



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

October 31, 2024

Tom Clark
NI Parklands 4 Land Co, LLC
9801 E Easter Ave
Centennial, CO 80112

Re: Second Submission Review: Parklands Village 1 Phase 2 – Site Plan and Plat
Application Number: DA-2289-06
Case Numbers: 2024-4015-00; 2024-3028-00

Dear Mr. Clark:

Thank you for your second submission, which we started to process on October 10, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 22, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Comment Letter

cc: Anthony Files, Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231
Lorianne Thennes, ODA
Filed: K:\\$DA\2289-06rev2



SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Thank you for including the unit tracker. Information showing compliance with UDO requirements (see Item 3A) will also need to be included.
- See Land Development Services review comments for detailed plat requirements.
- See Engineering comments, including those regarding street turnarounds (see Item 6C).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Written comments were received by Xcel Energy and Aurora Public Schools and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

- 2A. Thank you for the thorough response to previous comments.
- 2B. Thank you for the addition of the “Amendments” box area to the cover sheet; please enlarge this area to allow for sufficient space for the descriptions.

RESPONSE: ENLARGED AMENDMENTS BOX AREA

3. Zoning and Subdivision Comments

Site Plan:

- 3A. Add case number references for adjacent filings.

RESPONSE: ADDED

- 3B. Thank you for the work on the lot and unit tracker included in this package. The Master Plan adjustments for small lots in Tab 1 include a statement that “all “small lot” requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis.”

- This filing is all small lots but does not have to satisfy all requirements internally. However, the neighborhood tracker will need to include the standards in the UDO, including the distribution of lots indicated in 146-4.2.3.A.3, and how those are met across the full neighborhood distribution. This should specifically reference the 40% of all lots meeting single-family detached standards and 10% of all lots having at least 60 feet of frontage. This might be adding dimensions to the product mix or an additional table.

RESPONSE: added 60+ lots to table and will submit new exhibit

- 3C. *Repeat comment:* The lot data is inconsistent between the lot data table and the lot mix tracker; please revise dimensional standards to be consistent with Tables 4.2-5 and 4.2-6.

RESPONSE: REVISED

- *Update:* To clarify, the lot data for frontage and width in the lot mix tracker does not appear to be consistent with the lot data table and the UDO requirements for two-family dwellings. Please revise.

RESPONSE: REVISED

- 3D. Sheet 7:

- Call out that the alley connecting the green court will require some special pavement treatment. This is also reflected on Sheet 16 of the landscape plan but should be more explicit.

RESPONSE: NOTE ADDED SPECIFYING THAT THIS IS A DECORATIVE CROSSWALK

- 3E. Thank you for the inclusion of the fencing plan. Please confirm that privacy fencing is only proposed along E. Harvest Road.

RESPONSE: CONFIRMED

Landscape Plan



3F. Sheet 16:

- Please dimension the special pavement treatment. This treatment area should be at least ten feet in width to create a strong connection across the alley.

RESPONSE: ADDED DIMENSION

4. Landscaping Issues (Tammy Cook / 303-739-7189 / tdcook@auroragov.org / Comments in bright teal)

Landscape Plan

4A. Sheet 13:

- For the curbside landscape requirements table: The ornamental grasses exceed 40% of the total shrub count. Please modify the plans and table to include more shrubs.

RESPONSE: REVISED GRASS PERCENTAGE

- For the curbside tree requirements: 13 are shown on the plans. Sheet 17 does not include the southern portion of the roadway. On Jackson Gap Street East 15 are shown on the plans.

RESPONSE: REVISED

4B. Sheet 14:

- If this is the typical fence column, please include it at this scale in the Legend, and refer to the sheet and detail.

RESPONSE: REVISED SCALE AND ADDED DETAIL AND SHEET NUMBER

- Repeat comment: Provide the curbside landscaping along this perimeter, call out the Project name, and screen back the planting. Also include the CN#.

RESPONSE: PLANTING HAS NOT BEEN DONE FOR THIS PORTION OF HARVEST ROAD, IT WILL BE ADDRESSED IN FUTURE ISP

- Remove duplicate street label.

RESPONSE: REMOVED

4C. Sheet 15:

- Additional street trees could be placed here.

RESPONSE: CROSS WALK PROHIBITS TREES WITHIN 50'

- Note: Parklands Village 2 Phase 1 CN#2023-4015-00.

RESPONSE: ADDED

4D. Sheet 16:

- Show the Sanitary sewer line connections to the fronts of these units on Gunnison from Jackson Gap to East Hawaii Ave. as this will likely impact the locations of the street trees. On Sheet 3, detail #4 these typical units are shown.

RESPONSE: SERVICE LINES ARE NOW SHOWN AND WILL RUN IN THE ALLEYS SO THERE WILL BE NO TREE CONFLICTS

4E. Sheet 17:

- Label Harvest Road.

RESPONSE: ADDED

- This viewport has clipped out the west side of Jackson Gap Street trees. The west right of way is not shown above.

RESPONSE: EXPANDED VIEW PORT

4F. Sheet 18:

- Label East Hawaii Avenue.

RESPONSE: ADDED

4G. Sheet 23:

- This is labeled Gunnison Avenue on the other plans.

RESPONSE: REVISED



- This is labeled East Hawaii Avenue on the other plans.

RESPONSE: REVISED

- On each lot typical label include all utility connections. Provide a legend on this plan sheet as well with the symbology being used to represent this information. Include all the plant symbols as well.

RESPONSE: ADDED UTILITIES TO TYPICALS AND LEGEND, AND SHOWING ALL PLANT SYMBOLS ON PAGE 24

- On typical C: Note two boulders as the special feature in each yard. Typ.

RESPONSE: ADDED NOTE

- The shrubs, perennials, and grasses total 21, but the plan shows 40. Please show the plan and totals to be the same.

RESPONSE: PLANT COUNTS ARE COUNTED PER LOT NOT OVERALL TYPICAL FOR GREEN COURTS

- No more than 40% of the shrubs can be ornamental grasses to be included in the curbside landscape area.

RESPONSE: REVISED

- On typical B: The plan shows 9 shrubs and 2 ornamental grasses or perennials.

RESPONSE: REVISED TO MEET REQUIREMENTS

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

5A. No additional comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan

6A. Sheet 1:

- Advisory (adding this comment for future reference during subsequent review): The site plan for filing 1 (RSN 1730386) shall be approved before the approval of this site plan because it includes necessary infrastructure.

RESPONSE: UNDERSTOOD AND AGREED.

6B. Sheet 2:

- Photometrics for the public streets will be reviewed/approved on the civil plans.

RESPONSE: PHOTOMETRIC LIGHTING STANDARDS TABLE REMOVED FROM SHEET 2. FULL PHOTOMETRIC AND LIGHTING PLANS TO BE PROVIDED WITH FINAL CIVIL PLAN SUBMITTAL.

6C. Sheet 6:

- Provide a sidewalk easement for the portion of the sidewalk outside the ROW.

RESPONSE: EASEMENT ADDED AND LABELED.

- Dead-end streets longer than 150' are required to provide a compliant turnaround.

RESPONSE: BARRICADE MOVED NORTH TO APPROXIMATE END OF LAST TOWNHOME ALONG DEAD-END STREET. THIS LIMITS THE LENGTH OF THE DEAD-END STREET TO 135-FT. NO TEMPORARY TURNAROUND PROPOSED AT THIS TIME.

6D. Sheet 7:

- Please remove these accesses from this site plan. There is not an adjacent site plan that corresponds with these proposed accesses at this time. Please dedicate the ROW 0.5' behind the back of the walk.

RESPONSE: RIGHT-OF-WAY FOR ACCESSES ALREADY DEDICATED WITHIN PARKLANDS VILLAGE 1 FILING NO. 1. SOUTHERN CONNECTION (CONTINUATION OF HAWAII AVE) IS A COLLECTOR SHOWN WITHIN THE PIP, MASTER PLAN, AND TRAFFIC STUDY.



6E. Sheet 10:

- The grading in this area does not match an accessible route.

RESPONSE: GRADING ADJUSTED TO COMPLY WITH ACCESSIBLE ROUTE REQUIREMENTS.

6F. Sheet 11:

- Show the grades tying into existing.

RESPONSE: GRADES UPDATED TO SHOW TYING INTO EXISTING.

- Show the full extent of the proposed grading.

RESPONSE: VIEWPORT WIDENED TO SHOW FULL EXTENTS OF PROPOSED GRADING.

7. Traffic Engineering (Jason Igo / 303-739-7300 / jigo@auroragov.org / Comments in orange)

Site Plan

7A. Sheet 7:

- The site easements should be called out as Sight distance easements to match the Plat.

RESPONSE: NOTE UPDATED TO CALL OUT SIGHT DISTANCE EASEMENT TO MATCH PLAT.

Landscape Plan

7B. Page 17:

- Remove one tree next to the ped ramp. This gives more visibility to the midblock pedestrian crossing.

RESPONSE: REMOVED

Traffic Impact Study

7C. Signal warrants need more information. There needs to be a discussion on how the off-peak hours were derived and why those assumptions are correct.

RESPONSE: Volume derivation has been described in more detail in the revised traffic. The signal warrant evaluation has always included half the right turn volumes on the minor approach when applicable. Half the right turn volume was used.

Max of the NB or SB approach:

$$\text{NB} = 58 + 104 + 15/2 = 170$$

$$\text{SB} = 91 + 39 + 41/2 = 151$$

7D. 2026 Recommendation is to signalize Jewell and Harvest but that intersection is not meeting warrants at that time.

RESPONSE: The signal being accelerated to 2026 is due to failing movements with stop control in 2026. The signal is not warranted based on volume until 2028. With this only being two years later, signal control could be considered sooner to allow for this intersection to operate acceptably. However, the intersection has been recommended with stop control.

7E. Alameda and Powhatan Road eastbound right is meeting warrant volumes for an aux lane between the years 2026-2029. This is not addressed in the report and is not a recommendation to be added.

RESPONSE: The explanation was previously provided in the second bullet point in each of the 2026, 2027, 2028, and 2029 Turn Lane Evaluation Sections on pages 81 and 82, respectively. The through volumes are nominal and this lane essentially serves as a right turn lane. Further, the intersection operates well without the right turn lane and it is a temporary condition as a right turn lane is not warranted once Mississippi Avenue provides through connectivity in the area.

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

8A. No additional comment at this time.

9. Aurora Water (Jennifer Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

Site Plan

9A. Sheet 1:



- Advisory Comment: The site plan cannot be approved until the preliminary drainage study is complete.

RESPONSE: UNDERSTOOD, THANK YOU.

9B. Sheet 3:

- These water easements for meters are not shown on the plat. They are also not shown in this site plan set on any utility page. Please update.

RESPONSE: WATER METER EASEMENTS NOW SHOWN ON SITE PLAN SHEETS.

- Water Easements for meters should be 10x5

RESPONSE: EASEMENT SIZES UPDATED.

9C. Sheet 7:

- Please call out 10' Water Easement.

RESPONSE: WATER EASEMENT CALLED OUT.

9D. Sheet 10:

- Label sewer.

RESPONSE: GRADING AND UTILITY PLAN NOTES UPDATED TO CALL OUT 'SANITARY SEWER' INSTEAD OF JUST 'SEWER'.

9E. Sheet 12:

- Advisory Comment from Aurora Water: No trees are allowed within a public utility easement or within 8ft of a public utility. No trees are allowed within 5ft of a water meter pit.

RESPONSE: NOTED

Plat

9F. Sheet 4:

- Show missing 10' Water Easement (for fire hydrant as shown on site plan).

RESPONSE: added water easement to plat

10. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

Site Plan

10A. Sheet 10:

- Longitudinal grades appear to be missing in certain areas. Please include this information for internal paths to ensure compliance with ADA accessibility standards.

RESPONSE: MORE LONGITUDINAL SLOPE TAGS ADDED. WALKS HAVE BEEN GRADED TO MEET ADA STANDARDS.

10B. Sheet 16:

- Consider the use of fibar surfacing in this area to allow a softer landing zone beneath the climbing rock.

RESPONSE: THIS DECISION WILL BE MADE AT TIME OF CONSTRUCTION DOCUMENTS

- Please include crusher fines in the legend on all applicable sheets.

RESPONSE: ADDED

11. Land Development Services (Roger Nelson / 720-587-7267 / ronelson@auroragov.org / Comments in magenta)

11A. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

RESPONSE: noted

11B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat



approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

RESPONSE: noted

- 11C. (Advisory Comment) Send in the Certificate of Taxes Due to 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

RESPONSE: noted

- 11D. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

RESPONSE: noted

- 11E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

RESPONSE: Will submit closure report

- 11F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

RESPONSE: Will submit monument records

- 11G. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical).

RESPONSE: Noted, will add when known

Subdivision Plat:

11H. Sheet 1:

- Revise the title to include the unsubdivided portion.
RESPONSE:added
- Dedication – Revise to include the unsubdivided portion and add the missing reception number when obtained, and revise point of commencement to state “Witness Corner”.
RESPONSE:added
- Deed of Trust – Revise “Land Development” to “Real Property” your original was correct and I erred.
RESPONSE:revised
- Notes - #10 Revise to include Tracts W and X.
RESPONSE:added
- Covenants – Add covenant notes for Sanitary Sewer, Storm Sewer and Water.
RESPONSE:added

11I. Sheet 3:

- Revise Easement labels to reflect the same terms used in the covenants (Typical), Does the U.E. need to continue across Tracts? (Typical), and Label Harvest Road.
RESPONSE:added

11J. Sheet 4-5:

- Add road center line control monuments as indicated and revise easement labels to match what is in the covenants.
RESPONSE:added



11K. Sheet 5:

- Remove the future drainage, if no recording information is obtained prior to platting.
[RESPONSE:removed](#)

11L. Sheet 6:

- Remove the future drainage, if no recording information is obtained prior to platting, Add road center line control as indicated, and label easements with the same terminology as in the covenants, Add curve labels for non-concentric easement curves and add tic marks, and remove redundant distance from road center line dimension.

[RESPONSE:Removed Drainage reference added centerline control monuments and tics.](#)



Site Plan:

11M. Sheet 1:

- Revise property description to include unsubdivided portion in SW ¼ of Section 20.
RESPONSE: TEXT HAS BEEN ADDED TO LEGAL DESCRIPTION ON COVER SHEET OF SITE PLAN.

11N. Sheet 3:

- Revise Easement labels to reflect consistent naming between the plat and site plan.
RESPONSE: EASEMENT LABELS REVISED TO MATCH PLAT.

11O. Sheet 5:

- Add Tract Labels.
RESPONSE: TRACT LABELS ADDED.

11P. Sheet 6:

- Remove erroneous Tract label, confirm distance label, and revise easement labels to be consistent with the plat.
RESPONSE: ERRONEOUS TRACT LABEL REMOVED. DISTANCE LABEL UPDATED. SITE PLAN NOTES REVISED TO MATCH EASEMENT LABELS IN PLAT.

11Q. Sheet 7:

- Revise the limits for Filing No. 2 to accurately reflect what is being platted and revise easement labels to be consistent with the plat.
RESPONSE: SITE PLAN NOTES REVISED TO MATCH EASEMENT LABELS IN PLAT.

12. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

12A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.
RESPONSE:noted

13. PSCO/Xcel Energy (Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

13A. Please see attached.

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

14A. The number and types of residential units have not changed since the first submittal. APS has no additional comments at this time.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 21, 2024

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

Attn: Stacy Wasinger

Re: Parklands Village 1 Phase 2 - 2nd referral, Case # DA-2289-06

For **Parklands Village 1 Phase 2**, Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk requests that the words "natural gas" are added (after the word "electric") to the last paragraph in the center of the first page of the plat.

This is especially important in situations where electric and natural gas are located within the same 10-foot-wide utility easement, which appears to be the case on this plat.

RESPONSE:ADDED

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

K:\VEN_Civil\196480001_Parklands Village 2\PlanSheets\Site Plan\CV-F2-480001.dwg Sep 27, 2024 maya.lewey
XREFS: XTB-SF-F2-480001 E:\MA-COS-PARCELS\XBM-F1-480001
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

PARKLANDS VILLAGE 1 SITE PLAN NO. 2

LOCATED AT THE NORTHEAST CORNER OF E JEWELL AVENUE AND S HARVEST ROAD
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 portion of the Southwest Quarter of Section 20 and

LOT 1, BLOCK 13 PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1.

CONTAINING AN AREA OF 24.662 ACRES, (1,074.291 SQUARE FEET) MORE OR LESS.

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:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

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

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

NOTE:

THE PARKLANDS VILLAGE 1 FILING NO. 1 (RSN 1730386) SHALL BE APPROVED PRIOR TO THE APPROVAL OF THIS SITE PLAN DUE TO THE NECESSARY INFRASTRUCTURE.

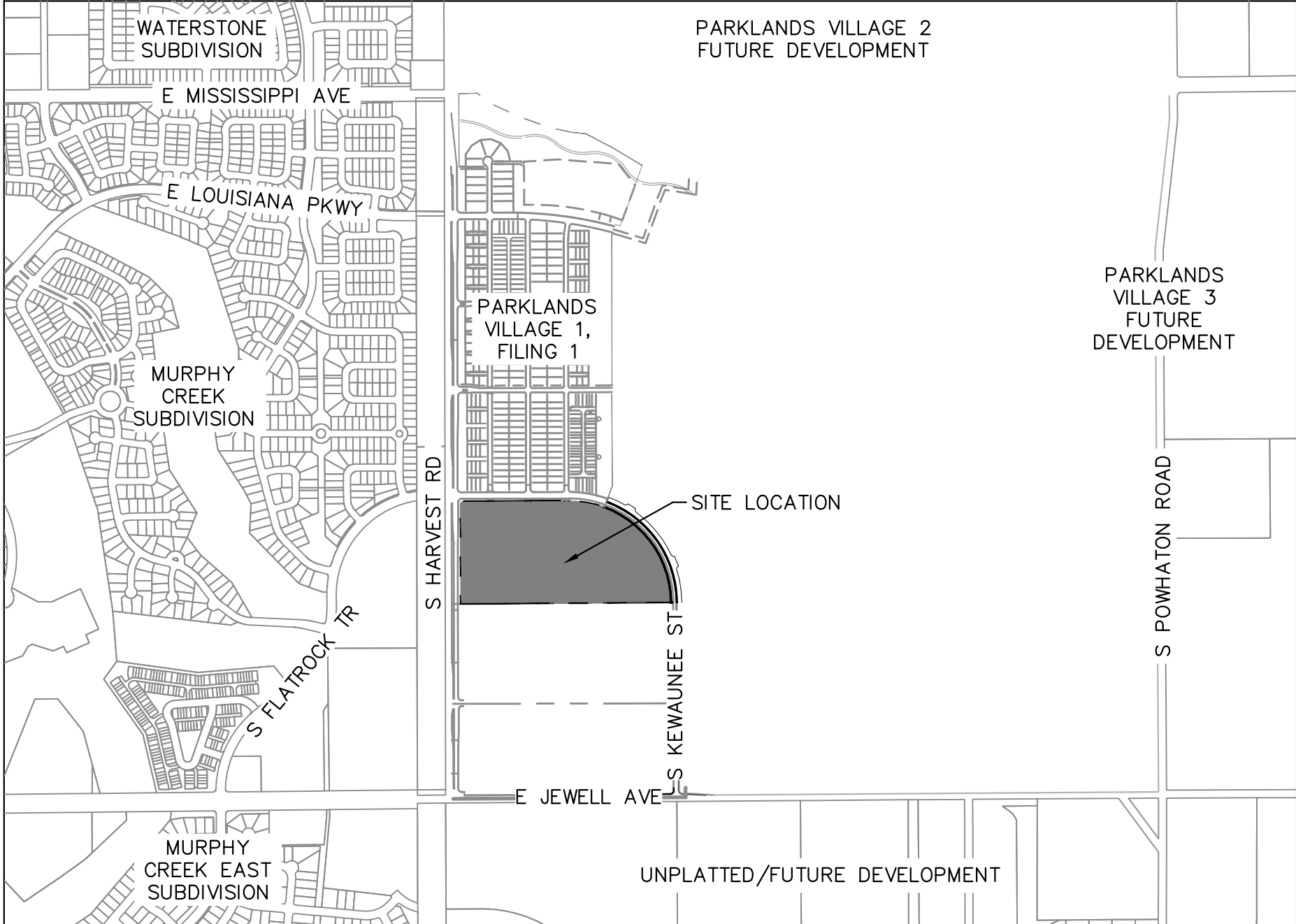
PROJECT TEAM:

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 VILLAGE 1 LAND CO, LLC
8678 CONCORD CENTER DRIVE,
SUITE #200
ENGLEWOOD CO 80112
(303) 346-7006
THOMAS CLARK



VICINITY MAP:

PROJECT DATA TABLE:

TOTAL LAND AREA WITHIN PROPERTY LINES	25.90 AC.
LANDSCAPE AREA	8.22 AC. (31.7% OF SITE)
HARDSCAPE AREA	8.95 AC. (34.6% OF SITE)
LOT AREA	8.73 AC. (33.7% OF SITE)
NUMBER OF DWELLING UNITS PROPOSED	174
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
2021 IBC CONSTRUCTION TYPE	SINGLE-FAMILY V-B
CODE CYCLE	2021 I-CODES, 2019 NFPA 13 & 72, AND 2017 ANSI A117.1
GUEST PARKING SPACES PROVIDED	37 SPOTS
AREA PER MONUMENT SIGN ALLOWED	96 S.F. & 6' MAX HEIGHT, 2 PER ENTRANCE AT AN ARTERIAL/COLLECTOR ENTRANCE
MONUMENT SIGNS PROPOSED	0 PROPOSED (1 EXISTING)

SHEET INDEX:

1	COVER SHEET
2-3	SITE PLAN DETAILS
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6-7	SITE PLAN
8	LINE & CURVE TABLES
9	OVERALL UTILITY PLAN
10-11	GRADING & UTILITY PLAN
12-23	LANDSCAPE PLANS

ARAPAHOE COUNTY RECORDATION

Advisory Comment: Site plan can not be approved until the preliminary drainage study is complete.

Understood. Thank you for the heads up.



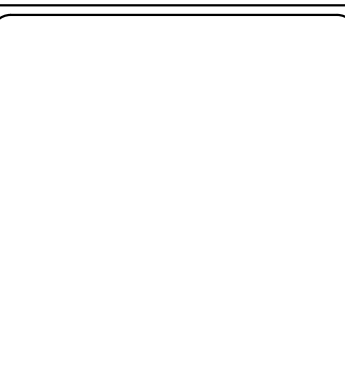
Advisory (adding this comment for future reference during subsequent review): The site plan for filing 1 (RSN 1730386) shall be approved prior to the approval of this site plan because it includes necessary infrastructure.

Understood, and agree.

Filing 1 (RSN 1730386) will be approved and built prior to Filing 2

Area enlarged

enlarge this area

AMENDMENTS		
AMEND #	DATE	DESCRIPTION
 Know what's below. Call before you dig.		
THE PARKLANDS VILLAGE 1 - SITE PLAN NO. 2 COVER SHEET		
		
KIMLEY-HORN AND ASSOCIATES, INC. 6200 SOUTH SYRACUSE WAY, SUITE 300 GREENWOOD VILLAGE, CO 80111 (303) 228-2300		
	DESIGNED BAW/HJR	DRAWN BAW/HJR
	CHECKED LNS	
	SCALE (H): N/A SCALE (V): N/A	
	DATE: SEPTEMBER 2024	
PROJECT NO. 196480001		SHEET NO. 1
DWG. NAME CV-F2-480001.dwg		

CASE NO.: TBD

K:\VEN_Civil\196480001_Parklands Village 1\CADD\Filing 2\PlanSheets\Site Plan\SP-DTLS-F2-480001.dwg Sep 27, 2024 moxalewey
XREFS: KTB-SP-F2-480001 CONCEPTS AND DESIGN 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 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
F	FIBER OPTIC
G	GAS
HIP	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
PCC	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
TC	TELEPHONE
T	TOP OF CURB
TW	FINISH GRADE AT TOP OF WALL
TYP	TYPICAL
VAR	VARIES
W	WATER OR WEST

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

GENERAL SITE PLAN NOTES

- 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.
- 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.
- 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.
- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- 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 CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 INTERSECTION OF E. GUNNISON AVE. & HARVEST ROAD. FUTURE SITE PLANS FOR PARKLANDS VILLAGE 1, PHASES 3 & 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 DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENTS AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 of city CODE, THE PERCENTAGE TO 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 TO 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.
- THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

	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

SIGNING AND LIGHTING NOTES

- 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.
- PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE SUBMITTED WITH SIGNING & STRIPING PLANS INCLUDED IN THE CIVIL PLAN SUBMITTAL.
- SIGN LOCATION, MOUNTING HEIGHT, ORIENTATION, AND MAINTENANCE TO COMPLY WITH THE FHWA MUTCD SECTIONS 2A.16-2A.23.

STREET LIGHT ROADWAY CLASSIFICATION

STREET NAME	CLASSIFICATION	# OF LANES	BACK-TO-BACK CURB WIDTH	PEDESTRIAN ACTIVITY LEVEL	PAVEMENT TYPE
S IRVINGTON STREET, E HAWAII AVE, S IDER STREET, S JACKSON GAP STREET	LOCAL - SL1 TYPE LIGHT	2	18'	LOW	R3
S KEWAUNEE ST	COLLECTOR - SL3 TYPE LIGHT	2	26'	LOW	R3

PHOTOMETRIC LIGHTING STANDARDS

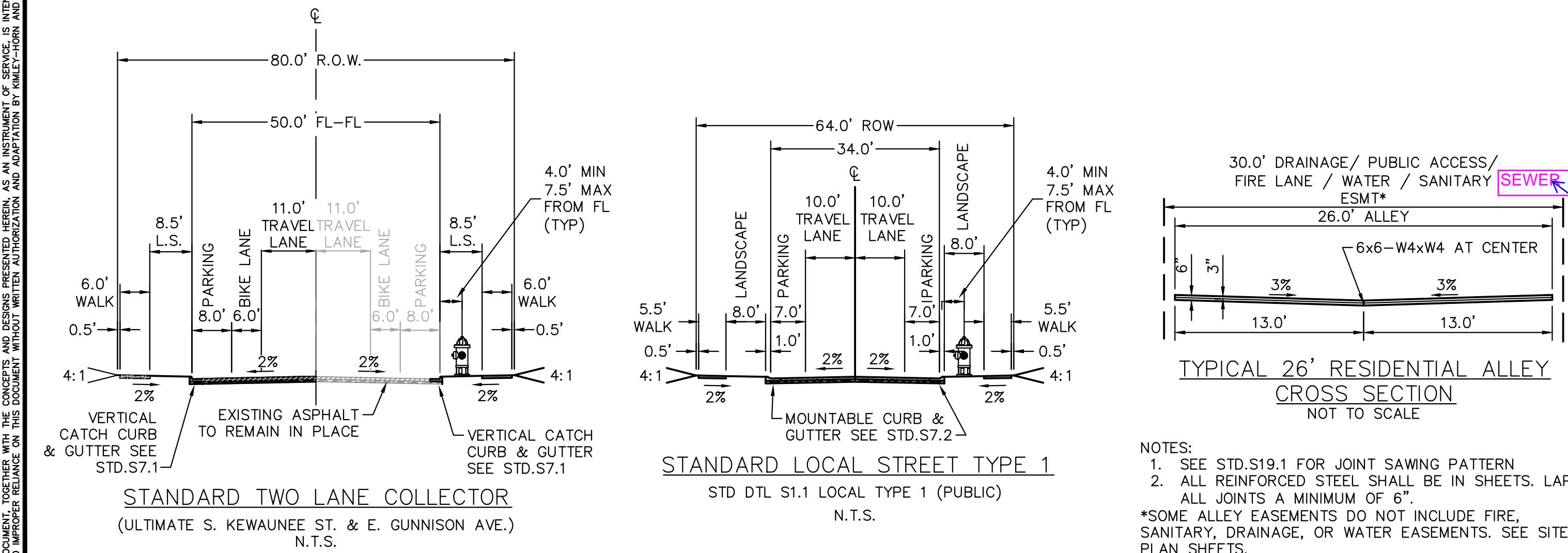
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE UNIFORMITY (AVE/MIN)	ILLUMINANCE (fc)
COLLECTOR	0.40	4.00	N/A
LOCAL	0.40	6.00	N/A
SIDEWALK	N/A	N/A	0.20

Photometrics for the public streets will be reviewed/approved on the civil plans.

Table removed from sheet.

Full photometric and street lighting plans to be provided with Final Civil Plan Submittal.

Easement label added to align with plat



- NOTES:
- SEE STD.S19.1 FOR JOINT SAWING PATTERN.
 - ALL REINFORCED STEEL SHALL BE IN SHEETS. LAP ALL JOINTS A MINIMUM OF 6".
- *SOME ALLEY EASEMENTS DO NOT INCLUDE FIRE, SANITARY, DRAINAGE, OR WATER EASEMENTS. SEE SITE PLAN SHEETS.

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.

TRACT TABLE			
TRACT ID	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	4.61	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	0.07	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT B	0.07	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT C	0.09	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT D	0.53	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT E	0.08	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT F	0.08	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT G	0.07	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT H	0.07	FIRE LANE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT I	0.09	FIRE LANE, DRAINAGE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT J	0.62	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT K	0.07	PARKING/LANDSCAPE	HOA
TRACT L	0.38	DRAINAGE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT M	0.07	PARKING/LANDSCAPE	HOA
TRACT N	0.07	PARKING/LANDSCAPE	HOA
TRACT O	0.38	DRAINAGE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT P	0.07	PARKING/LANDSCAPE	HOA
TRACT Q	0.99	LANDSCAPE/TRAIL CORRIDOR & DRAINAGE & ACCESS EASEMENT	HOA
TRACT R	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT S	0.27	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT T	0.75	FIRE LANE, DRAINAGE, ACCESS, WATER & SANITARY ESMT	HOA
TRACT U	0.11	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT V	0.05	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT W	1.44	LANDSCAPE/TRAIL CORRIDOR* & STORM EASEMENT & TRAFFIC SIGNAL EASEMENT	HOA
TRACT X	0.10	LANDSCAPE/TRAIL CORRIDOR*	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.

AMEND # DATE DESCRIPTION

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

THE PARKLANDS VILLAGE 1 - SITE PLAN NO. 2

SITE PLAN DETAILS

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

DESIGNED BAW/HJR

DRAWN BAW/HJR

CHECKED LNS

SCALE (H): N/A

SCALE (V): N/A

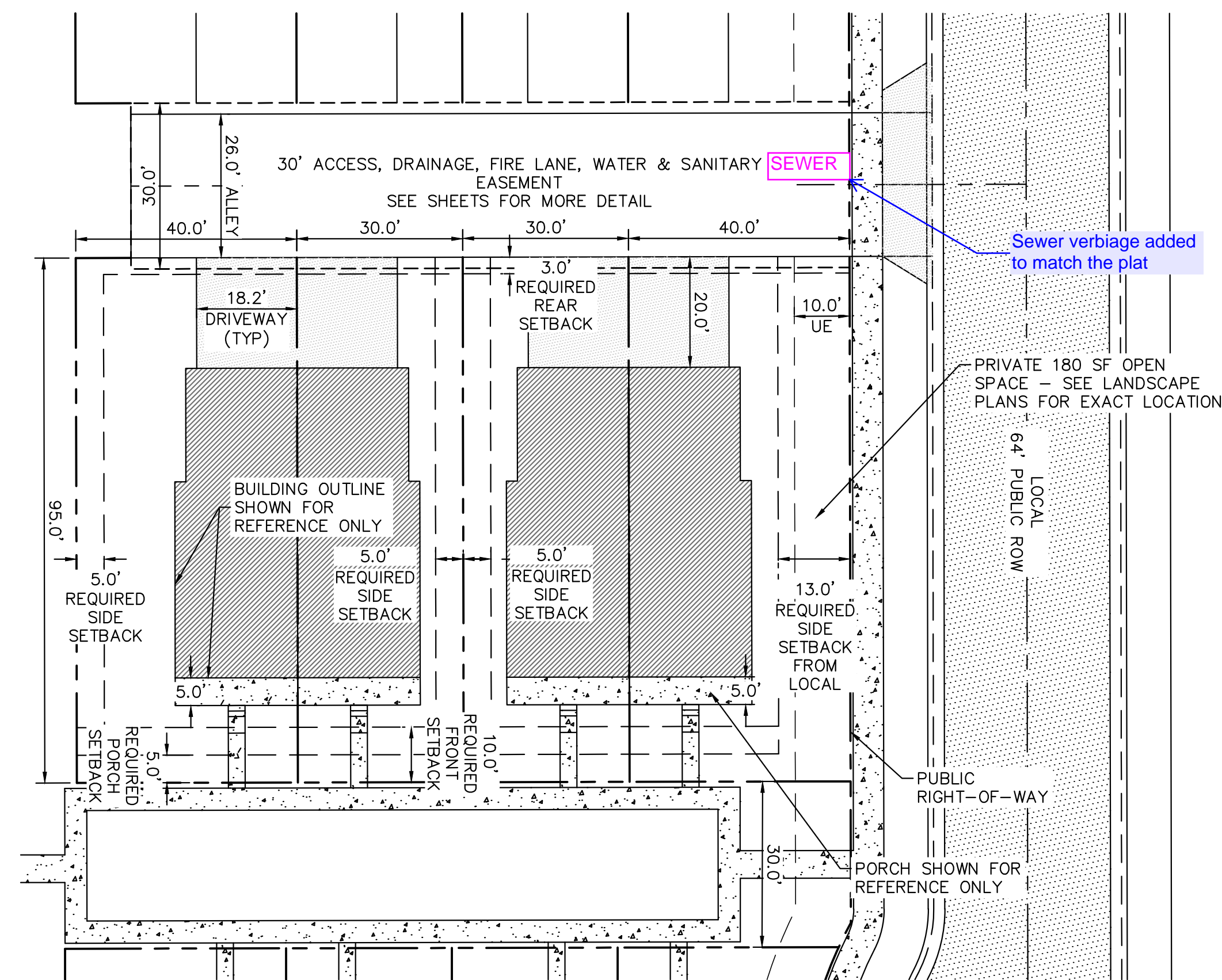
DATE: SEPTEMBER 2024

PROJECT NO. 196480001

DWG. NAME SP-DTLS-F2-480001.dwg

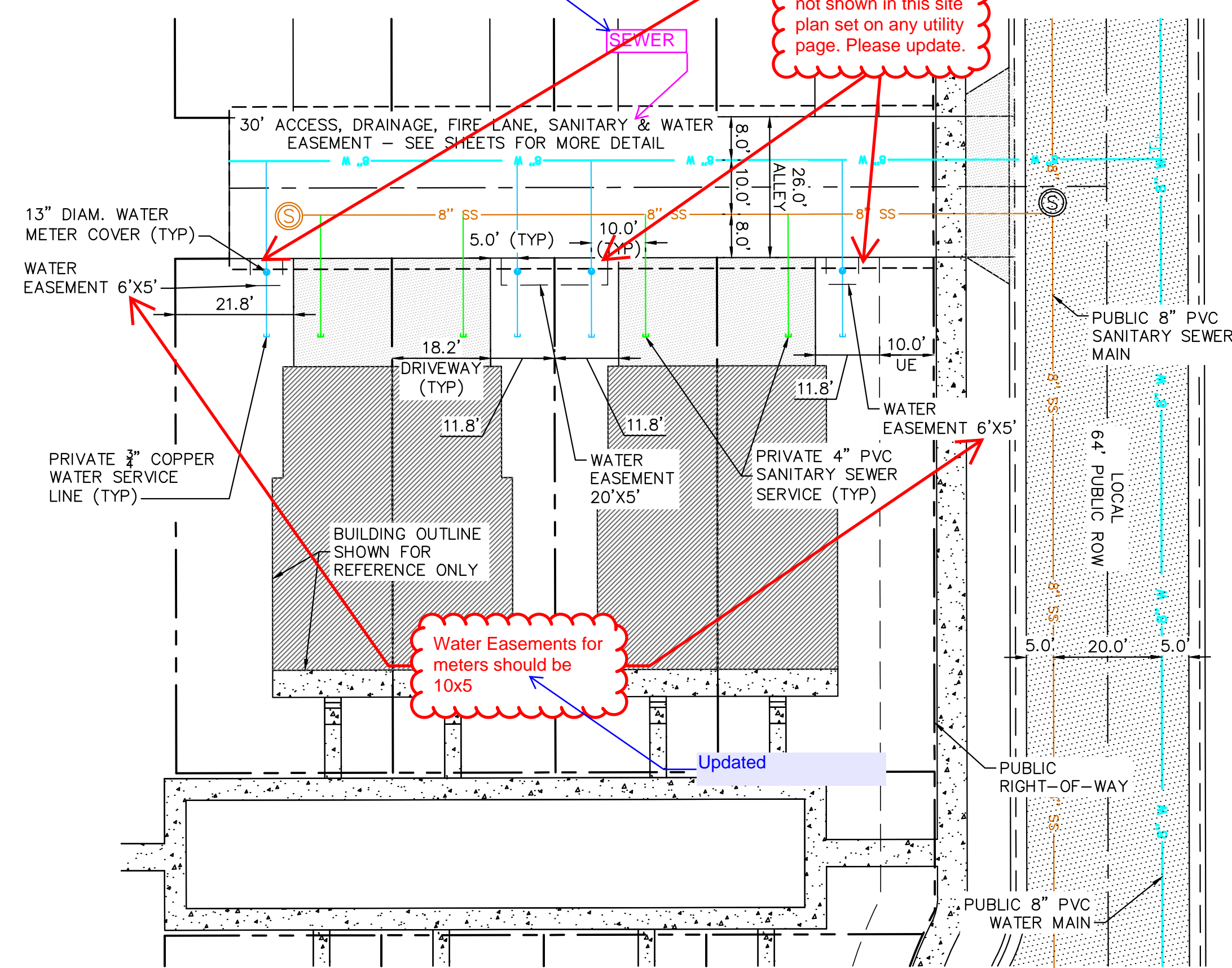
SHEET NO. 2

CASE NO.: TBD

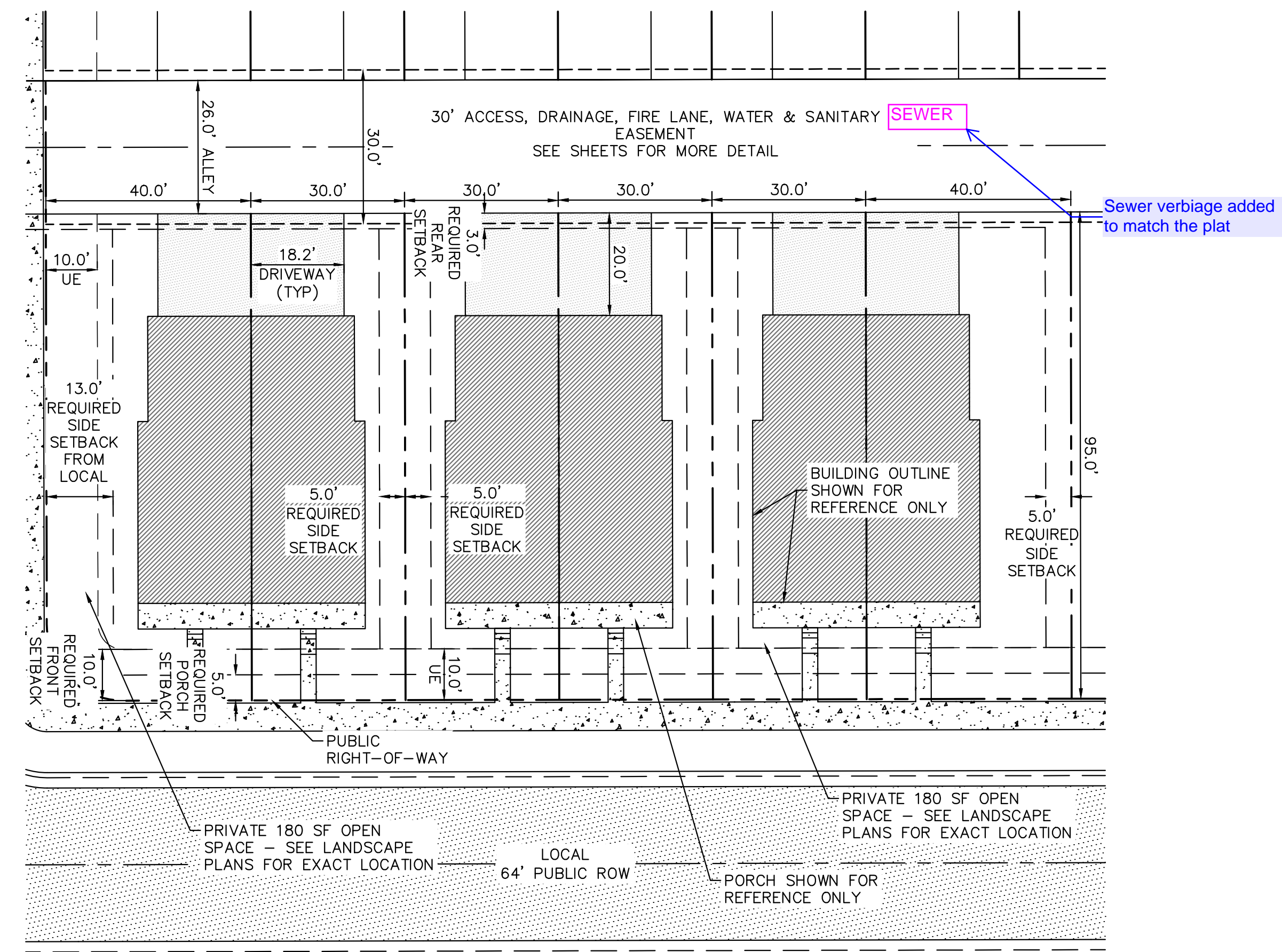


DETAIL #1
TWO-FAMILY (DUPLEX), ALLEY-LOADED GREENCOURT LOT
TYPICAL LOT SETBACK DETAIL
1" = 20'

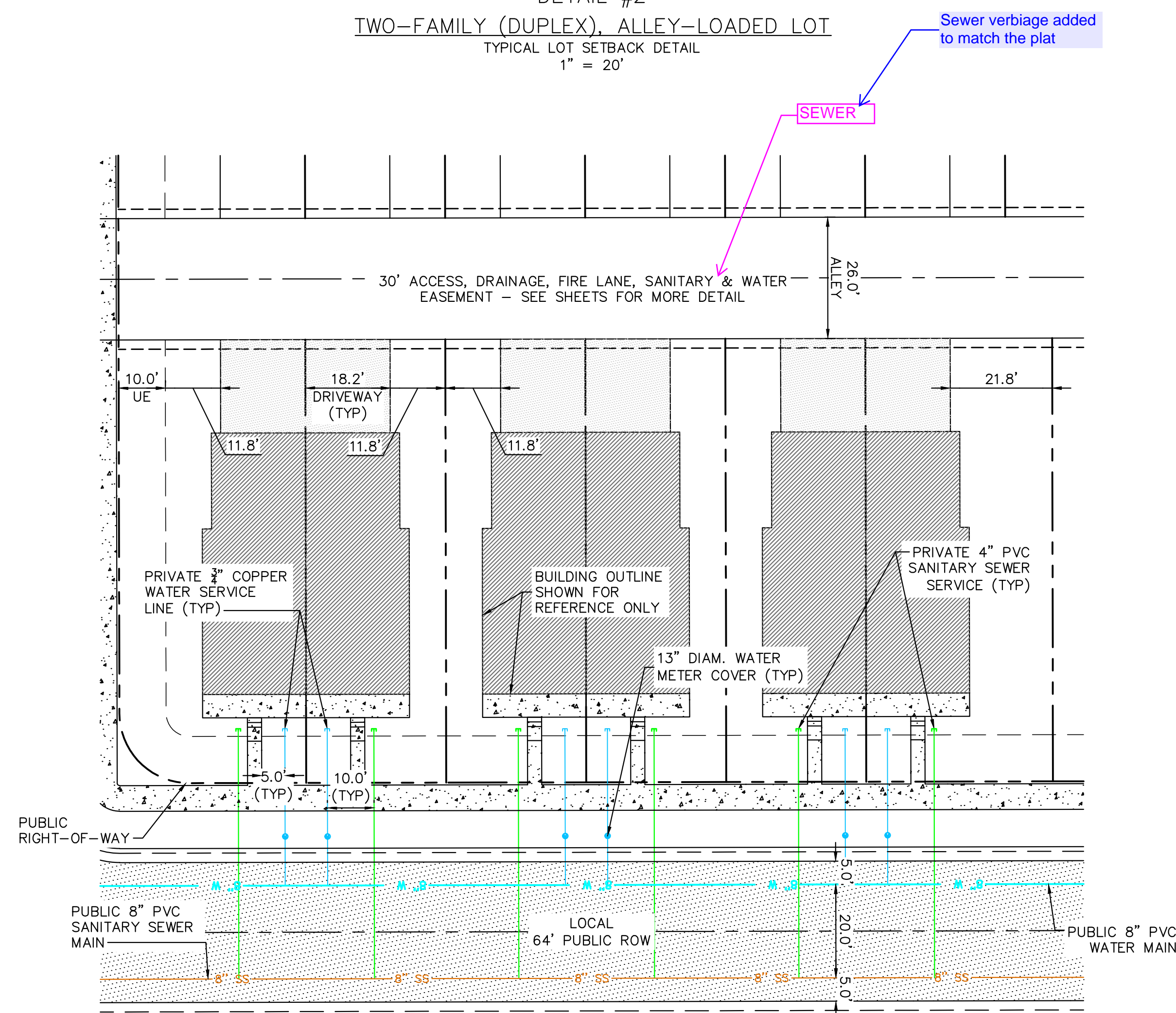
ALL GREENCOURT DWELLINGS SHALL HAVE FRONT ENTRY FEATURES (PORCHES OR STOOPS) FRONTING ON A GREEN COURT OR STREET. IF PORCHES ARE PROVIDED TO MEET THIS REQUIREMENT THEY SHALL BE A MINIMUM OF 45 SQ. FT. IN AREA AND EASEMENTS NOW SHOWN IN THE NARROWEST PORCH DIMENSION. PORCHES AND STOOPS FACING THE GREENCOURT OF THE ADJACENT LOT SHALL BE A MINIMUM OF 45 SQ. FT. IN AREA PROVIDED SEWER VERBAGE ADDED TO MATCH THE PLAT. ASSOCIATED STRUCTURE EXCEEDS ONE STORY. THESE WATER EASEMENTS FOR METERS.



DETAIL #3
TWO-FAMILY (DUPLEX), ALLEY-LOADED GREENCOURT LOT
TYPICAL LOT UTILITY DETAIL
1" = 20'



DETAIL #2
TWO-FAMILY (DUPLEX), ALLEY-LOADED LOT
TYPICAL LOT SETBACK DETAIL
1" = 20'



DETAIL #4
TWO-FAMILY (DUPLEX), ALLEY-LOADED LOT
TYPICAL LOT UTILITY DETAIL
1" = 20'

AMENDMENTS		
AMEND #	DATE	DESCRIPTION



THE PARKLANDS
VILLAGE 1 - SITE PLAN NO. 2
SITE PLAN DETAILS

Kimley»Horn

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

DESIGNED BAW/HJR	DRAWN BAW/HJR	CHECKED LNS
SCALE (H): N/A SCALE (V): N/A		
DATE: SEPTEMBER 2024 PROJECT NO. 196480001		SHEET NO. 3
DWG. NAME SP-DTLS-F2-480001.dwg		

\\DEN_Civil\\196480001_Perkiands Village 1\\CADD\\Filing 2\\PlanSheets\\Site Plan\\SP-DLS-F2-480001.dwg Sep 27, 2024 mayalewey@arcs.com
 REF: XTB-SP-F2-480001
 THESE 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 INSTRUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

0.	CASE NO.: TBD
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K:_VEN_Civil\196480001_Parklands Village 1\CAADD\Filing 2\PlanSheets\Site Plan\SP-OV-F2-480001.dwg Sep 27, 2024 mrcjlevney
XREFS: XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001 XBM-F2-480001
OF AND UNPUBLISHED 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.

VILLAGE 1 SITE PLAN NO. 2 LOT COUNT SUMMARY						
TYPE**	UNIT DESCRIPTION	MARKER	MIN LOT FRONTAGE REQUIRED	MIN AREA REQUIRED (SF)	UNIT COUNT	% OF TOTAL UNITS
6	TWO-FAMILY (DUPLEX), ALLEY-LOADED GREENCOURT WITH AT LEAST 35' FRONTAGE*	▲	35'	1250 / 1380 (END LOT)	28	15%
7	TWO-FAMILY (DUPLEX), ALLEY-LOADED GREENCOURT WITH LESS THAN 35' FRONTAGE*	◻	20' / 18' (END UNITS)	1250 / 1380 (END LOT)	46	28%
8	TWO-FAMILY (DUPLEX), ALLEY-LOADED*	◼	25'	1250	100	57%
TOTAL			N/A	N/A	174	100%

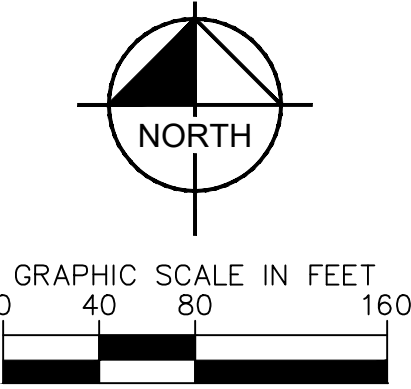
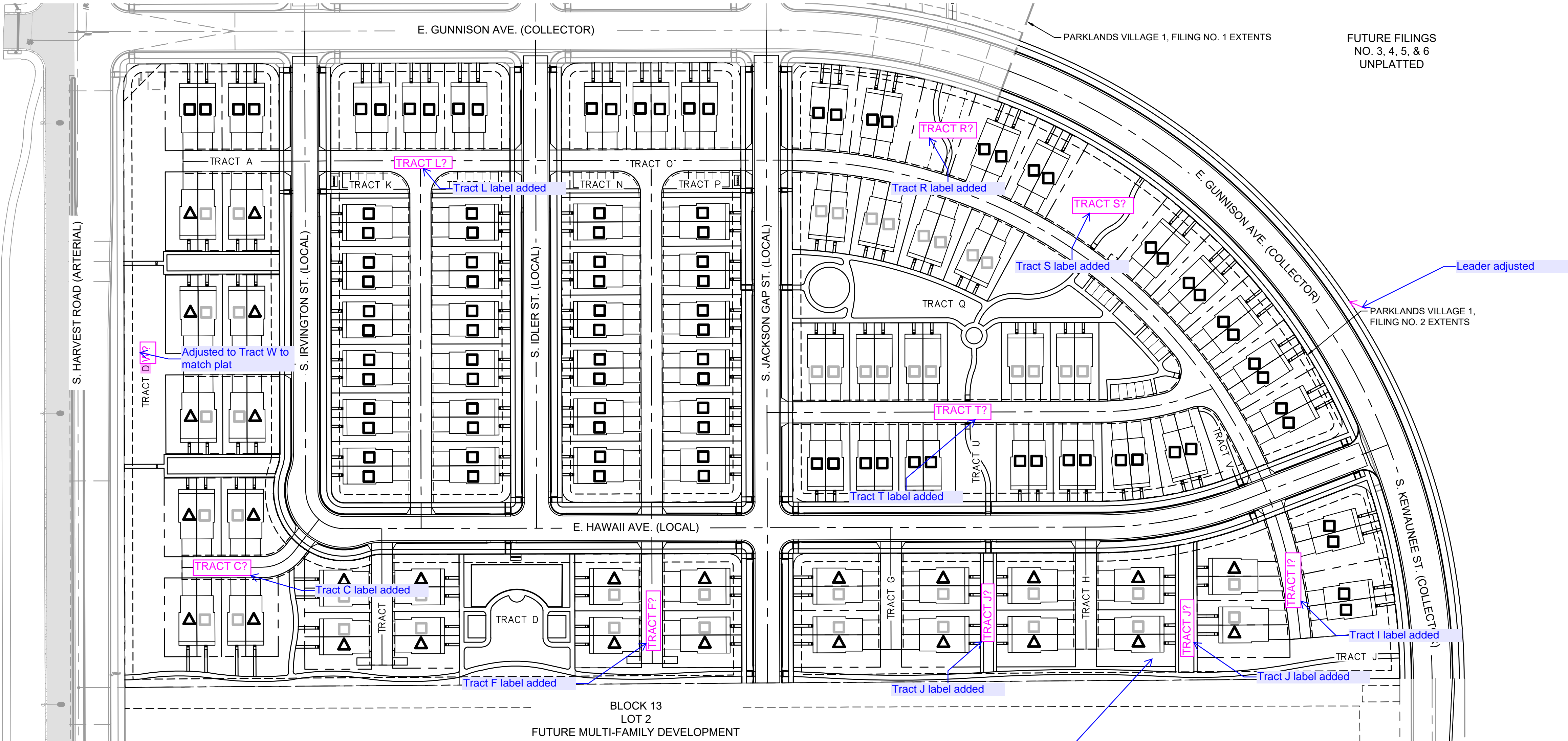
*TOTAL SMALL LOT UNITS (MAX 65% PER MP) = 509 (64.8% OF TOTAL) NOT INCLUDING 1D OR 1E, SEE SEPARATE DOCUMENT FOR FUTURE BUILDING.
**LOT TYPE IS DETERMINED BY CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE 4.2.3.A.8 TABLE 4.2-8.
A SEPARATE EXHIBIT WAS PREPARED WITH THE SUBMITTAL THAT CONTAINS THE ENTIRETY OF VILLAGE 1, NEIGHBORHOOD 1 LOT TYPE AND DISTRIBUTION. THIS INCLUDES FUTURE PLANNING AREAS

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
6	TWO-FAMILY (DUPLEX), ALLEY LOADED GREENCOURT WITH AT LEAST 35' FRONTAGE	35'	1250 / 1380 (END LOT)	26	15%
7	TWO-FAMILY (DUPLEX), ALLEY LOADED GREENCOURT WITH LESS THAN 35' FRONTAGE	20' / 18 (END LOT)	1250 / 1380 (END LOT)	48	28%
8	TWO-FAMILY (DUPLEX), ALLEY LOADED	25'	1,250	100	57%
TOTAL:				174	100%

A SEPARATE EXHIBIT WAS PREPARED WITH THE SUBMITTAL THAT CONTAINS THE ENTIRETY OF VILLAGE 1, NEIGHBORHOOD 1 LOT TYPE AND DISTRIBUTION. THIS INCLUDES FUTURE PLANNING AREAS

LOT DATA TABLE											
UNIT TYPE	MIN LOT FRONTAGE (FT)	MIN LOT AREA (FT)	FRONT SETBACK (FT)	FRONT SETBACK PROVIDED (FT)	PORCH SETBACK REQUIRED (FT)	PORCH SETBACK PROVIDED (FT)	GARAGE SETBACK (FT)	SIDE SETBACK REQUIRED (FT)*	SIDE SETBACK PROVIDED (FT)*	REAR SETBACK REQUIRED (FT)	REAR SETBACK PROVIDED (FT)
DUPLEX (ALLEY-LOADED)	25	1,250	10	18.97	5	13.97	N/A	0/5	7.8/17.8	3	3

*MINIMUM SIDE SETBACKS INCREASED WHEN SIDE LOT IS ALONG A PUBLIC ROAD: MINIMUM SIDE SETBACK ALONG A LOCAL ROAD IS 13 FT.



AMENDMENTS

AMEND #	DATE	DESCRIPTION

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

THE PARKLANDS
VILLAGE 1 - SITE PLAN NO. 2
OVERALL SITE PLAN

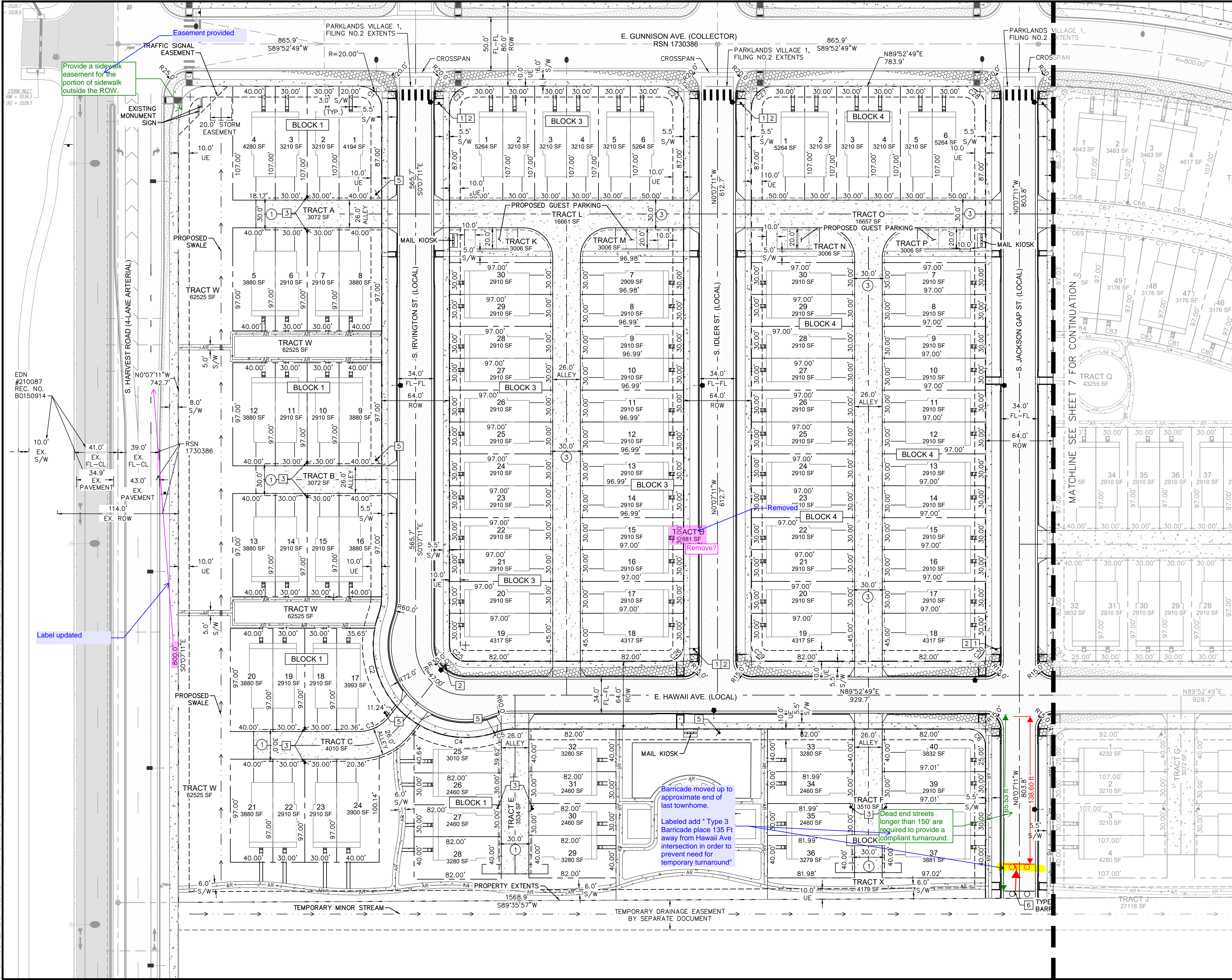
Kimley»Horn

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

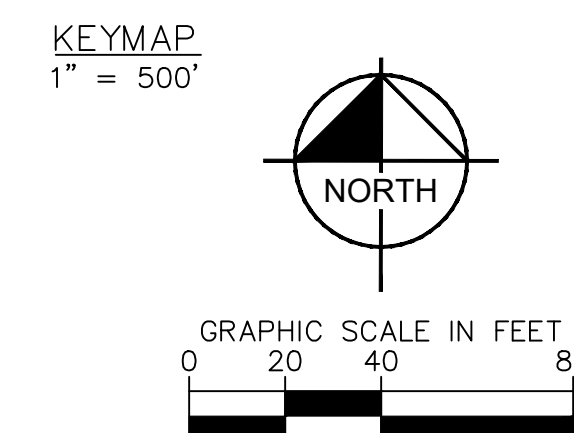
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SCALE (H): 1" = 80'		
SCALE (V): N/A		
DATE: SEPTEMBER 2024		
PROJECT NO. 196480001		
DWG. NAME SP-OV-F2-480001.dwg		

SHEET NO.
5

CASE NO.: TBD



- SITE PLAN NOTES:**
1. 30.0' FIRE LANE, ACCESS, SANITARY & WATER EASEMENT.
 2. 30.0' ACCESS, DRAINAGE, SANITARY & WATER EASEMENT.
- Sewer added
- SITE SPECIFICATIONS:**
1. REFERENCE SHEET 5 FOR TABLE CONTAINING AREAS, DISTANCES, ALLOWANCES 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"
 4. LOCAL/COLLECTOR INTERSECTION SIGHT TRIANGLES:
LEFT = 335' ; RIGHT = 390'
LOCAL/LOCAL INTERSECTION SIGHT TRIANGLES:
LEFT = 290' ; RIGHT = 335'



AMENDMENTS		
AMEND #	DATE	DESCRIPTION

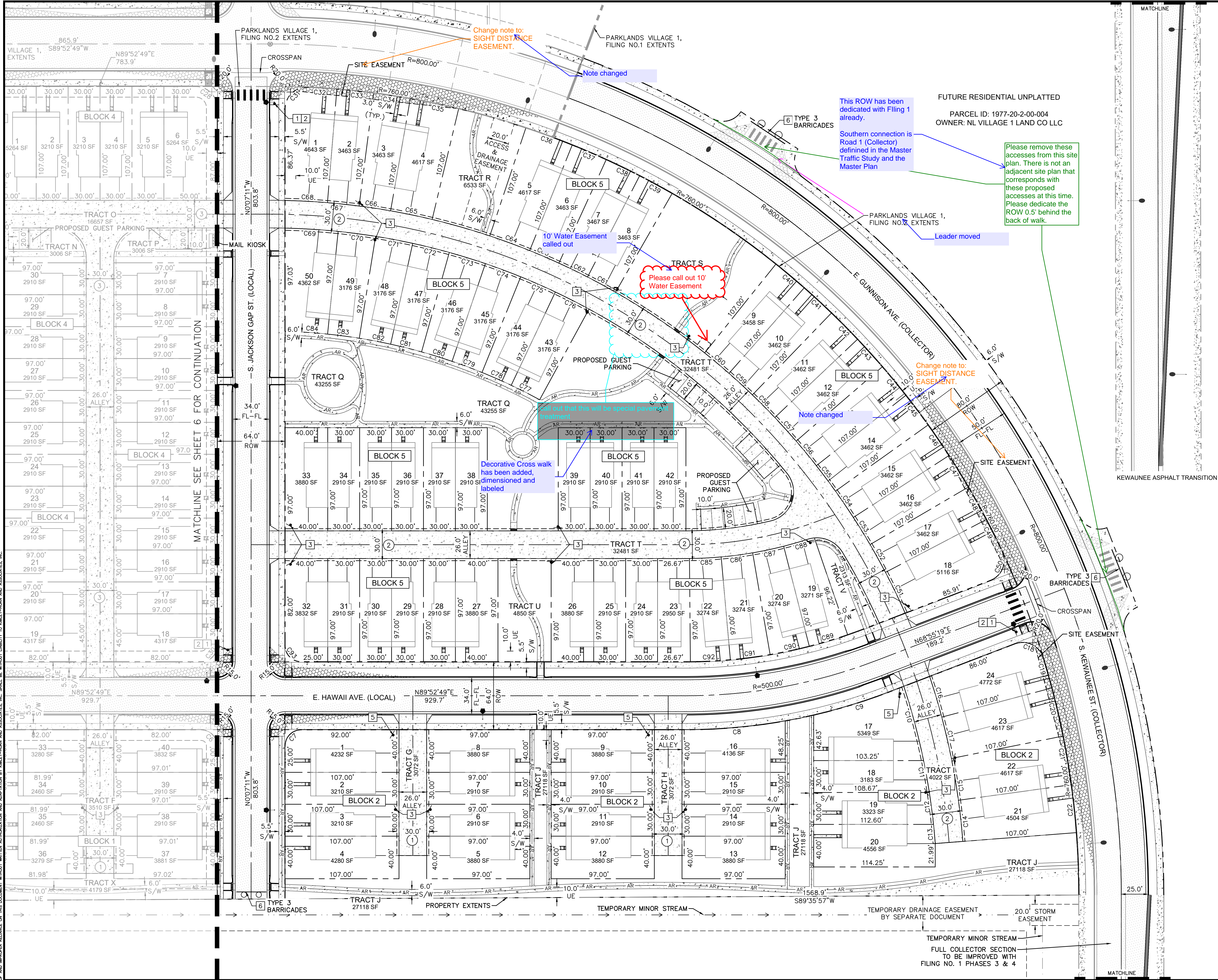


THE PARKLANDS
VILLAGE 1 - SITE PLAN NO. 2
SITE PLAN

Kimley»Horn

RIN AND ASSOCIATES, INC. 100 SYRACUSE WAY, SUITE 300 VILLAGE, CO 80111 (303) 228-2300	DESIGNED	DRAWN	CHECKED
	BAW/HJR	BAW/HJR	LNS
	SCALE (H): 1" = 40'		
	SCALE (V): N/A		
	DATE:		SHEET N
SEPTEMBER 2024			6
PROJECT NO.			
196480001			
DWG. NAME			
SP-F2-480001.dwg			

	D	C	E	A	C	A	C	
	T	.	N					
10.								



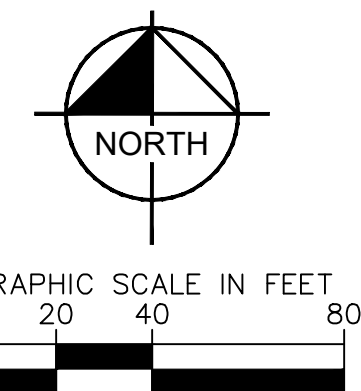
-

① 30.0' FIRE LANE, ACCESS, SANITARY & WATER EASEMENT.

② 30.0' FIRE LANE, DRAINAGE, ACCESS, SANITARY & WATER EASEMENT.

③ 30.0' Sewer added SANITARY & WATER EASEMENT.

1. REFERENCE SHEET 5 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATION 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 8'-4"
- LOCAL/LOCAL INTERSECTION SIGHT TRIANGLES:
LEFT = 335' ; RIGHT = 390'
- LOCAL/LOCAL INTERSECTION SIGHT TRIANGLES:
LEFT = 290' ; RIGHT = 335'



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

Kimley»Horn

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS
SCALE (H): 1" = 40'		
SCALE (V): N/A		
DATE:		SHEET NO. 7
SEPTEMBER 2024		
PROJECT NO. 196480001		
DWG. NAME SP-F2-480001.dwg		

0.	CASE NO.: TRD
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Grading adjusted to comply with accessible route

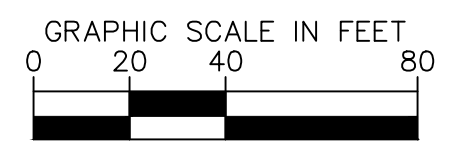
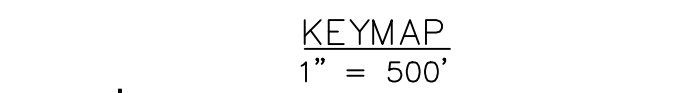
Longitudinal grades appear be missing in certain areas. Please include this information for internal paths to ensure compliance with ADA accessibility standards.

More longitudinal slope tags included. The walks have been graded in to be ADA

- ① STORM MANHOLE BASE, LID, RING, AND COVER.
- ② TYPE 'R' INLET, SIZE PER PLAN.
- ③ 3' TYPE 'C' AREA INLET.
- ④ SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
- ⑤ FIRE HYDRANT ASSEMBLY.
- ⑥ PROPOSED WATERLINE CONNECTION TO EXISTING (RSN 1730386).
- ⑦ PROPOSED SANITARY SEWER CONNECTION TO EXISTING (RSN 1730386).
- ⑧ PROPOSED STORM CONNECTION TO EXISTING (1730386).
- ⑨ 30.0' FIRE LANE, ACCESS, SANITARY & WATER EASEMENT.
- ⑩ 30.0' FIRE LANE, DRAINAGE, ACCESS, SANITARY & WATER EASEMENT.
- ⑪ **Sewer added** GE. SANITARY & WATER
- ⑫ PRIVATE 6" PVC SANITARY SEWER SERVICE LINE. SEE DETAIL ON SHEET 3.

GENERAL NOTES:

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SANITARY SEWER SERVICES SHALL BE PRIVATE.
5. 3" TYPE K COPPER WATER SERVICE LINES SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. LANDSCAPE SLOPE SHALL BE BETWEEN 2% AND 25%.
7. MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR IMPERVIOUS SURFACES AND 5% FOR GRASS/LANDSCAPE FOR 10' OR TO PROPERTY LINE, WHICHEVER COMES FIRST.
8. ALL STREETS WITHOUT ROADWAY CLASSIFICATION LABELS ARE LOCAL STREETS.
9. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR A PROPOSED OUTSIDE OF THE ROW IS 3:1.
10. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
11. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
12. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN ROW OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
13. SITE PLAN IS IN CONFORMANCE TO APPROVED MASTER UTILITY STUDY (MUS).



AMENDMENTS		
AMEND #	DATE	DESCRIPTION



THE PARKLANDS
VILLAGE 1 - SITE PLAN NO. 2
GRADING & UTILITY PLAN

Kimley»Horn

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

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS
SCALE (H): 1" = 40'		
SCALE (V): N/A		
DATE:		SHEET NO. 10
SEPTEMBER 2024		
PROJECT NO. 196480001		
DWG. NAME GD-F2-480001.dwg		

0.	CASE NO. : TBD
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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	
TRACT D	OPEN SPACE	22,881	6	5	3	10	57	5 GAL SHRUBS	1 GAL GRASSES
TRACT J	OPEN SPACE	25,682	6	2	4	4	64	37	28
TRACT R	OPEN SPACE	6,420	2	0	0	2	16	21	29
TRACT S	OPEN SPACE	11,541	3	1	2	2	29	14	16
TRACT Q	OPEN SPACE	42,368	11	11	2	2	106	13	14
TRACT K	OPEN SPACE	2,774	1	1	0	0	7	76	31
TRACT M	OPEN SPACE	2,774	1	1	0	0	7	12	0
TRACT N	OPEN SPACE	2,774	1	1	0	0	7	14	0
TRACT P	OPEN SPACE	2,774	1	1	0	0	7	12	0
TRACT U	OPEN SPACE	4,750	1	1	0	0	12	11	4
TRACT V	OPEN SPACE	2,184	1	0	0	0	5	25	0
TRACT W	OPEN SPACE	62,525	16	4	8	21	156	160	95
TRACT X	OPEN SPACE	4,180	1	2	0	0	10	0	0
TOTALS		193,627	32	24	11	20	317	409	217
								481	

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 TOW ARDS REQUIREMENTS

CURBSIDE LANDSCAPE REQUIREMENTS

LANDSCAPE AREA	TOTAL AREA (SF)	SHRUBS/GRASSES REQUIRED (1 SHRUB/40SF)	5 GAL. SHRUBS PROVIDED	5 GAL. GRASSES PROVIDED	TOTAL SHRUBS & GRASSES PROVIDED
S. JACKSON GAP STREET (TRACT Q)	724	18	9	9	18
E. HAWAII AVE. (TRACT U)	400	10	10	0	10
E. HAWAII AVE. (TRACT D)	1154	29	7	22	29
E. GUNNISON AVE (TRACT R)	532	13	4	9	13
E. GUNNISON AVE. (TRACT S)	863	22	13	10	23
S. KEWAUNEE (TRACT J)	426	11	6	7	13
E. HAWAII AVE. (TRACT J)	377	9	6	3	9
S. HARVEST ROAD (TRACT W)	5886	147	95	52	147
S. IRVINGTON STREET (TRACT W)	482	12	12	0	12
TOTAL	10844	271	162	112	274

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
S. IRVINGTON STREET (WEST)	1 TREE/40 LF	493	13	13
S. IRVINGTON STREET (EAST)	1 TREE/40 LF	526	14	14
S. IDER ST. (WEST)	1 TREE/40 LF	526	14	14
S. IDER ST. (EAST)	1 TREE/40 LF	526	14	14
S. JACKSON GAP STREET (WEST)	1 TREE/40 LF	661	17	18
S. JACKSON GAP STREET (EAST)	1 TREE/40 LF	661	17	17
E. HAWAII AVE. (NORTH)	1 TREE/40 LF	1,056	27	27
E. HAWAII AVE. (SOUTH)	1 TREE/40 LF	1,095	28	28
S. HARVEST ROAD (EAST)	1 TREE/40 LF	767	20	20
E. GUNNISON AVE/ S. KEWAUNEE ST. (SOUTH)	1 TREE/40 LF	1,942	49	49
TOTAL		8,253	213	214

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.

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT D	POCKET PARK	22,881	0.53	METRO DISTRICT

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	
SIDEGRASS GRAMA*	BOULTELLOUA 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 DROPSIED*	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	HELIOMERIS 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					

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	53	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
CS	55	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
GTI	60	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
QM	2	QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
SJP	2	SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
UAP	53	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
ORNAMENTAL TREES					
AAS	7	AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	2" CAL	B&B
ATH	2	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
CLC	20	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
MSS	7	MALLUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B
PNK	4	PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8" MULTI	B&B
EVERGREEN TREES					
PN	21	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
EVERGREEN SHRUBS					
JCC	54	JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
DECIDUOUS SHRUBS					
AAB	151	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	CHOKECHERRY, BRILLIANT RED	#5	CONT.
ACL	174	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
CCB	36	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CMF	122	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
RRL	17	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
RTT	12	RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
PERENNIALS					
GLC	179	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
RFG	150	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
ORNAMENTAL GRASSES 1 GAL					
AGG	16	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
AHI	77	ACHNATHERUM HYMENOIDES	INDIAN RICE GRASS	#1	CONT.
BGA	43	BOULTELLOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
ORNAMENTAL GRASSES 5 GAL					
AGG5	185	ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.
SWG5	8	SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.
*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.					

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

- 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.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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. SEEDDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- 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.
- 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).
- 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
- 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.
- ALL GREEN COURTS WILL BE MAINTAINED BY EITHER METRO DISTRICT OR HOA
- ALL SHRUBS IN THE CURBSIDE LANDSCAPE AREAS SHALL BE 5 GALLONS.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE ARE DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSCURE OR OBSCURE SIGHT VISIBILITY THROUGH STRUCTURES, FENCING, LANDSCAPING OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN THE HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES



LANDSCAPE NOTES

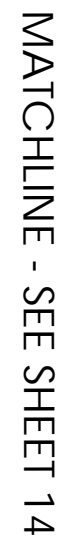


10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867

NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
SCALE (H): SCALE (V):		SHEET NO.
DATE:		13
PROJECT NO.		
DWG. NAME		

CASE NO.: TBD



MATCHLINE - SEE SHEET















RESPONSE: ADDED

Additional street trees could be placed here.

RESPONSE: ON THE LAST SUBMITTAL WE RECIEVED A COMMENT THAT TREES CANNOT BE PLACED WITHING 50' OF THIS CROSS EWALK BECAUSE OF A CROSS WALK SIGN

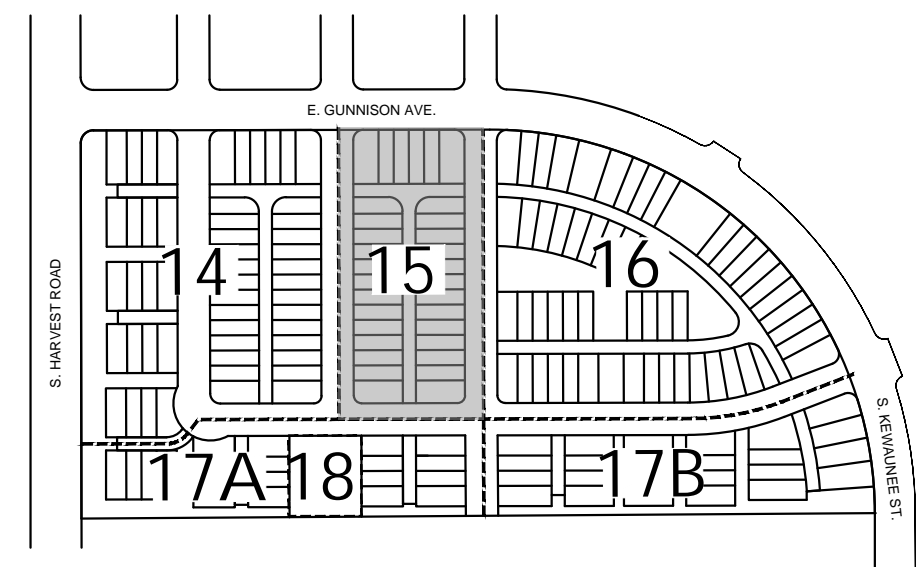
NOTES

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, AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.
4. ALL SHRUBS IN CURBSIDE LANDSCAPE AREAS SHALL BE 5 GALLON.

- | | |
|---|------------------------------|
|  | BUILDER TREE |
|  | EVERGREEN TREE |
|  | ORNAMENTAL TREE |
|  | SHRUBS, GRASSES & PERENNIALS |
|  | STEEL EDGER |
|  | OPEN RAIL FENCE |
|  | PRIVACY FENCE W/ COLUMNS |
|  | NATIVE SEED |
|  | MOWABLE NATIVE SEED |
|  | STREET LIGHT |
|  | FIRE HYDRANT |
|  | CONCRETE WALK, SEE CIVIL |
|  | DECORATIVE CROSSWALK |
|  | SOD |

NOT FOR CONSTRUCTION

KEY MAP



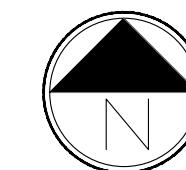
LANDSCAPE SHEETS



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	SCALE (V):		
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	PROJECT NO.		15
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SHEET NO. 15
CASE NO.: TBD

















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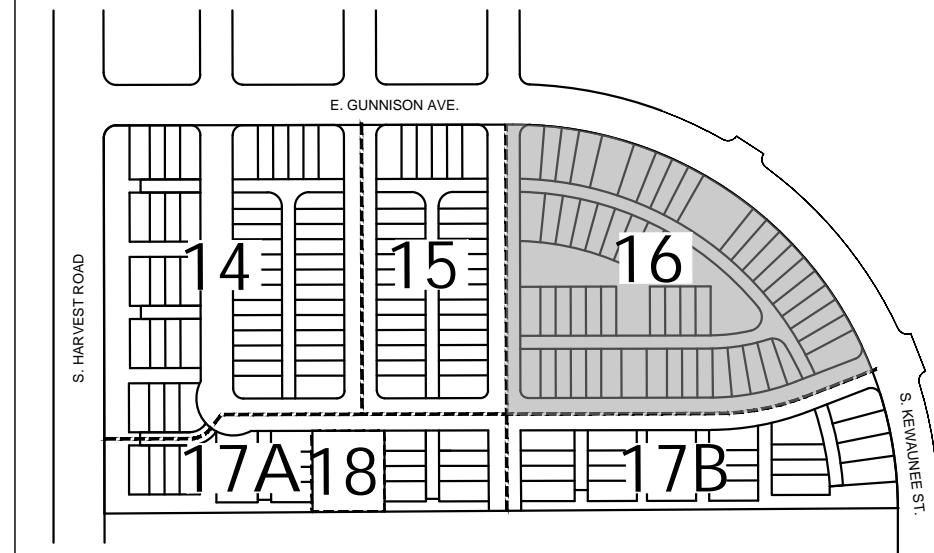
- ## LANDSCAPE NOTES
- | NOTES |
|---|
| 1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS. |
| 2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5 VII. |
| 3. REFER TO SPECIAL PLANTING PLAN FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS. |
| 4. ALL SHRUBS IN CURBSIDE LANDSCAPE AREAS SHALL BE 5 GALLON. |

LEGEND

-  BUILDER TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  SHRUBS, GRASSES & PERENNIALS
-  STEEL EDGER
-  OPEN RAIL FENCE
-  PRIVACY FENCE W/ COLUMNS
-  NATIVE SEED
-  MOWABLE NATIVE SEED
-  STREET LIGHT
-  FIRE HYDRANT
-  CONCRETE WALK, SEE CIVIL
-  DECORATIVE CROSSWALK
-  SOD

NOT FOR CONSTRUCTION

KEY MAP



LANDSCAPE SHEETS

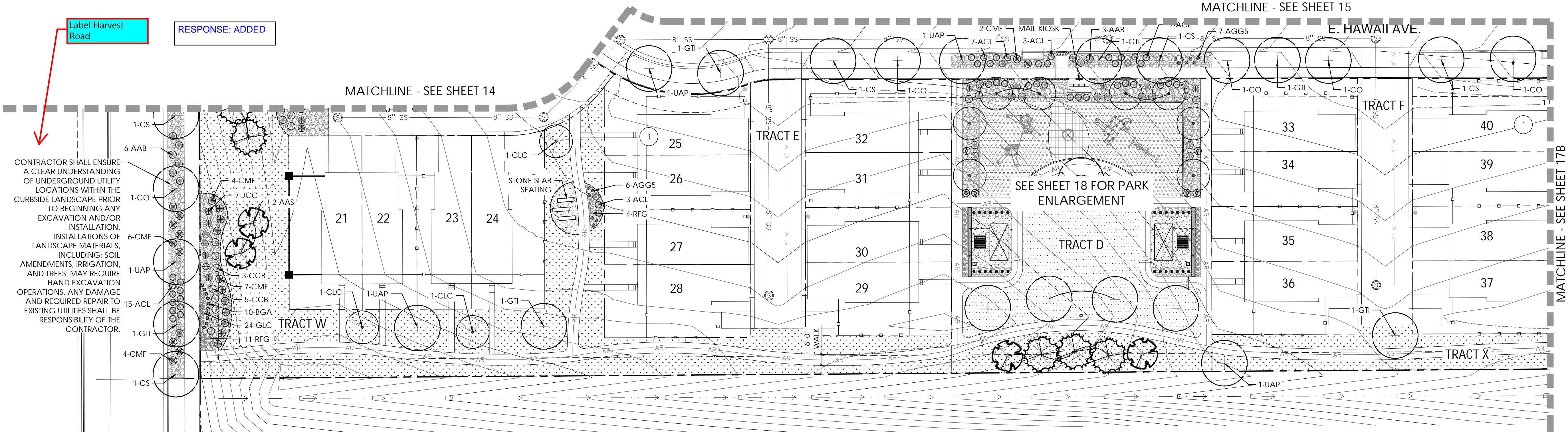


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	PROJECT NO.		16
DWG. NAME			

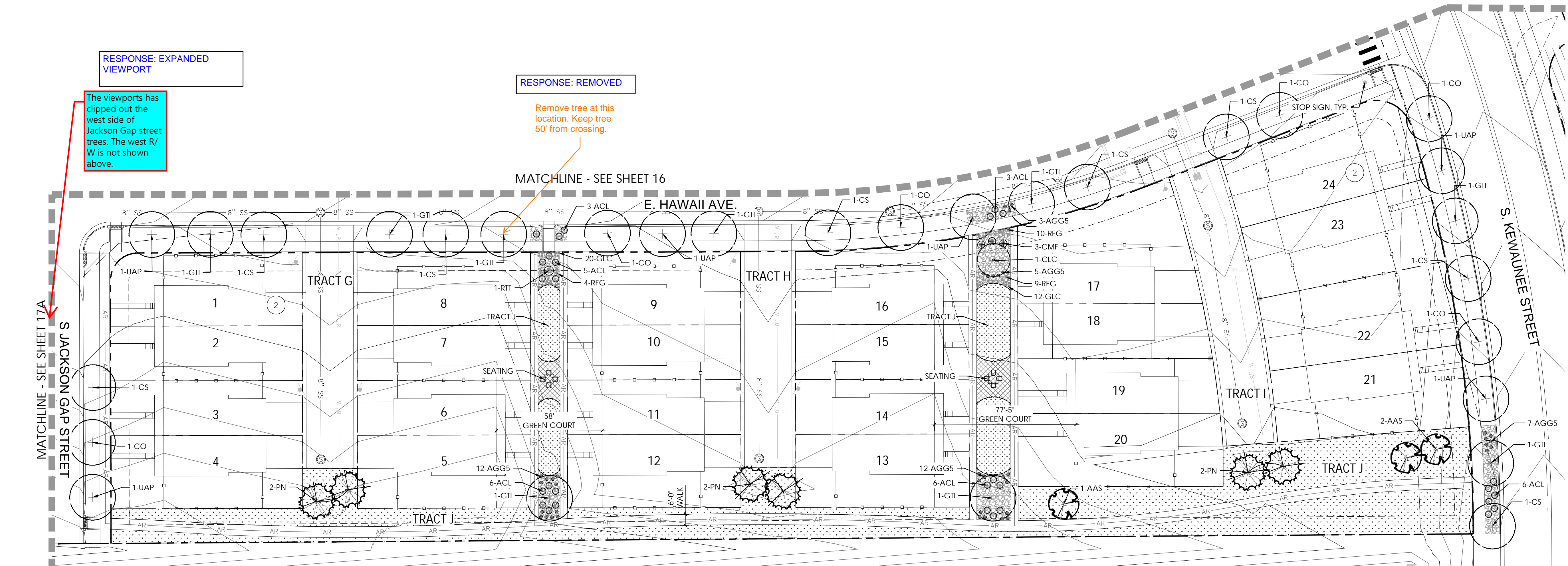
CASE NO.: TBD

LANDSCAPE NOTES

- 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. ALL SHRUBS IN CURBSIDE LANDSCAPE AREAS SHALL BE 5 GALLON.



SHEET 17A



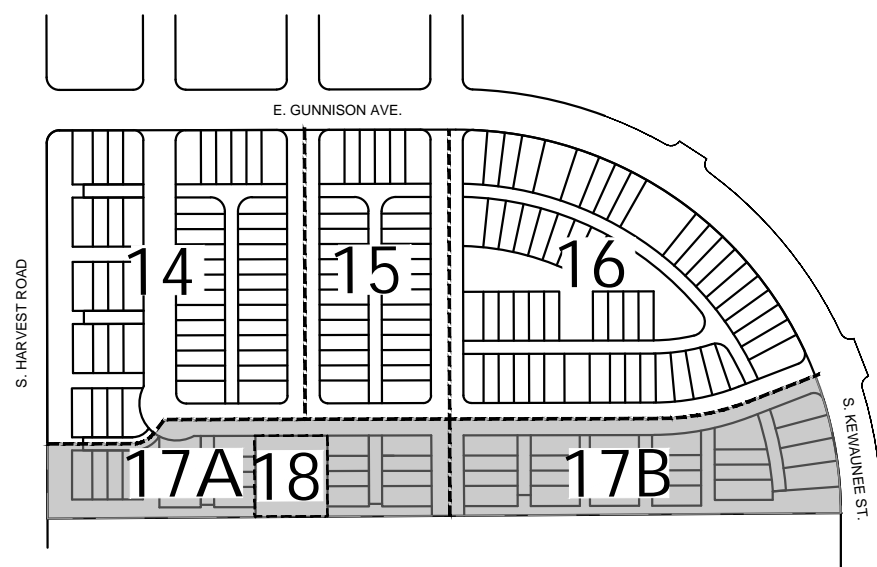
SHEET 17B

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- OPEN RAIL FENCE
- PRIVACY FENCE W/ COLUMNS
- NATIVE SEED
- MOWABLE NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- DECORATIVE CROSSWALK
- SOD

NOT FOR CONSTRUCTION

KEY MAP

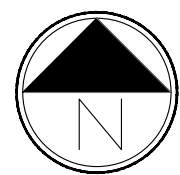


LANDSCAPE SHEETS



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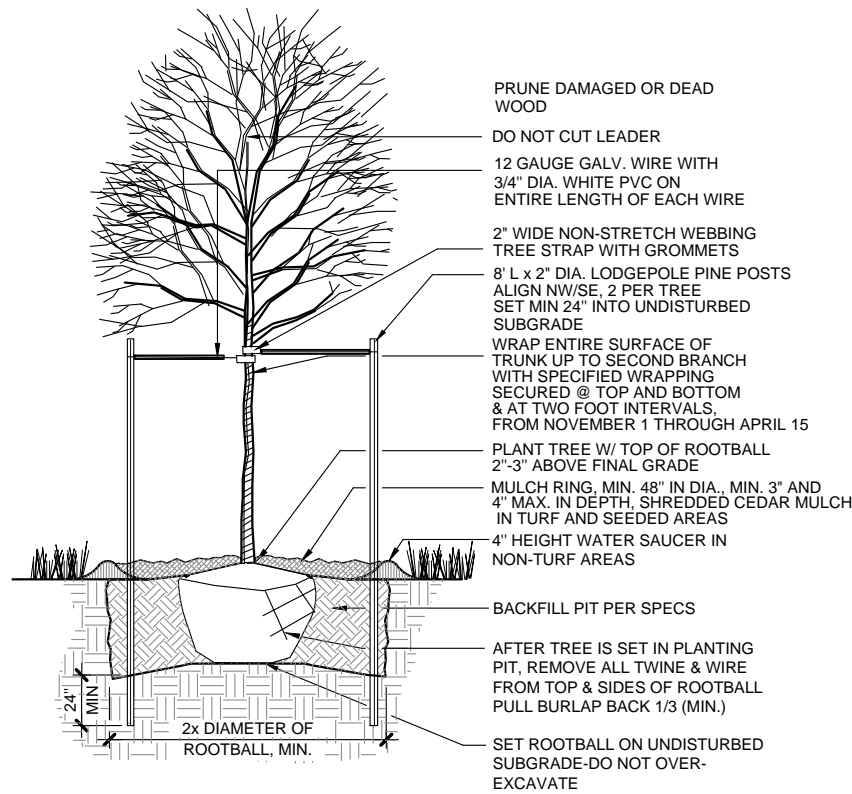
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DATE:	PROJECT NO.	17
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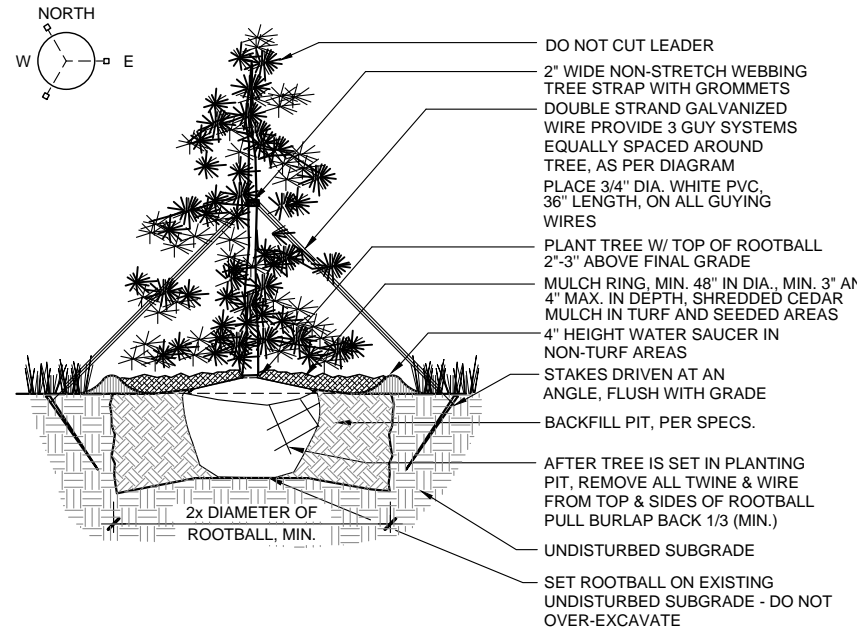
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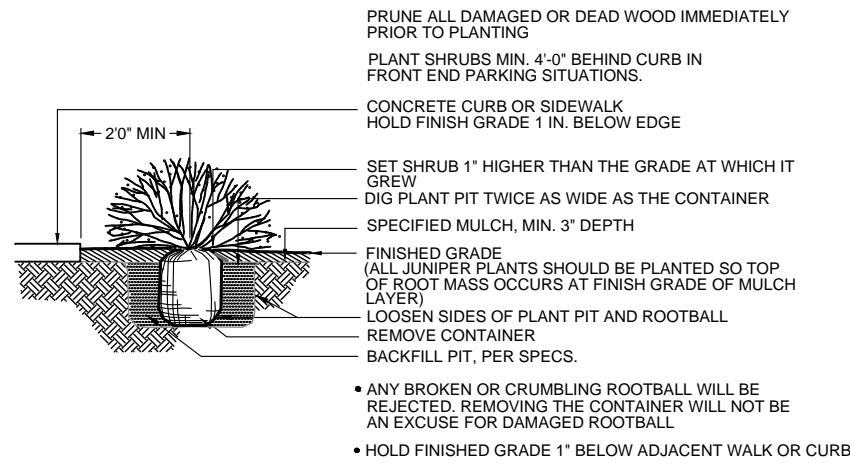
*IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.



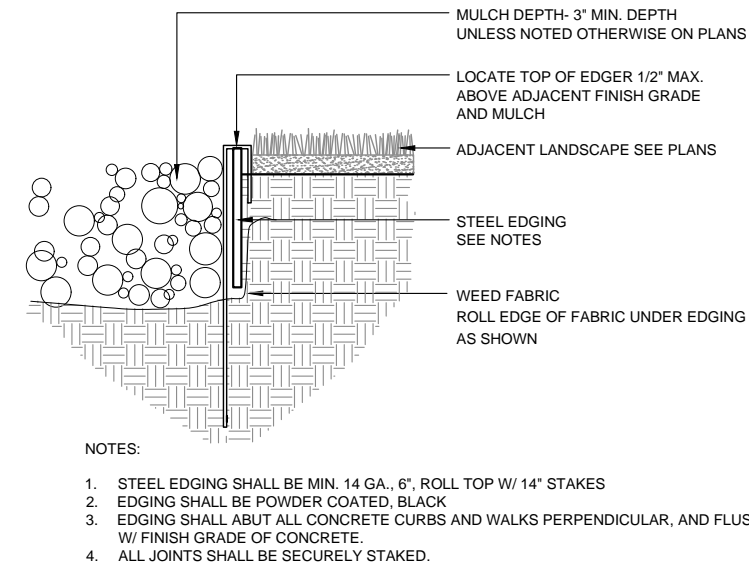
1 DECIDUOUS TREE PLANTING
NTS



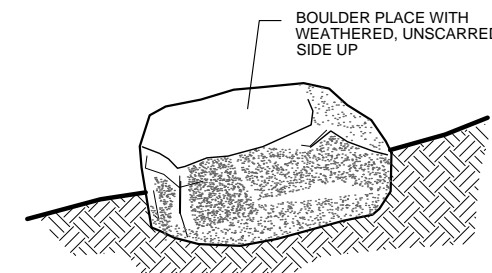
2 EVERGREEN TREE PLANTING
NTS



3 TYPICAL SHRUB PLANTING
NTS

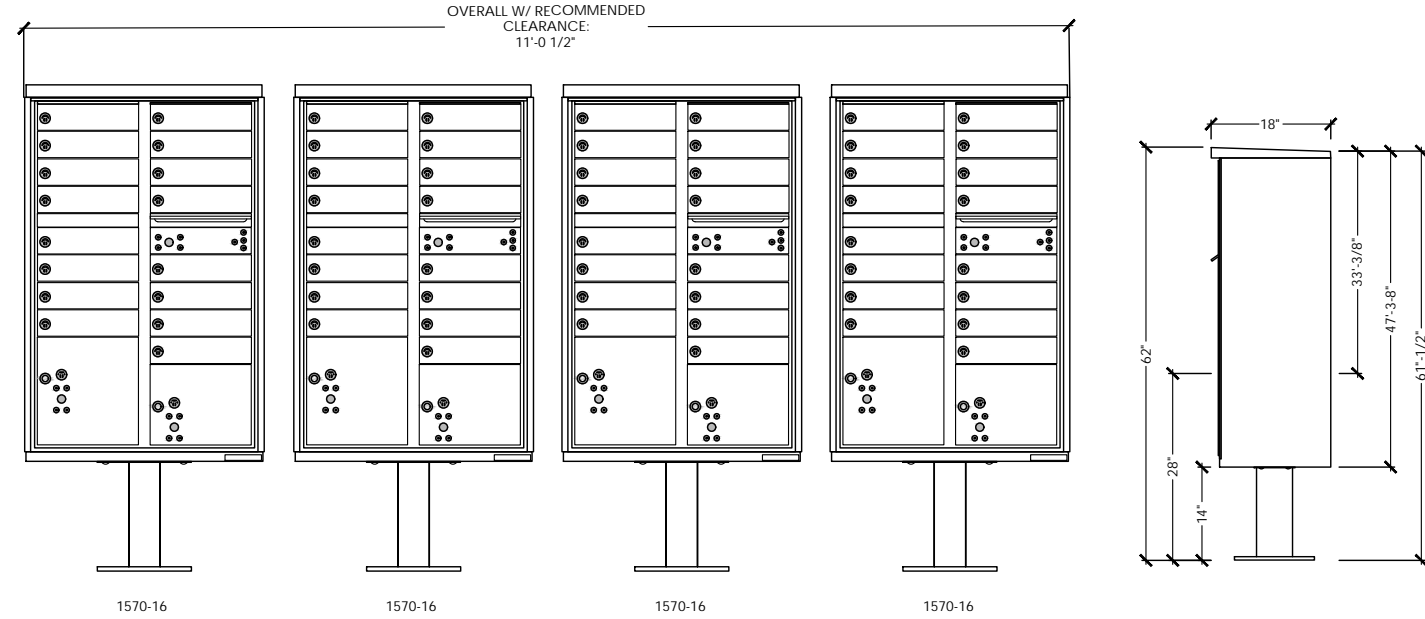


4 STEEL EDGER
NTS

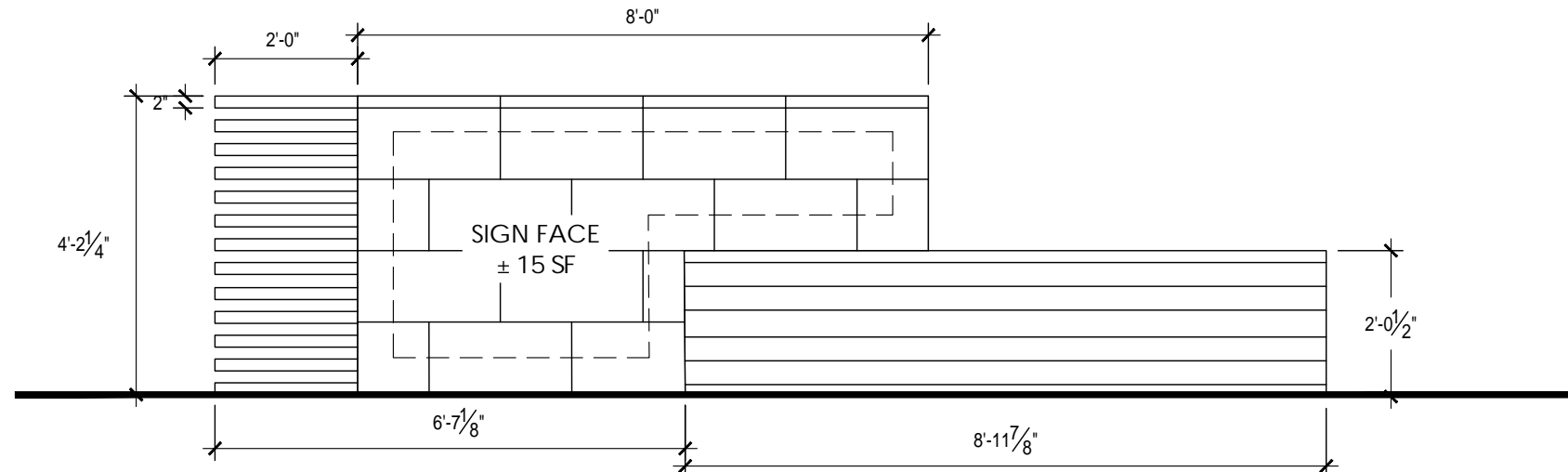


- NOTES:
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
 2. BURY WOOD 1/3 OF TOTAL BUSH.
 3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
 4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
 5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
 6. CHOOSE AND PLACE ROCKS SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
 7. BOULDERS SHALL BE COLORADO GRANITE WITH EXPOSED SIDES FREE OF DAMAGE, CHIPS, OR SCORING. SIZES SHALL BE 3'W X 4'L X 3'H L4' IN ANY DIMENSION.
 8. BOULDERS SHALL NOT BE PLACED ALONG ARTERIALS.
 9. BOULDER LOCATIONS SHALL BE OUTSIDE OF CLEAR ZONES OF ALL PUBLIC ROW. 50% BURIED IN PUBLIC ROW, NO MORE THAN 14" HEIGHT IN PUBLIC ROW.

5 LANDSCAPE BOULDER
NTS



6 MAIL KIOSK
NTS



NOTE: SIGN MATERIALS AND COLORS TO BE DETERMINED AT SIGN PERMIT

7 NEIGHBORHOOD MONUMENT
1"=30'-0"



8 CLIMBING BOULDER
1"=30'-0"



9 SHADE STRUCTURE
1"=30'-0"



10 STONE SLAB SEATING
1"=30'-0"

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DETAILS



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ph: 303.632.8867

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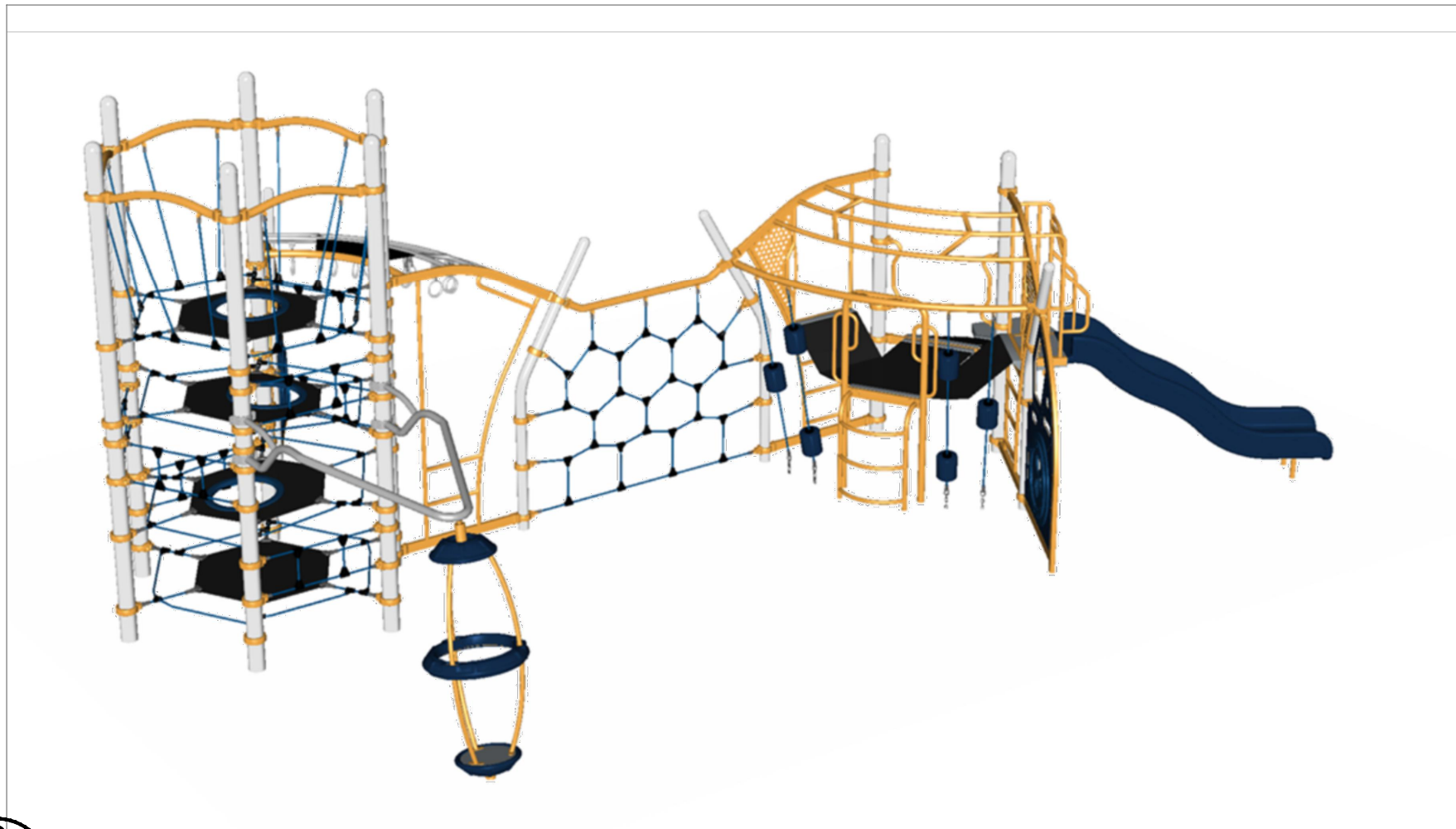
*IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.



1 SHADE STRUCTURE
NTS



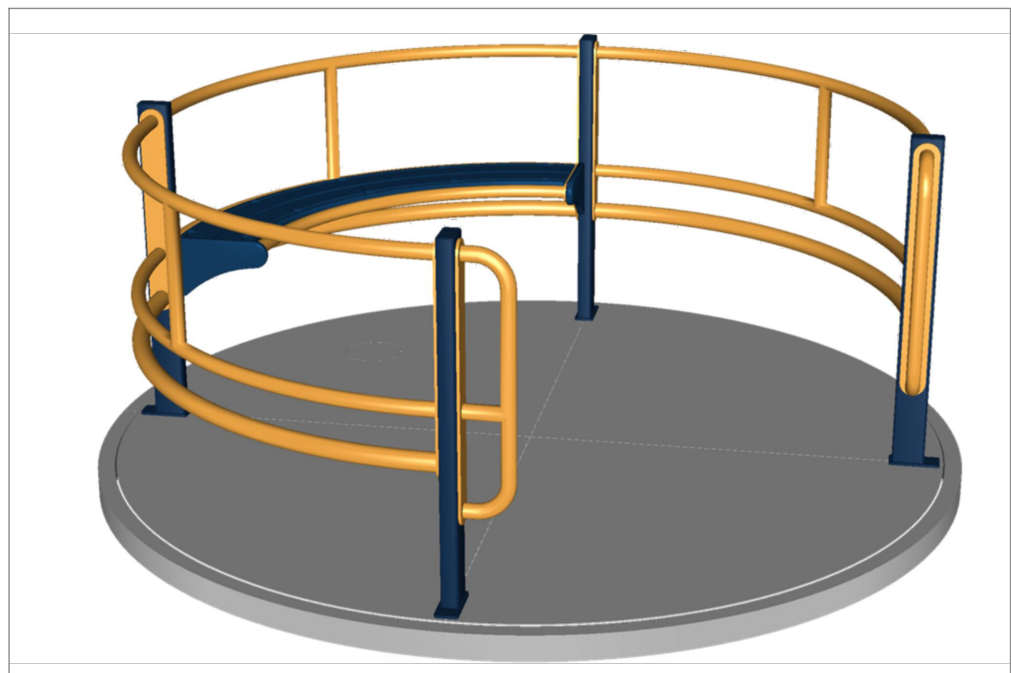
2 PLAY STRUCTURE FOR AGES 2-5
NTS



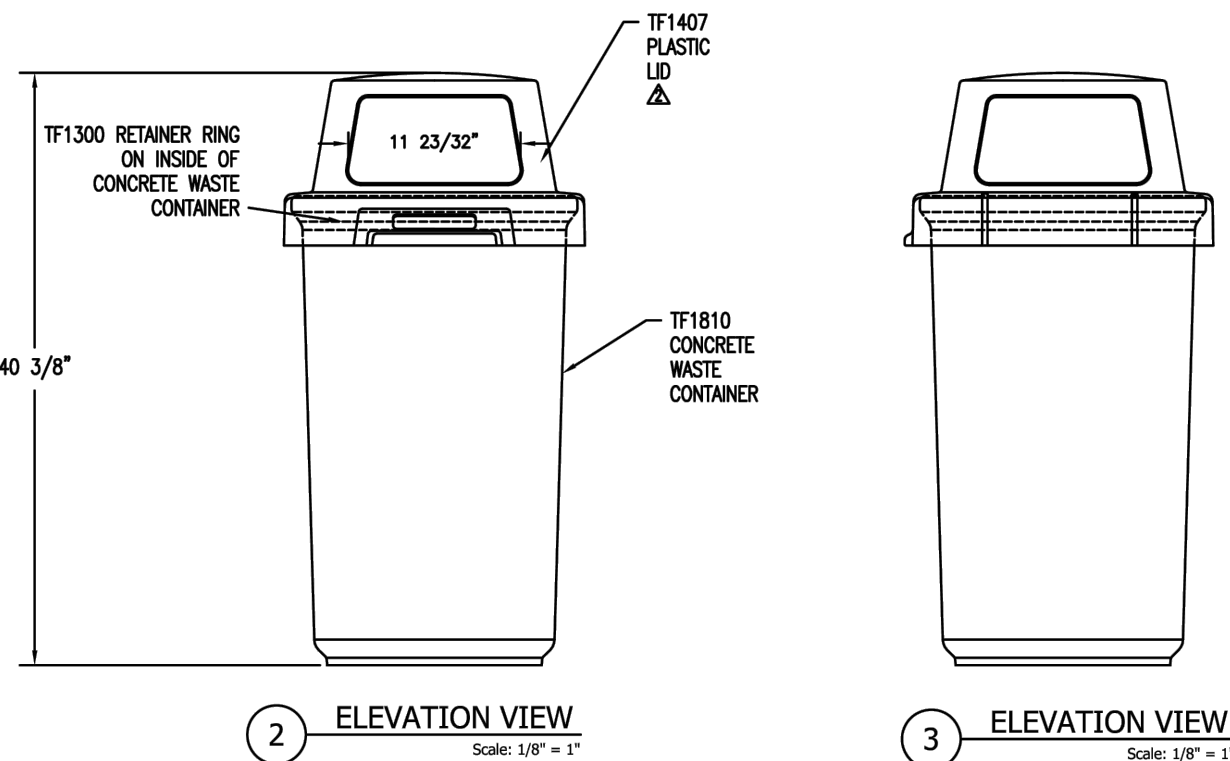
3 PLAY STRUCTURE FOR AGES 5-12
NTS



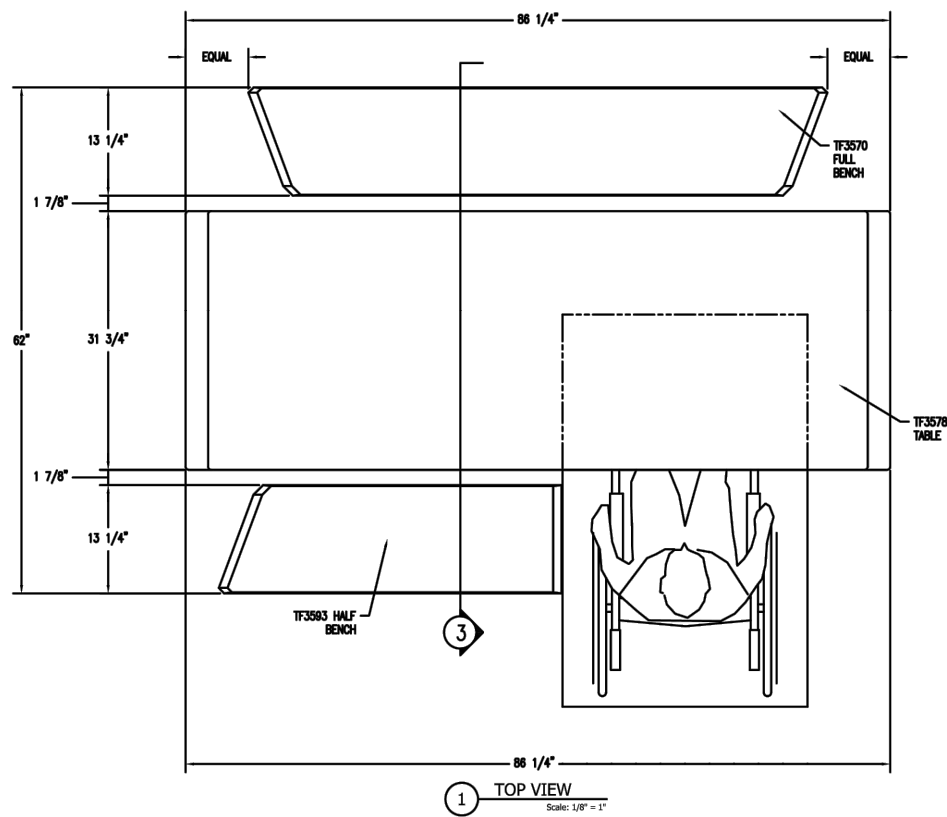
4 SWING SET
NTS



5 SPINNER FOR AGES 5-12
NTS



6 TYPICAL WASTE BIN
NTS



7 TYPICAL ADA PICNIC TABLE
NTS



8 TYPICAL PET WASTE STATION
NTS

NOT FOR CONSTRUCTION



PARK DETAILS



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	PROJECT NO.		20
	DWG. NAME		


CASE NO.: TBD

P:\Vientra Capital\Parklands\Filing 2\CAD\Planning\Submittals\Submittal 2\Sheets\8 Hydrozone Map.dwg Sep 27, 2024 cskelton
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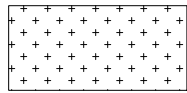
WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	6,506	4%	
MODERATE WATER USE	21,788	12%	
LOW WATER USE	86,998	48%	
Z-ZONE	65,726	36%	
*TOTAL	181,018	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	36	706	25,416
EVERGREEN/ORNAMENTAL TREES	63	177	11,151
TOTAL	99		36,567
TOTAL AREA	217,585		

*TOTAL LANDSCAPE AREA (SF) DOES NOT INCLUDE FRONT YARD CURBSIDE LANDSCAPE ADJACENT TO INTERIOR LOTS. TOTAL LANDSCAPE AREA INCLUDES LANDSCAPE IN FRONT OF TRACTS AND IN TRACTS NOT INCLUDING AREA WITHIN 100 YEAR FLOOD PLAIN.


LEGEND




HIGH WATER USE:
COOL SEASON GRASSES



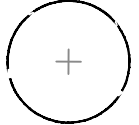
MODERATE WATER USE:
IRRIGATED NATIVE SEED



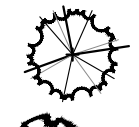
LOW WATER USE: SHRUB BED



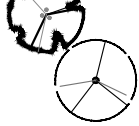
Z-ZONE: NATIVE SEED AREA



DECIDUOUS CANOPY TREE



EVERGREEN TREE



ORNAMENTAL TREE

NOT FOR CONSTRUCTION



HYDROZONE PLAN



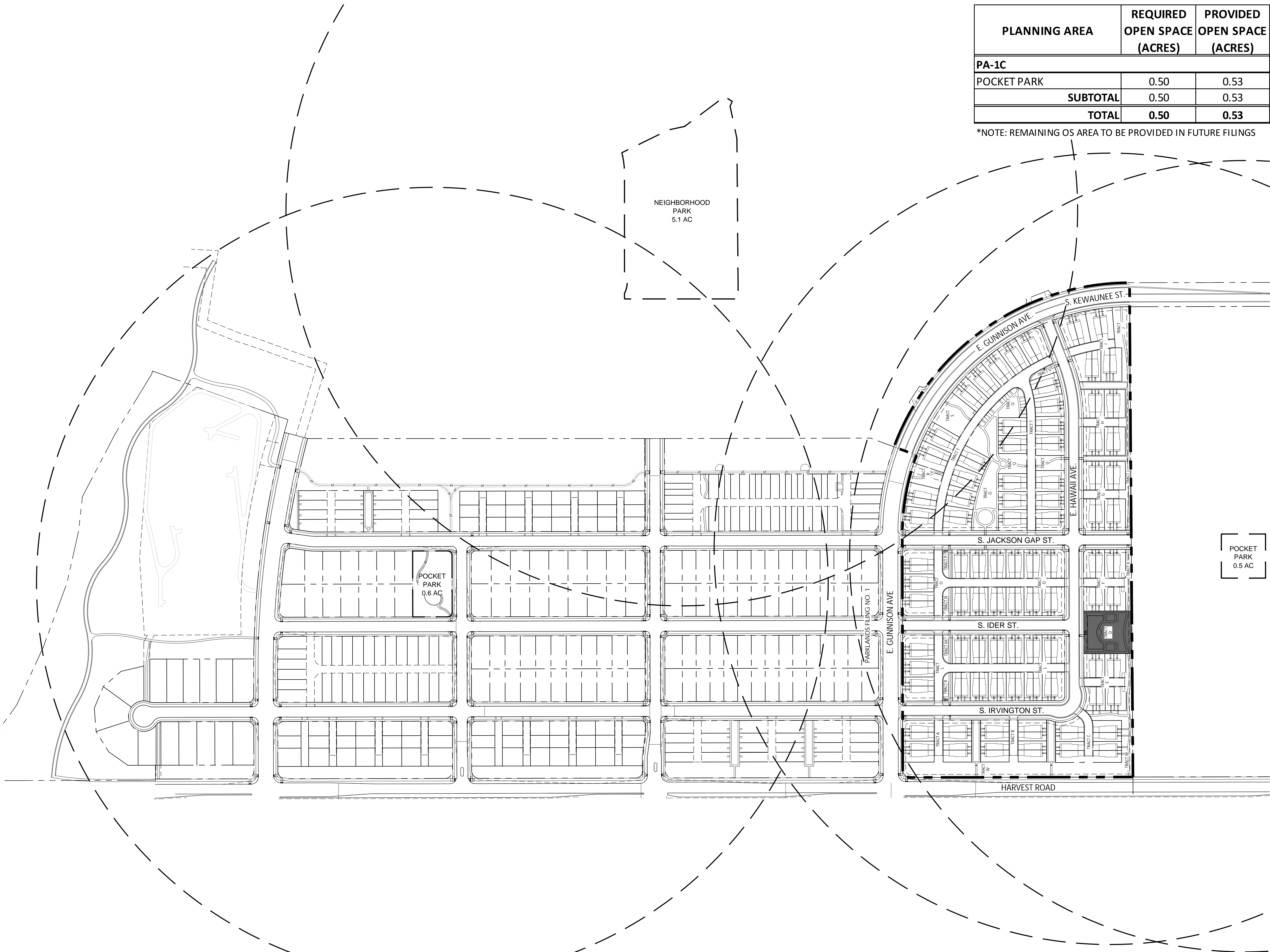
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ph: 303.632.8867

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DATE:		21
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P:\Ventura Capital\Parklands\Plan 2\Cad\Planning\Submittals\Submittal 2\Sheets\6 Open Space Plan.dwg Sep 27, 2024 cskelton
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PLANNING AREA	REQUIRED OPEN SPACE (ACRES)	PROVIDED OPEN SPACE (ACRES)
PA-1C		
POCKET PARK	0.50	0.53
SUBTOTAL		0.53
TOTAL		0.53

*NOTE: REMAINING OS AREA TO BE PROVIDED IN FUTURE FILINGS

- LEGEND
- OPEN SPACE
- POCKET PARK
- FUTURE PARKS
- $\frac{1}{4}$ MILE PARK RADIUS

NOT FOR CONSTRUCTION



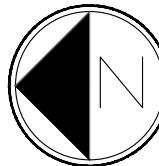
OPEN SPACE PLAN



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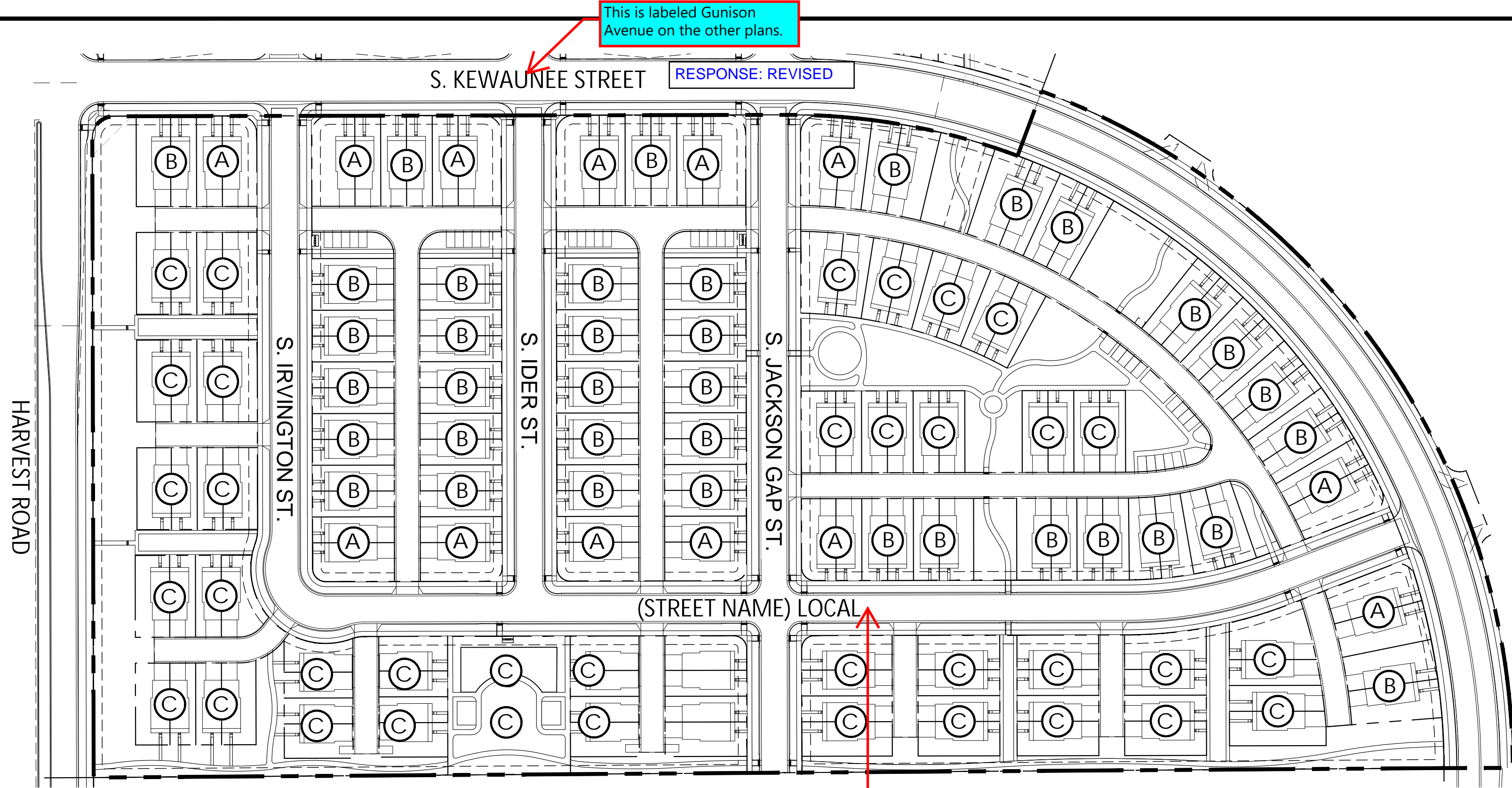


Scale: 1"= 150'-0"



CASE NO.: TBD

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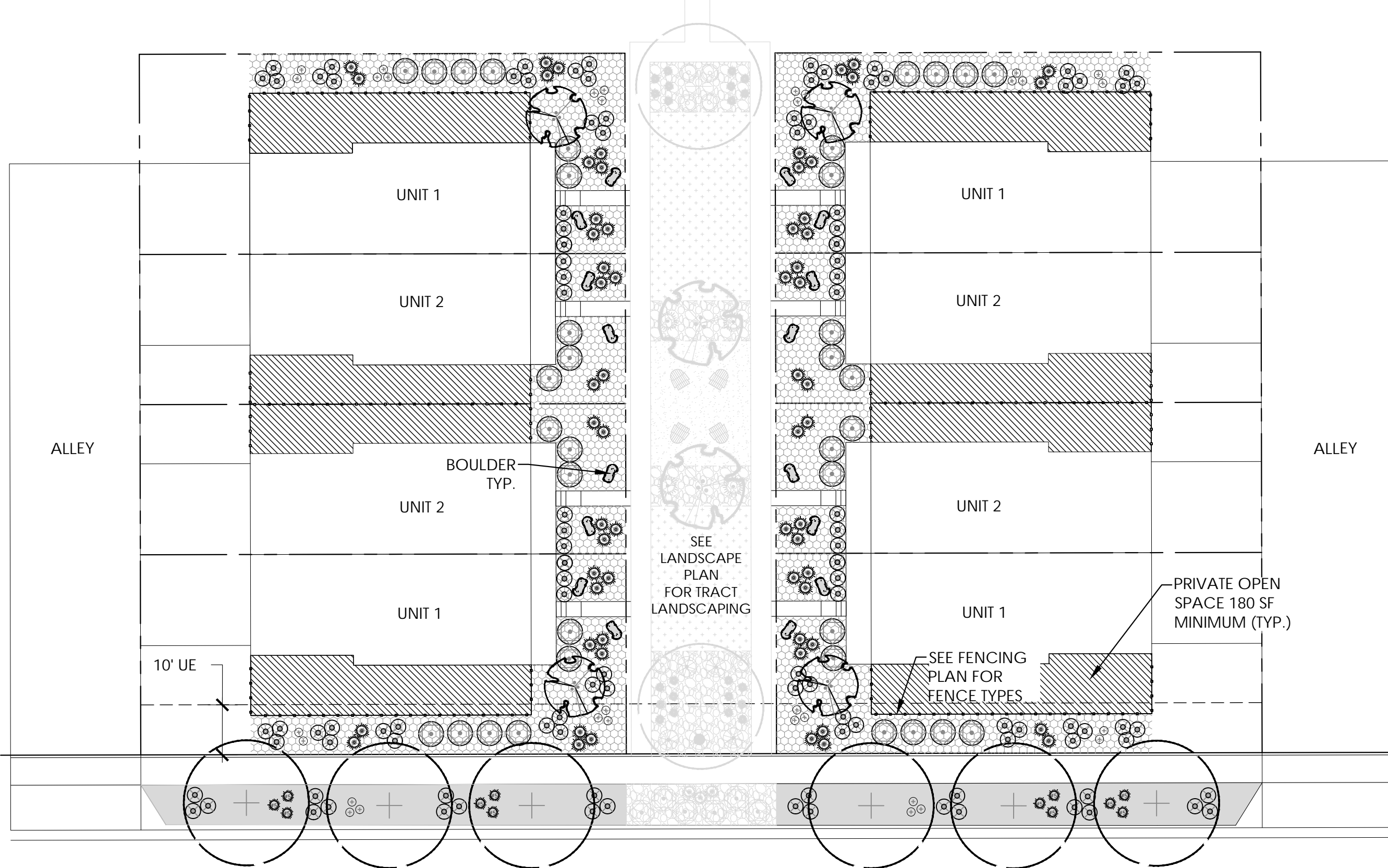


LEGEND

- A** TWO-FAMILY (DUPLEX CORNER)
B TWO-FAMILY (DUPLEX)
C TWO-FAMILY GREENCOURT (DUPLEX)

On each lot typical label include all utility connections. Provide a legend on this plan sheet as well with the symbology being used to represent this information. Include all the plant symbols as well.

RESPONSE: ADDED UTILITIES ON PLANS AND LEGEND AND ALL PLANT SYMBOLS ON SHEET 24



RESPONSE: ADDED

Note two boulders as the special feature in each yard. Typ.

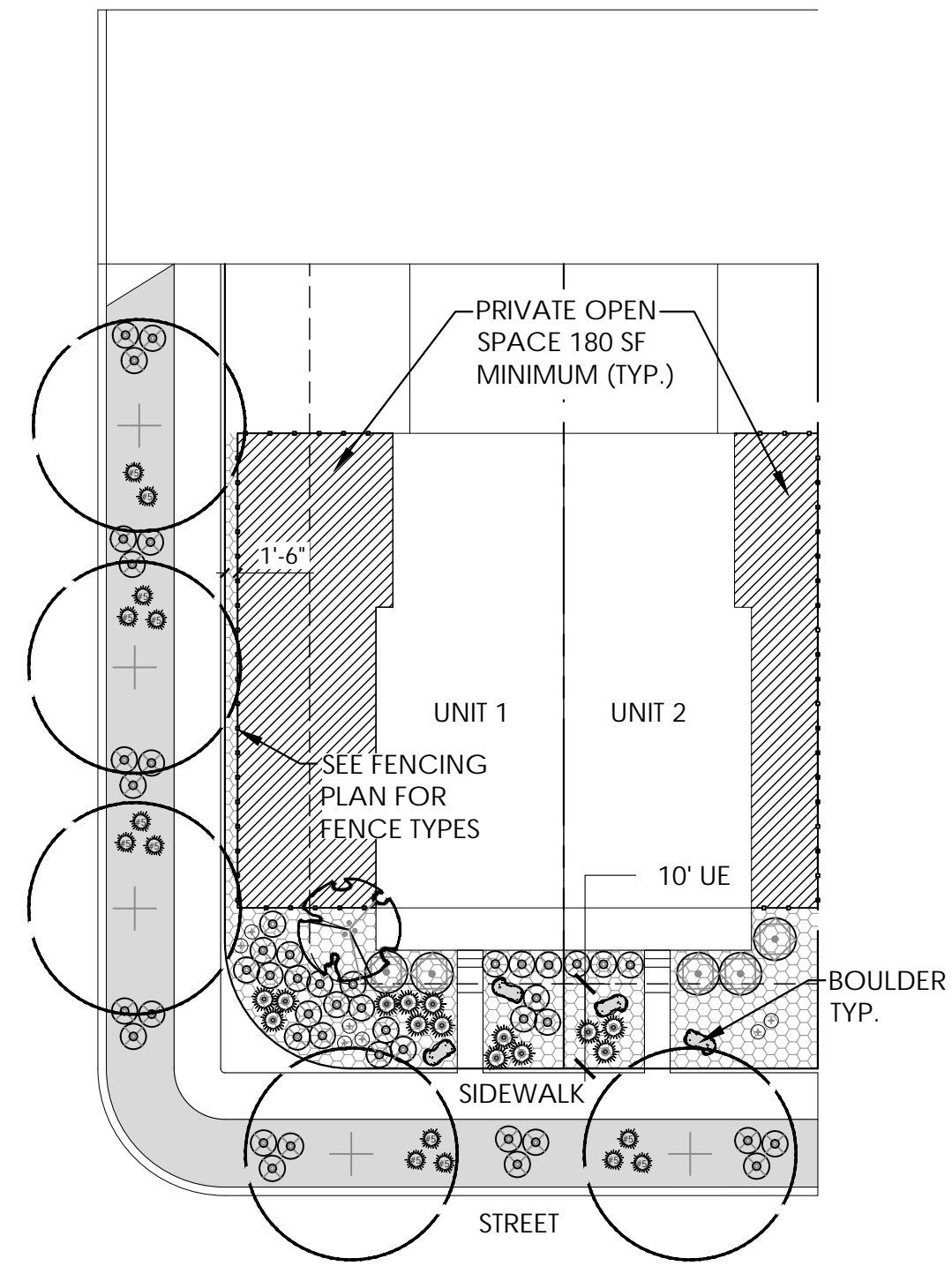
C TWO-FAMILY (DUPLEX GREENCOURT)

- LANDSCAPE STANDARDS:
FRONT YARD UNIT 1 (END UNIT)
1. MINIMUM COUNT OF SHRUBS REQUIRED TWELVE (12) AND SIXTEEN (9) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD
FRONT YARD UNIT 2 (INTERIOR UNIT)
1. MINIMUM COUNT OF SHRUBS REQUIRED SIX(6) AND FOUR(4) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD
CURBSIDE
1. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (21) AND FOURTEEN (14) GRASSES IN CURB SIDE LANDSCAPE

RESPONSE: COUNTS ARE APPLICABLE TO EACH LOT NOT THE OVERALL TYPICAL.

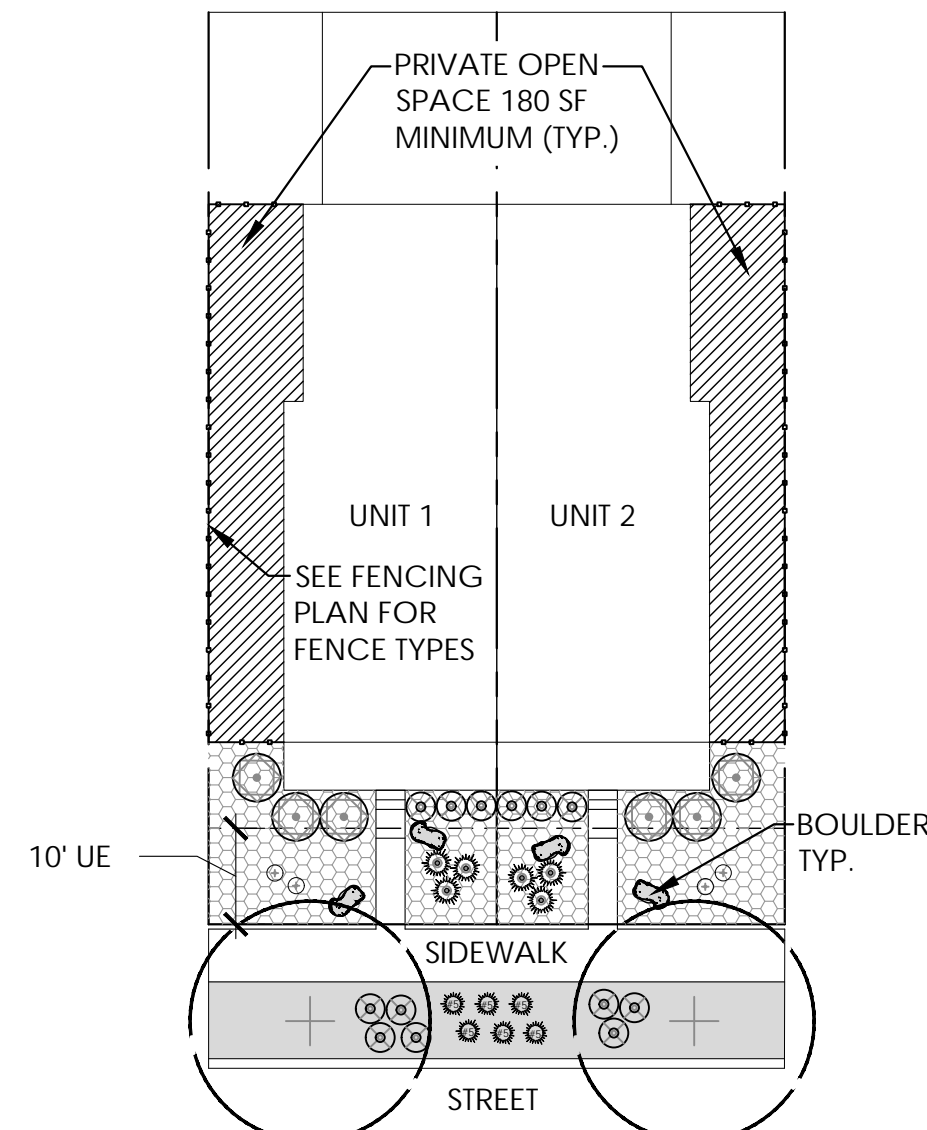
RESPONSE: REVISED

No more than 40% of the shrubs can be ornamental grasses can be included in the curbside landscape area.



A TWO-FAMILY (DUPLEX CORNER LOT)

- LANDSCAPE STANDARDS:
FRONT YARD UNIT 1 CORNER
1. ONE (1) ORNAMENTAL OR ONE (1) SHADE TREE IN FRONT YARD
2. MINIMUM COUNT OF SHRUBS REQUIRED TWENTY-FOUR (24) AND SIXTEEN (16) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
3. TURF SHALL NOT BE PERMITTED IN FRONT YARD
NOTE: 2 BOLDERS REQUIRED PER YARD.
FRONT YARD UNIT 2 INTERIOR
1. MINIMUM COUNT OF SHRUBS REQUIRED SIX(6) AND FOUR(4) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD
NOTE: 2 BOLDERS REQUIRED PER YARD.
CURBSIDE
1. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (21) AND FOURTEEN (14) GRASSES IN CURB SIDE LANDSCAPE



B TWO-FAMILY (DUPLEX INTERIOR LOT)

- LANDSCAPE STANDARDS :
FRONT YARD (PER LOT)
1. MINIMUM COUNT OF SHRUBS REQUIRED TWENTY-FOUR (24) AND SIXTEEN (16) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
2. TURF SHALL NOT BE PERMITTED IN FRONT YARD
NOTE: 2 BOLDERS REQUIRED PER YARD.
CURBSIDE
1. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE

The plan shows 9 shrubs and 2 ornamental grasses or perennials.

RESPONSE: REVISED

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SHEETS 14-17 FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.
- WHEN 9 OR MORE SHRUBS ARE REQUIRED 3 PLANT SPECIES MUST BE INCLUDED

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
- FENCE
- CURBSIDE TREE

NOT FOR CONSTRUCTION



LANDSCAPE TYPICALS



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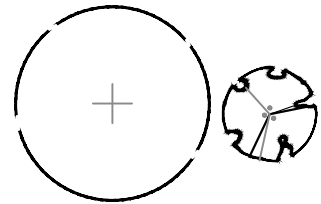
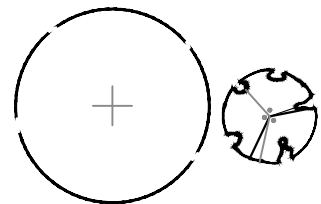
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NOTES

- 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.
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.
- WHEN 9 OR MORE SHRUBS ARE REQUIRED 3 PLANT SPECIES MUST BE INCLUDED



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 MUEHLBERGII	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 'SHUMMARD'	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
PRUNUS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
PRUNUS 'P0025'	CHOKECHERRY, SUCKER PUNCH, CANADA RED	2" CAL	B&B
SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B

EVERGREEN SHRUBS			
JUNIPERUS CHINENSIS 'ARMSTRONG'	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.
CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICACERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICACERIA 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.
PHILADELPHUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RHUS GLABRA 'LACINATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
SHEPHERDIA ARGENTEA	SILVER 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	SIDEOTS 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.

ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#5	CONT.
BOUTELOUA CURTIPENDULA	SIDEOTS GRAMA GRASS	#5	CONT.
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#5	CONT.
BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#5	CONT.
PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#5	CONT.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#5	CONT.
SORGHASTRUM NUTANS	INDIAN GRASS	#5	CONT.
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#5	CONT.
SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#5	CONT.

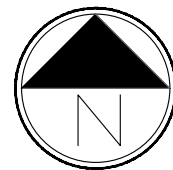
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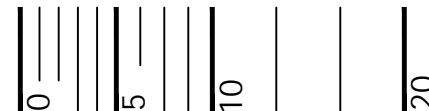
LANDSCAPE TYPICALS



NOT FOR CONSTRUCTION.



Scale: 1"= 10'-0"



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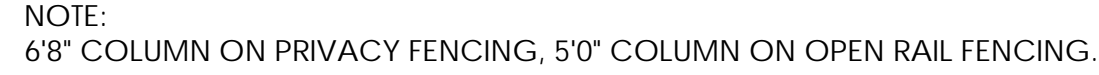
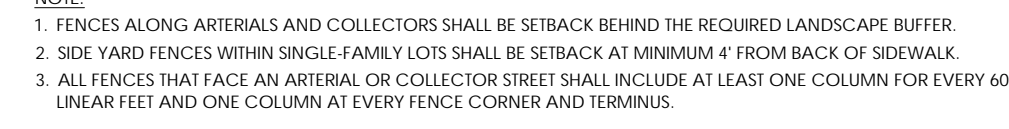
SCALE (H):
SCALE (V):
DATE:

PROJECT NO.
DWG. NAME

SHEET NO.

24

CASE NO.: TBD



T R A F F I C I M P A C T S T U D Y

Parklands Village 1

Aurora, Colorado

Prepared for
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Prepared by
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September 2024

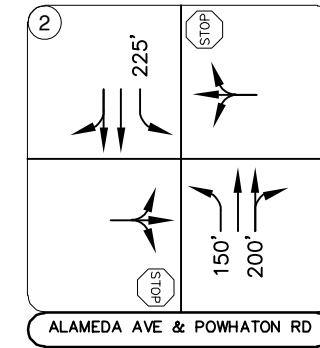
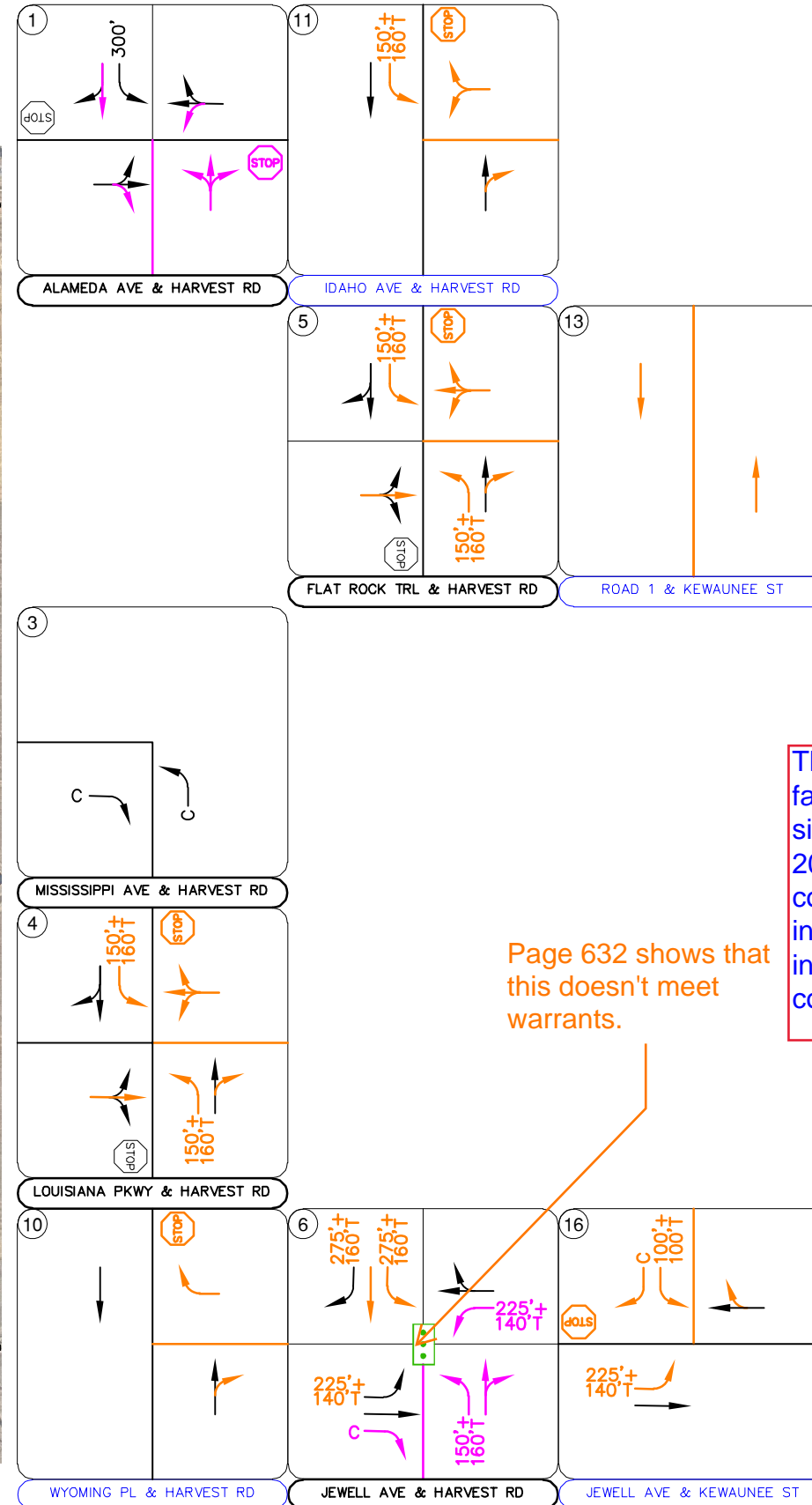
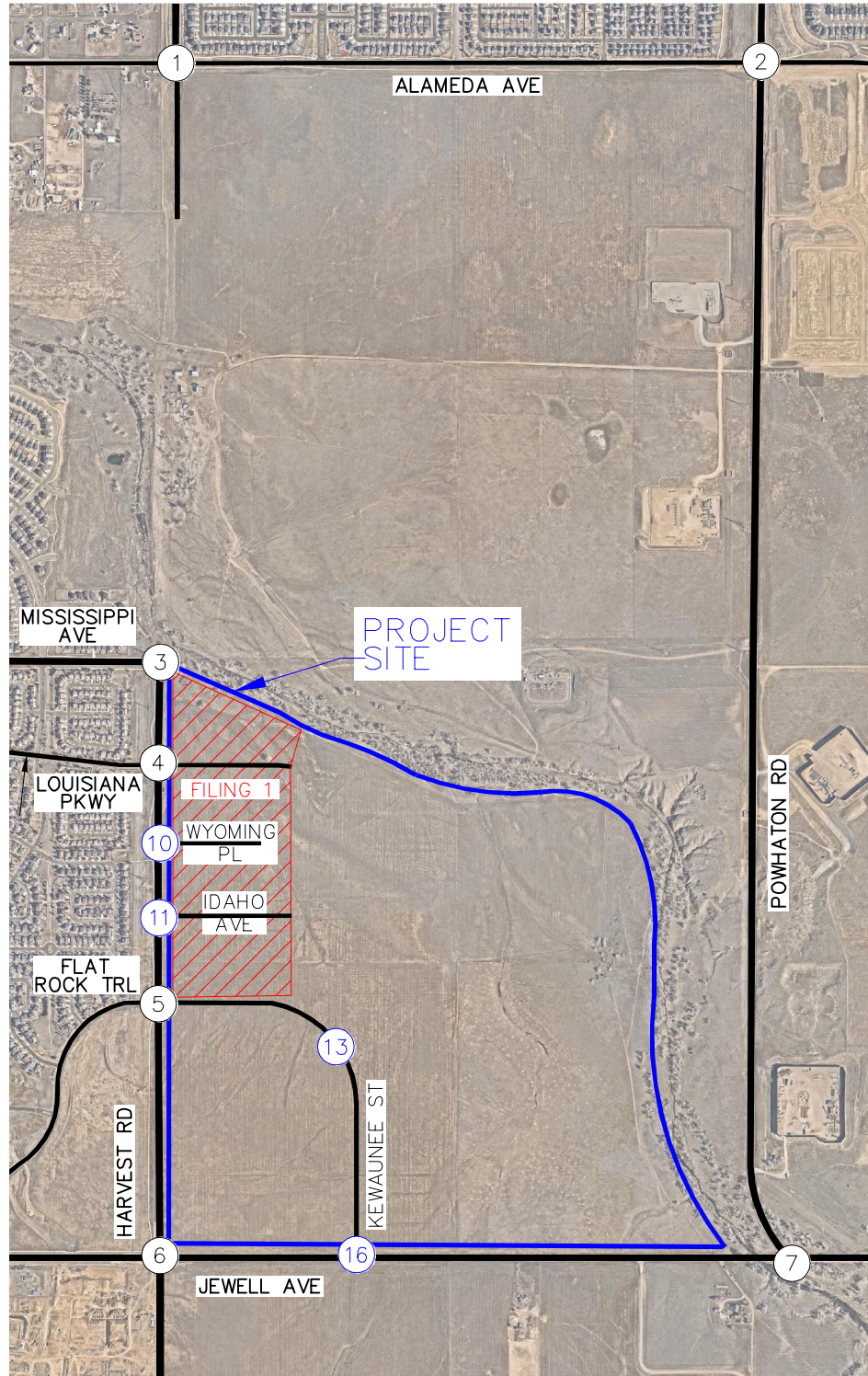
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Table 11 – Turn Lane Warrant and Length Summary

Intersection	2026			2027			2028			2029			2031			2033		
	Volume	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length
Alameda Ave & Harvest Rd (#1)																		
Eastbound Right	36	N		56	X		55	X		65	X		48	X		66	X	
Westbound Left	12	N		13	X	150'+100'T		Y			Y			Y			Y	
Westbound Right	39	N		167	X		167	X		200	X		131	X		133	X	
Northbound Left	30	X		50	Y	275'+160'T		Y			Y			Y			Y	
Northbound Right	13	N		14	N		14	N		15	N		100	X		125	Y	275'+160'T
Southbound Left	47	Y	300'		Y			Y			Y			Y			Y	
Alameda Ave & Powhatan Rd (#2)																		
Eastbound Left	64	X		105	X		105	Y	150'+100'T		Y			Y			Y	
Eastbound Right	59	X		99	X		98	X		129	X		41	N		44	N	
Westbound Left	14	N		37	X		40	Y	150'+100'T		Y			Y			Y	
Northbound Left	31	Y	150'		Y			Y			Y			Y			Y	
Northbound Right	16	N		45	N		62	X		55	X		41	N		45	N	
Southbound Right	42	N		97	X		97	Y	150'+140'T		Y			Y			Y	

The explanation was previously provided in the second bullet point in each of the 2026, 2027, 2028, and 2029 Turn Lane Evaluation Sections on pages 81 and 82, respectively. The through volumes are nominal and this lane essentially serves as a right turn lane. Further, the intersection operates well without the right turn lane and it is a temporary condition as a right turn lane is not warranted once Mississippi Avenue provides through connectivity in the area.

This is meeting the turn lane volume requirement. The report doesn't address that.



The signal being accelerated to 2026 is due to failing movements with stop control in 2026. The signal is not warranted based on volume until 2028. With this only being two years later, signal control could be considered sooner to allow for this intersection to operate acceptably. However, the intersection has been recommended with stop control.

Page 632 shows that this doesn't meet warrants.

LEGEND	
(X)	Study Area Key Intersection
(X)	Project Access Intersection
(•••)	Signalized Intersection
(STOP)	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

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

OR N): **N**

		MAJOR ST BOTH APPROACHES	MINOR ST HIGHEST APPROACH	Warrant 1		IT 2	WARRANT 3
				MAJOR STREET	MINOR ST		
THRESHOLD VALUES				500			
06:00 AM	TO	07:00 AM					
07:00 AM	TO	08:00 AM	470	151	N		N
08:00 AM	TO	09:00 AM	528	170	Y		N
09:00 AM	TO	10:00 AM	475	153	N		N
10:00 AM	TO	11:00 AM	428	137	N		N
11:00 AM	TO	12:00 PM	385	124	N		N
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	N
04:00 PM	TO	05:00 PM	734	318	Y	Y	Y
05:00 PM	TO	06:00 PM	815	354	Y	Y	Y
06:00 PM	TO	07:00 PM	725	315	Y	Y	Y
07:00 PM	TO	08:00 PM	646	280	Y	Y	N
08:00 PM	TO	09:00 PM					
09:00 PM	TO	10:00 PM					
			5,865	2,286	6	1	5
					8 HOURS NEEDED NOT SATISFIED	8 HOURS NEEDED NOT SATISFIED	4 HRS NEEDED SATISFIED
							1 HR NEEDED SATISFIED

Diagram illustrating traffic volume data for the intersection of Alameda Ave & Harvest Rd. The diagram shows traffic flow from the north and south, with volumes for each approach and turn type. A red arrow points from the 170 volume in the table to the diagram.

Northbound (NB) Volumes:

- Left Turn: 39(34)
- Through/Right Turn: 33(99)
- Right Turn: 75(16)

Southbound (SB) Volumes:

- Left Turn: 24(72)
- Through/Right Turn: 94(288)
- Right Turn: 19(55)

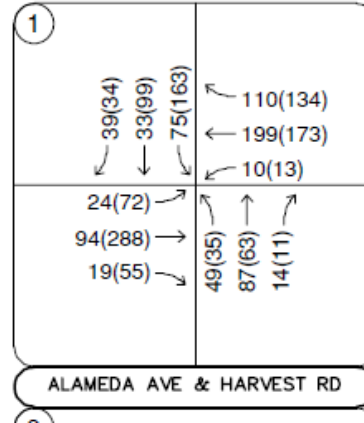
Eastbound (EB) Volumes:

- Left Turn: 110(134)
- Through/Right Turn: 199(173)
- Right Turn: 10(13)

Westbound (WB) Volumes:

- Left Turn: 49(35)
- Through/Right Turn: 87(63)
- Right Turn: 14(11)

Intersection: ALAMEDA AVE & HARVEST RD



Half the right turn volume was used.

Max of the NB or SB approach:

$$NB = 58 + 104 + 15/2 = 170$$

$$SB = 91 + 39 + 41/2 = 151$$

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

WARRANT 3 -- Peak Hour

Volume derivation has been described in more detail in the revised traffic. The signal warrant evaluation has always included half the right turn volumes on the minor approach when applicable.

Discussion on how the signal warrant volumes were derived. The discussion will need the assumptions used in the calculation of the hourly volumes other than the peak hour volumes. It will need the justification on why that assumption applies to this case, such as based on existing data or other studies.

Only half the right turn volume should be applied to the analysis. The analysis looks to apply the full volume for the right turns. This applies to all warrants.

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 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	684	64	Y	N		N	N		N	N
08:00 AM	TO	09:00 AM	769	72	Y	N		N	N		N	N
09:00 AM	TO	10:00 AM	692	64	Y	N		N	N		N	N
10:00 AM	TO	11:00 AM	623	58	Y	N		N	N		N	N
11:00 AM	TO	12:00 PM	561	52	N	N		N	N		N	N
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	795	66	Y	N		N	N		N	N
04:00 PM	TO	05:00 PM	883	74	Y	N		N	N		N	N
05:00 PM	TO	06:00 PM	981	82	Y	N		Y	Y	Y	N	N
06:00 PM	TO	07:00 PM	873	73	Y	N		N	N		N	N
07:00 PM	TO	08:00 PM	777	65	Y	N		N	N		N	N
08:00 PM	TO	09:00 PM										
09:00 PM	TO	10:00 PM										
			7,638	670	0			1			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

This still shows that it doesn't meet criteria. Figure 24 shows it being signalized.

The signal being accelerated to 2026 is due to failing movements with stop control in 2026. The signal is not warranted based on volume until 2028. With this only being two years later, signal control could be considered sooner to allow for this intersection to operate acceptably. However, Figure 24-25 have been updated to include two-way stop control and Figure 26 identifies the warranted signal.

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20 AND RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1

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

Revised, all sheets

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

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

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

Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Advisory Comment:

All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

a portion of the Southwest Quarter of Section 20 and

added

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF LOT 1, BLOCK 13 PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. _____ IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICIAL RECORDS, 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:

Witness corner to

added

The Southwest Quarter of

added

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20, MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19/S20 1/4 WC 30.0' 2014 PLS 28285 C01", AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 00°07'11" EAST, A DISTANCE OF 2,597.20 FEET (THE NORTHWEST CORNER OF SAID SECTION 20 BEING 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"), WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 17°45'34" EAST, A DISTANCE OF 458.69 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 13 PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1 AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 89°52'49" EAST, A DISTANCE OF 783.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 760.00 FEET;

2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°29'42", AN ARC LENGTH OF 271.86 FEET;

THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTH 20°22'32" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 840.00 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 1,018.99 FEET;

THENCE RADIAL TO SAID CURVE, SOUTH 89°52'49" WEST, A DISTANCE OF 80.00 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 13 PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1;

THENCE ALONG SAID SOUTHERLY BOUNDARY, SOUTH 89°35'57" WEST, A DISTANCE OF 1,568.89 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°07'11" WEST, A DISTANCE OF 742.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

2. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 26.445 ACRES, (1,151,929 SQUARE FEET), MORE OR LESS.

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. 2**, 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 _____)
COUNTY OF _____) SS.

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:

REAL PROPERTY

(You were correct initially)

Revised

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN LAND DEVELOPEMENT, 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: _____

Add covenant for Sanitary Sewer Easement, Storm Sewer Easement and Water Easement (Referenced on Sheet 3)

GENERAL NOTES

- 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.
- 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.
- 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, T4S, R65W, 6TH P.M. WHICH BEARS SOUTH 00°07'11" EAST, A DISTANCE OF 2,597.20 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 WITNESSED AT THE WEST QUARTER CORNER BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "T4S R65W S19/S20 1/4 WC 30.0' 2014 PLS 28285 C01".
- DATE OF FIELD SURVEY: APRIL 4, 2022
- 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.
- 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".
- 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.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO S. KEWAUNEE STREET, E. GUNNISON AVE., S. IRVINGTON STREET, 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.
- 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 GRADE LEVEL.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U AND V ARE TO BE PRIVATELY OWNED AND MAINTAINED.

COVENANTS

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

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;

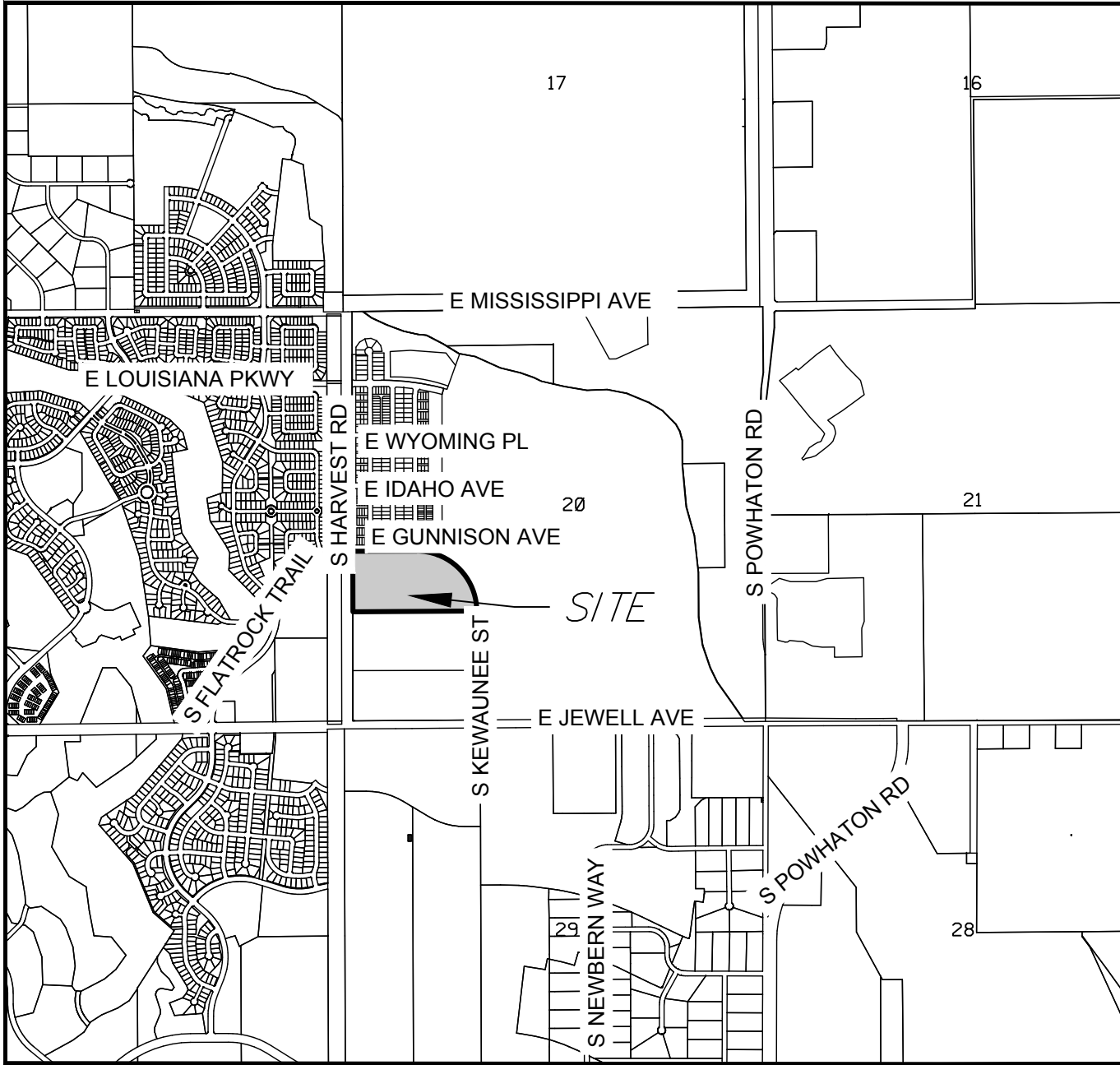
ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. 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.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE, STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

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

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

LAST REVISED: 2024/09/27



VICINITY MAP
SCALE 1" = 2000'

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

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 _____

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, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:

05/13/2024

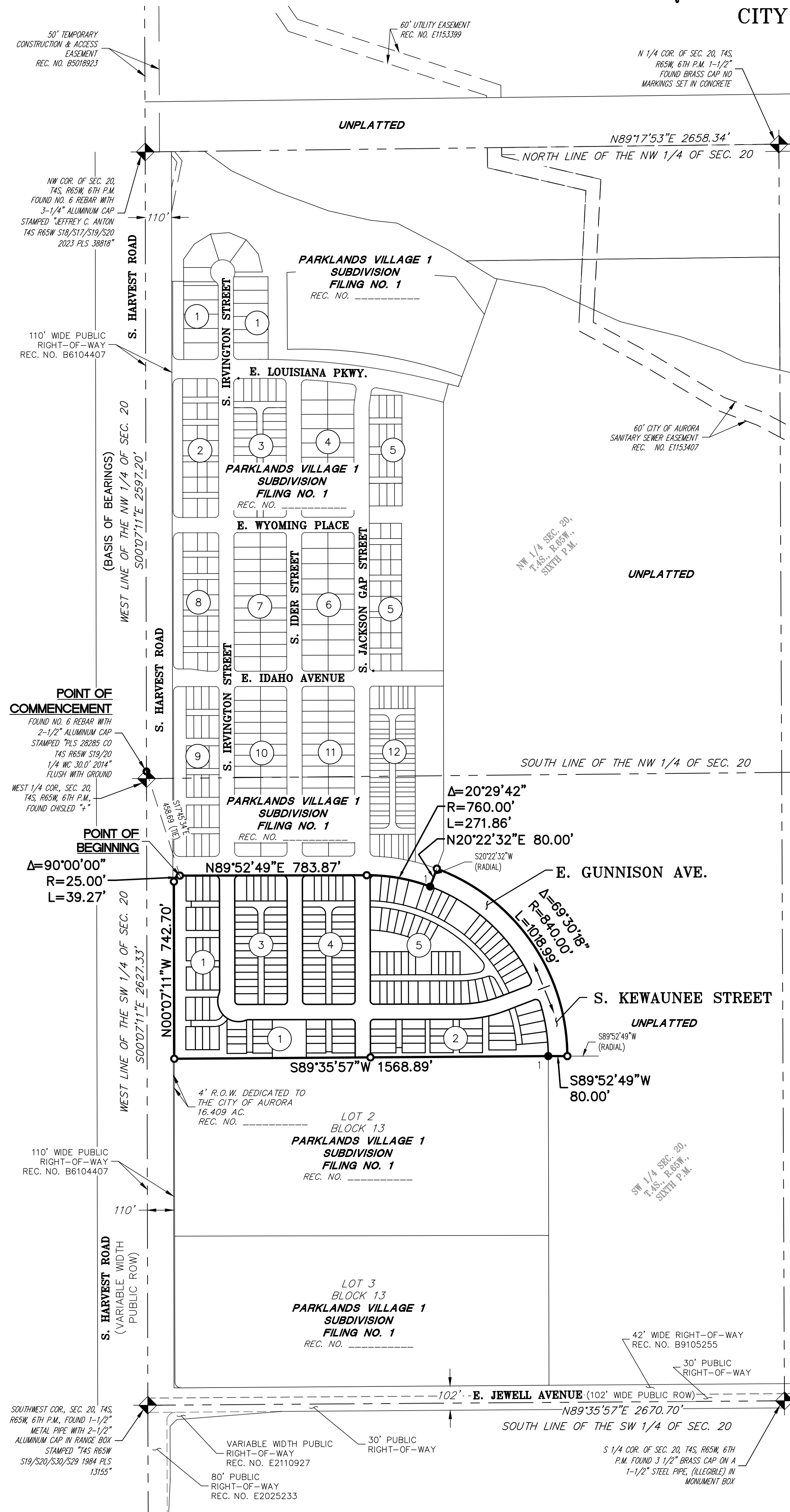
SCALE:

N/A

SHEET 1 OF 6

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1
SITUATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

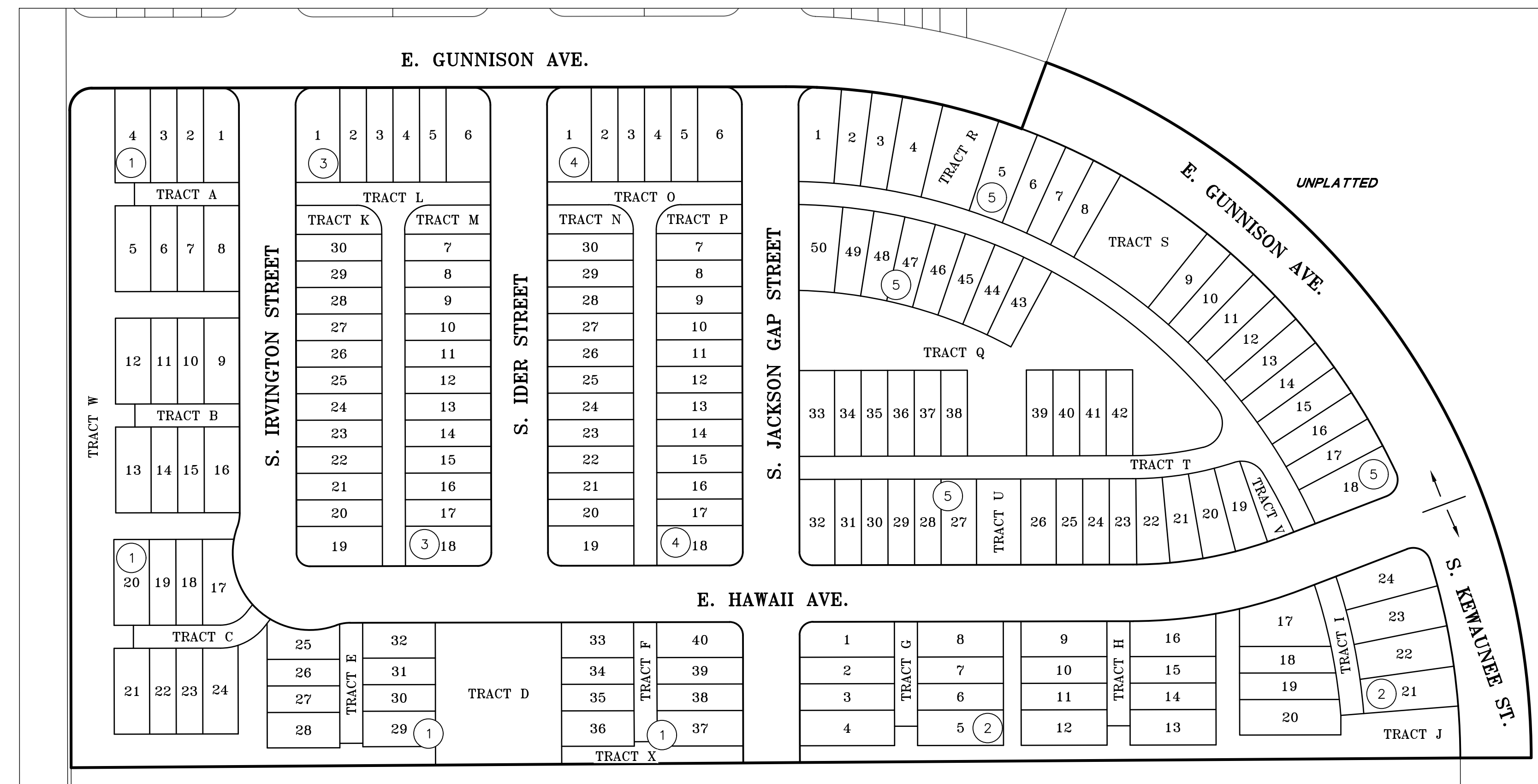


MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
	MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
U.E.	= UTILITY EASEMENT
R.O.W.	= RIGHT OF WAY
(NR)	= NON-RADIAL
##	BLOCK NUMBER
→	INDICATES STREET NAME CHANGE

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	52°08'37"	37.00'	33.67'
C3	52°08'37"	63.00'	57.33'
C4	93°52'23"	20.00'	32.77'
C5	94°11'10"	20.00'	32.88'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	28.00'	43.98'
C13	90°00'00"	28.00'	43.98'
C14	90°00'00"	20.00'	31.42'
C15	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	90°00'00"	28.00'	43.98'
C17	90°00'00"	27.98'	43.96'
C18	90°00'00"	20.00'	31.42'
C19	92°38'37"	20.00'	32.34'
C20	115°52'59"	28.00'	56.63'
C21	13°20'53"	345.00'	80.37'
C22	77°03'22"	28.00'	37.66'
C23	6°50'09"	627.91'	74.91'
C24	20°03'00"	45.00'	15.75'
C25	20°03'00"	45.00'	15.75'
C26	90°00'00"	15.00'	23.56'
C27	90°00'00"	15.00'	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°44'12"E	11.24'
L2	S37°44'12"W	10.49'
L3	S89°52'49"W	26.00'
L4	S89°40'03"W	26.00'
L5	S89°52'49"W	26.00'
L6	S89°52'49"W	26.00'



DETAIL
SCALE: 1" = 100'

FOR REVIEW

AzTEC
CONSULTANTS, INC.

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303.346.7006

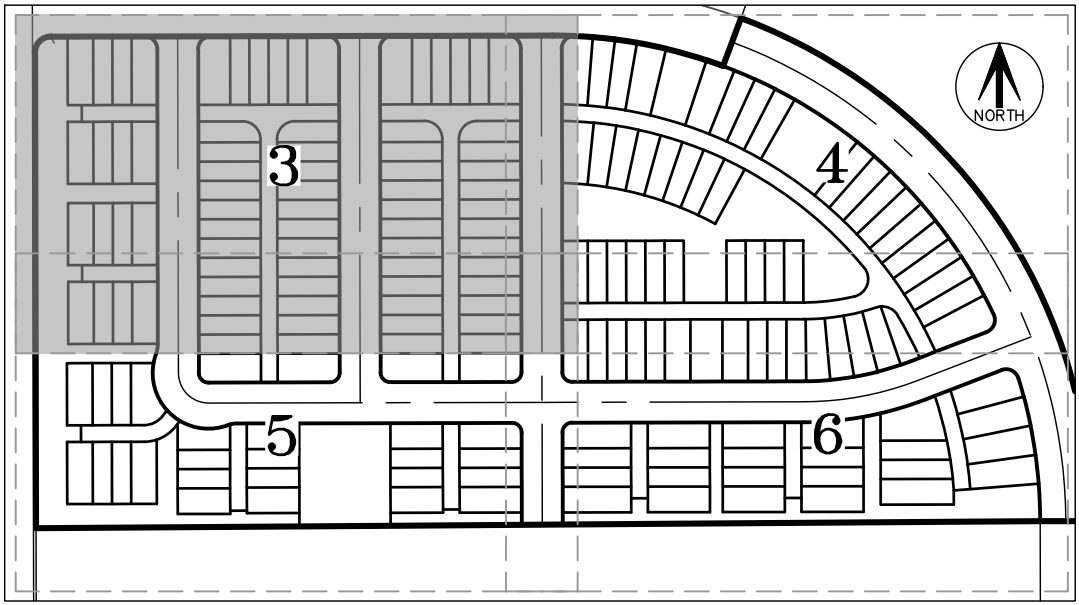
DATE OF PREPARATION: 05/13/2024

SCALE: 1" = 300'

SHEET 2 OF 6

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1
SITUATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



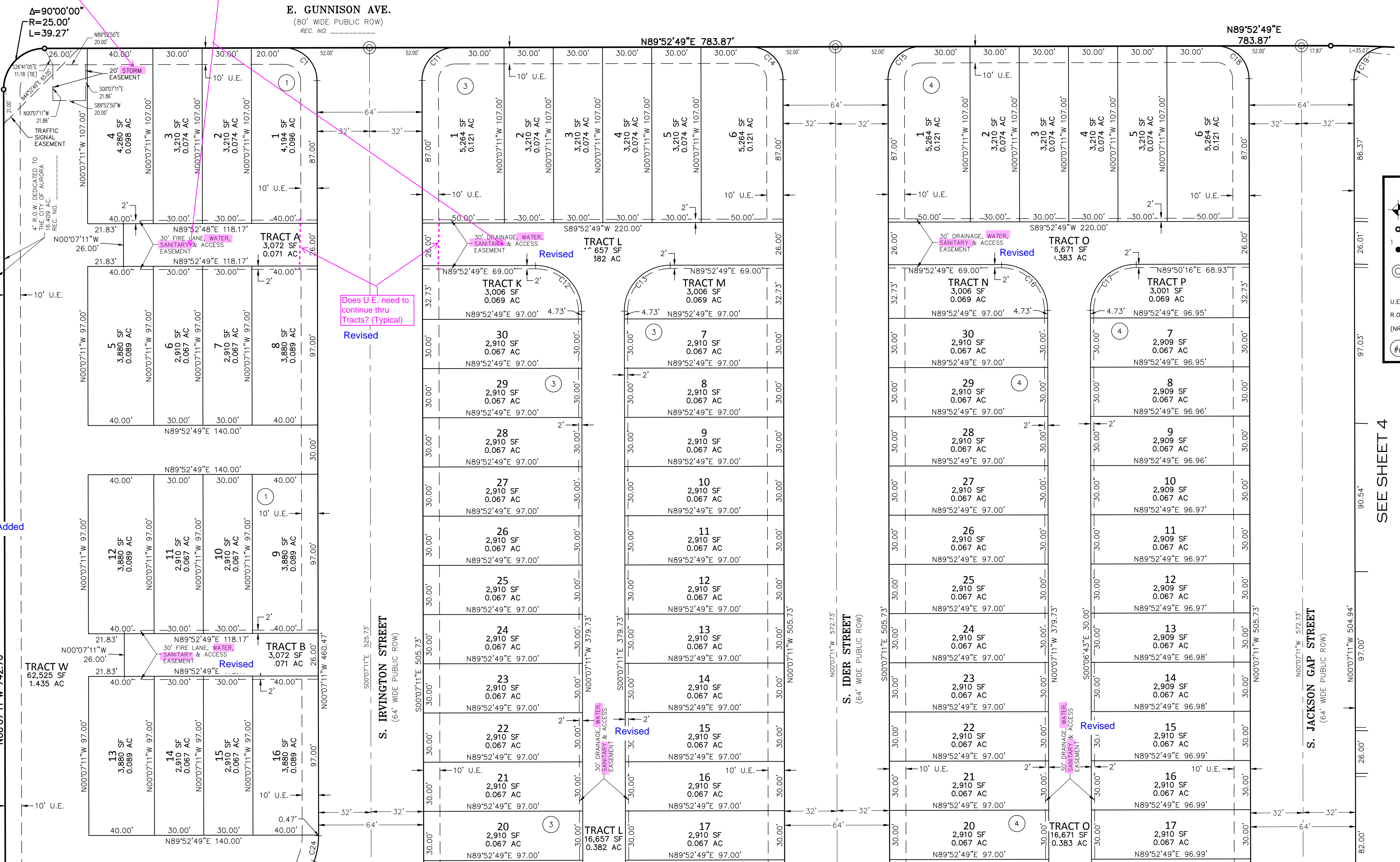
KEY MAP
SCALE: 1" = 300'

STORM SEWER?
[Typical]
(Add covenant for Storm Sewer
Easement on Sheet 1)

Revised

SANITARY SEWER?
[Typical]
(Add covenant for Sanitary Sewer Easement
and Water Easement on Sheet 1)

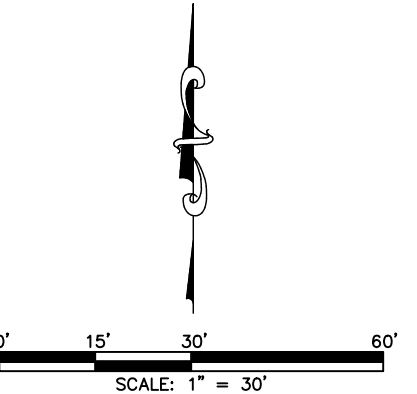
Revised



MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- (NR) = NON-RADIAL
- ## BLOCK NUMBER
- INDICATES STREET NAME CHANGE

SEE SHEET 2
FOR CURVE TABLES



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

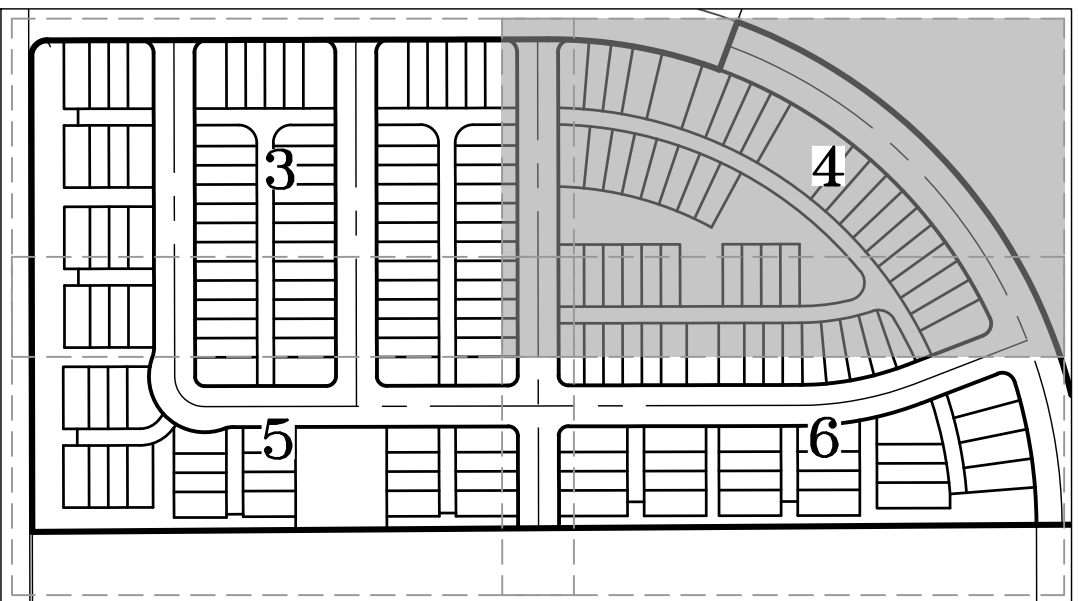
SEE SHEET 5

SEE SHEET 5

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.: 17023-03 Drawn By: GLW	DEVELOPER VENTANA CAPITAL, INC. 8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	
	DATE OF PREPARATION:	05/13/2024
	SCALE:	1" = 30'
SHEET 3 OF 6		


PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1
SITUATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP
SCALE: 1" = 300'


MONUMENT SYMBOL LEGEND



1

FOUND SECTION CORNER AS SHOWN HEREON

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "ATZEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "ATZEC PLS 38636"




MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVENUE STATUTES 2020.


U.E. = UTILITY EASEMENT

R.O.W. = RIGHT OF WAY

(NR) = RADIAL

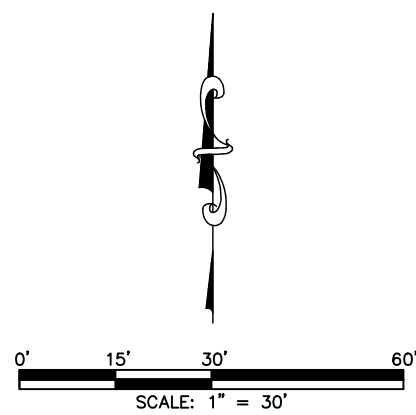
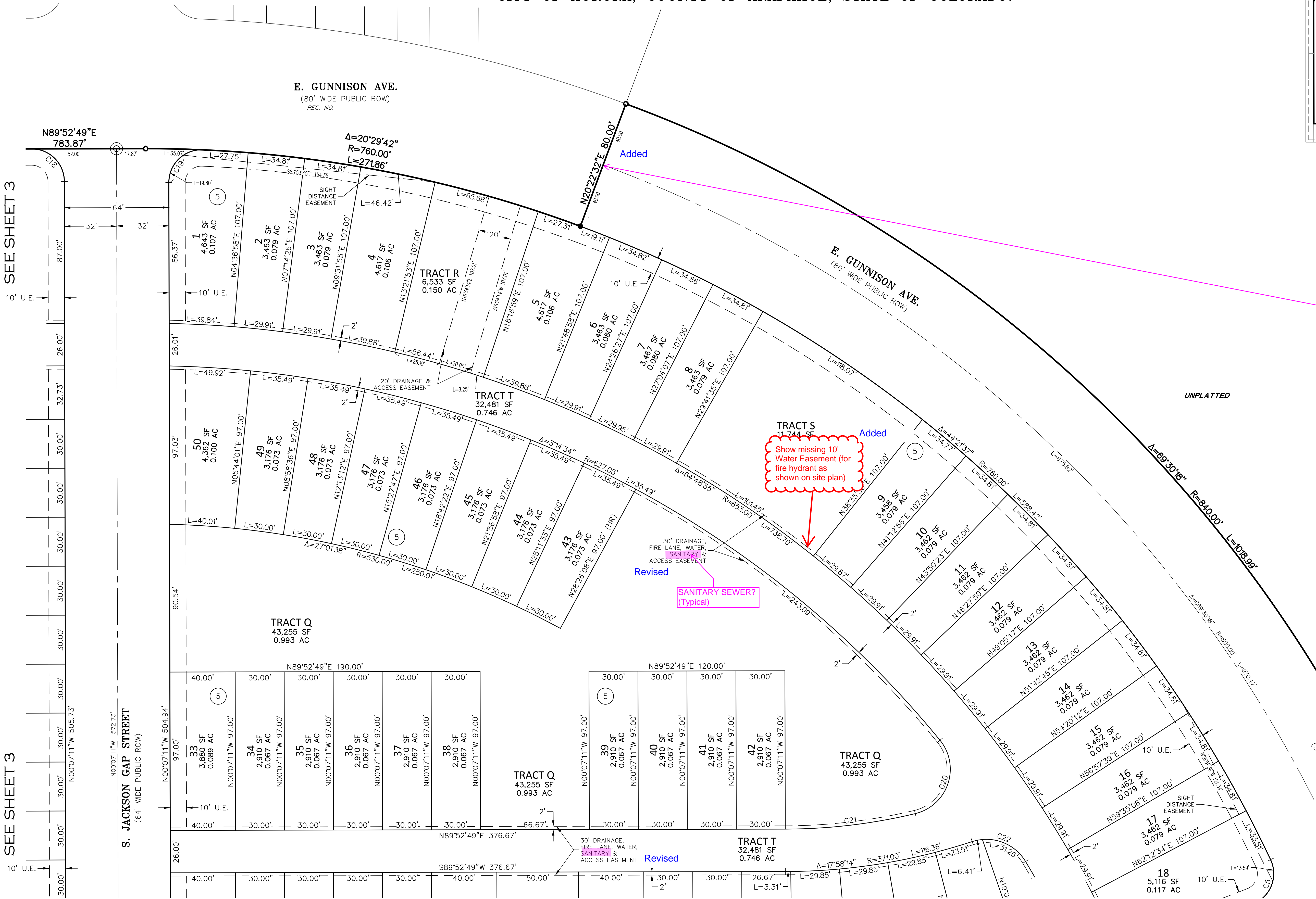


BLOCK NUMBER



INDICATES STREET NAME CHANGE

SEE SHEET 2
FOR CURVE TABLES



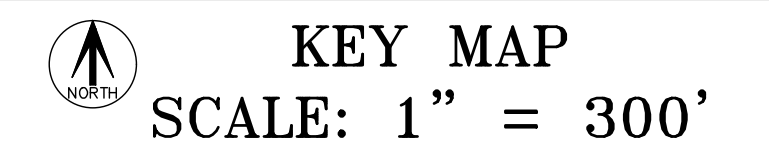
FOR REVIEW

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	DEVELOPER VENTANA CAPITAL, INC.	
	DATE OF PREPARATION:	05/13/2024
	SCALE:	1" = 30'
8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006		
SHEET 4 OF 6		

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

RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1
SITUATED IN SOUTHWEST QUARTER 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



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SHEET 5 OF 6

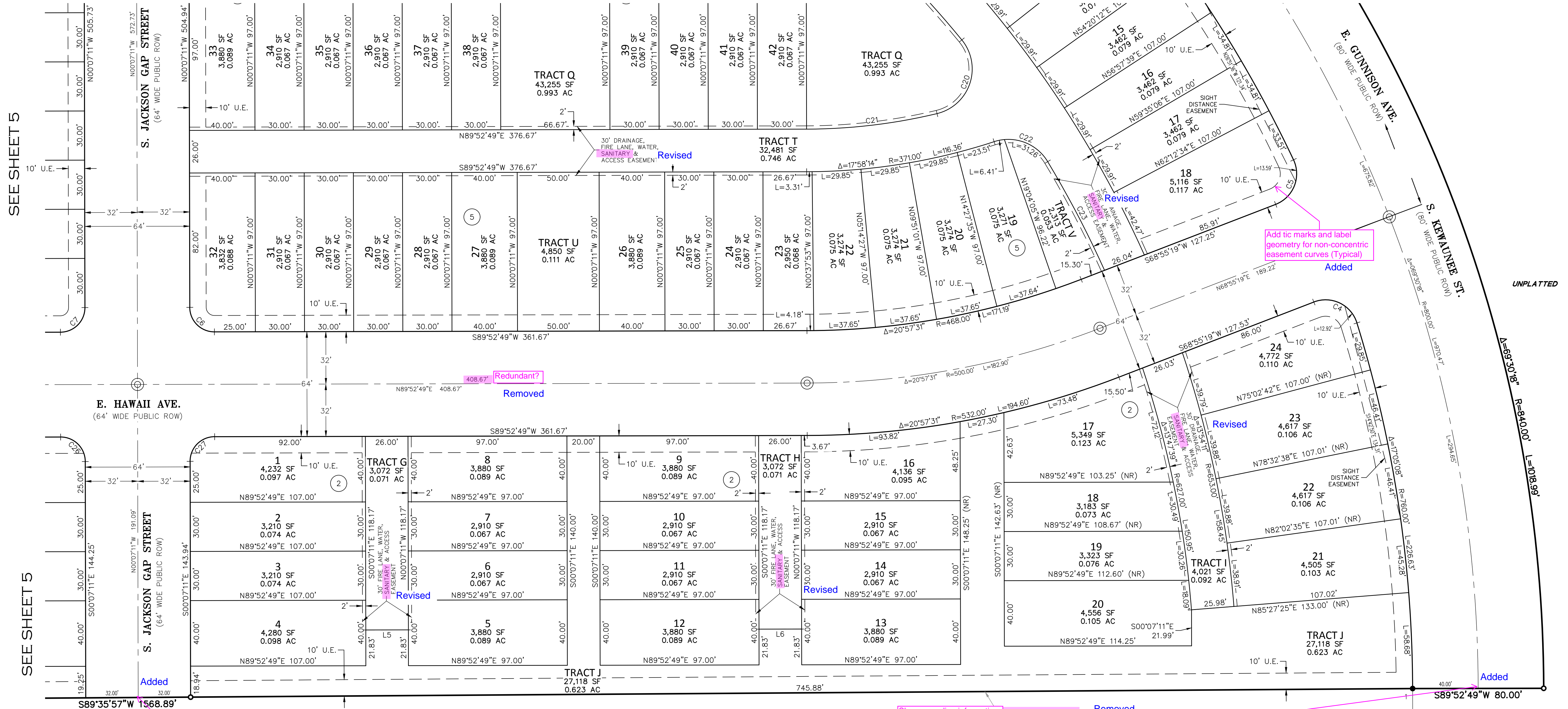
Drawn By: GLW

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

RESUBDIVISION OF LOT 1, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1
SITUATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

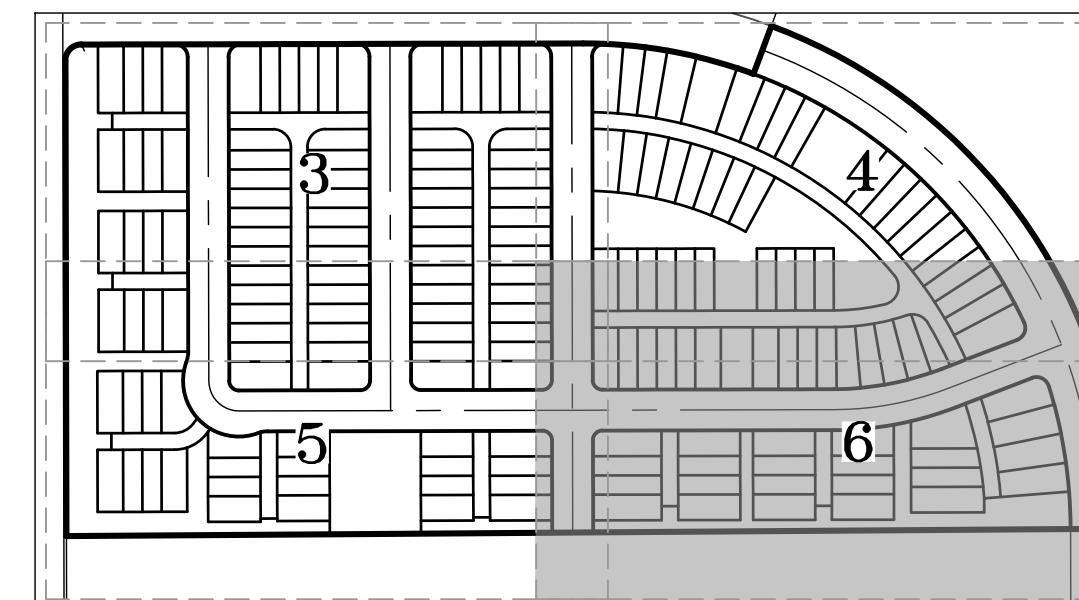
SEE SHEET 4

SEE SHEET 4



MONUMENT SYMBOL LEGEND	
	FOUND SECTION CORNER AS SHOWN HEREON
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U.E.	UTILITY EASEMENT
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##	BLOCK NUMBER
→	INDICATES STREET NAME CHANGE

SEE SHEET 2
FOR CURVE TABLES



KEY MAP
SCALE: 1" = 300'

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	DATE OF PREPARATION:	05/13/2024
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8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006		SHEET 6 OF 6