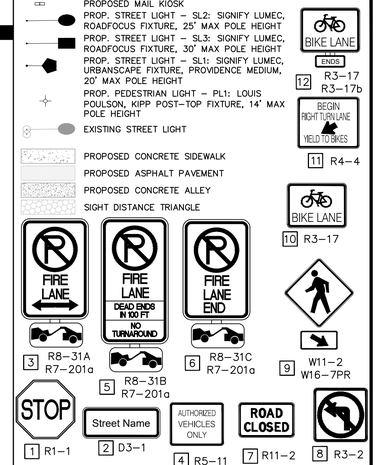
R=27.00' TEMP EOP

PEDESTRIAN RAMPS CROSSING ALAMEDA AVENUE NOT BE CONSTRUCTED UNTIL INTERSECTION IS SIGNALIZED

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



SITE PLAN NOTES:

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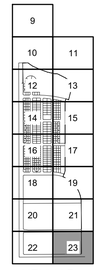
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84".

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEYMAP
1" = 2000'

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME SP02-480001.dwg
SHEET NO. 23 of 81 shts
CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\SP02-480001.dwg Jan 30, 2024 - Hannah.Rowan
XREFS: xTB-FL-480000-F1 xSD-F1-480001 xBM-F1-FLATROCK-480001 xTB-FL-480000-V2 xBM-480000-F1 xSD-F1-480001 xVS-480000-V2 xBM-480000-F1 xSH-F1-480001 xVF-480001 xVS-480000-V2 xBM-480000-F1 xSD-F1-480001 xBM-F1-FLATROCK-480001
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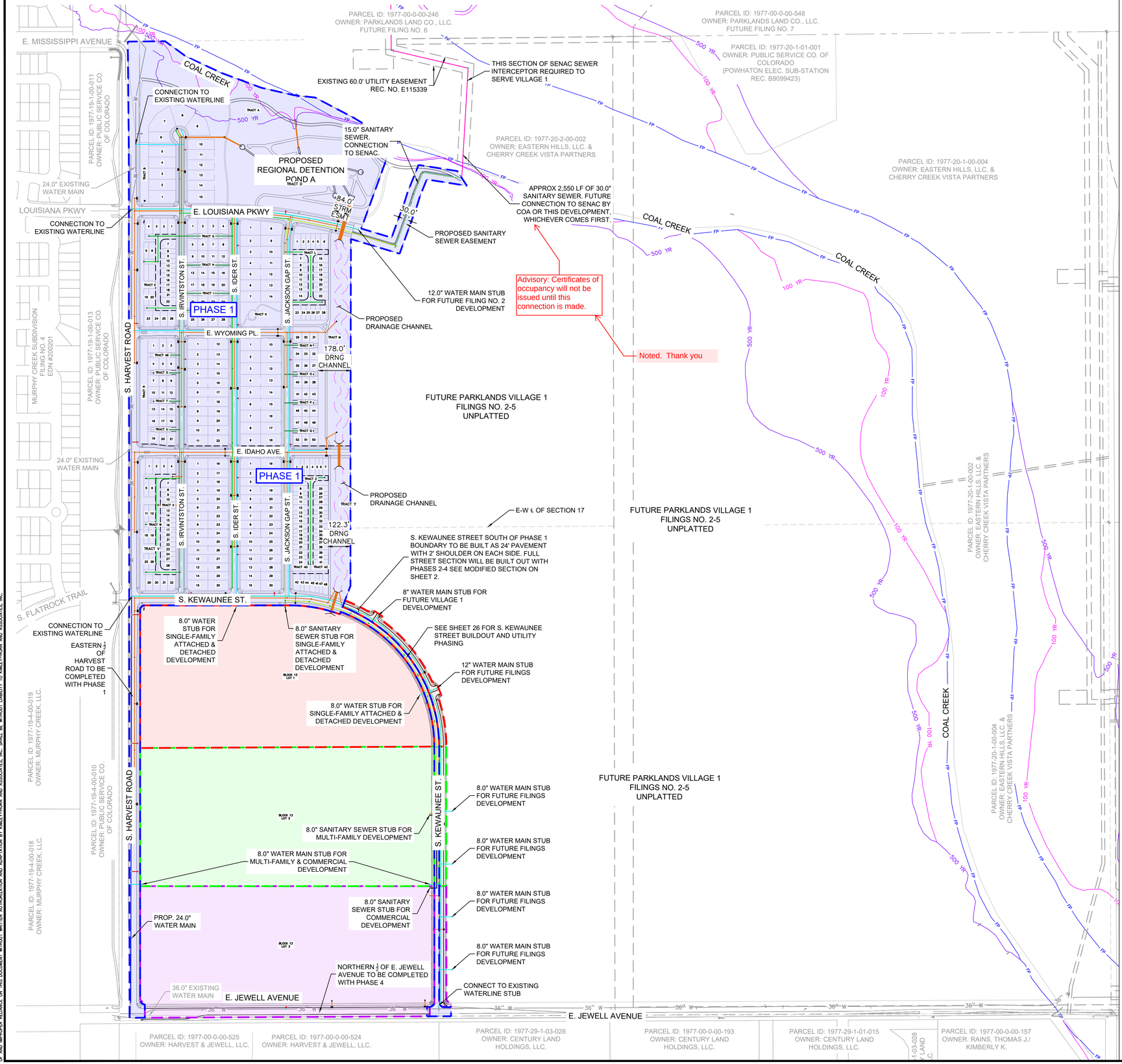

GENERAL NOTES:

- SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
- POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
- STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
- 4" PVC SEWER SERVICES SHALL BE PRIVATE.
- 3/4 TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
- DEVELOPMENT OF VILLAGE 1, FILING NO. 1, PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
- ADDITIONAL OFFSITE IMPROVEMENTS FOR PLANNING AREAS MAY ALSO BE REQUIRED TO SATISFY TRAFFIC AND SAFETY REQUIREMENTS.

PHASED CONSTRUCTION NOTES:

- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER/SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFFSITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.

UTILITY PHASING:

PHASE 1:

- 12" WATERLINE IN LOUISIANA AVE FROM HARVEST ROAD TO PHASE BOUNDARY
- 12" WATERLINE IN KEWAUNEE ST. FROM HARVEST ROAD TO PHASE BOUNDARY
- 24" WATERLINE IN HARVEST ROAD FROM JEWELL AVE TO S. KEWAUNEE ST.
- 2 CONNECTIONS TO EXISTING 24" WATERLINE IN HARVEST ROAD
- APPROPRIATE WATER LOOPING TO PROVIDE TWO POINTS OF CONNECTION.
- APPROXIMATELY 2,550 LF OF THE 30" SENAC WASTEWATER INTERCEPTOR FROM THE DOWNSTREAM CONNECTION POINT TO THE UPSTREAM SIDE OF COAL CREEK. REIMBURSED BY THE CITY.
- 15" OFFSITE SANITARY SEWER FROM E. LOUISIANA AVE TO SENAC WASTEWATER INTERCEPTOR
- DETENTION POND A AND OUTFALL TO COAL CREEK
- OPEN CHANNEL A FROM E. KEWAUNEE ST. TO E. LOUISIANA INCLUDING CULVERT CROSSING AT E. LOUISIANA.
- NO IMPROVEMENTS TO COAL CREEK ADJACENT TO GROUP 1 ARE REQUIRED. PRIMARILY DUE TO CURRENT CHANNEL STABILIZATION.
- EASTERN ½ OF HARVEST ROAD ALONG ENTIRE WESTERN BOUNDARY OF THE FILING

PHASE 2:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 1 BOUNDARY TO PHASE 2 BOUNDARY
- 10" SANITARY SEWER LINE FROM STUB SERVING RESIDENTIAL PARCEL, NORTH TO THE CONNECTION WITH PHASE 1.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING CHANNEL CULVERT CROSSING S KEWAUNEE ST..
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 1 TO BOUNDARY WITH PHASE 3

PHASE 3:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 2 BOUNDARY TO PHASE 3 BOUNDARY
- 10" SANITARY SEWER LINE ALONG S. KEWAUNEE ST. FROM BOUNDARY STUB SERVING MULTI-FAMILY PARCEL, NORTH TO BOUNDARY WITH PHASE 2.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING CHANNEL CULVERT CROSSING S KEWAUNEE ST.
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 2 TO BOUNDARY WITH PHASE 4

PHASE 4:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 3 BOUNDARY CONNECTION WITH EXISTING 36" WATERLINE IN JEWELL AVENUE
- COMPLETION OF 10" SANITARY SEWER LINE ALONG S. KEWAUNEE ST.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING DRAINAGE SYSTEM
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 3 TO CONNECTION WITH JEWELL AVENUE
- NORTHERN ½ OF JEWELL AVENUE (ARTERIAL) FROM HARVEST ROAD TO S. KEWAUNEE ST.

LEGEND:

- 6" PROPOSED PRIVATE SANITARY SEWER SERVICE LINE
- 8" PROPOSED SANITARY SEWER LINE
- 10" PROPOSED SANITARY SEWER LINE
- 15" PROPOSED SANITARY SEWER LINE
- 30" PROPOSED SENAC SANITARY SEWER INTERCEPTOR
- 6" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 12" PROPOSED WATER LINE
- 24" PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED PUBLIC STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED PUBLIC INLET
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- FP — COAL CREEK FLOODWAY
- 100 YR — COAL CREEK 100-YR FLOODPLAIN
- 500 YR — COAL CREEK 500-YR FLOODPLAIN

PHASING LEGEND:

- PHASE 1 LIMITS
- PHASE 2 LIMITS
- PHASE 3 LIMITS
- PHASE 3 LIMITS

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
UTILITY PHASING PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 120'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME UT-OV-PH-480001.dwg
SHEET NO. 25 of 81 shts

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CAD\Filing 1\PlanSheets\Site Plan\UT-OV-PH-480001.dwg, Jan 30, 2024 - Hannah.Rowan
KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 (303) 228-2300 xBA-F1-480001 xPA-F1-480001 xVTCH-F1-480001 xBM-F1-480001
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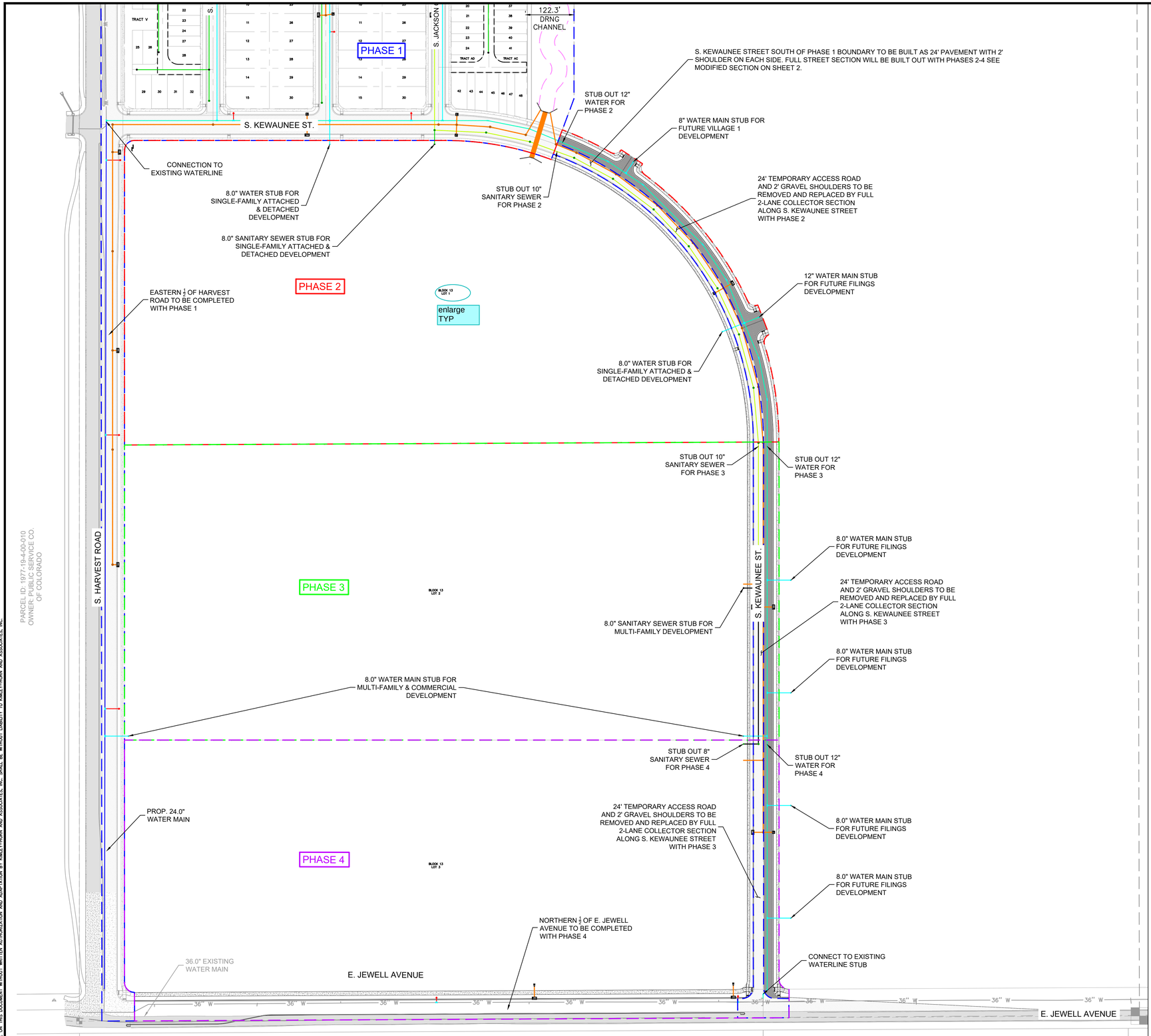

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- STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
- 4" PVC SEWER SERVICES SHALL BE PRIVATE.
- 3/4 TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
- DEVELOPMENT OF VILLAGE 1, FILING NO. 1, PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
- ADDITIONAL OFFSITE IMPROVEMENTS FOR PLANNING AREAS MAY ALSO BE REQUIRED TO SATISFY TRAFFIC AND SAFETY REQUIREMENTS.

PHASED CONSTRUCTION NOTES:

- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER/SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFFSITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE SITE.

UTILITY PHASING:

PHASE 1:

- 12" WATERLINE IN LOUISIANA AVE FROM HARVEST ROAD TO PHASE BOUNDARY
- 12" WATERLINE IN KEWAUNEE ST. FROM HARVEST ROAD TO PHASE BOUNDARY
- 24" WATERLINE IN HARVEST ROAD FROM JEWELL AVE TO S. KEWAUNEE ST.
- 2 CONNECTIONS TO EXISTING 24" WATERLINE IN HARVEST ROAD
- APPROPRIATE WATER LOOPING TO PROVIDE TWO POINTS OF CONNECTION.
- APPROXIMATELY 2,550 LF OF THE 30" SENAC WASTEWATER INTERCEPTOR FROM THE DOWNSTREAM CONNECTION POINT TO THE UPSTREAM SIDE OF COAL CREEK. REIMBURSED BY THE CITY.
- 15" OFFSITE SANITARY SEWER FROM E. LOUISIANA AVE TO SENAC WASTEWATER INTERCEPTOR
- DETENTION POND A AND OUTFALL TO COAL CREEK
- OPEN CHANNEL A FROM E. KEWAUNEE ST. TO E. LOUISIANA INCLUDING CULVERT CROSSING AT E. LOUISIANA.
- NO IMPROVEMENTS TO COAL CREEK ADJACENT TO GROUP 1 ARE REQUIRED. PRIMARILY DUE TO CURRENT CHANNEL STABILIZATION.
- EASTERN ½ OF HARVEST ROAD ALONG ENTIRE WESTERN BOUNDARY OF THE FILING

PHASE 2:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 1 BOUNDARY TO PHASE 2 BOUNDARY
- 10" SANITARY SEWER LINE FROM STUB SERVING RESIDENTIAL PARCEL, NORTH TO THE CONNECTION WITH PHASE 1.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING CHANNEL CULVERT CROSSING S KEWAUNEE ST..
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 1 TO BOUNDARY WITH PHASE 3

PHASE 3:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 2 BOUNDARY TO PHASE 3 BOUNDARY
- 10" SANITARY SEWER LINE ALONG S. KEWAUNEE ST. FROM BOUNDARY STUB SERVING MULTI-FAMILY PARCEL, NORTH TO BOUNDARY WITH PHASE 2.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING CHANNEL CULVERT CROSSING S KEWAUNEE ST.
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 2 TO BOUNDARY WITH PHASE 4

PHASE 4:

- 12" WATERLINE IN KEWAUNEE ST. FROM PHASE 3 BOUNDARY CONNECTION WITH EXISTING 36" WATERLINE IN JEWELL AVENUE
- COMPLETION OF 10" SANITARY SEWER LINE ALONG S. KEWAUNEE ST.
- ALL INTERNAL DRAINAGE IMPROVEMENTS TO CONNECT PHASE TO EXISTING DRAINAGE SYSTEM
- MODIFIED COLLECTOR ALONG S. KEWAUNEE ST. RIGHT-OF-WAY FROM BOUNDARY WITH PHASE 3 TO CONNECTION WITH JEWELL AVENUE
- NORTHERN ½ OF JEWELL AVENUE (ARTERIAL) FROM HARVEST ROAD TO S. KEWAUNEE ST.

LEGEND:

- 6" PROPOSED PRIVATE SANITARY SEWER SERVICE LINE
- 8" PROPOSED SANITARY SEWER LINE
- 10" PROPOSED SANITARY SEWER LINE
- 15" PROPOSED SANITARY SEWER LINE
- 30" PROPOSED SENAC SANITARY SEWER INTERCEPTOR
- 6" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 12" PROPOSED WATER LINE
- 24" PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED PUBLIC STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED PUBLIC INLET
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- COAL CREEK FLOODWAY
- COAL CREEK 100-YR FLOODPLAIN
- COAL CREEK 500-YR FLOODPLAIN

PHASING LEGEND:

- PHASE 1 LIMITS
- PHASE 2 LIMITS
- PHASE 3 LIMITS
- PHASE 3 LIMITS
- PHASE 1
- PAVEMENT - PHASE 1
- SIDEWALK - PHASE 1
- PHASES 2-4
- PAVEMENT - PHASES 2-4
- SIDEWALK - PHASES 2-4

GRAPHIC SCALE IN FEET
0 60 120 240

NORTH

811 Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
UTILITY PHASING PLAN

Kimley»Horn
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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

3RD SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
KJM/HJR	KJM/HJR	LNS

SCALE (H): 1" = 120'
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME UT-OV-PH-480001.dwg
SHEET NO. 26 of 81 shts

CASE NO.: TBD

K:\DEN_CIVIL\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\UT-OV-PH-480001.dwg Jan 30, 2024 - Hannah.Rowan
XREFS: XBM-F1-480001 xPA-F1-480001 xHTCH-F1-480001 xBM-F1-TLATROCK-480001
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PHOTOMETRIC STANDARDS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE UNIFORMITY (AVE/MIN)	ILLUMINANCE (fc)
ARTERIAL	0.90	3.00	N/A
COLLECTOR	0.60	3.50	N/A
LOCAL	N/A	6.00	0.70
SIDEWALK	N/A	N/A	0.50
PEDESTRIAN WALKWAY	N/A	5.00	0.50

are these all street lights?
Not required in Site Plan.
Only reference COA fixture type and height of each

ROAD PHOTOMETRICS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE MINIMUM (Cd/SqM)	LUMINANCE (AVE/MIN)
HARVEST RD (ARTERIAL)	1.33	0.50	2.66
E. JEWELL AVE (ARTERIAL)	1.18	0.60	1.97
E. LOUISIANA PKWY (COLLECTOR)	0.84	0.30	2.80
S. KEWAUNEE ST (COLLECTOR)	0.89	0.40	2.23
LOCAL	0.73	0.30	2.43

SIDEWALK PHOTOMETRICS		
	ILLUMINANCE AVERAGE (fc)	UNIFORMITY (AVE/MIN)
SIDEWALK	0.51	N/A
PEDESTRIAN WALKWAY	0.52	5.20

LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	TYPE	DESCRIPTION	LUMENS	VOLTAGE	WATTS	FINISH	HEIGHT
	72	SL-1	SIGNIFY LUMEC - MPTC, TYPE 3, POST TOP	6000	120 V	55 W	GREY	20'
	28	SL-3	SIGNIFY LUMEC - RFM, TYPE 3 MEDIUM, COBRA HEAD, 4' ARM LENGTH	15,500	120-277 V	120 W	GREY	30'
	35	SL-4	SIGNIFY LUMEC - RFL, TYPE 3 MEDIUM, COBRA HEAD, 4' ARM LENGTH	27,000	120-277 V	200 W	GREY	30'
	23	PL-1	LOUIS POULSON - KIPP POST-TOP FIXTURE	2217	120-277V	30 W	GREY	14'

move to correct location

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 1\PlanSheets\Site Plan\PH-480001.dwg Jan 30, 2024 Hannah.Rowan
XREFS: ALT-480001.dwg, ALT-480001-TB.dwg, ALT-480001-PARK.dwg, ALT-480001-TOPO.dwg, ALT-480001-XS.dwg, ALT-480001-PLAT.dwg, ALT-480001-PLAT-480001.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 1
PHOTOMETRIC PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
TLW	TLW	DJC

SCALE (H): N/A
SCALE (V): N/A
DATE: JANUARY 2024
PROJECT NO. 196480001
DWG. NAME PH-480001.dwg
SHEET NO. 66 of 81 shts

CASE NO.: TBD

STREET FRONTAGE BUFFER REQUIREMENTS

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (1/40 LF)	SHADE TREES PROVIDED	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED	SHRUBS REQUIRED (10/40 LF)	SHRUBS PROVIDED (5 GAL)	GRASSES PROVIDED (1 GAL)
TRACT B (S. HARVEST RD.)	STREET FRONTAGE BUFFER	286	20'	20'	7	7	3	4	72	56	83
TRACT E (S HARVEST RD.)	STREET FRONTAGE BUFFER	554	20'	20'	14	10	3	10	138	98	96
TRACT R (S. HARVEST RD.)	STREET FRONTAGE BUFFER	571	20'	20'	14	13	4	13	143	139	35
TRACT V (S. HARVEST RD.)	STREET FRONTAGE BUFFER	687	20'	20'	17	11	4	12	172	162	104
	TOTALS	**2,098**			**52**	**41**	**14**	**39**	**524**	455	318
										TOTAL SHRUBS PROVIDED	
										561	

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS,(1) 6'HT EVERGREEN TREE OR (1)2.0" CAL. TREE=(10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
NOTE: NO PERENNIALS ARE COUNTED TOWARDS REQUIREMENTS

OPEN SPACE REQUIREMENTS

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	SHADE TREES PROVIDED	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
								5 GAL SHRUBS	1 GAL GRASSES
TRACT A	OPEN SPACE	405,590	102	57	43	31	1014	0	0
TRACT B	OPEN SPACE	19,548	5	6	3	3	49	56	83
TRACT C	OPEN SPACE	2,258	1	0	0	0	6	0	0
TRACT E	OPEN SPACE	15,468	4	10	3	10	39	90	96
TRACT K	OPEN SPACE	28,828	7	6	4	4	72	34	44
TRACT M	OPEN SPACE	142,225	36	14	16	10	356	0	0
TRACT R	OPEN SPACE	28,066	7	13	4	13	70	109	35
TRACT V	OPEN SPACE	21,404	5	11	4	9	54	142	105
TRACT X	OPEN SPACE	2,754	1	1	0	0	7	6	6
TRACT Y	OPEN SPACE	88,821	22	6	10	6	222	0	0
TRACT AA	OPEN SPACE	2,088	1	1	0	0	5	17	34
TRACT AB	OPEN SPACE	2,088	1	1	0	0	5	17	34
TRACT AC	OPEN SPACE	1,393	0	0	0	1	3	12	16
TRACT AD	OPEN SPACE	1,393	0	0	0	1	3	12	16
	TOTALS	**761,924**	**191**	**126**	**87**	**88**	**1,014**	495	469
								651	

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 6'HT EVERGREEN TREE OR (1)2.0" CAL. TREE=(10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)
* WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVALENT NOTED ABOVE.
*WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
*EXCLUDES AREAS WITHIN 100YR FLOODPLAINS,WETLANDS, AND WET DETENTION PONDS.
NOTE: NO PERENNIALS ARE COUNTED TOWARDS REQUIRMENTS

RESPONSE: ADDED NOTE

required to be 5 gal. Add note. Itemize separately in landscape schedule

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	TOTAL AREA (SF)	SHRUBS/GRASSES REQUIRED (1 SHRUB/40SF)	SHRUBS PROVIDED	GRASSES PROVIDED	TOTAL SHRUBS & GRASSES PROVIDED
S. IRVINGTON ST. (WEST)	190	5	5	0	5
E. LOUISIANA PKWY. (NORTHWEST)	1300	33	33	0	33
E. LOUISIANA PKWY. (NORTHEAST)	5456	136	128	46	174
E. LOUISIANA PKWY. (SOUTHWEST)	1300	33	33	0	33
E. LOUISIANA PKWY. (SOUTHEAST)	1050	26	26	0	26
S. IDER ST. (EAST)	1050	26	15	11	26
E. WYOMING PLACE (NORTH)	1600	40	32	8	40
S. JACKSON GAP STREET (WEST)	1166	29	22	7	29
S. JACKSON GAP STREET (EAST)	527	13	13	0	13
E. IDAHO AVE. (NORTHEAST)	1131	28	28	0	28
E. IDAHO AVE. (SOUTHEAST)	978	24	24	0	24
S. FLATROCK TRAIL (NORTH)	1700	43	34	9	43
S. FLATROCKTRAIL (EAST)	769	19	19	0	19
S. HARVEST ROAD (EAST)	17495	437	411	185	596
TOTAL	**35712**	**893**	**823**	**266**	**1089**

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
S. IRVINGTON STREET (WEST)	1 TREE/40 LF	2,212	56	45
S. IRVINGTON STREET (EAST)	1 TREE/40 LF	2,130	54	53
S. IDER ST. (WEST)	1 TREE/40 LF	1,717	43	40
S. IDER ST. (EAST)	1 TREE/40 LF	1,667	42	42
S. JACKSON GAP STREET (WEST)	1 TREE/40 LF	1,717	43	45
S. JACKSON GAP STREET (EAST)	1 TREE/40 LF	1,778	45	41
S HARVEST ROAD (EAST)	1 TREE/40 LF	2,284	58	73
E. LOUISIANA PKWY (NORTH)	1 TREE/40 LF	1,004	26	26
E. LOUISIANA PKWY (SOUTH)	1 TREE/40 LF	910	23	18
E. WYOMING PLACE (NORTH)	1 TREE/40 LF	420	11	11
E. WYOMING PLACE (SOUTH)	1 TREE/40 LF	420	11	13
E. IDAHO AVE. (NORTH)	1 TREE/40 LF	731	19	20
E. IDAHO AVE. (SOUTH)	1 TREE/40 LF	785	20	22
S. FLATROCK TRAIL (NORTH)	1 TREE/40 LF	894	23	18
TOTAL		**18,669**	**474**	**467**

NOTE:
1. ENCUMBRANCES SUCH AS STREET LIGHT AND STOP SIGNS ARE NOT INCLUDED IN THE TOTAL STREET LENGTH REQUIREMENTS.
2. AN EXISTING FIBER OPTIC LINE RUNS THE ENTIRE LENGTH OF THE CURBSIDE LANDSCAPE ALONG S. HARVEST WAY.

fiber optic does not preclude street trees. Please include trees.

RESPONSE: ADDED STREET TREES AND ADDED NOTE ON LANDSCAPE SHEETS ABOUIT HAND DIGGING WHERE FIBER OPTIC LINE RUNS

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT A	OPEN SPACE	405,590	9.3	METRO DISTRICT
TRACT K	POCKET PARK	28,828	0.6	METRO DISTRICT

NOTE:
1. REGIONAL TRAIL AND 70' CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA FOR OWNERSHIP AND MAINTENANCE AT THE TIME OF FINAL CREEK DESIGN.

SEED MIXES

AURORA PROS MIXTURE 2 - MID GRASS PRAIRIE

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	4	
SIDEOATS GRAMA*	BOUTELOUA CURTIPENDULA	X	BUTTE	6	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	4	
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	1	
WESTERN WHEATGRASS*	PASCOPYRUM SMITHII	X	ARIBA	7	
LITTLE BLUESTEM*	SCHIZACHYRIUM SCOPARIUM	X	BLAZE	2	
SAND DROPSEED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1	
GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	X	LORDORN	5	
TOTAL POUNDS PLS/ACRE					
WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		1
SMOOTH ASTER	ASTER LAEVIS	X	NATIVE		2
WHITE YARROW	ACHILLEA LANUGINOSA	X	NATIVE		1
LOUISIANA SAGE	ARTEMISIA LUDOVISCIANA	X	NATIVE		1
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		4
SHOWY GOLDENEYE	HELIMERIS MULTIFLORA (AKA VIGUIERA)	X	NATIVE		2
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		2
SILKY LOCOWEED	OXYTROPIS SERICEA	X	NATIVE		2
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		2
WAND PENSTEMON	PENSTEMON VIRGATUS	X	NATIVE		2
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX					
**1/4 LBS MINIMUM PER SPECIES ORDER					

NATIVE SEED AREA: RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
BIG BLUESTEM	ANDROPOGON GERARDII	X	PAWNEE	2.5
NEBRASKA SEDGE	CAREX NEBRASCENSIS	X	NATIVE	0.4
MEADOW SEDGE	CAREX PRAEGRACILIS	X	NATIVE	0.3
INLAND SALTGRASS	DISTICHLIS STRICTA (D. SPICATA)	X	NATIVE	1.90
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	X	NATIVE	.3
ELYMUS LANCEOLATUS SSP. PSAMMOPHILUS	STREAMBANK WHEATGRASS	X	SODAR	6.3
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	X	PRYOR	2.1
HORDEUM JUBATUM (SYN: CRITESION JUBATUM)	FOXTAIL BARLEY	X	NATIVE	3
JUNCUS ARCTICUS (SYN: JUNCUS BALTICUS)	BALTIC RUSH/ARCTIC RUSH	X	NATIVE	1.4
PASCOPYRUN SMITHII (SYN: AGROPYRON SMITHII)	NUTTAL ALKALIGRASS	X	NATIVE	0.1
SPARTINA PECTINATA	PRAIRIE CORDGRASS	X	NATIVE	1.0
SPOROBOLUS AIROIDES	ALKALI SACATON	X	NATIVE	0.4
TOTAL POUNDS PLS/ACRE				**28.7**
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX				
**1/4 LBS MINIMUM ORDER FOR EACH SPECIES				

AURORA PROS MIXTURE 13 - SHORT GRASS TRAIL OR ROADSIDE

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
TOTAL POUNDS PLS/ACRE				**30**	
OPTIONAL WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		2
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		3
BLUEBELLS	CAMPANULA ROTUNDIFOLIA	X	NATIVE		1
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		3
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		3
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX					
**1/4 LBS MINIMUM PER SPECIES ORDER					

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
CO	59	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
CS	61	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
GD	61	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
GTI	11	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
GTS	37	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
QM	64	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
QS	43	QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
SJP	64	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
UAP	68	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
ORNAMENTAL TREES					
AAS	5	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B
ATH	21	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
CLC	12	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
MSS	16	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B
PNK	17	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
EVERGREEN TREES					
PE	5	PINUS EDULIS	PINE, PINON	6' HT	B&B
PH	22	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	12	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	25	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS					
JCC	73	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JPS	59	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
DECIDUOUS SHRUBS					
AAB	51	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	410	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
CAI	80	CORNUS ALBA 'IVORY HALO'	DOGWOOD, IVORY HALO	#5	CONT.
CCB	206	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CCR	13	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	#5	CONT.
CMF	161	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
CSF	4	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOWTWIG	#5	CONT.
RRL	220	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
RTT	10	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RFR	87	ROSA FLUTTERBYE	ROSE, FLUTTERBYE	#5	CONT.
PERENNIALS					
CJT	23	COREOPSIS 'JETHRO TULL'	COREOPSIS, JETHRO TULL	#1	CONT.
GLC	189	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
RFG	163	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SPS	52	SALVIA PACHYPHYLLA	SAGE, MOJAVE	#1	CONT.
SSM	197	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
ZCL	80	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES					
AGG	114	ANDROPOGEN GERARDII	BIG BLUESTEM GRASS	#1	CONT.
AHI	32	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	#1	CONT.
BGA	417	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PVH	55	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	#5	CONT.
SHP	50	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SNI	28	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SWG	27	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

RESPONSE: ITEMIZED 5GAL & 1GAL SEPERATELY

itemize grasses separately used in curbside that are required to be 5 gal.

LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR 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. POND C1 WILL BE LANDSCAPED WITH GOLF COURSE.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN ROCK MULCH.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
8. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII
10. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED AND CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD WITHIN SIGHT TRIANGLES.

NOT FOR CONSTRUCTION

THE PARKLANDS

Know what's below. Call before you dig.

LANDSCAPE NOTES

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:	SHEET NO.	45
PROJECT NO.		
DWG. NAME		of 66 shts

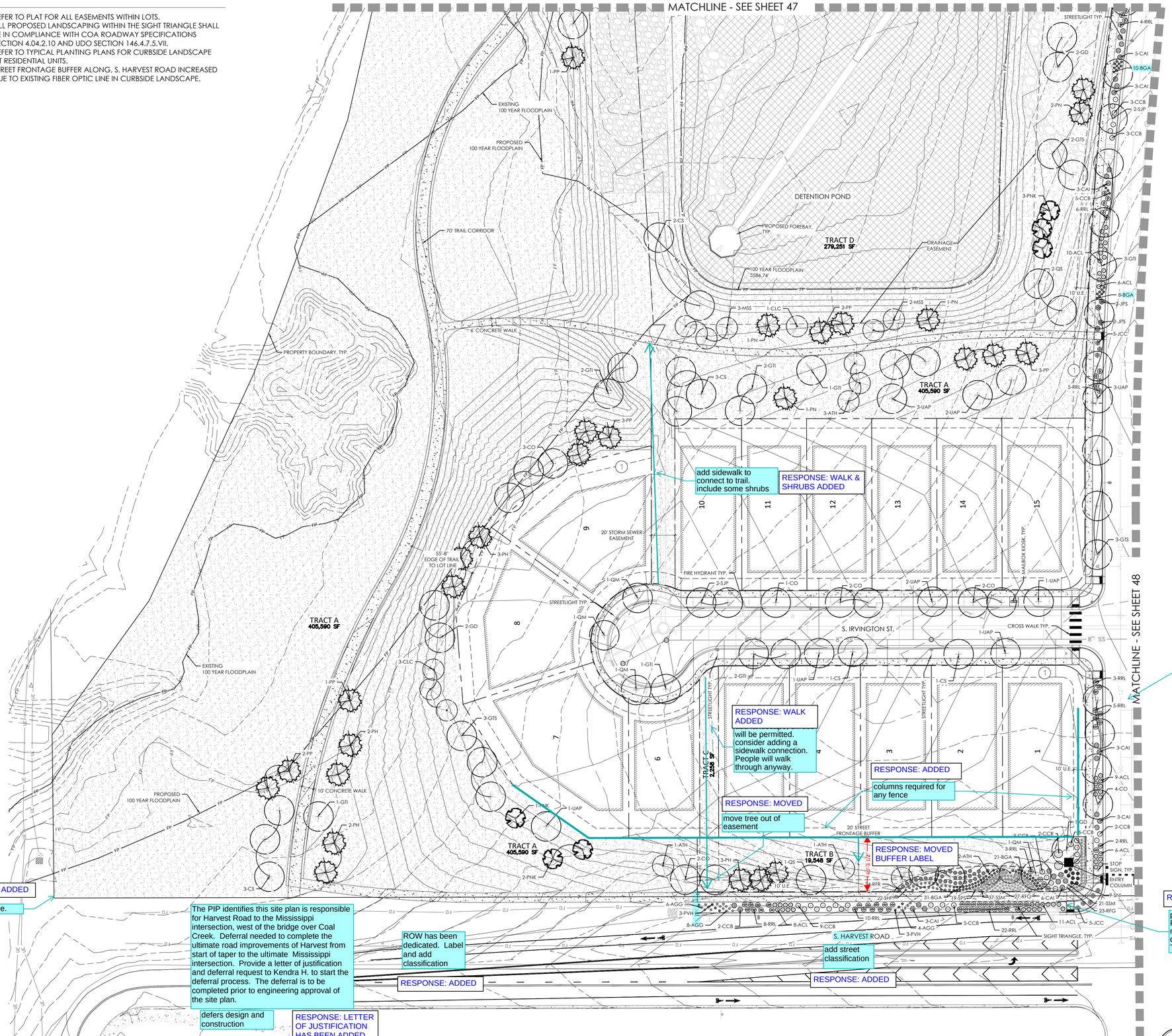
1ST SUBMITTAL CONSTRUCTION DOCUMENTS. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

P:\ventana capital\parklands\Filing 1\CAD\submittals\submittal 3\Sheets\2 Landscape Notes.dwg Jan 31, 2024 cskelton
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY TERRACINA DESIGN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO TERRACINA DESIGN AND ASSOCIATES, INC.

NOTES

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.
4. STREET FRONTAGE BUFFER ALONG, S. HARVEST ROAD INCREASED DUE TO EXISTING FIBER OPTIC LINE IN CURBSIDE LANDSCAPE.



add sidewalk to connect to trail. include some shrubs

RESPONSE: WALK & SHRUBS ADDED

- label major contours
- screen existing and proposed contours

TYP all sheets

RESPONSE: ADDED

label this street and add classification

RESPONSE: ADDED

RESPONSE: WALK ADDED

will be permitted. consider adding a sidewalk connection. People will walk through anyway.

RESPONSE: ADDED

columns required for any fence

RESPONSE: MOVED

move tree out of easement

RESPONSE: MOVED BUFFER LABEL

RESPONSE: ADDED

label property line.

RESPONSE: ADDED

provide street trees. Fiber optic is not a reason to leave trees out.

TYP

The PIP identifies this site plan is responsible for Harvest Road to the Mississippi intersection, west of the bridge over Coal Creek. Deferral needed to complete the ultimate road improvements of Harvest from start of taper to the ultimate Mississippi intersection. Provide a letter of justification and deferral request to Kendra H. to start the deferral process. The deferral is to be completed prior to engineering approval of the site plan.

defers design and construction

RESPONSE: LETTER OF JUSTIFICATION HAS BEEN ADDED AS A RESPONSE

ROW has been dedicated. Label and add classification

RESPONSE: ADDED

add street classification

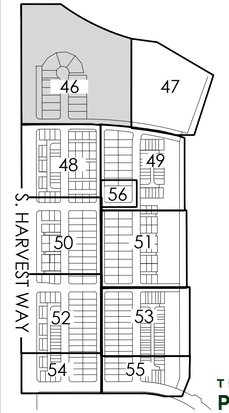
RESPONSE: ADDED

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

NOT FOR CONSTRUCTION

KEY MAP



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Scale: 1"= 40'-0"

0 20 40 80

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DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:	SHEET NO.	46
PROJECT NO.	of	66 shts
DWG. NAME		

CASE NO.: TBD

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- STREET LIGHT
- FIRE HYDRANT
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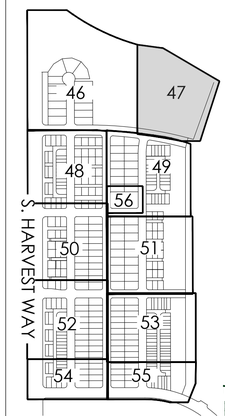
NOT FOR CONSTRUCTION

KEY MAP



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SCALE (V):
DATE:
PROJECT NO.
DWG. NAME
SHEET NO. 47 of 66 shts
CASE NO.: TBD

P:\Ventana Capital\parklands\Filing 1\C4D\submittals\submittal 3\Sheets\L3_Parklands Landscape Sheets.dwg Jan 31, 2024 - 4:04pm
XREFS: ACAD-P-GRADING Parklands F1 TB P-Grading Plan.dwg ACAD-P-Survey Parklands F1 TB P-Survey.dwg ACAD-P-Utilities Parklands F1 TB P-Utilities.dwg ACAD-P-Street Lights Parklands F1 TB P-Landscape Street Lights.dwg
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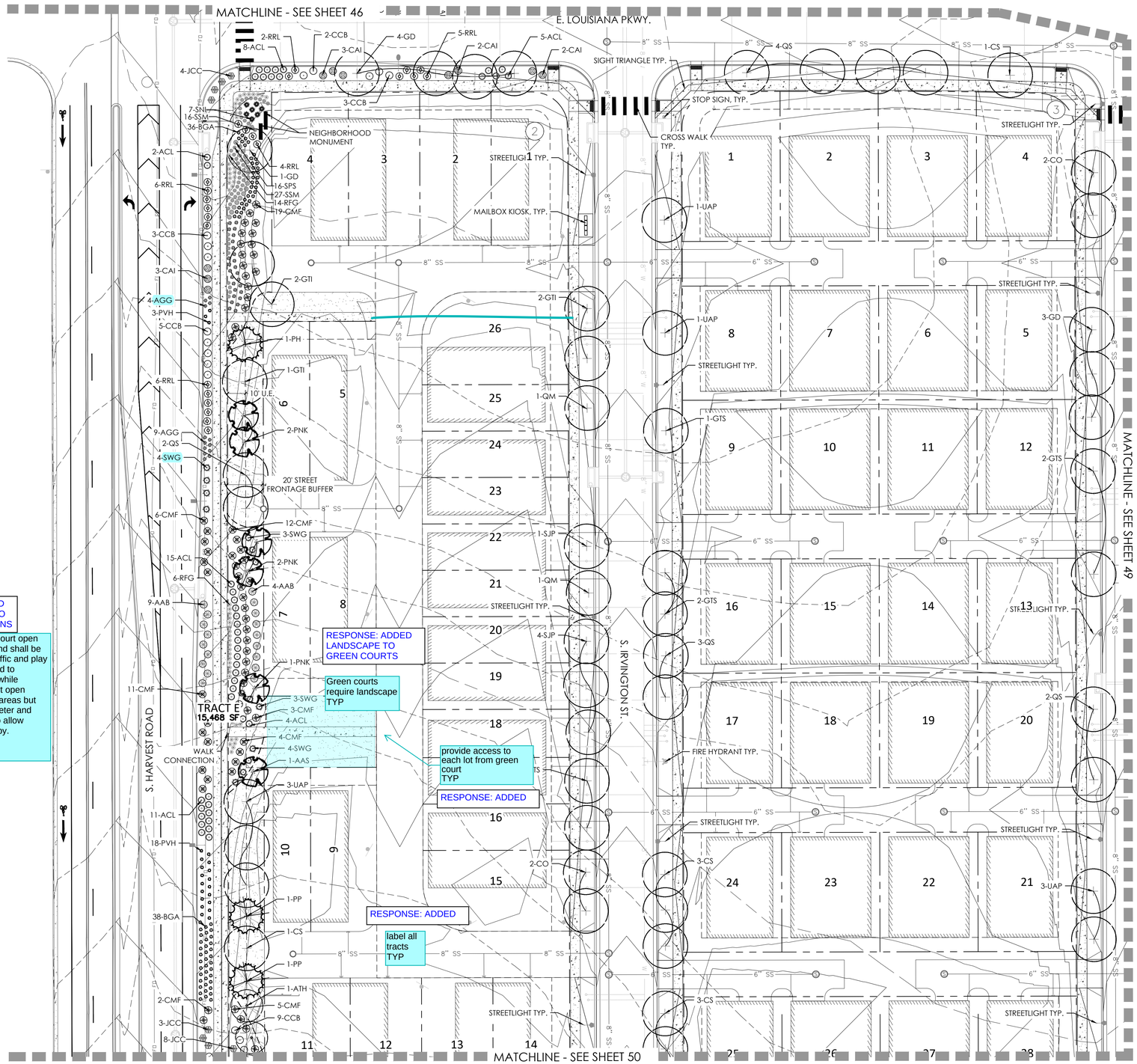

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- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

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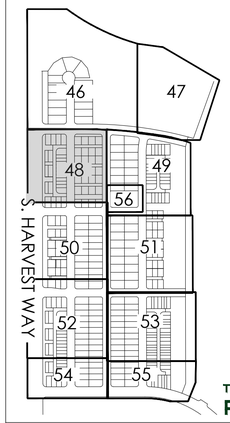

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PROJECT NO.		
DWG. NAME		of 66 shts

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Scale: 1"= 30'-0"

0 15 30 60

CASE NO.: TBD

P:\ventana capital\projects\Filing 1\CAD\Submittals\ADMIN\Set 3\Sheets\3 Parklands Landscape Sheets.dwg Jan 31, 2024 cskelton
XREFS: ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights.dwg ACAD-P-GRADING Survey.dwg ACAD-P-UTILITIES Parklands F1 TB P-Landscape Street Lights.dwg
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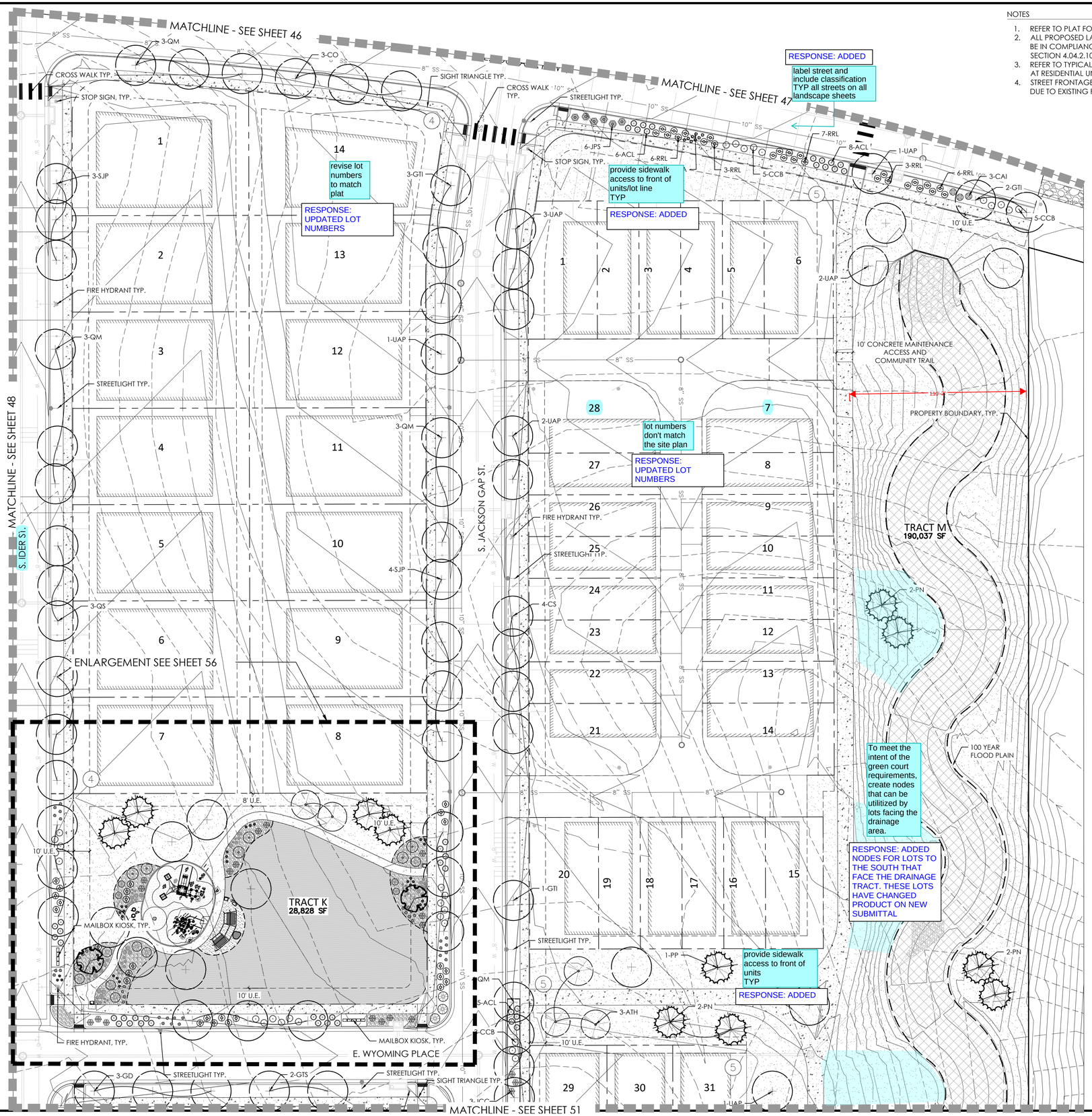

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LEGEND

- BUILDER TREE
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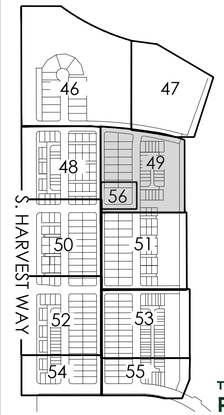
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

NOT FOR CONSTRUCTION

KEY MAP



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PROJECT NO.		49
DWG. NAME		of 66 shts

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Scale: 1"= 30'-0"

0 15 30 60

CASE NO.: TBD

P:\Ventana Capital\Parklands\Filing 1\CAD\Submittals\Submittal 1\Sheets\L3 Parklands Landscape Sheets.dwg Jan 31, 2024 - 10:41am
XREF ACAD-P-Topo.dwg ACAD-P-GRADING Parklands F1 TB P-Landscape Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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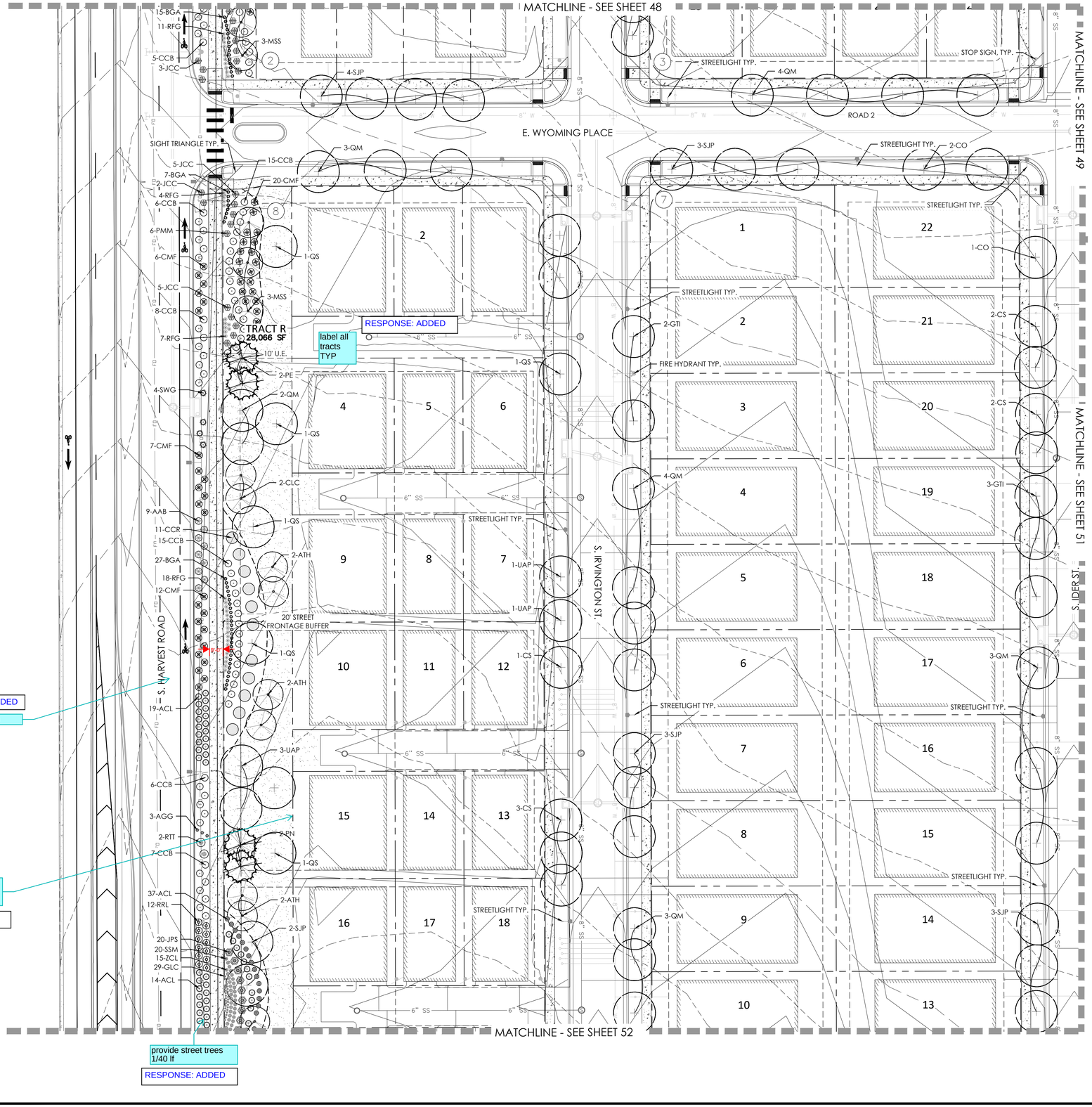

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LEGEND

- BUILDER TREE
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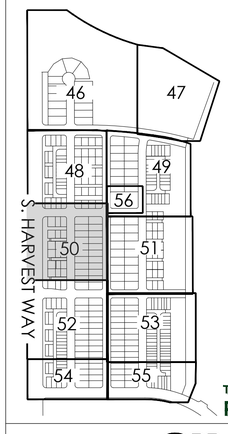
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

NOT FOR CONSTRUCTION

KEY MAP



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DATE:		SHEET NO.
PROJECT NO.		50
DWG. NAME		of 66 shts

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Scale: 1"= 30'-0"

0 15 30 60

CASE NO.: TBD

P:\venture capital\projects\Filing 1\240\submittals\submittal 3\Sheets\3 Parklands Landscape Sheets.dwg, jan 31, 2024, operator
XREFS: ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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LEGEND

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- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

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KEY MAP

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PROJECT NO.		of 66 shts
DWG. NAME		

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CASE NO.: TBD

P:\venture capital\parklands\Filing 1\CAD\submittals\submittal 3\Sheets\3_ParkHands Landscape Sheets.dwg Jan 31, 2024 - 4:04pm
XREFS: ACAD-Boundary.dwg; ACAD-Tracts.dwg; ACAD-Lots.dwg; ACAD-Streets.dwg; ACAD-Buffers.dwg; ACAD-Survey.dwg; ACAD-P_GRADING Parklands F1 TB P-Landscape Street Lights
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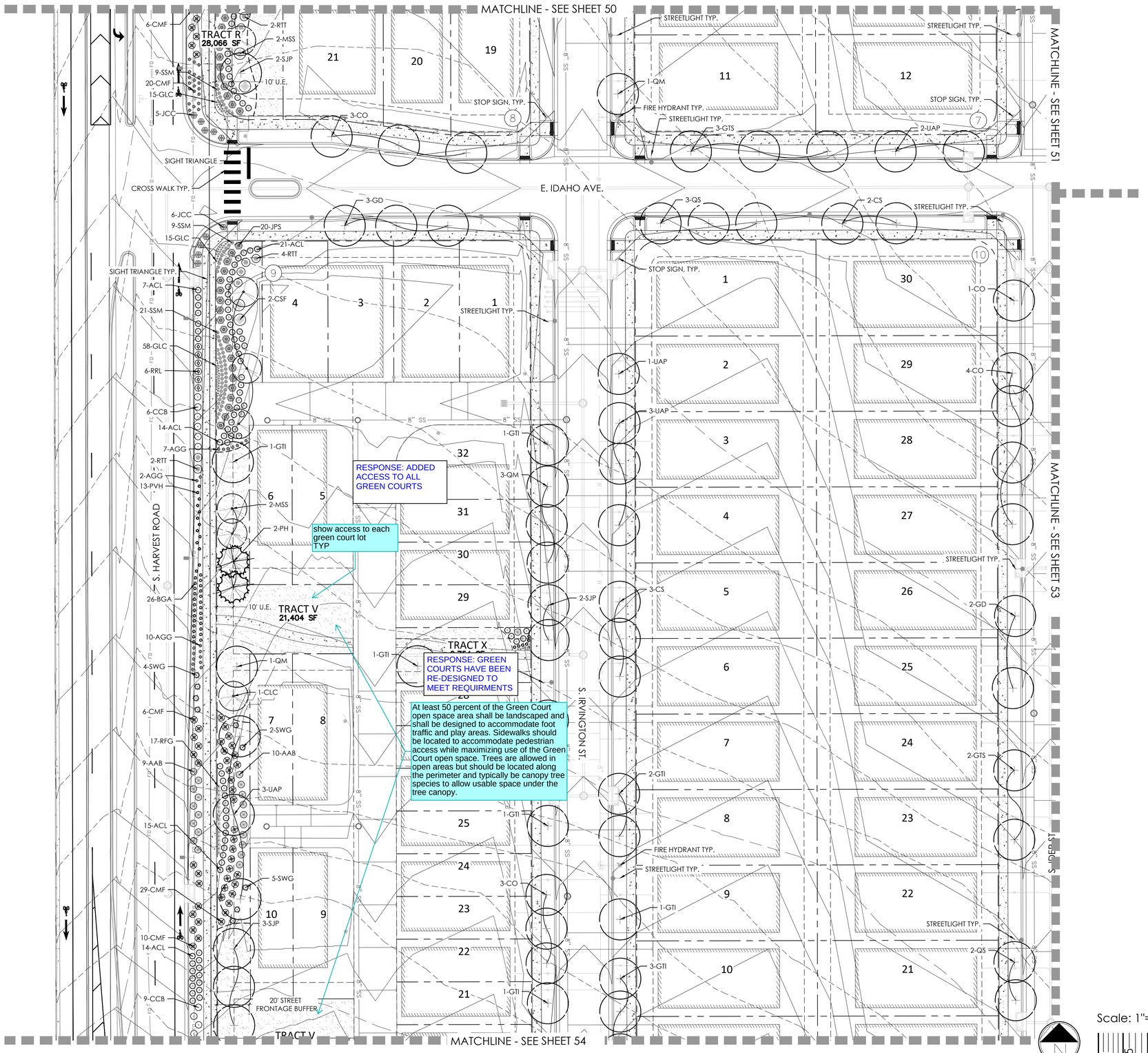

Scale: 1"= 30'-0"

0 15 30 60

LEGEND

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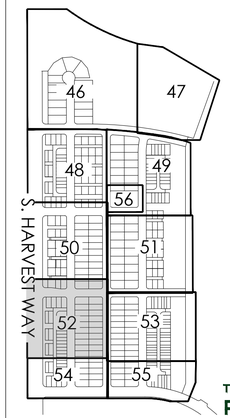
KEY MAP



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SHEET NO. 52 of 66 shts

CASE NO.: TBD

P:\Terracina Capital\Workdocs\Filing (1) CAD\Submittals\Submittal 3\Sheet\L3 Parklands Landscape Sheets.dwg Jan 31, 2024 - oleitton
XREFs: ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights ACAD-P-UTILITIES ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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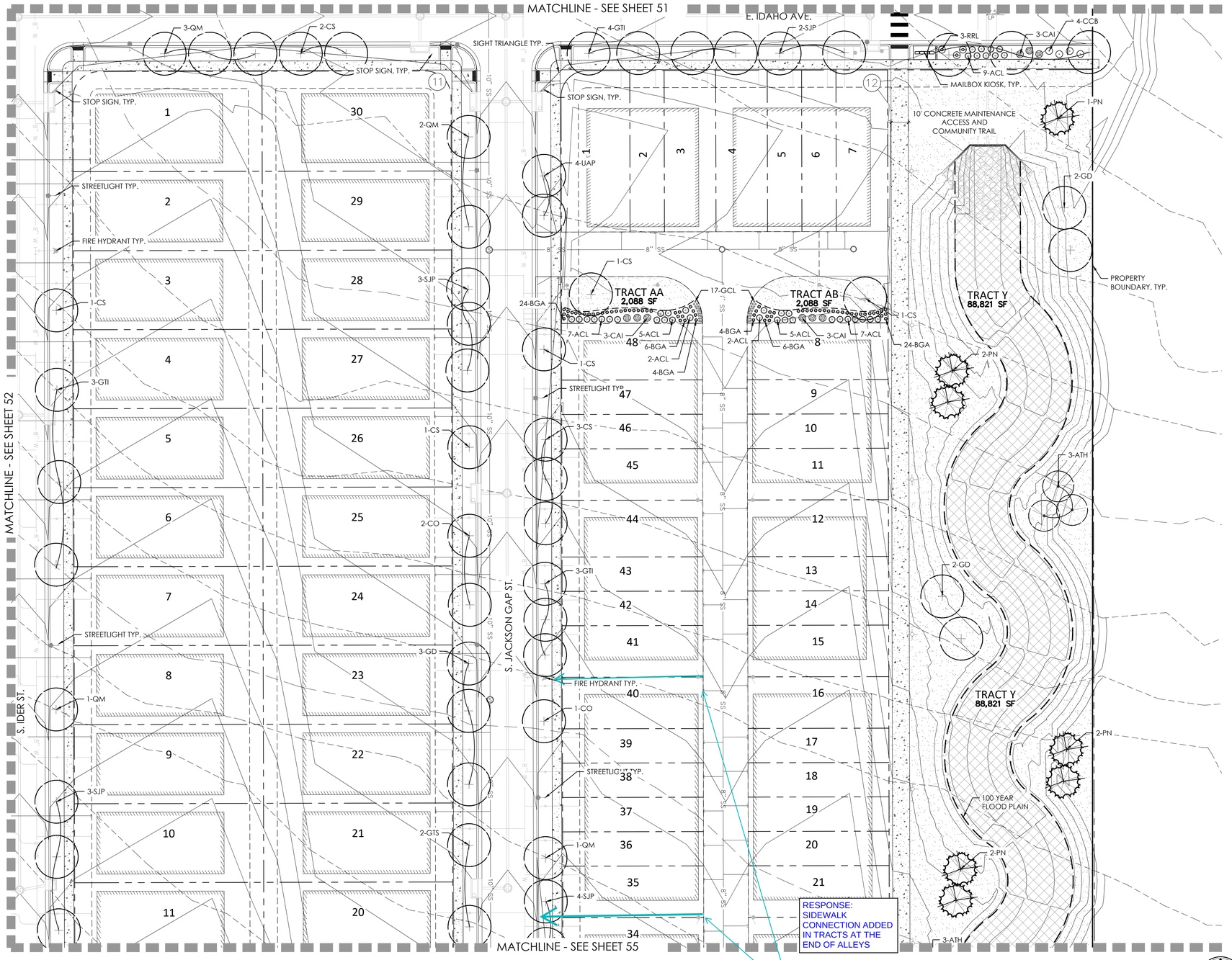

LEGEND

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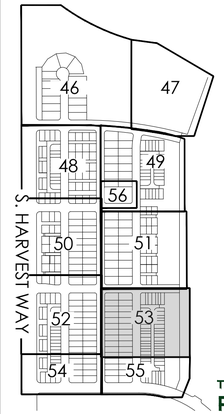

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PROJECT NO.		of 66 shts
DWG. NAME		

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Scale: 1"= 30'-0"

0 15 30 60

CASE NO.: TBD

P:\ventana_capital\parklands\Filing 1\CAD\submittals\submittal 3\Sheets\3 Parklands Landscape Sheets.dwg, Jan 31, 2024, coleltion
XREFS: ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights.dwg, ACAD-P-GRADING Parklands F1 TB P-Landscape Survey.dwg, ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights.dwg
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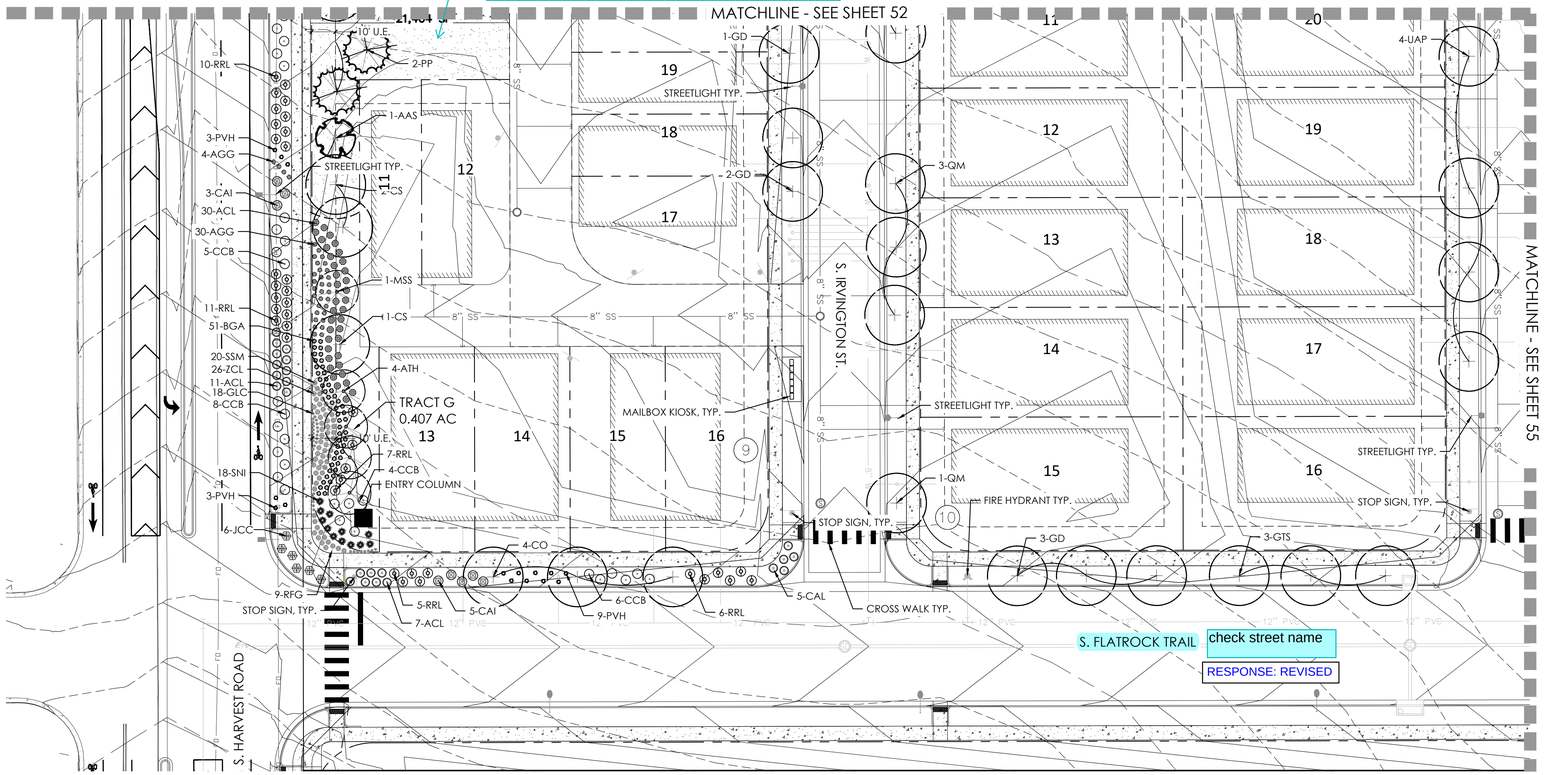
RESPONSE: GREEN COURTS HAVE BEEN RE-DESIGNED TO MEET REQUIRMENTS

At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy.



LEGEND

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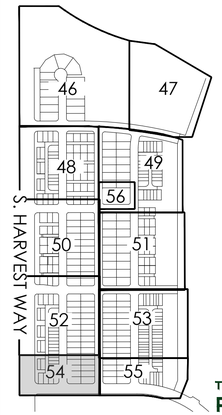
NOT FOR CONSTRUCTION

KEY MAP



THE PARKLANDS

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LANDSCAPE SHEETS

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

DESIGNED	DRAWN	CHECKED

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SCALE (H):
SCALE (V):
DATE:
PROJECT NO.
DWG. NAME
SHEET NO. 54 of 66 shts

Scale: 1"= 30'-0"

CASE NO.: TBD

P:\ventana capital\parklands\Filing 1\CAD\submittals\submittal 3\Sheets\3 Parklands Landscape Sheets.dwg, Jan 31, 2024, csheldon
XREFS: ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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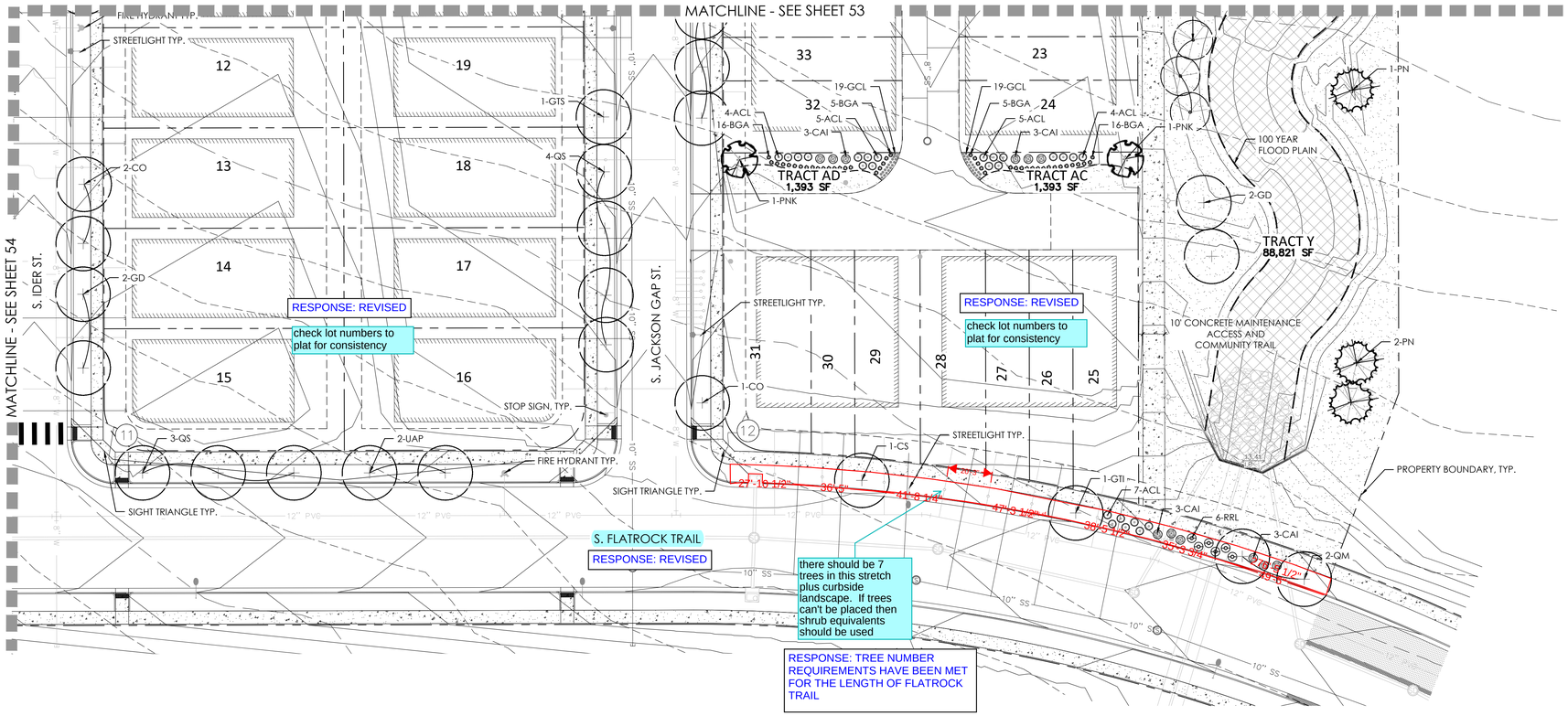
NOTES

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.
4. STREET FRONTAGE BUFFER ALONG, S. HARVEST ROAD INCREASED DUE TO EXISTING FIBER OPTIC LINE IN CURBSIDE LANDSCAPE.

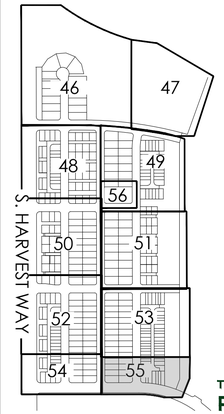


LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- LOW GROW NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

NOT FOR CONSTRUCTION

KEY MAP



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Denver, CO 80231
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SCALE (V):		
DATE:		SHEET NO. 55
PROJECT NO.		
DWG. NAME		of 66 shts

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Scale: 1"= 30'-0"

0 15 30 60

CASE NO.: TBD

P:\ventana capital\projects\Filing 11\CAD\submittals\submittal 3\Sheets\L3 ParkLands Landscape Sheets.dwg Jan 31, 2024 - 10:41am
XREFS: ACAD-Base.dwg ACAD-Title Block.dwg ACAD-Survey.dwg ACAD-Grading Plans.dwg ACAD-Utilities.dwg ACAD-Storm.dwg ACAD-Roadway Plans.dwg ACAD-Overlots Grading Plan.dwg ACAD-Overlots Utility Plan.dwg ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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NOTES

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2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.
4. STREET FRONTAGE BUFFER ALONG, S. HARVEST ROAD INCREASED DUE TO EXISTING FIBER OPTIC LINE IN CURBSIDE LANDSCAPE.

RESPONSE: LABEL MOVED

label or add to legend

MATCHLINE - SEE SHEET 49

MATCHLINE - SEE SHEET 48

MATCHLINE - SEE SHEET 50

MATCHLINE - SEE SHEET 51

OPEN RAIL FENCE

8' U.E.

10' U.E.

S. IDER ST.

S. JACKSON ST.

S. HARVEST WAY

E. WYOMING PLACE

5'-6" WALK

5'-0" WALK

6'-0" WALK

6' required

RESPONSE: REVISED

RESPONSE: ADDED LABEL WHICH PLAY FEATURE OR COMPONENT IS DESIGNED FOR ADA PLAY

Which Play feature is specifically designed for ADA play.

RESPONSE: REVISED

symbols are too light

RESPONSE: ADDED

add this symbol to the legend

mail kiosk?

RESPONSE: ADDED LABEL

NATIVE SEED

BIKE RACKS

PLAY STRUCTURE FOR AGES 5-12

VIBE CHIMES FOR AGES 2-12

ADA PLAY-PIT RAMP

CHILL SPINNER FOR AGES 5-12

PLAY STRUCTURE FOR AGES 2-5

WOOD FIBER MULCH

TRASH TYP.

HOT BIN

CHARCOAL GRILL

ADA PICNIC TABLE TYP.

BENCH

SHADE SHELTER

PET WASTE STATION

PET STATION TYP.

FIRE HYDRANT TYP.

TURF

TRACT K
28,828 SF

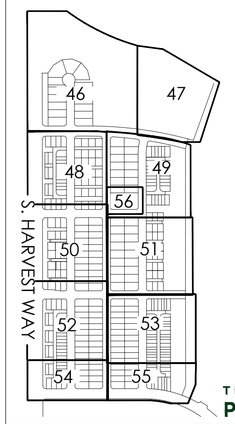
5-AGG, 5-CCB, 1-PE, 1-PP, 1-AFF, 1-CS, 2-MPFI, 1-PH, 3-RRL, 5-RRL, 2-FPP, 3-AHI, 2-JCC, 1-SPS, 2-ZCL, 2-CJT, 1-PBP, 5-ACL, 2-AAB, 3-CJT, 3-SPS, 3-ZCL, 1-QM, 5-AHI, 3-SJP, 1-PBP, 4-AGG, 1-RRL, 1-AGF, 2-PBP, 4-ZCL, 5-CJT, 4-AHI, 3-AGG, 7-CJT, 4-AHI, 5-ZCL, 1-AAS, 2-JCC, 6-CCB, 7-AGG, 3-CO, 3-JCC, 8-ACL, 7-AGG, 6-RRL, 3-CS, 6-ACL, 4-JCC, 3-PBP

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- CONCRETE WALK
- NATIVE SEED
- LOW GROW NATIVE SEED
- TURF
- CRUSHER FINES
- PLAY MULCH
- RIVER ROCK MULCH
  RESPONSE: REVISED
- STREET LIGHT
- FIRE HYDRANT

NOT FOR CONSTRUCTION

KEY MAP



THE PARKLANDS

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LANDSCAPE SHEETS
PARK SITE & MULCH PLAN

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 56 of 66 shts
PROJECT NO.		
DWG. NAME		

1ST SUBMITTAL CONSTRUCTION DOCUMENTS. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

Scale: 1"= 10'-0"

0 5 10 20

CASE NO.: TBD

P:\yentona_capitol\parklands\Filing 11\240\submittals\submittal 3\Sheets\L3 Parklands Landscape Sheets.dwg Jan 31, 2024 - 4:08pm
XREFS: ACAD-P-GRADING Parklands F1 TB P-Grading Survey.dwg ACAD-P-Landscape Street Lights.dwg ACAD-P-Mulch ACAD-P-Utility Survey ACAD-P-GRADING Parklands F1 TB P-Landscape Street Lights
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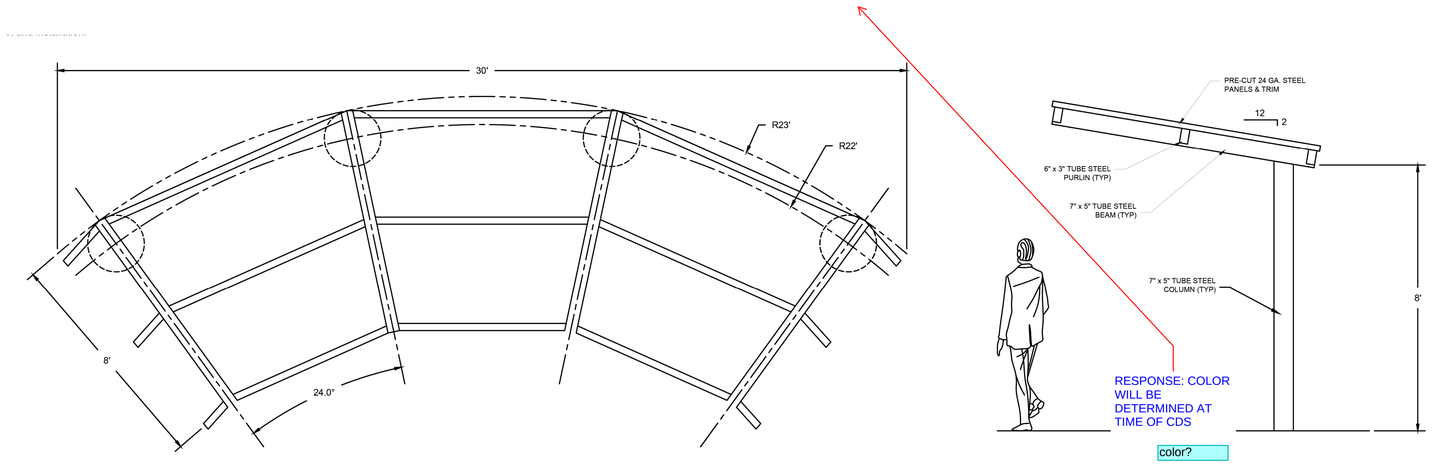
*IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.



1 CANTILEVERED SHADE STRUCTURE
NTS

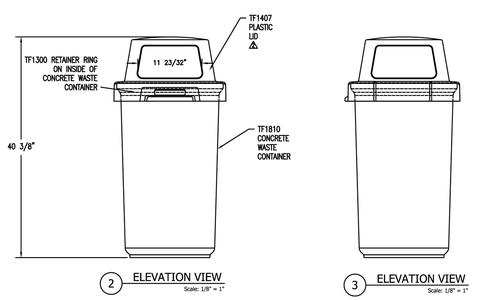
2 PLAY STRUCTURE FOR AGES 2-5
NTS

3 PLAY STRUCTURE FOR AGES 5-12
NTS

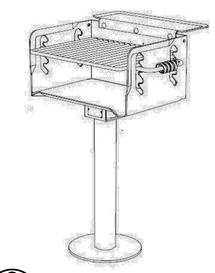
4 VIBE CHIMES FOR AGES 2-12
NTS

5 CHILL SPINNER FOR AGES 5-12
NTS

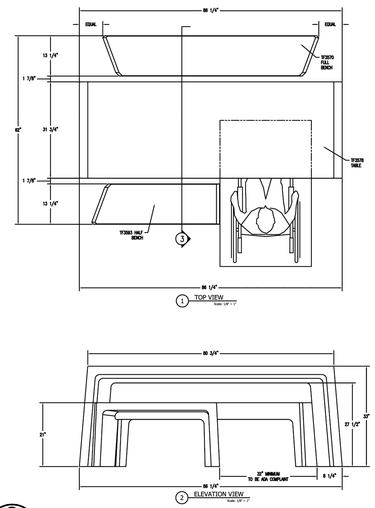
6 TYPICAL BIKE RACK
NTS



7 TYPICAL WASTE BIN
NTS



8 CHARCOAL GRILL
NTS



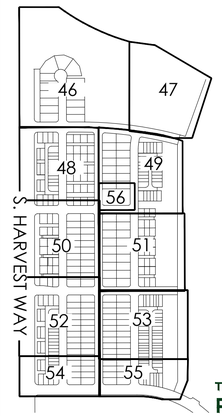
9 TYPICAL ADA PICNIC TABLE
NTS

10 CONCRETE BENCH
NTS

11 TYPICAL PET WASTE STATION
NTS

NOT FOR CONSTRUCTION

KEY MAP



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PARK DETAILS

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Denver, CO 80231
ph: 303.632.8867

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SCALE (V):		
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PROJECT NO.		of 66 shts
DWG. NAME		

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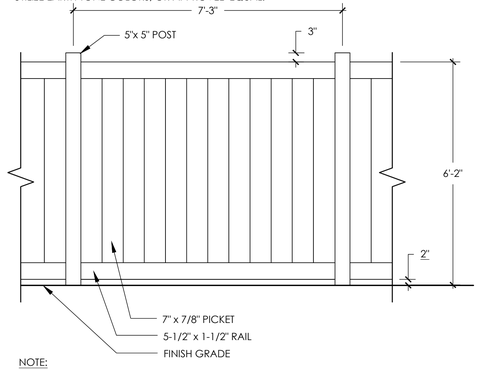
CASE NO.: TBD

P:\vantona capital\grandstaff\Filing 1\CAD\Submittal\submittal 3\Sheets\5 Park Details.dwg Jan 31, 2024 caskelton
XREFS: Project Data; Project Data; Project Data;

FENCING ALONG LOCAL ROADS AND INTERIOR LOTS SHOULD BE MADE OF COMPOSITE OR WOOD MATERIAL AND UTILIZE EARTH TONE COLORS. FENCING ALONG ARTERIAL AND COLLECTOR ROADS SHOULD BE CONSTRUCTED OF COMPOSITE OR WOOD MATERIAL AND UTILIZE EARTH TONE COLORS, OR APPROVED EQUAL.



NOTE:

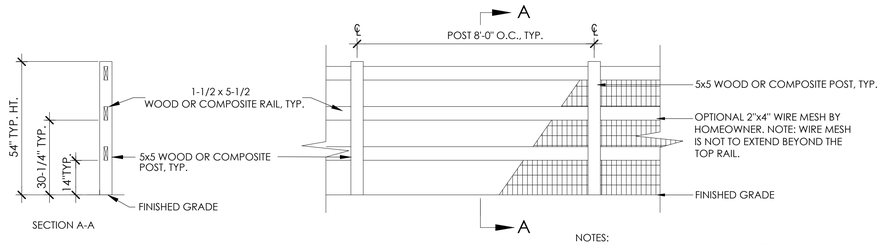
1. FENCES ALONG ARTERIALS AND COLLECTORS SHALL BE SETBACK BEHIND THE REQUIRED LANDSCAPE BUFFER.
2. SIDE YARD FENCES WITHIN SINGLE-FAMILY LOTS SHALL BE SETBACK AT MINIMUM 4' FROM BACK OF SIDEWALK.
3. ALL FENCES THAT FACE AN ARTERIAL OR COLLECTOR STREET SHALL INCLUDE AT LEAST ONE COLUMN FOR EVERY 60 LINEAR FEET AND ONE COLUMN AT EVERY FENCE CORNER AND TERMINUS.

- include column detail.
- Note where columns will be required on plan.

RESPONSE: ADDED

1 PRIVACY FENCE

NOT TO SCALE

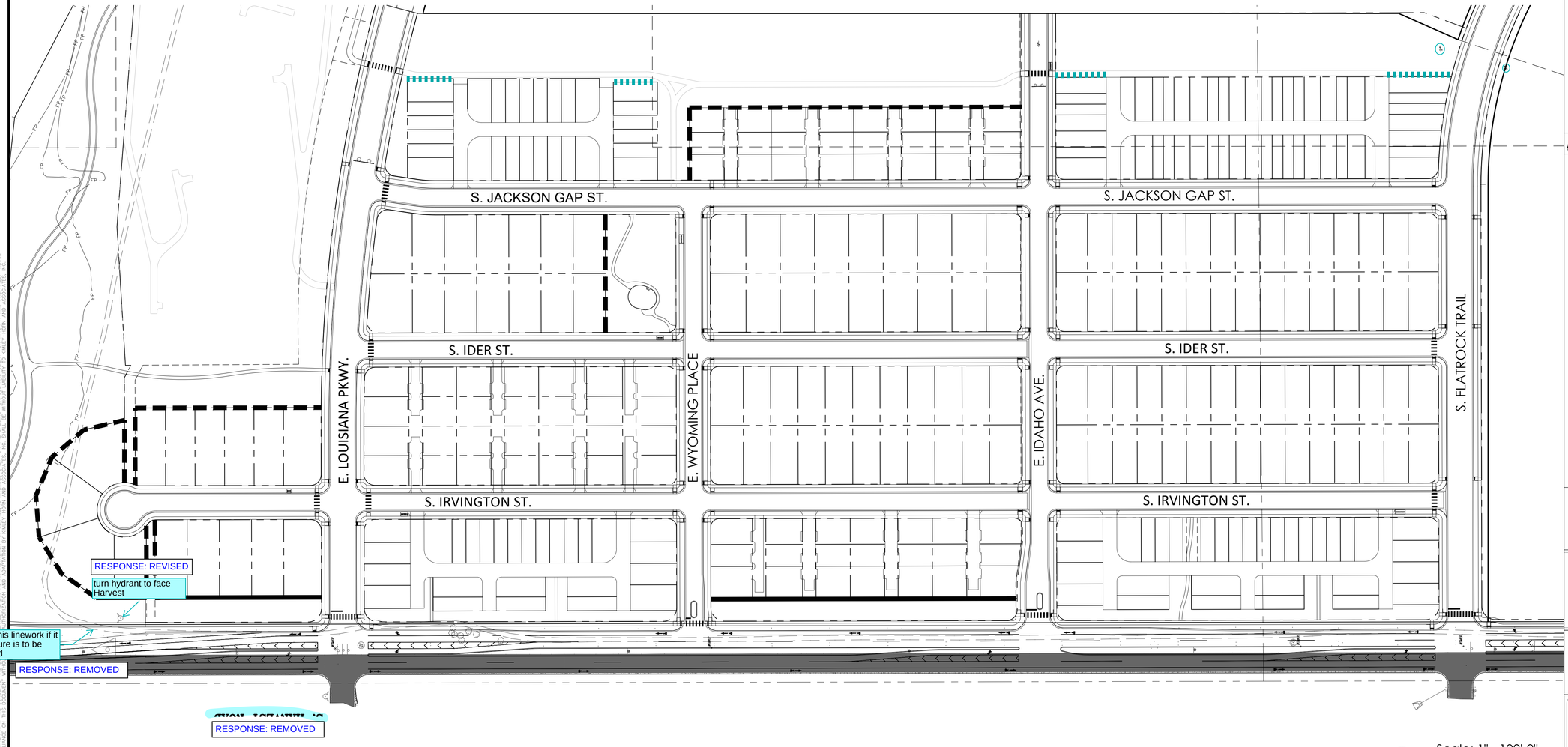


NOTES:

1. FENCE TYPE- WOOD OR COMPOSITE
2. LOCATE FENCE INSIDE RESIDENTIAL PROPERTY LINE BUTTED AGAINST PROPERTY LINE.

2 OPEN RAIL FENCE

NOT TO SCALE



LEGEND

OPEN RAIL FENCE

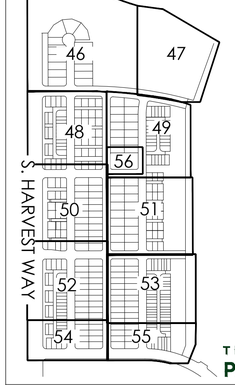
PRIVACY FENCE

add columns

RESPONSE: ADDED

NOT FOR CONSTRUCTION

KEY MAP



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FENCING PLAN

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

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SCALE (V):		
DATE:		SHEET NO. 61
PROJECT NO.		
DWG. NAME		of 66 shts

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Scale: 1"= 100'-0"

0 50 100 200

CASE NO.: TBD

P:\ventana_capital\parklands\Filing 1\CAD\Plan Sets\submittal 3\Sheet\1-7 Parklands Fencing Plans.dwg Jun 31, 2024 - 4:04pm
XREFS: ACAD-P-Survey ACAD-P-GRADING Parklands F1 TB Lot & Tract Designations PRIVACY FENCE OPEN RAIL FENCE
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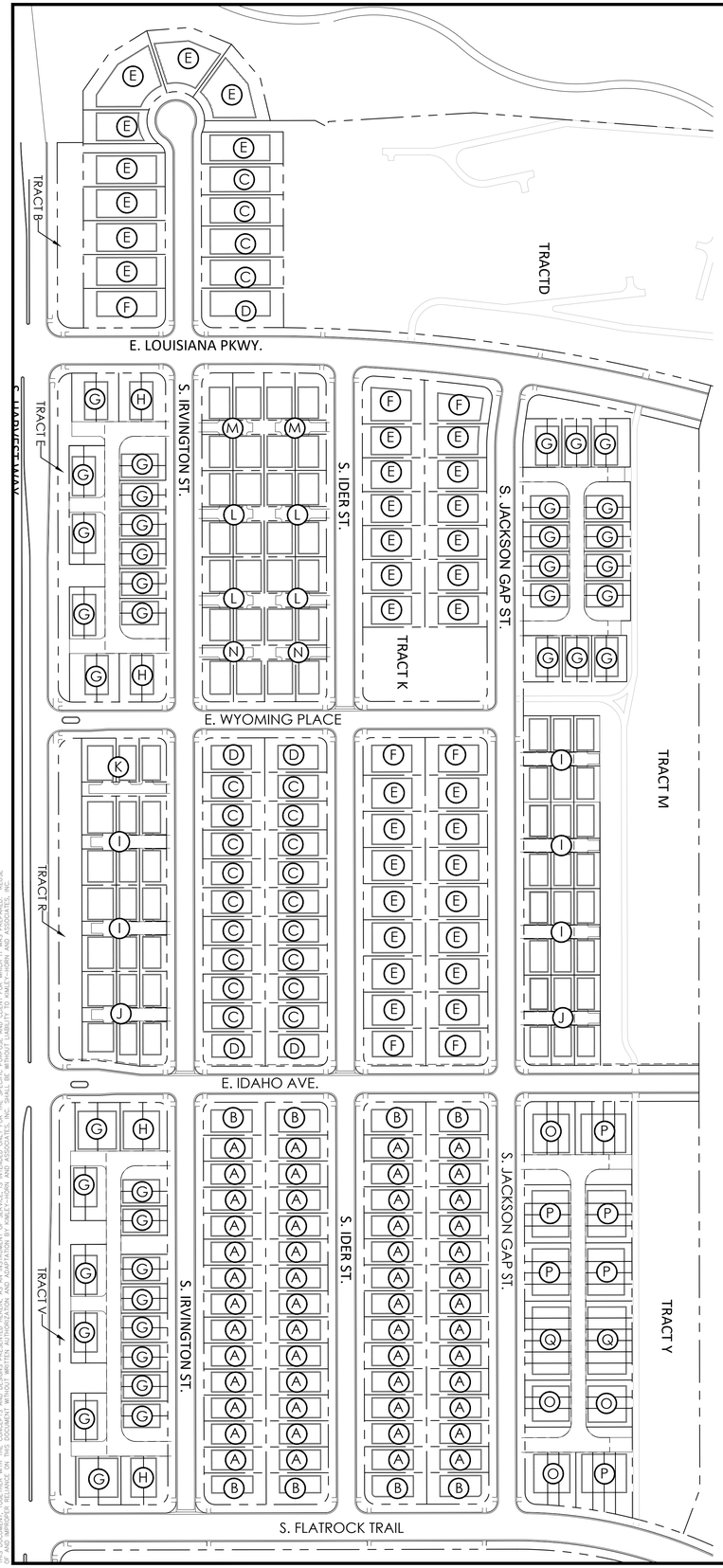

LEGEND

- **A** SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 40'-45' X 110'
- **B** SINGLE FAMILY HOME (CORNER LOT) 45'-50' X 110'
- **C** SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 50'-55' X 110'
- **D** SINGLE FAMILY HOME (CORNER LOT) 55'-60' X 110'
- **E** SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 60'-65' X 110'
- **F** SINGLE FAMILY HOME (CORNER LOT) 65'-70' X 110'
- **G** TWO-FAMILY (DUPLEX)
- **H** TWO-FAMILY (DUPLEX CORNER)
- **I** MOTOR COURT (6 PACK MID-BLOCK LOT)
- **J** MOTOR COURT (6 PACK CORNER LOT)
- **K** MOTOR COURT (3 PACK CORNER LOT)
- **L** MOTOR COURT (4 PACK MID BLOCK LOT)
- **M** MOTOR COURT (4 PACK CORNER LOT)
- **N** MOTOR COURT (2 PACK CORNER LOT)
- **O** SINGLE FAMILY ATTACHED (3-PACK TOWNHOUSE)
- **P** SINGLE FAMILY ATTACHED (4-PACK TOWNHOUSE)
- **Q** SINGLE FAMILY ATTACHED (6-PACK TOWNHOUSE)

RESPONSE:MADE TEXT LARGER

Increase font size. Too small to read at 11 x 17 TYP

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THE PARKLANDS

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LANDSCAPE TYPICALS

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

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SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 62
PROJECT NO.		
DWG. NAME		of 66 shts

CASE NO.: TBD

P:\vertical capital\projects\Filing 1\CAD\submittals\submittal 3\Sheets\8 Landscape Typicals.dwg Jan 31, 2024 cskelton
XREFS: Project Limits; LANDSCAPE TYPICALS; Match Lines
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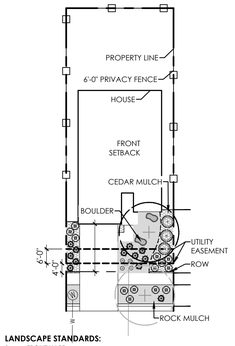


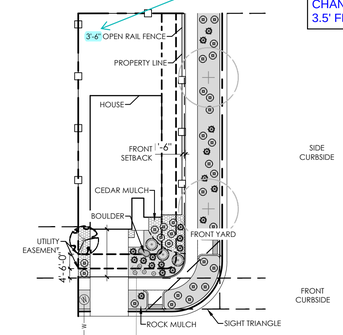
LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, ONE (1) LANDSCAPE BOULDER
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

A SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50'X110'

3.5' and 4' spec'd. Is this deliberate?

RESPONSE: CHANGED ALL TO 3.5' FENCE



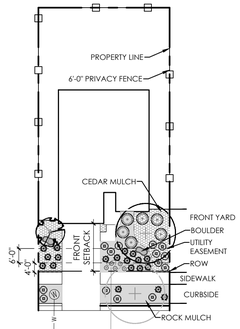
LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL OR ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (5) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE - ONE (1) LANDSCAPE BOULDER
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

B SINGLE FAMILY HOME (CORNER LOT) 50'-55'X110'

Increase font size. Too small to read at 11 x 17 TYP

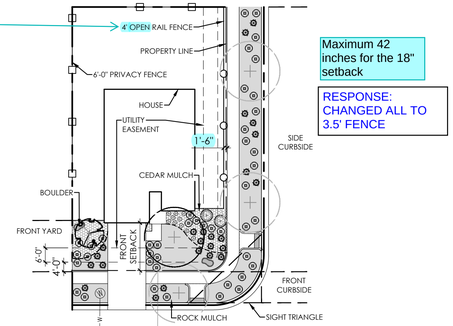
RESPONSE: CHANGED ALL TEXT TO READ



LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL TREE AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

C SINGLE FAMILY HOME (LARGE MID-BLOCK) 50'-55'X110'



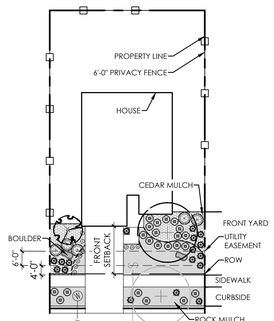
Maximum 42 inches for the 18" setback

RESPONSE: CHANGED ALL TO 3.5' FENCE

LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

D SINGLE FAMILY HOME (CORNER LOT) 55'-65'X110'



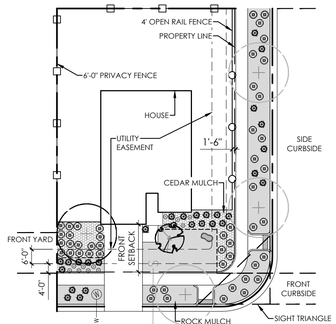
LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. **CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

E SINGLE FAMILY HOME (CORNER LOT) 60'-65'X110'

remove or show side landscape

RESPONSE: REMOVED



LANDSCAPE STANDARDS:

1. **FRONT YARD**
   - ONE (1) ORNAMENTAL AND ONE (1) SHADE TREE IN FRONT YARD
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. **FRONT CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. **SIDE CURBSIDE**
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

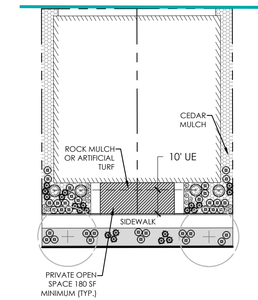
F SINGLE FAMILY HOME (CORNER LOT) 65'-70'X110'

RESPONSE: ALL TYPICALS TO SCALE

Make Typicals to scale

RESPONSE: ADDED ALLEY

Alley?



Alley loaded lots facing a street require front yard landscape. Alley loaded lots facing a green court that meets the landscape requirements do not have to provide front yard landscape. Add a note to differentiate/clarify.

RESPONSE: NOTED

LANDSCAPE STANDARDS:
FRONT YARD

1. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-ONE (31) AND NINETEEN (19) PERENNIALS OR GRASSES SHALL BE INCLUDED
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CURBSIDE

3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTEEN (13) AND SIX (6) GRASSES IN CURB SIDE LANDSCAPE

please summarize quantities per lot.

RESPONSE: REVISED PER LOT

G TWO-FAMILY (DUPLEX)

facing street or green court?

RESPONSE: ADDED LABEL ON TYPICAL

RESPONSE: REVISED PLANT SCHEDULE

RESPONSE: REVISED NOTE

meeting front yard design standards

this is inconsistent with the plant schedule.

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- OPEN RAIL FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.

Add: When 9 or more shrubs are required, at least 3 plant species must be included

RESPONSE: ADDED NOTE

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GRASS
- PERENNIAL
- ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"
- CEDAR MULCH
- 1.5"-3" HORIZON RIVER ROCK
- PRIVATE OPEN SPACE
- STEEL EDGER
- PRIVACY FENCE
- OPEN RAIL FENCE
- CURBSIDE TREE

NOT FOR CONSTRUCTION

NOTE:

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF ~~18"~~ BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
- REFER TO SHEET LT.6 FOR FRONT YARD PLANT LIST.

4' for privacy fence

RESPONSE: REVISED NOTE

THE PARKLANDS

811 Know what's below. Call before you dig.

LANDSCAPE TYPICALS

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
: 303.632.8867

RESPONSE: REMOVED

DESIGNED	DRAWN	CHECKED

~~1ST SUBMITTAL~~
CONSTRUCTION DOCUMENTS.
~~FOR CITY REVIEW ONLY~~. NOT FOR CONSTRUCTION.

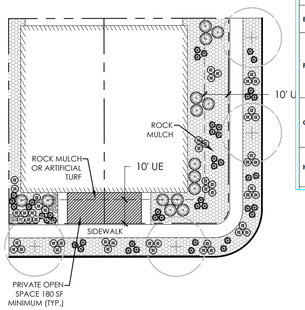
SCALE (H):
SCALE (V):
DATE:
PROJECT NO.
DWG. NAME
SHEET NO. 63 of 66 shts

CASE NO.: TBD

P:\venterra capital\projects\Filing 1\CAD\submittals\submittal 3\Sheets\8 Landscape Typicals.dwg Jan 31, 2024 cskelton
RELEASED FOR: SUBMITTAL (LANDSCAPE TYPICALS)
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION HEREOF, FOR OTHER PROJECTS, WITHOUT THE WRITTEN AUTHORIZATION OF TERRACINA DESIGN, IS PROHIBITED AND WILL BE WITHOUT LIABILITY TO TERRACINA DESIGN. ANY UNAUTHORIZED REUSE OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO TERRACINA DESIGN. ALL UNPUBLISHED RIGHTS RESERVED.

RESPONSE: ADDED ALLEY

Alley ?



LANDSCAPE STANDARDS:
FRONT YARD
1. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-SIX (36) AND THIRTY-THREE (33) PERENNIALS OR GRASSES SHALL BE INCLUDED
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CURBSIDE
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY (30) AND TWENTY (20) GRASSES IN CURB SIDE LANDSCAPE

add a feature item

RESPONSE: ADDED BOULDER

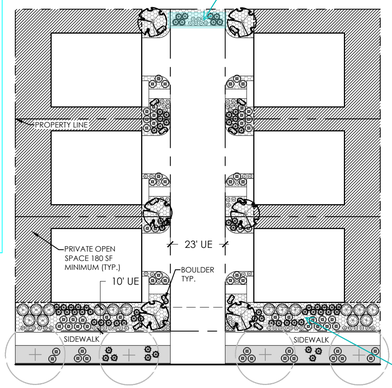
Table 4.7-3
Residential Yard Landscape Requirements
Front, side, and rear yard landscaping requirements for single-family detached and two-family (duplex) dwellings

Areas located in front of the house elevation not including the streetscape area between the sidewalk and street curbs.
Side and rear yards visible to the public shall comply with front yard standards.

A	**Turf[1]**	Turf option: Shall not exceed the lessor of 45% or 500 sq. ft. Refer to Note 1 below.
B	**Trees[2]**	1 shade tree (≥ 2.5 in. caliper) or 1 ornamental tree (≥ 2 in. caliper) or 1 evergreen tree (≥ 6 ft. tall). Refer to Subsections 146-4.7.5.P.6.c and d.
C	**Shrubs**	Min no. of shrubs = (front yard landscaped area in sq. ft. – turf area in sq. ft.) x 0.025. Artificial turf is permitted after the shrub count is met. 30% of shrub count can be ornamental grasses or perennials. When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.
D	**Rock and Inorganic Mulches**	Mulch is required and may be organic or inorganic. If all inorganic mulch is proposed, 2 different types and sizes are required. White rock, red lava rock and rubber mulches are not permitted. When rock mulch is used and abuts a hard surface (concrete, curb, pavers, sidewalk) it must be a minimum size of 1/2 in. screened.
E	**Pavers**	Up to 25% of landscape area can be provided as pavers such as brick and natural stone.
F	**Features**	1 of the following shall be incorporated in the front yard: a. Wall 1 – 2.5 ft. high made of decorative stone, stucco, or CMU. b. Fence. c. Earth berm ≤ 2.5 ft. tall with slopes not to exceed 1:4 rise:run. d. Natural boulders ≥ 2 ft. x 2 ft. x 2 ft.
G	**Side Yards**	Side yards with no public view: No plant material required; mulch required. Side yards with public view: Front yard standards apply + 1 tree per 25 linear feet.
H	**Rear Yards**	Rear yards with no public view: May have the lessor of < 45% turf or 500 sq. ft. Rear yards with public view: Front yard standards apply.

this isn't representative of proposed 6-pack layout. there is parking here.

RESPONSE: ADDED PARKING

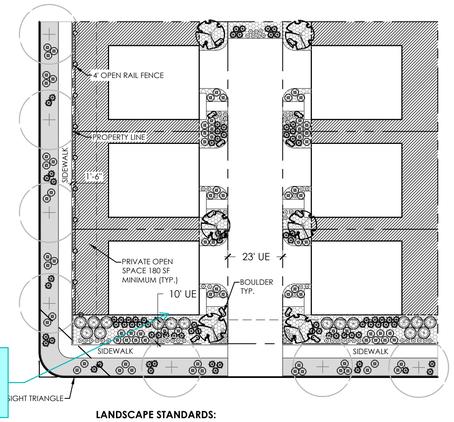


LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED FORTY-SEVEN (47) AND SIXTY (60) PERENNIALS OR GRASSES PER SIX (6) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, SIX (6) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE

RESPONSE: REVISED FOOTPRINT TO FACE ROAD

Dwellings on lots abutting a public or private street shall have front doors facing that street.
TYP



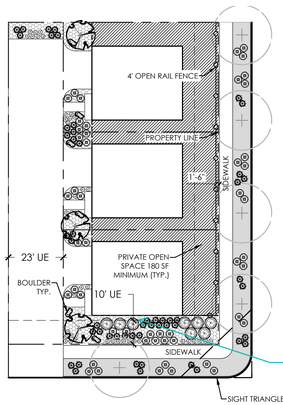
LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED FORTY-SEVEN (47) AND SIXTY (60) PERENNIALS OR GRASSES PER SIX (6) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, SIX (6) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-FOUR (34) AND SIXTEEN (16) GRASSES IN CURB SIDE LANDSCAPE

H TWO-FAMILY (DUPLEX CORNER LOT)

motor court lots that are 60' wide at the street should provide 2 trees

RESPONSE: ADDED TREES



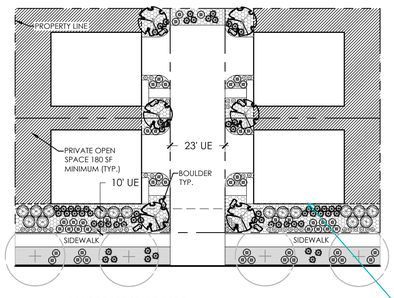
Dwellings on lots abutting a public or private street shall have front doors facing that street.
TYP

RESPONSE: REVISED FOOTPRINT TO FACE ROAD

LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, THREE (3) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED TWENTY-FOUR (24) AND THIRTY (30) PERENNIALS OR GRASSES PER THREE (3) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, SIX (6) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE

I MOTOR COURT (6 PACK MID-BLOCK LOT)



LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-SIX (36) AND SIXTEEN (16) PERENNIALS OR GRASSES PER EIGHT (8) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, EIGHT (8) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS SIXTEEN (16) AND SEVEN (7) GRASSES IN CURB SIDE LANDSCAPE

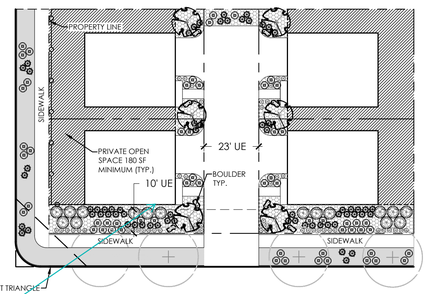
Increase font size. Too small to read at 11 x 17
TYP

RESPONSE: REVISED TO READ

Dwellings on lots abutting a public or private street shall have front doors facing that street.
TYP

RESPONSE: REVISED FOOTPRINT TO FACE ROAD

J MOTOR COURT (6 PACK CORNER LOT)



LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, SIX (6) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-SIX (36) AND SIXTEEN (16) PERENNIALS OR GRASSES PER EIGHT (8) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, EIGHT (8) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TWELVE (12) GRASSES IN CURB SIDE LANDSCAPE

K MOTOR COURT (3 PACK CORNER)

L MOTOR COURT (4 PACK MID BLOCK)

M MOTOR COURT (4 PACK CORNER LOT)

RESPONSE: ALL TYPICALS TO SCALE

Make Typicals to scale

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- OPEN RAIL FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GRASS
- PERENNIAL
- ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"
- CEDAR MULCH
- 1.5"-3" HORIZON RIVER ROCK
- PRIVATE OPEN SPACE
- STEEL EDGER
- PRIVACY FENCE
- OPEN RAIL FENCE
- CURBSIDE TREE

NOT FOR CONSTRUCTION

NOTE:
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18" BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
- REFER TO SHEET LT.6 FOR FRONT YARD PLANT LIST.

4' required unless fence meets front yard standards

RESPONSE: REVISED NOTE

THE PARKLANDS

811 Know what's below. Call before you dig.

LANDSCAPE TYPICALS

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

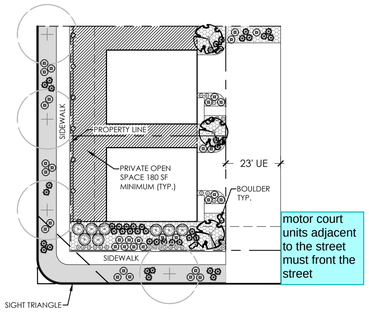
RESPONSE: REMOVED

1ST SUBMITTAL CONSTRUCTION DOCUMENTS.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 64 of 66 shts
PROJECT NO.		
DWG. NAME		

CASE NO.: TBD

P:\working copies\Standards Files (ACAD)\submittals submitted 3\Sheets\8 Landscape Typicals.dwg Jan 31, 2024 cskelton
XREFs Present: PLOT PLANS\PLOT PLANS.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY JHK-CAMA AND JHK-COSCETTE, WHO SHALL BE WARRANTED LIABILITY FOR ALL DAMAGES RESULTING THEREFROM.



motor court units adjacent to the street must front the street

RESPONSE:REVISED FOOTPRINT

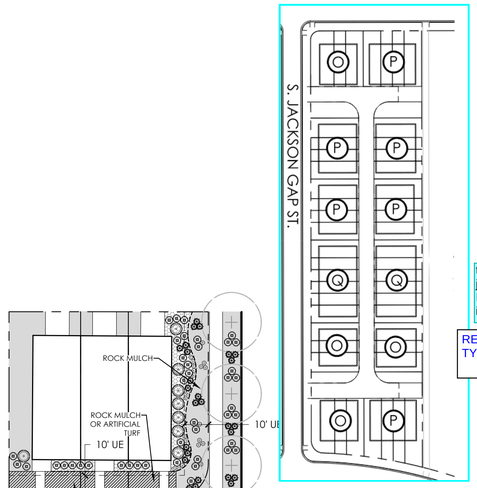
LANDSCAPE STANDARDS:
FRONT YARD
1. ONE (1) ORNAMENTAL TREE IN FRONT YARD, PER LOT, THREE (3) TOTAL
2. MINIMUM COUNT OF SHRUBS REQUIRED EIGHTEEN (18) AND EIGHT (8) PERENNIALS OR GRASSES PER THREE (3) PACK. AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
4. REQUIRED LANDSCAPE FEATURE: TWO (2) BOULDERS MIN 2'X2'X2', PER LOT, THREE (3) TOTAL

CURBSIDE
5. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY (20) AND TEN (10) GRASSES IN CURB SIDE LANDSCAPE

RESPONSE: ADDED FRONT AND SIDE CURBSIDE

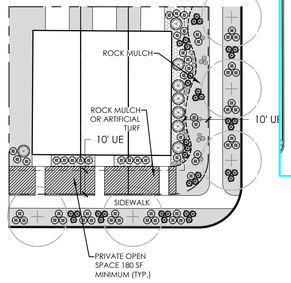
separate front from side curbside landscape TYP

N MOTOR COURT (2-PACK CORNER LOT)



these typicals are just for corners. Include a typical for internal units.

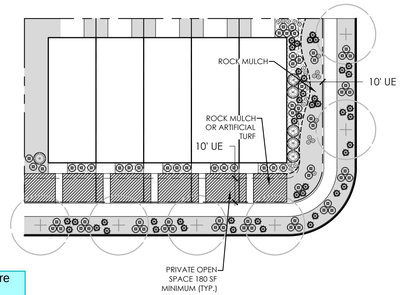
RESPONSE:ADDED TYPICALS



LANDSCAPE STANDARDS:
FRONT YARD
1. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-FIVE (35) AND THIRTY-SIX (36) PERENNIALS OR GRASSES SHALL BE INCLUDED
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CURBSIDE
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-ONE (31) AND TWENTY-ONE (21) GRASSES IN CURB SIDE LANDSCAPE

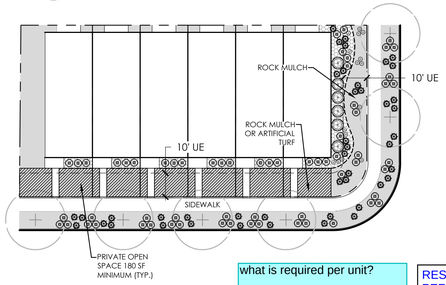
O SINGLE FAMILY ATTACHED (3-PACK TOWNHOUSE)



LANDSCAPE STANDARDS:
FRONT YARD
1. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY (30) AND TWENTY-EIGHT (28) PERENNIALS OR GRASSES SHALL BE INCLUDED
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CURBSIDE
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-THREE (33) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE

P SINGLE FAMILY ATTACHED (5-PACK TOWNHOUSE)



what is required per unit?

RESPONSE:ADDED PER UNIT

LANDSCAPE STANDARDS:
FRONT YARD
1. MINIMUM COUNT OF SHRUBS REQUIRED THIRTY-SIX (36) AND THIRTY (30) PERENNIALS OR GRASSES SHALL BE INCLUDED
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

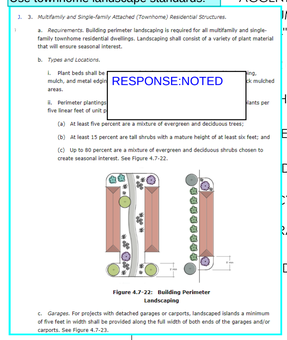
CURBSIDE
3. MINIMUM COUNT OF SHRUBS REQUIRED IS THIRTY-THREE (33) AND TWENTY-SIX (26) GRASSES IN CURB SIDE LANDSCAPE

RESPONSE:ALL TYPICALS TO SCALE

Make Typicals to scale

Q SINGLE FAMILY ATTACHED (6-PACK TOWNHOUSE)

Use townhome landscape standards:



3. *Multifamily and Single-family Attached (Townhome) Residential Structures.*

a. *Requirements.* Building perimeter landscaping is required for all multifamily and single-family townhome residential dwellings. Landscaping shall consist of a variety of plant material that will ensure seasonal interest.

b. *Types and Locations.*

i. Plant beds shall be [illegible]ing, mulch, and metal edgi[illegible]k mulched areas.

ii. Perimeter plantings [illegible]ants per five linear feet of unit p[illegible]

(a) At least five percent are a mixture of evergreen and deciduous trees;

(b) At least 15 percent are tall shrubs with a mature height of at least six feet; and

(c) Up to 80 percent are a mixture of evergreen and deciduous shrubs chosen to create seasonal interest. See Figure 4.7-22.

Figure 4.7-22: Building Perimeter Landscaping

c. *Garages.* For projects with detached garages or carports, landscaped islands a minimum of five feet in width shall be provided along the full width of both ends of the garages and/or carports. See Figure 4.7-23.

RESPONSE:NOTED

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GRASS
- PERENNIAL
- ACCENT BOULDER - [illegible]M DIMENSIONS [illegible]" x 24"
- [illegible] MULCH
- [illegible]HORIZON RIVER ROCK
- [illegible]E OPEN SPACE
- [illegible]DGER
- [illegible]CY FENCE
- [illegible]RAIL FENCE
- [illegible]DE TREE

NOT FOR CONSTRUCTION

NOTE:
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE A MINIMUM OF 18" BEHIND THE SIDEWALK UNLESS A LARGER SETBACK IS REQUIRED.
- REFER TO SHEET LT.6 FOR FRONT YARD PLANT LIST.

FRONT YARD PLANTING LIST

BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES			
CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B
QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B
QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B
QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B
QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B
ORNAMENTAL TREES			
AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	6-8' MULTI	B&B
AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	6-8' MULTI	B&B
ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B
ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6-8' MULTI	B&B
ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	6-8' MULTI	B&B
CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B
MALUS SP.	CRABAPPLE, VARIOUS, MULTISTEM	6-8' MULTI	B&B
MALUS SP.	CRABAPPLE, VARIOUS, SINGLE STEM	6-8' MULTI	B&B
PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
PRUNUS 'P002S'	CHOKECHERRY, SUCKER PUNCH, CANADA RED	2" CAL	B&B
SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B

EVERGREEN SHRUBS			
JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG	#5	CONT.
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JUNIPERUS HORIZONTALIS 'WILTONII'	JUNIPER, WILTON CARPET	#5	CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PINUS NIGRA 'HORNIBROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS			
AMORPHA CANESCENS	LEADPLANT	#5	CONT.
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LONICERA KOROLKOWII 'FLORIBUNDA' BLUE VELVET	HONEYSUCKLE, BLUE VELVET, BLUELEAF	#5	CONT.
PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RHUS GLABRA 'LACINIATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
SHEPHERIDA ARGENTEA	SILBER BUFFALOBERRY	#5	CONT.

PERENNIALS			
ACHILLEA MILLEFOLIUM SP.	YARROW, VARIOUS	#1	CONT.
AGASTACHE SP.	HYSSOP, VARIOUS	#1	CONT.
ALLIUM SP.	ALLIUM, ORNAMENTAL, VARIOUS	#1 or BULB	CONT.
AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
ARTEMISIA SP.	SAGE, VARIOUS	#1	CONT.
ASTER SP.	ASTER, VARIOUS	#1	CONT.
BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
CENTRANTHUS RUBER SP.	VALERIAN, VARIOUS	#1	CONT.
COREOPSIS SP.	COREOPSIS, VARIOUS	#1	CONT.
DELOSPERMA SP.	ICEPLANT, VARIOUS	#1	CONT.
DIANTHUS SP.	PINKS, VARIOUS	#1	CONT.
ECHINACEA PURPUREA SP.	CONEFLOWER, VARIOUS	#1	CONT.
ERIOGONUM UMBELLATUM	SULPHUR FLOWER	#1	CONT.
ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
FALLOPIA JAPONICA COMPACTA	FLEECEFLOWER, DWARF	#1	CONT.
GAILLARDIA SP.	BLANKET FLOWER, VARIOUS	#1	CONT.
GAURA LINDHEIMERI SP.	WHIRLING BUTTERFLIES, VARIOUS	#1	CONT.
HEMEROCALLIS SP.	DAYLILY, VARIOUS	#1	CONT.
KNIPHOFIA SP.	TORCH LILY, VARIOUS	#1	CONT
LEUCANTHEMUM SP.	DAISY, SHASTE, VARIOUS	#1	CONT.
LAITRIS SP.	GAYFEATHER/BLAZING STAR, VARIOUS	#1	CONT.
MONARDA SP.	BEE-BALM, VARIOUS	#1	CONT.
OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OSTEOSPERMUM SP.	SUN DAISY, VARIOUS	#1	CONT.
PENSTEMON SP.	PENSTEMON, VARIOUS	#1	CONT.
PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SALVIA SP.	SALVIA, VARIOUS	#1	CONT.
SEDUM SP.	STONECROP, VARIOUS	#1	CONT.
ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- OPEN RAIL FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK.
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.

THE PARKLANDS

Know what's below. Call before you dig.

LANDSCAPE TYPICALS

terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

RESPONSE:REMOVED

1ST SUBMITTAL
CONSTRUCTION DOCUMENTS
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 65 of 66 shts
PROJECT NO.		
DWG. NAME		

CASE NO.: TBD

P:\venture capital\projects\File 'LCAD\submittals\submittal 3\Sheets\8 Landscape Typicals.dwg Jan 31, 2024 cskelton
XREFS: Project Info LANDSCAPE TYPICALS ARCH D.dwg
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION HEREOF, IN ANY FORM BY ANY ELECTRONIC MEDIUM OR OTHERWISE, FOR ANY OTHER PROJECT OR FOR ANY ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION AND APPROPRIATE COMPENSATION TO THE ARCHITECT, IS PROHIBITED. ANY UNAUTHORIZED USE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND ITS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS' FEES ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION AND APPROVAL OF THE ARCHITECT SHALL RENDER THE DOCUMENT INVALID AND UNUSABLE FOR ANY PURPOSE WHATSOEVER. THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES UNLESS SPECIFICALLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

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

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

(**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.**

See the red line comments on the plat and site plan.

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 (MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "JEFFREY C. ANTON T4S R65W S18/S17/S19/S20 2023 PLS 38818), AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 00°07'11" EAST, A DISTANCE OF 5,254.49 FEET (THE SOUTHWEST CORNER OF SAID SCETION 20 BEING MONUMENTED BY A METAL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19/S20/S30/S29 1984 PLS 13155", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, NORTH 89°17'53" EAST, A DISTANCE OF 110.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS RECORDED AT RECEPTION NO. B0150914 AND NORTHERLY LINE OF THAT PARCEL AS DESCRIBED AT RECEPTION NO. E3006478 ALL RECORDED IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES:

1. NORTH 89°17'53" EAST, A DISTANCE OF 138.03 FEET;
2. SOUTH 54°08'22" EAST, A DISTANCE OF 140.06 FEET;
3. SOUTH 65°16'42" EAST, A DISTANCE OF 212.00 FEET;
4. SOUTH 69°43'05" EAST, A DISTANCE OF 228.00 FEET;
5. SOUTH 77°18'19" EAST, A DISTANCE OF 179.00 FEET;
6. SOUTH 83°46'03" EAST, A DISTANCE OF 115.00 FEET;
7. SOUTH 62°27'12" EAST, A DISTANCE OF 236.00 FEET;
8. SOUTH 58°35'19" EAST, A DISTANCE OF 235.00 FEET;
9. SOUTH 79°41'51" EAST, A DISTANCE OF 9.64 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 19°48'22" WEST, A DISTANCE OF 480.30 FEET;

THENCE NORTH 74°39'50" WEST, A DISTANCE OF 43.39 FEET;

THENCE SOUTH 14°55'38" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1125.85 FEET;

THENCE SOUTH 00°01'42" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 687.00 FEET;

THENCE SOUTH 20°22'32" WEST, A DISTANCE OF 163.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 760.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°22'32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°30'18", AN ARC LENGTH OF 921.95 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°07'11" EAST, A DISTANCE OF 1379.91 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE AS RECORDED AT RECEPTION NO. B9105255 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 1572.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS RECORDED AT RECEPTION NO. B6104407 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°07'11" WEST, A DISTANCE OF 2554.79 FEET;
2. NORTH 00°07'11" WEST, A DISTANCE OF 2628.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 150.647 ACRES, (6,562,195 SQUARE FEET), MORE OR LESS.

See Item #6 on the COA 2023 Subdivision Plat Checklist. "At the end of the land description, add:

Revised

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PARKLANDS VILLAGE 1 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.

OWNER

NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS _____

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, A.D. 20__, BY _____ AS _____ OF NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES _____
NOTARY PUBLIC

_____
NOTARY I.D. NUMBER

DEED OF TRUST BENEFICIARY:

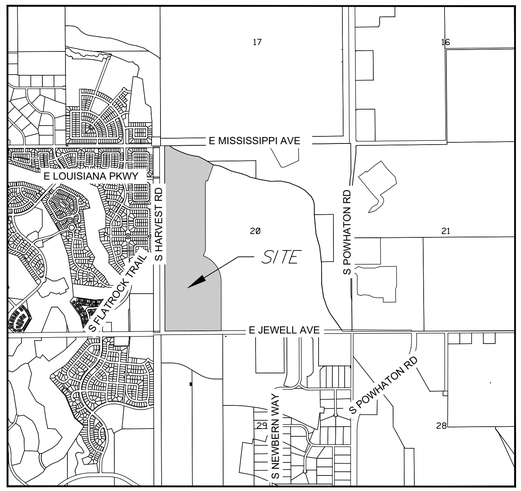
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

NCP PARKLANDS I LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____



NORTH

VICINITY MAP

COVENANTS

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

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

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

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

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF SECTION 20, T4S, R65W, 6TH P.M. WHICH BEARS SOUTH 00°07'11" EAST, A DISTANCE OF 5,254.49 FEET AND IS MONUMENTED AT THE NORTHWEST CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "JEFFREY C. ANTON T4S R65W S18/S17/S19/S20 2023 PLS 38818" AND AT THE SOUTHWEST CORNER BY A METAL PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19/S20/S30/S29 1984 PLS 13155".
4. DATE OF FIELD SURVEY: APRIL 4, 2022
5. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1182470-CO WITH A COMMITMENT DATE OF JUNE 20, 2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. Match the language exactly as presented in the COA 2023 Subdivision Plat Checklist Item # 12.(a.). 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. The same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane". Revised
7. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. LOUISIANA PARKWAY, E. WYOMING PLACE, E. IDAHO AVENUE, S. FLATROCK TRAIL, S. IRVIINGTON, TRAIL, S. IDER STREET AND S. JACKSON GAP STREET 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. Street? Revised
9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
10. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
11. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, Z, Y, Z, AA, AB, AC, AD AND AE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
12. NON-EXCLUSIVE TRAIL EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, AND USING SUCH TRAILS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, CERTIFICATES, OWNERSHIP, NOTES
SHEET 2	OVERALL BOUNDARY, EASEMENTS
SHEETS 3-11	LOTS, EASEMENTS, AND DETAILS

SURVEYOR'S CERTIFICATE

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

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

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

FOR REVIEW

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

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

CITY OF AURORA APPROVALS

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

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

LAST REVISED: 2024/01/31

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Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

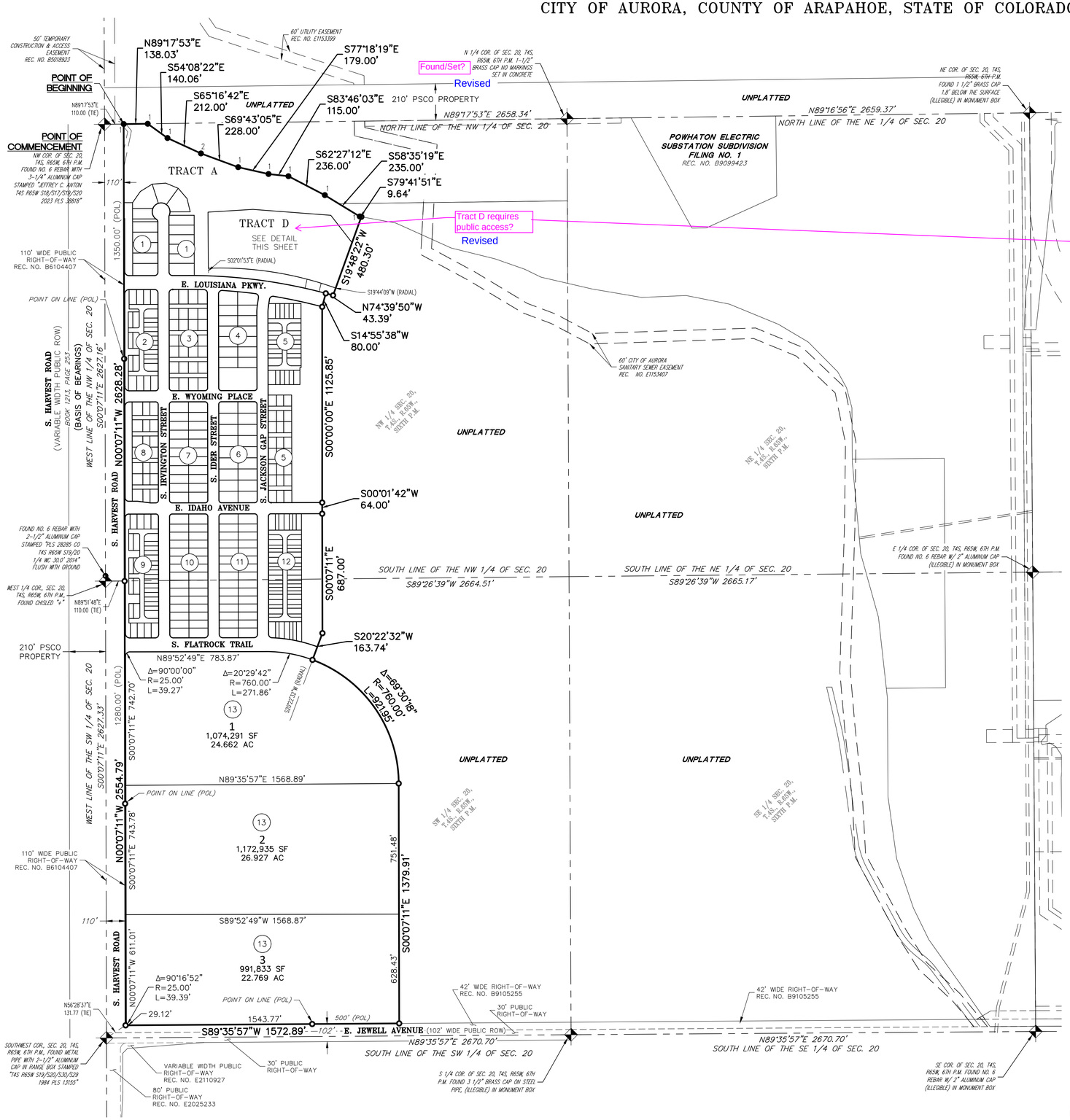
AzTec Proj. No.: 171023-03 Drawn By: GLW

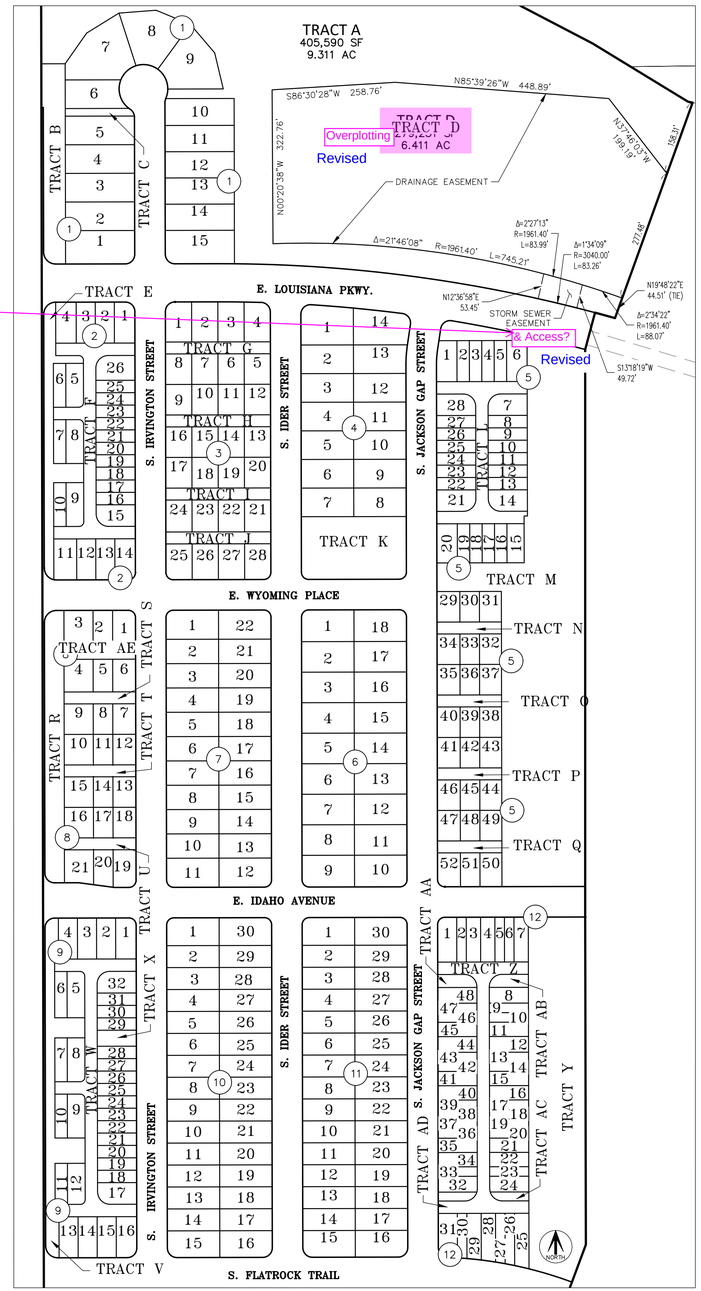
DEVELOPER
VENTANA CAPITAL, INC
8678 CONCORD CENTER DRIVE, SUTIE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	N/A
SHEET 1 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.





DETAIL
SCALE: 1" = 150'

SEE SHEET 3
FOR MONUMENT
SYMBOL LEGEND

SEE SHEET 11
FOR CURVE TABLES

FOR REVIEW

FOR AND ON BEHALF OF
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303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 300'
SHEET 2 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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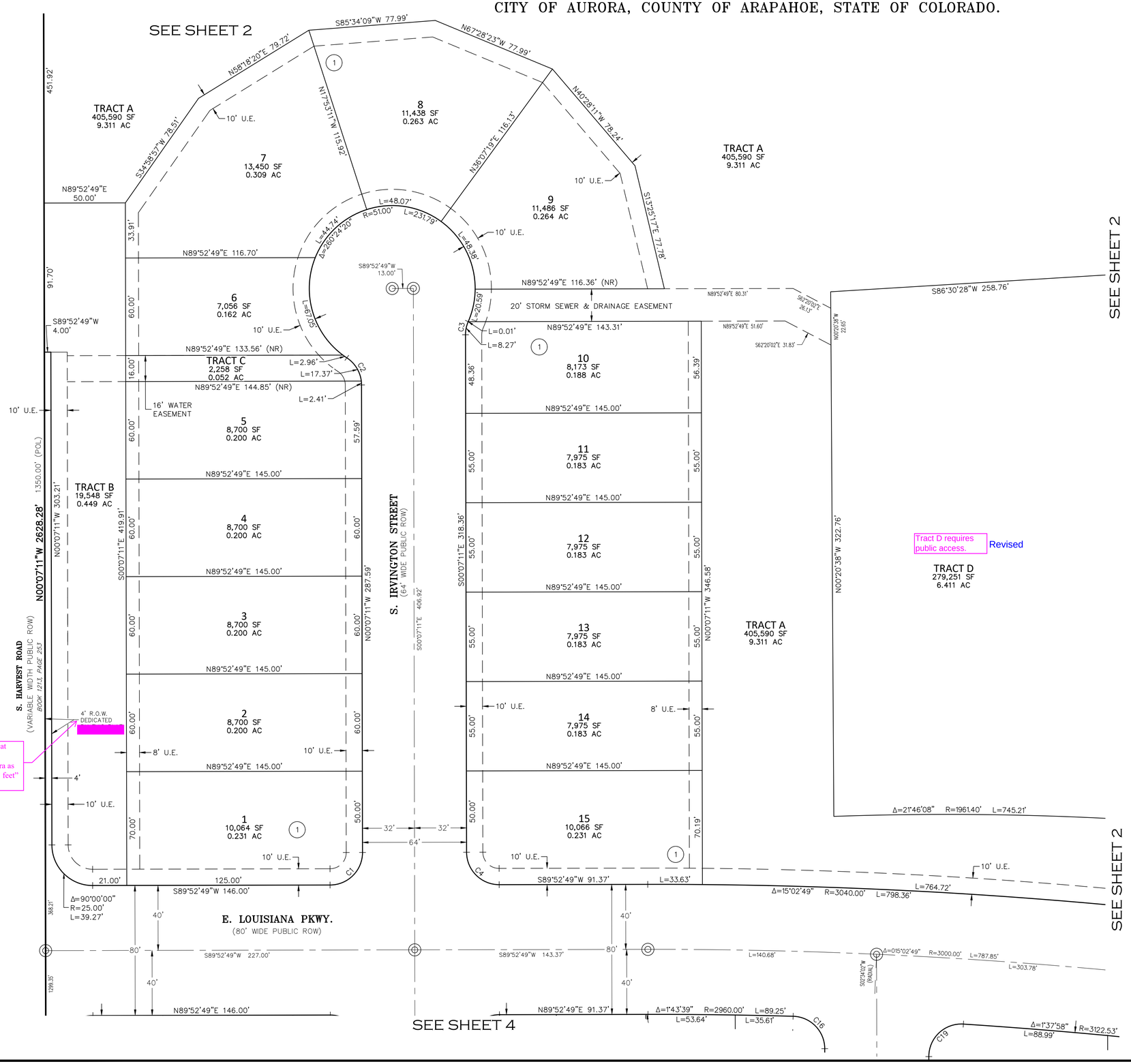


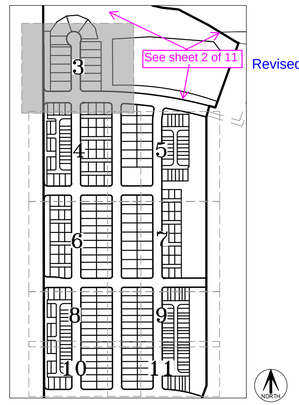
Per COA 2023 Subdivision Plat Checklist Item #18. Dedicated to the City of Aurora as Street Right-of-Way _____ sq. feet"

Revised

Tract D requires public access.

Revised

TRACT D
279,251 SF
6.411 AC



KEY MAP
SCALE: 1" = 500'

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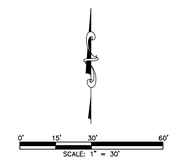
R.O.W. = RIGHT OF WAY

(NR) = NON-RADIAL

(##) BLOCK NUMBER

SEE SHEET 11
FOR CURVE TABLES



FOR REVIEW

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ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 30'

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 3

Per COA 2023 Subdivision Plat Checklist Item #18. Dedicated to the City of Aurora as Street Right-of-Way _____ sq. feet"

Revised

Fire Lane? (Typical)

Revised

Revised

Revised

Revised

Add tic marks (Typical)

Revised

4' R.O.W. DEDICATED

4' R.O.W. DEDICATED

S. HARVEST ROAD
(VARIABLE WIDTH PUBLIC ROW)
BOOK 123, PAGE 253

S. IRVINGTON STREET
(64' WIDE PUBLIC ROW)

S. IDER STREET
(64' WIDE PUBLIC ROW)

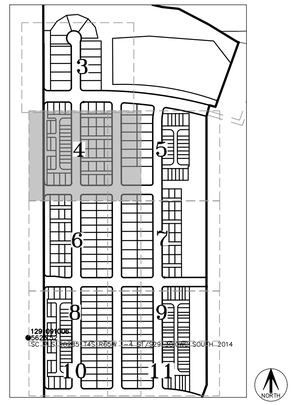
E. WYOMING PLACE
(64' WIDE PUBLIC ROW)

N89°52'49"E 146.00'
N89°52'49"E 91.37'
Δ=1°43'39" R=2960.00' L=89.25'
Δ=1°37'58" R=3122.53' L=88.99'
N89°52'49"E 151.05'
S89°52'49"W 190.00'
S89°52'49"W 227.00'
S89°52'49"W 284.00'
S89°52'49"W 284.00'
N00°07'11"W 2628.28'
1350.00' (POL)
1299.35'
S00°07'11"E 654.32'
S00°07'11"E 547.35'
S00°07'11"E 546.01'
S00°07'11"E 651.05'
N00°07'11"W 541.03'
64'
32'
32'

TRACT E 15,468 SF 0.355 AC
TRACT F 20,093 SF 0.461 AC
TRACT G 5,500 SF 0.126 AC
TRACT H 5,500 SF 0.126 AC
TRACT I 5,500 SF 0.126 AC
TRACT J 5,500 SF 0.126 AC
TRACT K 28,828 SF 0.662 AC

SEE SHEET 5

SEE SHEET 6



KEY MAP
SCALE: 1" = 500'

MONUMENT SYMBOL LEGEND

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S.W.U.E. = SIDEWALK & UTILITY EASEMENT
R.O.W. = RIGHT OF WAY
(NR) = NON-RADIAL
(##) BLOCK NUMBER

SEE SHEET 11
FOR CURVE TABLES

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW

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PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

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

SEE SHEET 2

Add tic marks (Typical)
Revised

SEE SHEET 4

E. LOUISIANA PKWY.
(80' WIDE PUBLIC ROW)

Δ=015°02'49" R=3000.00' L=787.85'
L=343.39'
N74°39'50"W 43.39'
S14°55'38"W 80.00'
10' U.E.
40'
80'
40'
40.00'
40.00'

Δ=6°16'28" R=2960.00' L=286.45'
N89°52'49"E 184.79'
S08°22'08"W 44.33'
19.09'
25.24'
C24
C25

Δ=1°37'58" R=3122.53' L=88.99'
L=88.99'
L=103.11'
C19
C20
S08°22'08"W 104.79' (RADIAL)
S08°22'08"W 43.41'
44.33'
Δ=8°7'9.9" R=250.00' L=37.04'
C21

S. IDER STREET
(64' WIDE PUBLIC ROW)
S00°07'11"E 546.01'
S00°07'11"E 651.05'

S. JACKSON GAP STREET
(64' WIDE PUBLIC ROW)
S00°07'11"E 433.94'
480.94'
S00°07'11"E 1125.94'
N00°07'11"W 541.03'
N00°07'11"W 1078.94'
N00°07'11"W 494.00'
N00°07'11"W 194.00'
S00°07'11"E 368.00'
S00°07'11"E 98.00'
S00°00'00"E 1125.85'

E. WYOMING PLACE
(64' WIDE PUBLIC ROW)
S89°52'49"W 284.00'

SEE SHEET 7

Fire Lane? (Typical)
Revised

DRAINAGE, UTILITY & ACCESS EASEMENT
FIRE, UTILITY & ACCESS EASEMENT
150.00'
DRAINAGE, UTILITY & ACCESS EASEMENT
10.00'
16.00'
N89°52'49"E 7.00'

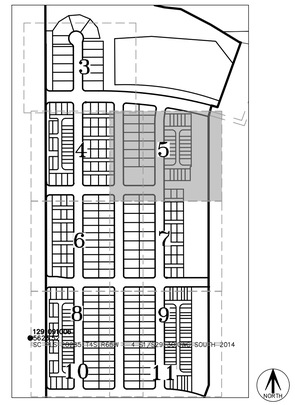
Revised
DRAINAGE, UTILITY & ACCESS EASEMENT
FIRE, UTILITY & ACCESS EASEMENT
150.00'

Add tic marks (Typical)
Revised

1	8,909 SF	0.205 AC	
2	6,600 SF	0.152 AC	
3	6,600 SF	0.152 AC	
4	6,600 SF	0.152 AC	
5	6,600 SF	0.152 AC	
6	6,600 SF	0.152 AC	
7	6,600 SF	0.152 AC	
8	6,600 SF	0.152 AC	
9	6,600 SF	0.152 AC	
10	6,600 SF	0.152 AC	
11	6,600 SF	0.152 AC	
12	6,600 SF	0.152 AC	
13	6,646 SF	0.153 AC	
14	8,267 SF	0.190 AC	
TRACT K	28,828 SF	0.662 AC	

1	3,601 SF	0.083 AC	
2	2,236 SF	0.051 AC	
3	2,236 SF	0.051 AC	
4	2,236 SF	0.051 AC	
5	2,236 SF	0.051 AC	
6	3,698 SF	0.085 AC	
7	3,545 SF	0.081 AC	
8	2,132 SF	0.049 AC	
9	2,132 SF	0.049 AC	
10	2,132 SF	0.049 AC	
11	2,132 SF	0.049 AC	
12	2,132 SF	0.049 AC	
13	2,132 SF	0.049 AC	
14	3,545 SF	0.081 AC	
15	2,952 SF	0.068 AC	
16	2,132 SF	0.049 AC	
17	2,132 SF	0.049 AC	
18	2,132 SF	0.049 AC	
19	2,132 SF	0.049 AC	
20	3,526 SF	0.081 AC	
21	3,545 SF	0.081 AC	
22	2,132 SF	0.049 AC	
23	2,132 SF	0.049 AC	
24	2,132 SF	0.049 AC	
25	2,132 SF	0.049 AC	
26	2,132 SF	0.049 AC	
27	2,132 SF	0.049 AC	
28	3,545 SF	0.081 AC	
TRACT L	16,744 SF	0.384 AC	
TRACT M	189,037 SF	4.340 AC	

TRACT M
189,037 SF
4.340 AC
A DRAINAGE EASEMENT IN ITS ENTIRETY



KEY MAP
SCALE: 1" = 500'

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(NR) = NON-RADIAL
(##) BLOCK NUMBER

SEE SHEET 11
FOR CURVE TABLES

0' 15' 30' 60'
SCALE: 1" = 30'

FOR REVIEW

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303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 30'
SHEET 5 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

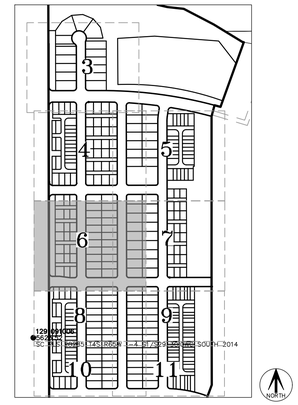
Per COA 2023 Subdivision Plat Checklist Item #18. Dedicated to the City of Aurora as Street Right-of-Way _____ sq. feet"

Revised

SEE SHEET 4

SEE SHEET 4

SEE SHEET 7



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SEE SHEET 11
FOR CURVE TABLES

SEE SHEET 8

SEE SHEET 8

0' 15' 30' 60'
SCALE: 1" = 30'

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SHEET 6 OF 11	

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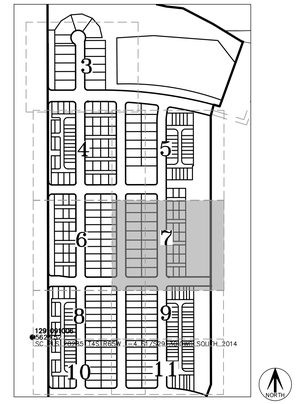

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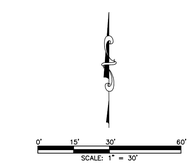
(##) BLOCK NUMBER

SEE SHEET 11
FOR CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

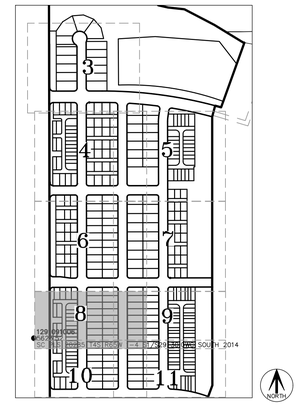
AzTec Proj. No.: 171023-03 Drawn By: GLW

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

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 30'
SHEET 7 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PSOMAS PLS 26285"
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S.W.U.E. = SIDEWALK & UTILITY EASEMENT

R.O.W. = RIGHT OF WAY

(NR) = NON-RADIAL

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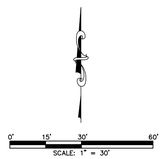
FOR CURVE TABLES



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SHEET 8 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

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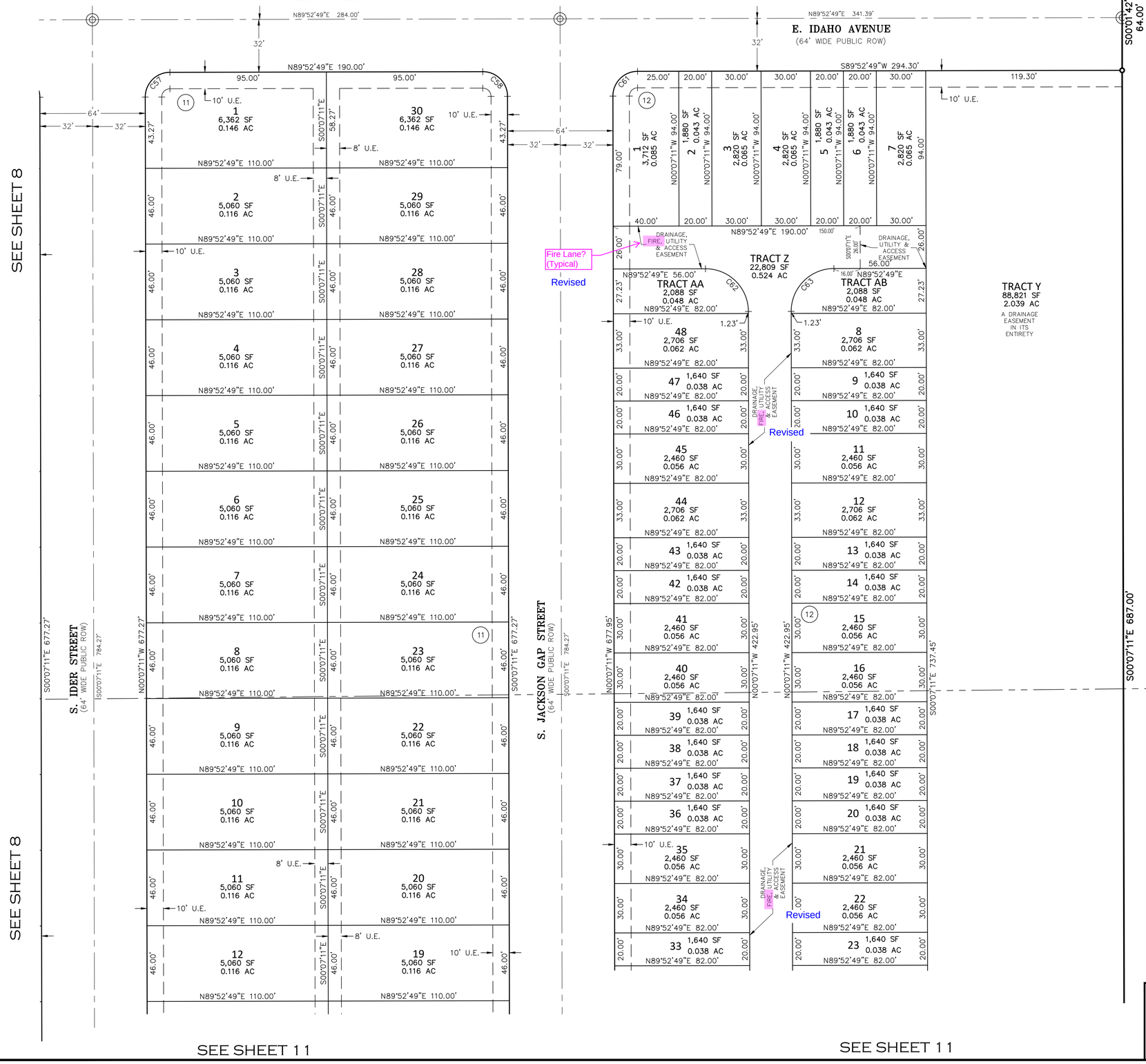
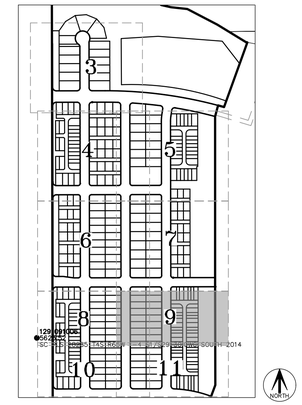
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 7





MONUMENT SYMBOL LEGEND

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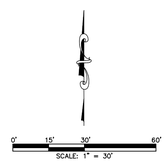
FOR CURVE TABLES



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ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 30'
SHEET 9 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

SITUATED IN WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SEE SHEET 8

SEE SHEET 8

SEE SHEET 2

SEE SHEET 2

SEE SHEET 11

KEY MAP
SCALE: 1" = 500'

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
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SEE SHEET 11
FOR CURVE TABLES

0' 15' 30' 60'
SCALE: 1" = 30'

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SHEET 10 OF 11	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

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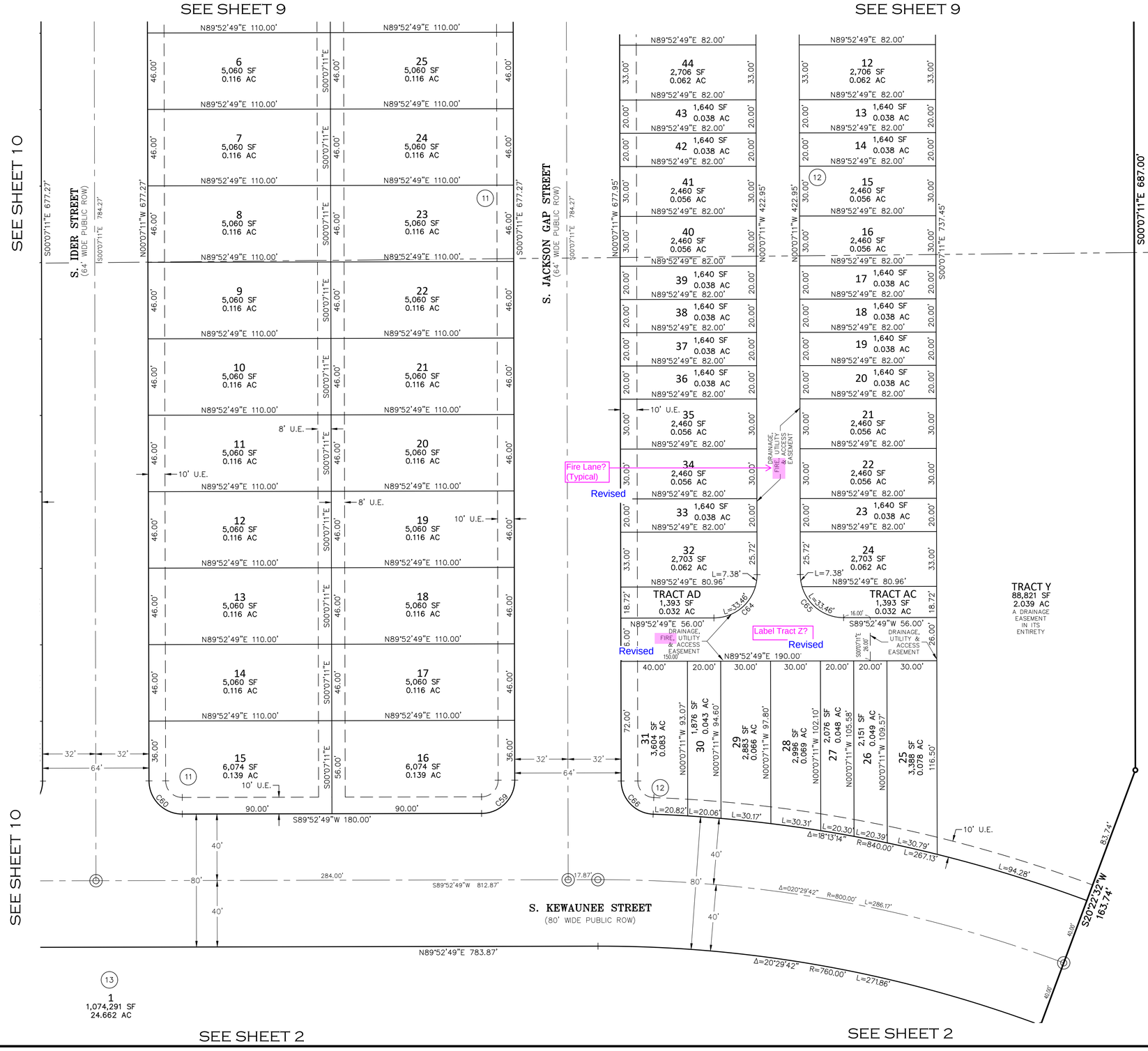

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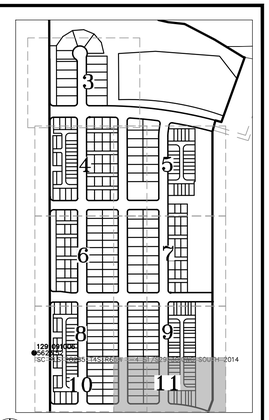
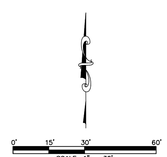


KEY MAP
SCALE: 1" = 500'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	56°40'53"	20.00'	19.79'
C3	23°43'27"	20.00'	8.28'
C4	90°00'00"	20.00'	31.42'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	26.00'	40.84'
C8	90°00'00"	10.00'	15.71'
C9	90°00'00"	10.00'	15.71'
C10	90°00'00"	10.00'	15.71'
C11	90°00'00"	10.00'	15.71'
C12	90°00'00"	26.00'	40.84'
C13	90°00'02"	25.00'	39.27'
C14	89°59'59"	15.00'	23.56'
C15	90°00'00"	20.00'	31.42'
C16	88°16'21"	20.00'	30.81'
C17	90°00'00"	15.00'	23.56'
C18	90°00'00"	15.00'	23.56'
C19	93°45'24"	20.00'	32.73'
C20	91°00'48"	20.00'	31.77'
C21	8°29'19"	282.00'	41.78'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	15.00'	23.56'
C24	91°00'46"	20.00'	31.77'
C25	8°29'19"	218.00'	32.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	90°00'00"	26.00'	40.84'
C27	90°00'00"	26.00'	40.84'
C28	90°00'00"	26.00'	40.84'
C29	90°00'00"	26.00'	40.84'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	15.00'	23.56'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	15.00'	23.56'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	25.00'	39.27'
C40	90°00'00"	15.00'	23.56'
C41	90°00'00"	15.00'	23.56'
C42	90°00'00"	20.00'	31.42'
C43	90°00'00"	20.00'	31.42'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	10.00'	15.71'
C46	90°00'00"	26.00'	40.84'
C47	90°00'00"	10.00'	15.71'
C48	90°00'00"	10.00'	15.71'
C49	90°00'00"	10.00'	15.71'
C50	90°00'00"	26.00'	40.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	25.00'	39.27'
C52	90°00'00"	20.00'	31.42'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	20.00'	31.42'
C56	90°00'00"	20.00'	31.42'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	90°00'00"	20.00'	31.42'
C60	90°00'00"	20.00'	31.42'
C61	90°00'00"	15.00'	23.56'
C62	90°00'00"	26.00'	40.84'
C63	89°59'59"	26.00'	40.84'
C64	73°44'34"	26.00'	33.46'
C65	73°44'34"	26.00'	33.46'
C66	87°43'31"	20.00'	30.62'



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303.346.7006

DATE OF PREPARATION:	2023-06-28
SCALE:	1" = 30'
SHEET 11 OF 11	

Traffic Impact Study

2024-02-20 (DJK) reviewed,
Addressed previous comments, new comment regarding 4 hr Warrant Analyses MUTCD figure 4C-1 required for intersections "meeting Warrant 2

Thank you for your review and comments. Please see individual responses throughout this document.

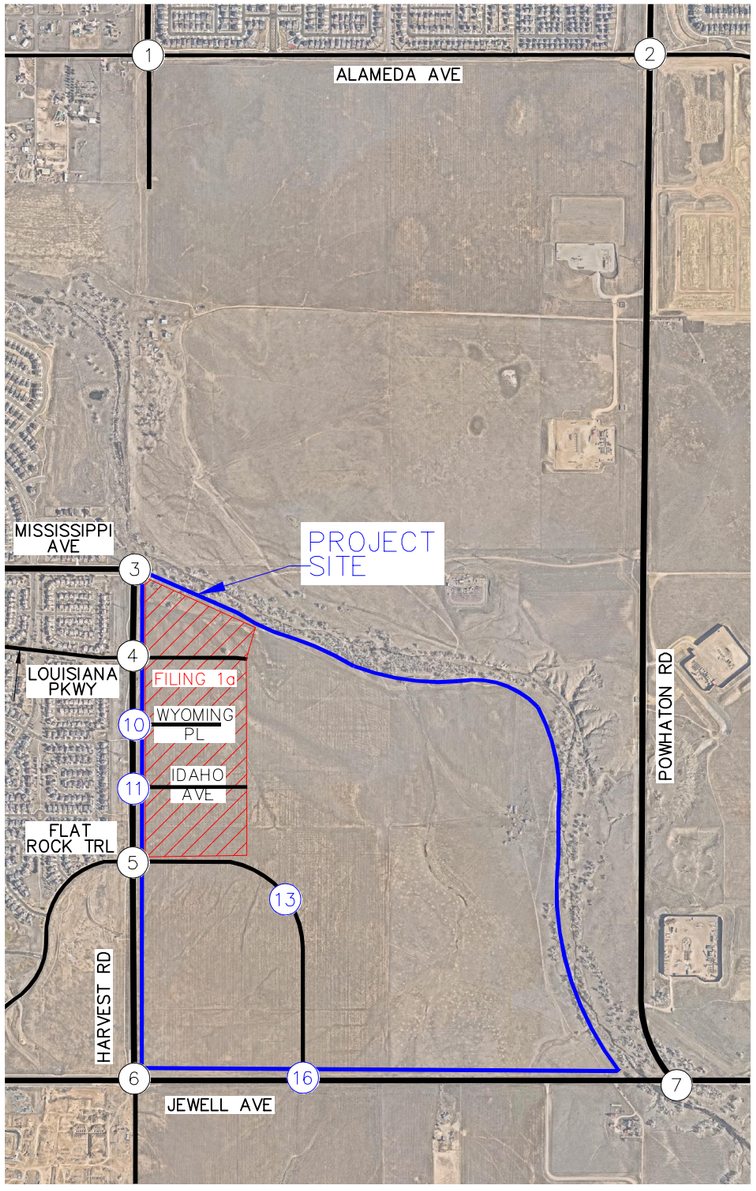
Parklands Village 1

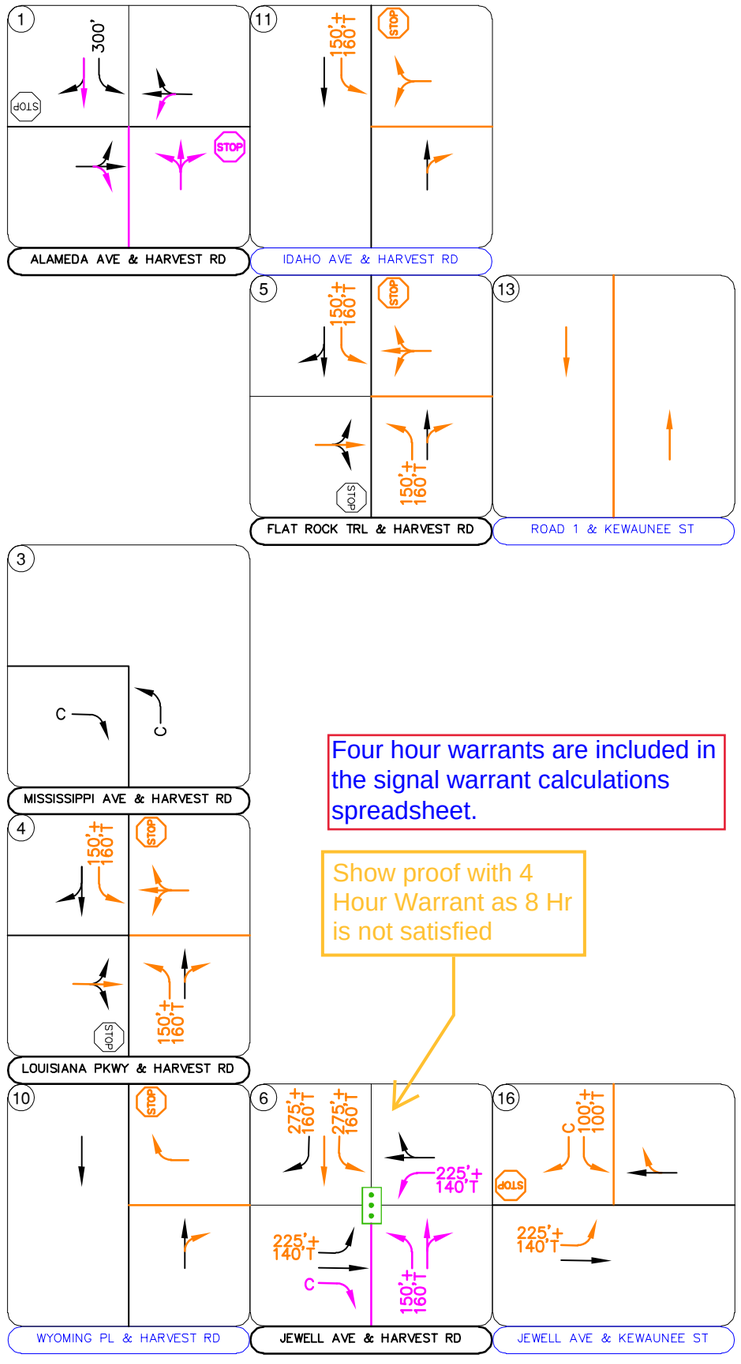
Aurora, Colorado

Prepared for:

NL Parklands V4 Land Co., LLC

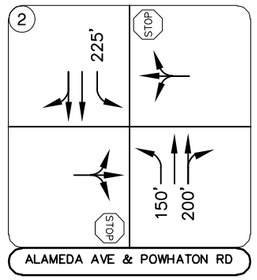
Kimley»Horn

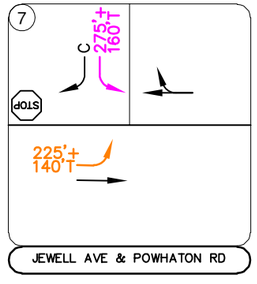




Four hour warrants are included in the signal warrant calculations spreadsheet.

Show proof with 4 Hour Warrant as 8 Hr is not satisfied





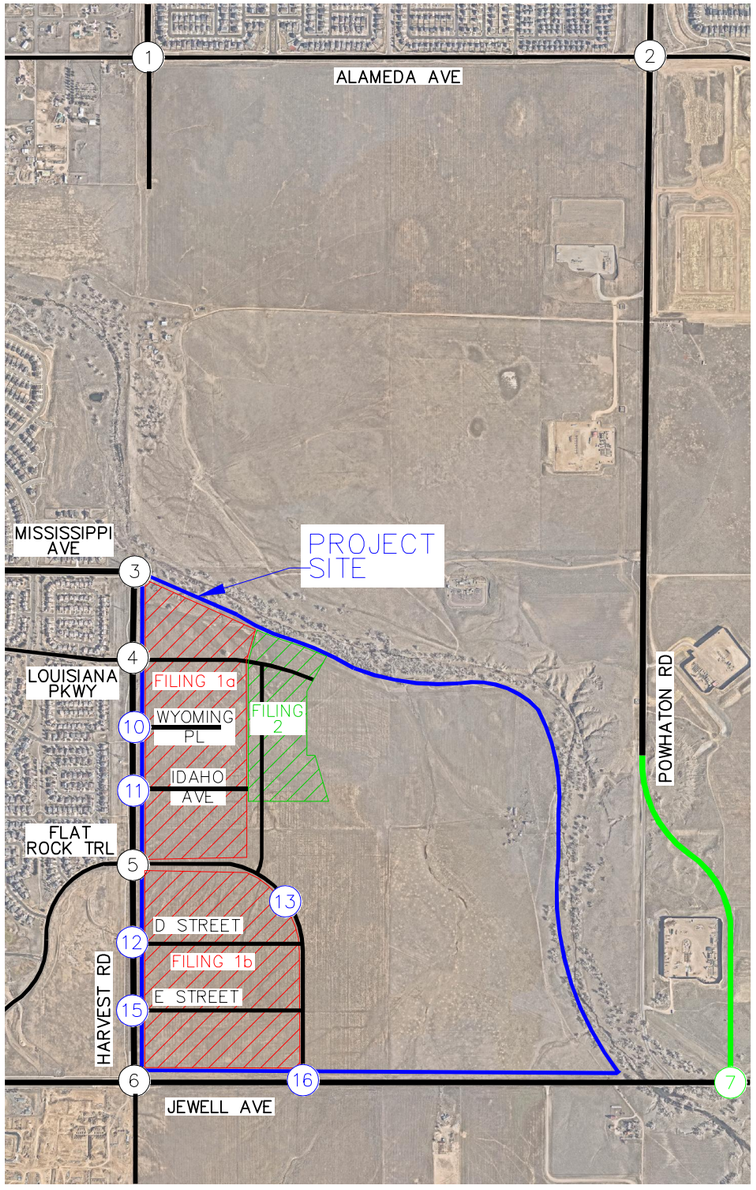
Kimley»Horn
NORTH
NTS 196480001

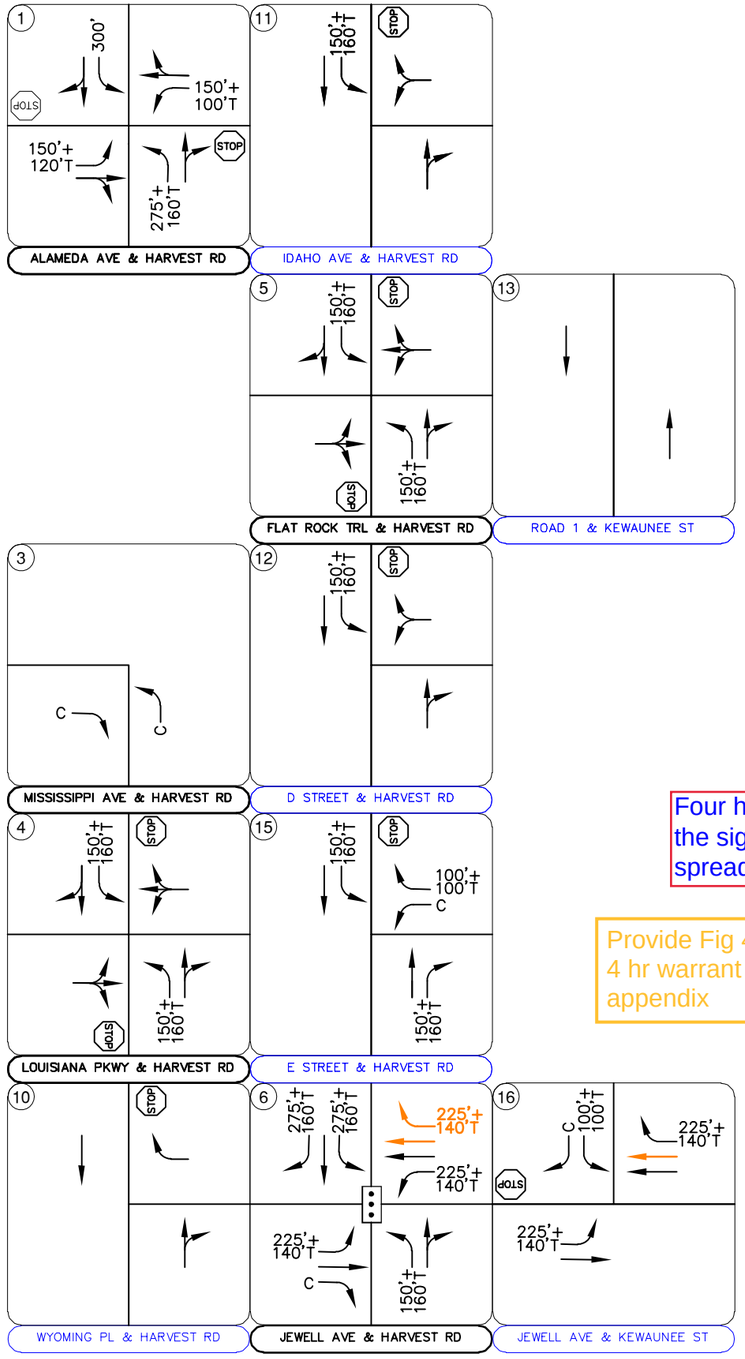
LEGEND

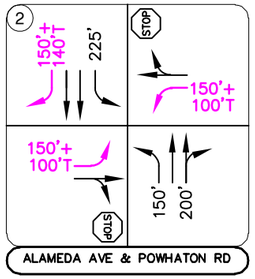
- Study Area Key Intersection
- Project Access Intersection
- Signalized Intersection
- Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- 100' Turn Lane Length (feet)
- T Taper Length (feet)
- C Continuous Turn Lane

FIGURE 24
PARKLANDS VILLAGE 1
AURORA, COLORADO
2026 RECOMMENDED GEOMETRY AND CONTROL

Kimley»Horn

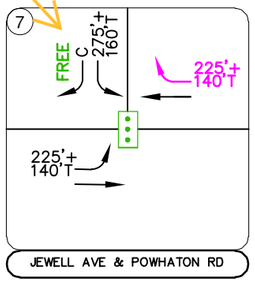






Four hour warrants are included in the signal warrant calculations spreadsheet.

Provide Fig 4C-1 for 4 hr warrant in appendix



LEGEND

- Study Area Key Intersection
- Project Access Intersection
- Signalized Intersection
- Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- Realigned Roadway/Intersection
- 100' Turn Lane Length (feet)
- T Taper Length (feet)
- C Continuous Turn Lane

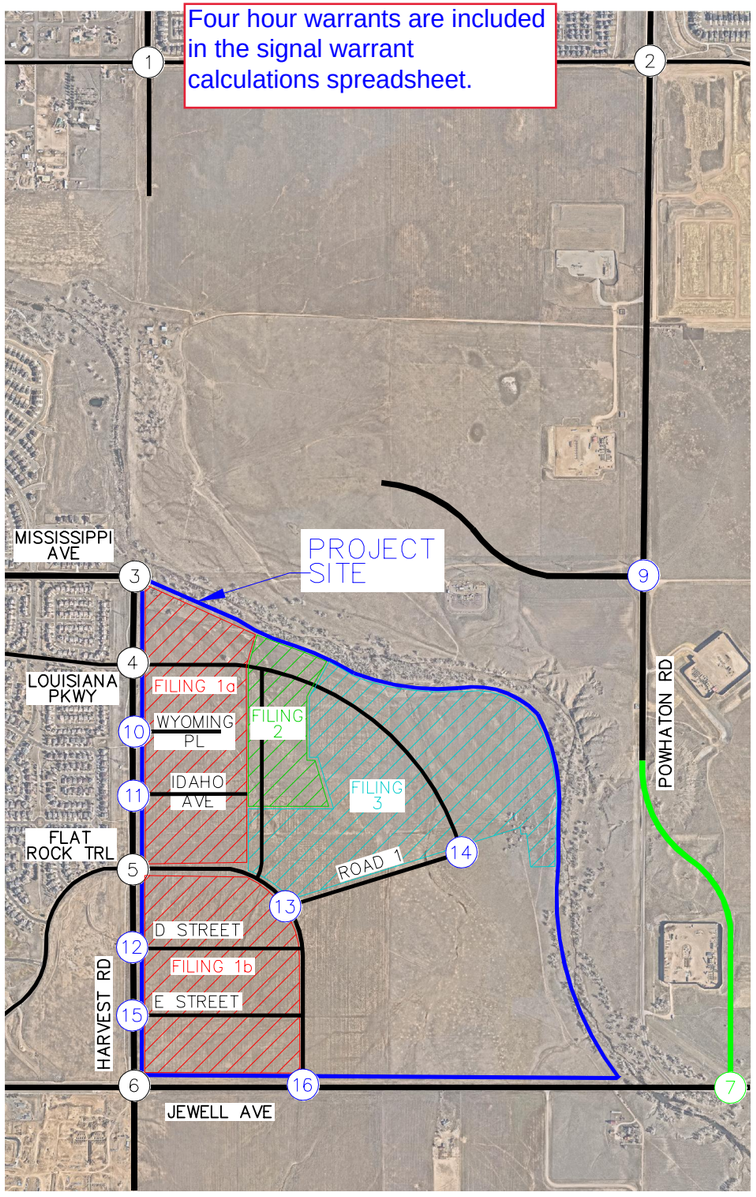
NTS 196480001

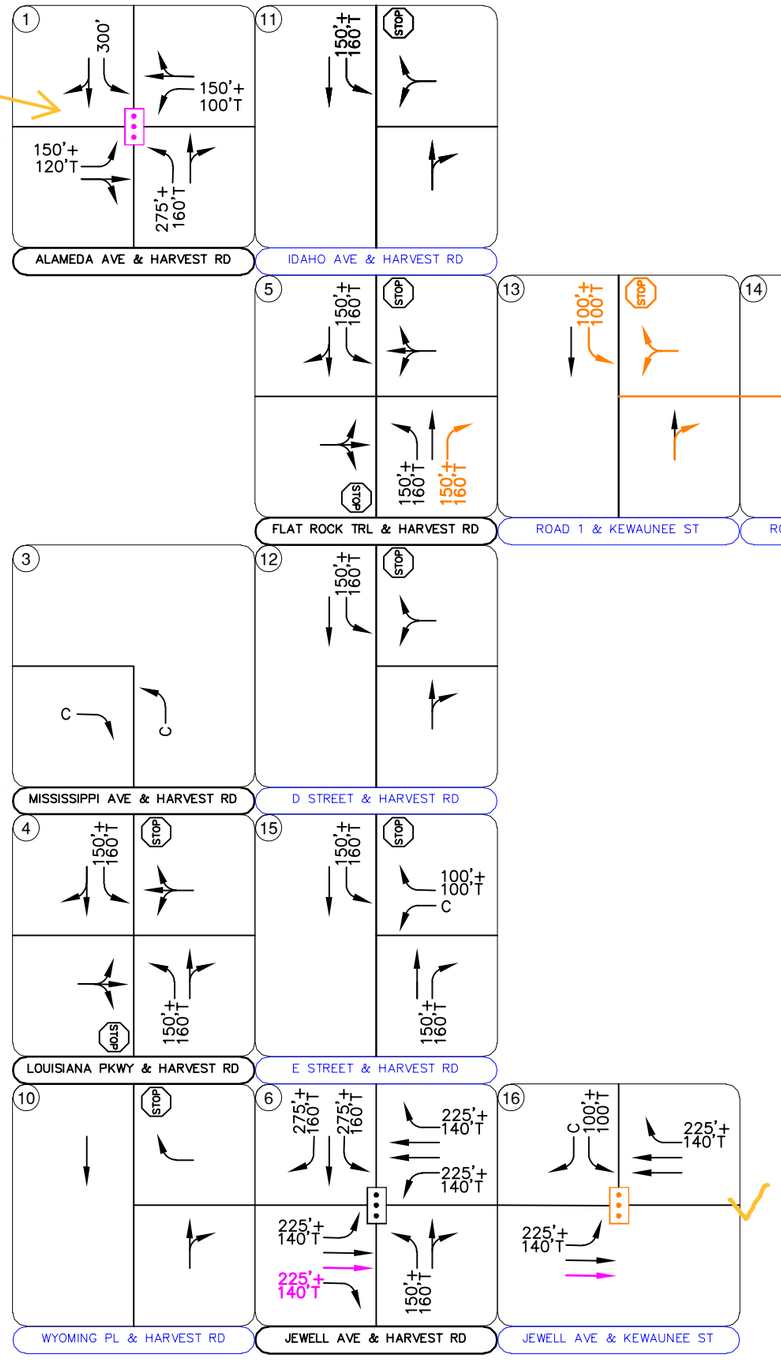
FIGURE 26

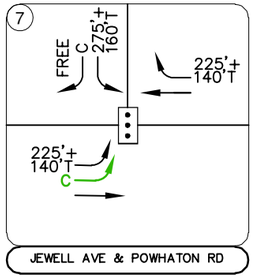
PARKLANDS VILLAGE 1
AURORA, COLORADO
2028 RECOMMENDED GEOMETRY AND CONTROL

Need to show Fig 4C-1 in appendix

Four hour warrants are included in the signal warrant calculations spreadsheet.







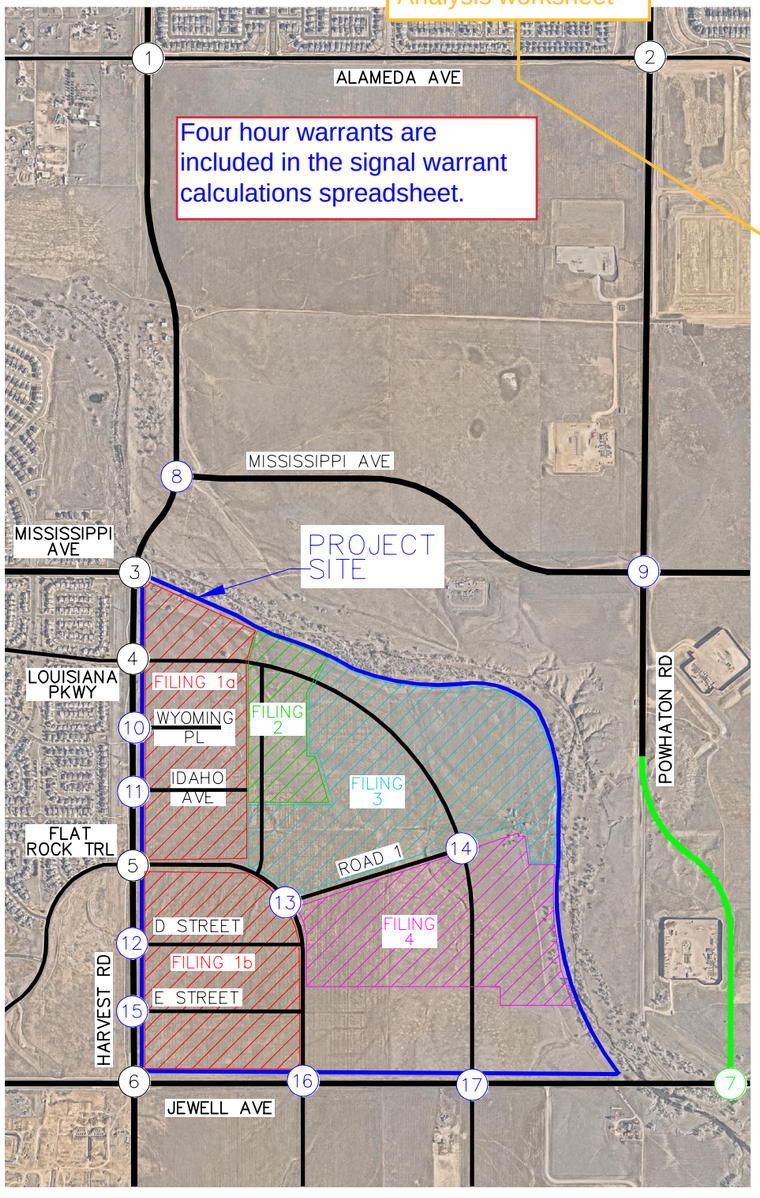
LEGEND

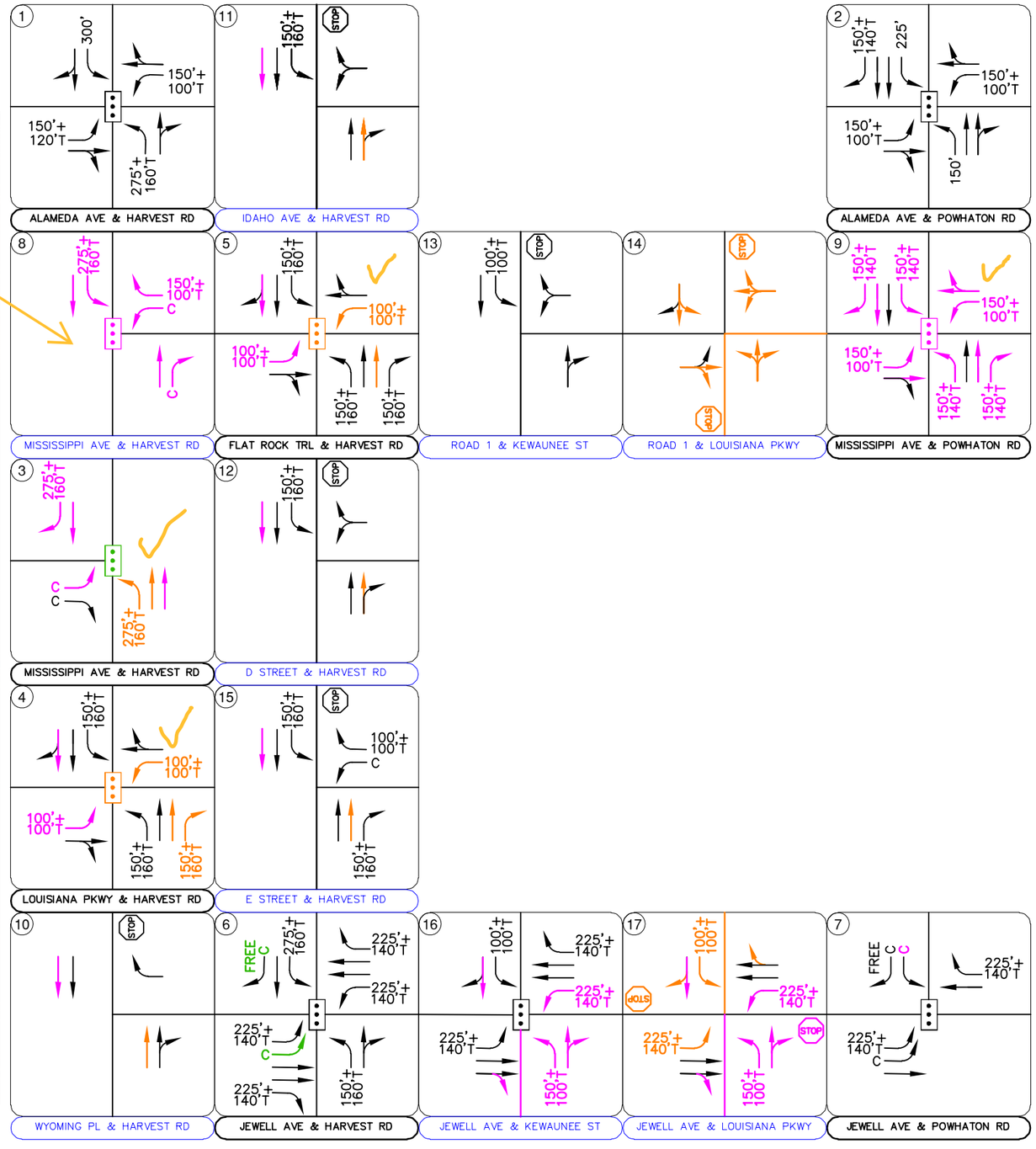
- Study Area Key Intersection
- Project Access Intersection
- Signalized Intersection
- Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- Realigned Roadway/Intersection
- 100' Turn Lane Length (feet)
- T Taper Length (feet)
- C Continuous Turn Lane

FIGURE 27
PARKLANDS VILLAGE 1
AURORA, COLORADO
2029 RECOMMENDED GEOMETRY AND CONTROL

Data needs to be provided in Warrant Analysis worksheet

Four hour warrants are included in the signal warrant calculations spreadsheet.





LEGEND

- Study Area Key Intersection
- Project Access Intersection
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- Realigned Roadway/Intersection
- 100' Turn Lane Length (feet)
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- C Continuous Turn Lane

FIGURE 28

PARKLANDS VILLAGE 1
AURORA, COLORADO
2031 RECOMMENDED GEOMETRY AND CONTROL

Kimley»Horn NORTH
NTS 196480001

Kimley»Horn

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Alameda Avenue & Harvest Road

HORIZON YEAR: 2029 Background

MAJOR STREET: Alameda Avenue

OF APPROACH LANES: 1

MINOR STREET: Harvest Road

OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST BOTH APPROACHES	MINOR ST HIGHEST APPROACH	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
			MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			500	150		750	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	470	151		Y			Y			
08:00 AM TO 09:00 AM	528	170	Y	Y	**Y**		Y			
09:00 AM TO 10:00 AM	475	153		Y			Y			
10:00 AM TO 11:00 AM	428	137					Y			
11:00 AM TO 12:00 PM	385	124					Y			
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	660	286	Y	Y	**Y**		Y		**Y**	
04:00 PM TO 05:00 PM	734	318	Y	Y	**Y**		Y		**Y**	**Y**
05:00 PM TO 06:00 PM	815	354	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
06:00 PM TO 07:00 PM	725	315	Y	Y	**Y**		Y		**Y**	**Y**
07:00 PM TO 08:00 PM	646	280	Y	Y	**Y**		Y		**Y**	
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	5,865	2,286			**6**			**1**	**5**	**3**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **SATISFIED**	1 HR NEEDED **SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-1

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-3

Show Fig 4C-1 with data points

Four hour warrants are included in the signal warrant calculations spreadsheet.

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Harvest Road — HORIZON YEAR: 2026 Total

MAJOR STREET: Jewell Avenue — # OF APPROACH LANES: 2

MINOR STREET: Harvest Road — # OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST	MINOR ST	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
	BOTH APPROACHES	HIGHEST APPROACH	MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	923	80	Y			Y	Y	**Y**		
08:00 AM TO 09:00 AM	1,037	90	Y			Y	Y	**Y**		
09:00 AM TO 10:00 AM	933	81	Y			Y	Y	**Y**		
10:00 AM TO 11:00 AM	840	72	Y							
11:00 AM TO 12:00 PM	756	65	Y							
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	840	72	Y							
04:00 PM TO 05:00 PM	933	81	Y			Y	Y	**Y**		
05:00 PM TO 06:00 PM	1,037	90	Y			Y	Y	**Y**		
06:00 PM TO 07:00 PM	923	80	Y			Y	Y	**Y**		
07:00 PM TO 08:00 PM	821	71	Y							
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	9,044	781			**0**			**6**	**0**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-1

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-3

Provide Fig 4C-1 with 4 hr data points

Four hour warrants are included in the signal warrant calculations spreadsheet. For this horizon, this intersection did not have any of the four hours meet warrants, but meets warrants in 2027. The 2027 signal warrant analysis is also included in the updated study. This intersection has failing delays in 2026; therefore, has been recommended with signal control in 2026 since warrants are met shortly after 2026.

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Powhaton Road

HORIZON YEAR: 2028 Total

MAJOR STREET: Jewell Avenue

OF APPROACH LANES: 2

MINOR STREET: Powhaton Road

OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST BOTH APPROACHES	MINOR ST HIGHEST APPROACH	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
			MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	556	226		Y			Y			
08:00 AM TO 09:00 AM	625	254	Y	Y	**Y**		Y			
09:00 AM TO 10:00 AM	563	229		Y			Y			
10:00 AM TO 11:00 AM	506	206		Y			Y			
11:00 AM TO 12:00 PM	456	185		Y			Y			
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	771	293	Y	Y	**Y**		Y		**Y**	
04:00 PM TO 05:00 PM	857	325	Y	Y	**Y**		Y		**Y**	
05:00 PM TO 06:00 PM	952	362	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
06:00 PM TO 07:00 PM	847	322	Y	Y	**Y**		Y		**Y**	
07:00 PM TO 08:00 PM	754	286	Y	Y	**Y**		Y		**Y**	
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	6,887	2,687			**6**			**1**	**5**	**1**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **SATISFIED**	1 HR NEEDED **SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-1

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-3

Show Fig 4C-1 with data points

Four hour warrants are included in the signal warrant calculations spreadsheet.

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Harvest Road & Mississippi Avenue East

HORIZON YEAR: 2031 Background

MAJOR STREET: Harvest Road

OF APPROACH LANES: 2

MINOR STREET: Mississippi Avenue East

OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

	MAJOR ST	MINOR ST	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
	BOTH APPROACHES	HIGHEST APPROACH	MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			420	105		630	53			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	0	0								
08:00 AM TO 09:00 AM	0	0								
09:00 AM TO 10:00 AM	0	0								
10:00 AM TO 11:00 AM	0	0								
11:00 AM TO 12:00 PM	0	0								
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	0	10								
04:00 PM TO 05:00 PM	0	11								
05:00 PM TO 06:00 PM	0	12								
06:00 PM TO 07:00 PM	0	11								
07:00 PM TO 08:00 PM	0	10								
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	0	53			**0**			**0**	**0**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-2

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-4

Where are traffic volumes?

Revised.