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PEOPLE + PLACEMAKING

1101 Bannock Street
Denver, Colorado 80204
303.892.1166

April 28, 2023

City of Aurora
Daniel Osoba
15151 E Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: **Parklands – Village Two (DA-2289-01) Second Submittal Response**

Dear Mr. Osoba:

Thank you for taking the time to review our pre-application submission for the Parklands – Village Two along with City staff and providing valuable feedback, which was received on April 12, 2023. Comment responses have been addressed on the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,
Norris Design

Diana Rael
Principal

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SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Townhomes do not count towards small lot percentages regardless of lot configuration (per Planning Dept interpretation).
- There is a grouping of the same lot/housing type that exceeds the Master Plan adjustment standards of 80 units maximum. Please provide a different lot type to separate these contiguous blocks of the same type of unit.
- Per section 146-4.2.3.C.1.b.ix.a.iii, no more than 2 continuous green court groupings are permitted along a perimeter arterial condition. There are currently three groupings.
- In order to comply with green court standards to have both sides of the green court front a street, a walk shall be provided across the alley, through a tract at least 30′ in width, and connect to the sidewalk to the north. This may be accommodated in Tract H (if widened to 30′) or in the configuration shown on the redlines.
- A "half" green court shall be at least 30′ and accommodate open green space between. Dimension the distance between the front lot line of the green court units and the side property line of the SFD unit.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

    a. Comments were received from Xcel Energy, Mile High Flood District, and Aurora Public Schools on this review. Please reference the attached comments at the end of this letter. It is expected that their comments are addressed in your response to the comments letter when you resubmit.

    Response: Comment noted, responses to comments referenced in attached documents have been included with this response letter.

    b. No comments were received from adjacent property owners or registered neighborhood organizations during this review.

    Response: Comment noted, thank you.

2. Completeness and Clarity of Application

    Sheet 1:

    a. There are 438 lots listed in the lot count summary table on sheet 6. Please correct either the data table or the lot count summary table.

    Response: Comment noted. The sheets have been updated to reflect a total of 437 lots on both the data table and lot count summary table.

    b. Fill in the percentage. Ensure the percentages add up to 100%

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Response: The amounts have been updated and percentages add up to 100%.

c. Change total building coverage and GFA to "Lot Area" in the data block.

Response: Comment noted, this has been updated on the data block.

Sheet 7:

d. This phasing line should be shifted easy to edge of Lot 16, Block 1 to include open green space for the green court.

Response: The phase line has been shifted to the edge of Lot 16, Block 1 to ensure that all open space for the green court is built with Phase 1.

e. Label fence as existing, to be removed, typical.

Response: The fence label has been removed. All items to be removed will be shown on a separate Demolition Plan sheet with the final Civil Plans.

3. Zoning and Subdivision Comments

Generally:

a. The percentage of small lots in this site plan exceeds 50% as shown in this review and must comply with the adjustment standards approved in the Parklands Master Plan. Re-evaluate the small lot percentage based on the modified interpretation of townhomes not counting on small lots. See below for details.

Response: The lotting has been adjusted to correct the percentage of small lots to 36% of total. This is reflected on sheet six of the revised plans.

Sheet 4:

b. These setbacks are greater than 3', but less than 20'. Code requires either 3' or 20' for alley loaded setbacks to the garage to reduce the risk of vehicles attempting to park on a rear driveway and overhanging into the alley.

Response: The rear setbacks for all alley-loaded products have been updated to comply with the Code. All townhome and duplex lots have a 3' garage setback from the alley.

c. Advisory note: 13' setback is greater than the rear setback requirement of the UDO.

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Response: Acknowledged. The rear setback has been set to 13'. The rear setback for the standard front-loaded and small front-loaded products are greater than the UDO requirement to maintain a 3' building setback from the utility easement (UE).

d. Label the rear setback to the alley for the duplex typicals.

Response: The rear setback (garage) from the alley has been added to the duplex typical lot layout.

Sheet 6:

e. Apologies for the back and forth regarding townhomes on green courts. The Planning Dept. has interpreted that single-family attached townhomes do not count towards small lots regardless of whether they're on a street or green court. They are still separate lot/housing types and should be separate line items here, but you may remove 13% from the small lot percentage and the asterisk marking Greencourt (Townhome) as a small lot in this lot count summary.

Response: The greencourt townhomes have remained in their separate housing type row but have been removed from the small lot count summary.

f. Per the 1st review and regarding lots on corners and maintaining an accurate lot count: lots are classified by the lot frontage regardless of the corner side yard setback as noted in the response to comments. If the lot frontage is 72' (like the SFD standard lots called out here), then they should be classified as SFD 60'+.

Response: Noted and updated on the plan and in the lot count summary table. The lots are now all categorized based on lot frontage regardless of corner side setback.

g. Update the rear setbacks to be consistent with the lot typicals.

Response: The rear setbacks have been updated to be consistent with the lot typicals.

h. If the small lot percentage continues to be above 50%, the highlighted blocks do not comply with the adjustment mitigation measures per the Master Plan: Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 80 lots, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddie corner is acceptable. Revise the lot/housing type designation to disperse other lot types on at least one whole block of the highlighted area to separate the two sections of contiguous blocks.

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Response: Understood. The small lot percentage has been updated to 36% and is no longer above 50%. The Master Plan requirements no longer applies to this Site Plan. The lot distribution complies with UDO standards.

Sheet 7:

i. Advisory note: Per section 146-4.2.3.C.1.b.ix.a.iii, no more than 2 continuous green court groupings are permitted along a perimeter arterial condition. There are currently two groupings.

Response: Acknowledged. Greencourt groupings 1 and 2 have been added to the Overall Site Plan Sheet (Sheet 6) for clarity.

j. Label the dimension between the lot lines. Green court open space shall be 30' building face to building face.

Response: Maximum building footprints have been added to all Site Plan sheets for reference. Dimensions from building face to building face have been added and the green court open space is 30' wide.

k. In general, green court open space shall be open and usable at a minimum of 50% of the green court area. Internal sidewalk connections shall be placed adjacent to the front lot line to allow for consolidated open space in the center of the green court.

Response: Comment noted, a minimum of 50% usable open space has been provided for all green court areas. Please refer to the table on sheet L-106 for more information.

l. A "half" green court shall be at least 30' and accommodate open green space between. Dimension the distance between the front lot line of the green court units and the side property line of the SFD unit.

Response: Maximum building footprints have been added to all Site Plan sheets for reference. The dimensions between the front lot line of the green court unit and the side property line of the SFD unit have been added. The green court open space is more than 30' wide.

m. For all green court tracts, please label the width dimension. If the space is at least 60' in width, it may serve as a separation of green court housing types along an arterial.

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Response: Green court open space width dimensions have been added. Green court groupings have been added to the Overall Site Plan (Sheet 6) for clarification.

n. In order to comply with green court standards to have both sides of the green court front a street, a walk shall be provided across the alley, through a tract at least 30′ in width and connect to the sidewalk to the north. This may be accommodated in Tract H (if widened to 30′) or in the configuration shown on the redlines.

Response: Maximum building footprints have been added to all Site Plan sheets for reference. Dimensions from building face to building face have been added and the green court open space provided by Tract H is 30' wide. A sidewalk has been added through Tract H to connect the green court to the northern public right-of-way.

4. Parking Comments

Sheet 1:

a. Add bicycle parking spaces as applicable. It is highly encouraged to include bicycle parking in parks and/or amenity spaces.

Response: The data table has been updated to reflect 66 bicycle spaces included in parks and amenity spaces. Additional parking has been added to the east side.

5. Urban Design Comments

Generally:

a. Advisory comment: privacy fences shall be setback 4' from the back of walk on corner lots and 18" for front yard fences under 42" in height and 50% open.

Response: Comment noted, thank you

Sheet 44:

b. Is this amenity area to be programmed in any way?

Response: Site plan has been updated, and the corner amenity area has been programmed.

6. Signage Comments

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Sheet 1:

a. The maximum square footage for monument signs is 96 square feet per sign (2 per intersection).

Response: Proposed signage is designed and dimensioned per the approved Master Plan document. The signage (consisting of the lettering indicating the actual name of the project) is dimensioned a total of 22 SF on the primary monument sign faces, and 7.5 SF on the secondary monument sign.

b. Show signage on all sheets. Include dimensions from the sign to the back of walk (4' min).

Response: Monument signage shown on civil sheet. Dimensions added to back of walk. All well above 4' minimum.

c. Show location on all sheets. Include dimensions to the back of walk.

Response: Signage has been shown on all applicable sheets, and dimensions have been shown to the back of walk.

7. Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org)

Site Plan Comments

Sheet 31:

a. Provide Table for Townhome requirements per the UDO.

Response: Table has been provided on the applicable lot typical sheet.

Sheet 33:

b. For all lot typicals, label and call out the utility easements. Also. the water and sewer cannot be shown below the driveway, it must be shown in a green area per the city's standards.

Response: The utility easements have been labeled. Water and sewer cannot be shown at this time. Lot product is not available at this time, and final utility placement will be shown during civil construction documents.

c. Remove the word turf from this note as the turf is not permitted per the Turf Ordinance.

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Response: Turf has been removed.

d. Address the location of the Sanitary Sewer as this does not meet city standards.

Response: Water and sewer cannot be shown at this time. Lot product is not available at this time, and final utility placement will be shown during civil construction documents.

e. Provide the required quantity of plant material for each lot typical for the curbside landscaping.

Response: The required quantity of the plant material has been shown per the lot typicals; however, the required quantity of plant material cannot be determined since the requirement will be dependent on actual lot frontage.

f. For EACH LOT TYPICAL: provide the front and side yard planting requirements and quantities for each typical lot.

Response: Front and side yard planting requirements have been shown.

g. This is not listed anywhere in terms of quantity, or square footage. Identify if this will be synthetic turf or gravel.

Response: The hatches are used to identify private open space and artificial turf or rock mulch.

h. The TOWNHOMES must follow the UDO for Townhome planting requirements. There must be a lot typical for each townhome building, i.e. 4 plex, 3 plex, or 6 plex.

Response: Lot typicals have been updated to show the different building type, as well as the UDO requirement for townhome.

i. No Crusher Fines are allowed, it cannot be used as mulch.

Response: Crusher fines are not intended to be used as a mulch, but it is intended to be used as a wearable material for pedestrians crossing the curbside landscape.

j. Please include the color code for each typical lot to match the plan shown on Sheet L-103.

Response: The color code has been added.

k. When 9 or more shrubs are specified, there must be 3 different plant species.

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Response: Shrubs meet this requirement.

l. Provide the required front yard feature.

Response: Front yard feature has been provided.

m. If the ornamental grasses are part of the shrub count, list the grasses and shrub counts separately as the grasses cannot exceed 30%. Three one-gallon grasses to one shrub.

Response: Grasses have been separated to show the requirements.

n. The Front and Side Yard Landscaping needs to be pulled out of this table and listed separately.

Response: Front and side yard landscaping has been pulled out of this table and listed separately.

o. The symbols do not match the lot typical symbols shown.

Response: Symbols have been provided on the plant list.

Sheet 34:

p. Note that the ornamental grasses in the curbside landscape area must be specified at 5 gallon.

Response: Grasses have been specified as 5 gallon.

q. 2 inch minimum.

Response: 2" minimum has been updated.

Sheet 35:

r. For all street trees adjacent to the typical units, the symbols on these plans should be dark (not screened back) if you are showing the symbols to count them. Also, provide a note that the shrubs and groundcovers are shown on the typical unit planting.

Response: Note has been added. Homeowner trees are greyed back to delineate the plant requirements between the developer and homebuilder. This method has been used and accepted on previous projects.

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s. This does not appear to be pointing at anything. Maybe a layer is off?

Response: Label has been updated to point correctly.

t. Provide a reference to a sheet and detail for this fence.

Response: Reference has been provided.

u. For sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This corner appears to be more for aesthetics and not functional.

Response: Planting has been updated accordingly.

Sheet 36:

v. For sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This area appears to be more for aesthetics and not functional.

Response: Planting has been updated accordingly.

Sheet 41:

w. Provide planting in this area.

Response: Planting has been updated accordingly.

Sheet 44:

x. This curbside landscaping should be shown with specific plant material as it does not fall within a typical unit.

Response: Planting has been updated accordingly.

Sheet 46:

y. Label the ponds.

Response: Ponds have been labeled.

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z. Label the pond and the 100-year WSEL.

Response: Pond and 100-year WSEL have been labeled.

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

a. Preliminary CAD files have been received; street names will be assigned and provided separately.

Response: Comment noted, thank you.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

9. Civil Engineering (Brianna Medema / 303-739-7310 / bmedema@auroragov.org)

Site Plan Comments

Sheet 1:

a. The site plan will not be approved by public works until the master plan is approved.

Response: Comment noted, thank you.

b. The site plan will not be approved by public works until the preliminary drainage report is approved.

Response: Comment noted, thank you.

Sheet 2:

c. Add the following note: *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 the site location of lights, electrical one line, and grounding details shall be submitted 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. Certificates of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.*

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Response: Comment noted, the note has been added to sheet 2.

Sheet 3:

d. Multiple notes are repeated here (or on the 2nd page). Please put all notes on the 2nd page.

Response: Repeat notes have been removed. All notes have been consolidated onto Sheet 2.

e. 0.5′ behind the back of the walk and edge of ROW is a requirement. Is 8.5′ required for curbside landscaping? If not, please relocate 0.5′ to the back of the walk (both sides).

Response: The two-lane collector typical street section has been updated to reflect COA standards in both the standard street section provided on Sheet 3 and in the plan.

Sheet 6:

f. Add note that for all half sections of roadways, all infrastructure is in ROW and clarify medians.

Response: Clarification has been added to ensure that for all half-street sections proposed, all infrastructure in that half the ROW will be included. Sheet 3 also has proposed half street sections for Alameda Avenue and Harvest Road.

Sheet 8:

g. Please adjust the walk to align with the ramp.

Response: The trail has been adjusted to align with the ramp.

h. Show the opposing ramps and ensure alignment (directional ramps).

Response: The existing opposing ramps have been added. The ramps are both directional and align with the proposed ramps on the South side of Alameda Avenue. See the aerial snip below of the existing opposing directional ramps at the intersection between S Jamestown Street and Alameda Avenue. (N is up)

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Sheet 9:

i. Show the opposing ramps and ensure alignment (directional ramps).

Response: A label was blocking one of the existing opposing ramps in this intersection. This label has been moved. The ramp in the NW corner of the intersection between S Little River Street and Alameda Avenue is directional and matches up with the proposed ramp on the South side of Alameda. The existing ramp in the NE corner of the intersection will be retrofitted per COA standard detail S9.2. This retrofit is now shown as proposed. See the snip below for an aerial view of the existing ramps at the intersection between S Little River Street and Alameda Avenue. (N is up)

Sheet 20:

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j. Please make slope arrow heads on CL more prominent. Typ.

Response: The slope label and arrow style has been updated to make the arrowheads more prominent. This has been applied to all sheets.

Sheet 57:

k. As identified in notes, specific part numbers are not defined in Site plans but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

Response: Lighting spec information has been removed; imagery shown for reference only.

Sheet 59:

l. As identified in notes, specific part numbers are not defined in Site plans but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

Response: The model number column has been deleted. This info will be provided on the civil plans

Sheet 60:

m. Please shift 1 closer to the intersection.

Response: A light has been shifted closer to the intersection

Sheet 61:

n. Shift to the intersection (per 4.10.4.01.02 of the Roadway Manual).

Response: A light has been shifted closer to the intersection

Sheet 62:

o. Please shift 1 to closer to the intersection.

Response: A light has been shifted closer to the intersection

Sheet 63:

p. Please shift 1 to closer to the intersection.

Response: A light has been shifted closer to the intersection

Sheet 65:

q. Please shift 1 to closer to the intersection.

Response: A light has been shifted closer to the intersection

Sheet 66:

r. Remove this whole page. It is appropriate in Civil Plan only.

Response: This page has been removed.

10. Traffic Engineering (Carl Harline / 303-739-7534 / charline@auroragov.org)

Generally:

a. Noted: an updated TIS for this project was not included in this 2nd Referral. Please advise when the TIS update is available and traffic may be able to review prior to a 3rd referral, assuming a two-week turnaround once the study is available for our review.

Response: Noted. Per Carl Harlin email on 4/26 the TIS is approvable as is and there is no further submittal of that document required.

Site Plan Comments

Sheet 2:

b. Signal escrow note needed on General Site Plan Notes sheet for Alameda & Harvest, Alameda & Little River STOP control alignment (TIS has Little River Stop controlled), W16-7PR legend designation update needed. PED signage on SB Little River at the roundabout is needed.

Response: Comment noted.

11. Fire/Life Safety (Will Polk & Stephen Kirchner / 303-739-7371 / wpolk@auroragov.org)

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Sheet 1:

a. Add influence on this line.

Response: This note is not applicable to this project and has been removed.

b. Breakdown square footage by building type.

Response: At this time the project does not have a contracted builder(s) nor finalized plans of each possible product type to provide this information. Once a builder(s) is contracted, this information will be provided through the building review process

c. Please provide an implementation plan for townhomes and duplexes.

Response: The existing implementation plan has been updated and clarified to show the plan for townhomes and duplexes.

Sheet 6:

d. Provide more detail on infrastructure.

Response: More detail has been added to phasing language on Sheet 6. Additionally, see Sheet 3 for proposed all proposed street sections (half & full) and see Sheet 19 for utility specific phasing information.

e. See the requirements for phased construction sites and projects.

Response: Acknowledged. The fire access proposed for each phase complies with these requirements. See the NW corner of the site for the 26' temporary fire access road to Phase 1 which serves as the second point of access. The first point of access to Phase 1 is at the intersection between Harvest Road and E Virginia Avenue.

Sheet 7:

f. Provide a residential mailbox kiosk legend to include site plan locations and mail kiosk details.

Response: Mailbox kiosk exhibit has been provided as a separate exhibit, specifying locations, type, and quantity.

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g. Please use this symbol and designation for all fire hydrants. TYP

Response: The fire hydrant symbol has been updated to the symbol provided on all sheets.

Sheet 19:

h. Please update notes to reflect current street names.

Response: The notes have been updated to reflect current street names.

i. Phasing plans must show two points of access and looped water supply for all phases.

Response: Acknowledged. Two points of access and looped water supply are provided in each phase.

Sheet 20:

j. Provide longitudinal and transverse grade spot elevations within fire lane easements.

Response: Longitudinal and transverse slope labels have been added to all fire lane easements (private alleys). All fire lane easements comply with design criteria. Additionally, see Sheet 3 for proposed private alley street sections.

k. Per the Roadway Design and Technical Criteria, Section 4.07.9 Permissible Grades: the maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of 10%.

Response: Longitudinal and transverse slope labels have been added to all fire lane easements (private alleys). All fire lane easements comply with design criteria. Additionally, see Sheet 3 for proposed private alley street sections.

Sheet 59:

l. Show locations of all mail kiosks in photometric plans.

Response: Mail Kiosks are updated and shown in the photometric plans.

12. Aurora Water (Cliff Stephen / 303-739-7490 / cstephen@auroragov.org)

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Sheet 19:

a. This water line needs a 16' easement or connect through Alley C.

   Response: A 16' water line easement has been added around the water line. The water line has remained in its original location.

b. Utility easement not dedicated on plat. Public storm needs 16' wide easement.

   Response: Both the 16' water line and the 16' waterline easement has been added to the plat.

c. Please add a water quality sampling station per COA Detail #230.

   Response: A water quality sampling station per COA standard detail 230 has been added on the eastern side of the fire hydrant. The water quality sampling station has been updated in all relevant sheets.

d. Pond H is Sheet 28.

   Response: This typo has been updated.

13. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org)

Site Plan Comments

Sheet 21 :

a. Call out trail slope. all trail connections must be under 5% for the longitudinal, 2% for cross.

   Response: Trail slopes have been added.

b. Photo chosen does not represent an inclusive swing, please update.

   Response: Photo has been updated.

c. Most elements do not include ages 2-5 as required. Also, include a toddler swing in the set or a tot slide.

   Response: The swing provides 2 toddler seats, 2 ADA seats, and 4 belt seats. 5 out of the 9 play equipment elements are rated for ages 2-12.

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14. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org)

    Site Plan Comments:

    a. Reference the redlines for a full list of all comments, corrections, questions, and edits.

       Response: Redlines have been responded to and are included in this resubmittal as a separate document.

    Plat Comments:

    b. Please see the redlines on the plat for comments, questions, and corrections.

       Response: Please see redlines for plat responses.

    c. Provide the certificate of taxes due showing that all taxes have been paid in full.

       Response: Noted

    d. Note: title commitment now must be within 30 days of plat acceptance date.

       Response: Noted

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

    a. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response and changes made to the plat for Parklands Village 2 Subdivision Filing No. 1.

       PSCo requests that all sidewalk easements (SWE) are changed to sidewalk and utility easements (SWUE) so that there is no break in easement coverage between the easement and the edge of the property.

       Response: All sidewalk easements have been updated to sidewalk and utility easements.

16. Mile High Flood District Letter 1 (Haley Koesters / 303-455-6277 / hkoesters@mhfd.org)
    This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: **Regional Detention Pond J (Harvest Tributary to First Creek)**

a. It should be noted that these comments pertain only to maintenance eligible features as part of the MHFD Northeast Watershed. Separate comments have been provided that pertain to the Sand Creek Watershed.

Response: Separate Comment Letter received from Derek Clark pertaining to the Sand Creek watershed.

b. Regional Pond J will be reviewed for maintenance eligibility. This regional pond is identified in the 2021 First Creek Tributaries Master Drainageway Plan as "Eastern Hills Pond E-1" on Harvest Tributary. Please reference the MDP within the report.

Response: Noted. The First Creek Tributaries Master Drainageway Plan had been added to the appendix of the PDR and referred to the report body.

c. Section L-L of the emergency spillway on Sheet 7 indicates an emergency WSEL of 5523.98 and a top of pond elevation of 5624.00. Please provide 1' of freeboard from this WSEL to the top of the pond.

Response: Noted. The pond computations have been revised to provide 1' of freeboard from emergency WSEL to the top of pond. The Pond J emergency WSEL is 5624.00 and the top of the pond is 5625.00.

d. The location of the emergency spillway for Pond J indicates emergency overflows will cross future S Little River St. It appears that the emergency spillway is not aligned with the roadway low point as shown on Sheet 7. Clearly depict the path of the emergency overflow downstream of the spillway and embankment on the plans.

Response: Noted. The emergency overflow path downstream of the spillway and embankment has been clearly depicted on the plans.

e. Please provide a digital copy of the modified MDR CUHP/SWMM models, specific to First Creek (Northeast Watershed) for further review. If preferred, these can be sent directly to MHFD for review and comment before the next submittal.

Response: A digital copy of the modified MDR CUHP & SWMM models, specific to first Creek (Pond J) will be sent directly to Haley Koesters, via email, along with this comment response letter

17. Mile High Flood District Letter 2 (Derek Clark / 303-455-6277 / mhfd.org)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: **Outfall from Full Spectrum Detention Pond; Outfall Channel to Coal Creek.**

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We have no additional comments to the planning documents provided as part of the above referenced City of Aurora RSN number. As a courtesy, the below comments were provided on the most recent public works submittal for this project:

a. The CUHP inputs for subcatchments "H" and "H-F1" have inputs for the decay coefficient and final infiltration rate that indicate the presence of some Type A hydrologic soil groups within the drainage basin. The soil maps do not show these soils are present and the values should be revised to be more in line with the Type B soils on-site.

Response: The CUHP subcatchments "H" and "H-F1" do have type A soils present, which is line with the MDR. See snip below.

Developed Subbasin Soil Characteristics

Soil Classification And Percentage Table

Drainage Area	Total Area (SF)	Soil Classification					
		Type A		Type B		Type C & D	
		Area (ft2)	%	Area (ft2)	%	Area (ft2)	%
A-1	5,128,269	0	0.0%	992,100	19.3%	4,136,169	80.7%
A-2	3,885,473	0	0.0%	0	0.0%	3,885,473	100.0%
B-1	2,968,981	0	0.0%	420,477	14.2%	2,548,504	85.8%
B-2	3,728,920	0	0.0%	258,249	6.9%	3,470,670	93.1%
C	2,971,125	66,042	2.2%	126,160	4.2%	2,778,923	93.5%
D	2,793,969	1,008,327	36.1%	1,785,642	63.9%	0	0.0%
E-1	2,370,808	57,733	2.4%	2,313,075	97.6%	0	0.0%
E-2	2,586,649	0	0.0%	2,586,649	100.0%	0	0.0%
E-3	8,168,224	116,863	1.4%	8,051,361	98.6%	0	0.0%
E-4	1,174,742	0	0.0%	1,174,742	100.0%	0	0.0%
F	1,063,935	225,792	21.2%	838,142	78.8%	0	0.0%
G	1,854,120	144,705	7.8%	1,196,857	64.6%	512,558	27.6%
H	4,253,869	652,423	15.3%	2,762,828	64.9%	838,618	19.7%
I	3,278,009	38,300	1.2%	3,100,097	94.6%	139,612	4.3%
J	3,491,036	0	0.0%	2,365,829	67.8%	1,125,206	32.2%
K	4,851,546	0	0.0%	2,460,476	50.7%	2,391,070	49.3%
L	6,213,911	496,681	8.0%	5,709,389	91.9%	7,841	0.1%
M-1	5,887,969	0	0.0%	5,887,969	100.0%	0	0.0%
M-2	1,504,794	0	0.0%	1,504,794	100.0%	0	0.0%
M-3	7,412,546	9,432	0.1%	7,403,114	99.9%	0	0.0%
N	1,012,137	696,461	68.8%	315,677	31.2%	0	0.0%
P	2,063,174	4,034	0.2%	1,830,480	88.7%	228,660	11.1%

b. We noted the following items after reviewing the proposed SWMM model:
   i. It seems like the conveyance links from nodes H-F1 and OS-F1 should be revised to incorporate a more realistic distance of drainage basins to Pond H. It is noted on the drainage plan that there is approximately 1,100 LF of storm sewer from basin H-1 to Pond H but the SWMM model only shows 400.

Response: Conveyance link lengths updated to more realistically represent the drainage in the SWMM model. OS_F1 is now 1500 LF and Pipe_H-F1 is 1100 LF.

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ii. Please update the Manning's n values of the piped conveyance links to represent concrete piping.

Response: Mannings N valued of the piped conveyance links updated from 0.01 to 0.013.

iii. Please help us understand whether this SWMM model is being used for the proposed detention pond design. If so, the inflow hydrograph from Pond_H should be inputted into the UD-Detention spreadsheet. From there, the outlet structure can be designed, and the corresponding rating curve should be inputted back into SWMM to check for pond volume capacity. As shown in the report currently, the UD-Detention spreadsheet is just using the default CUHP calculations for the site as one basin. Also, the rating curve in SWMM does not match the spreadsheet and the SWMM model shows a 100-year required pond volume of 18.68 ac-ft. This is more than the 18.32 ac-ft stated in the report as being provided. Please follow up with me on this comment if you would like to discuss further.

Response: The UD-Detention spreadsheet was overriding the SWMM inflow on the last submittal. The SWMM and UD-Detention spreadsheets have been updated per your comments.

c. The location of the emergency spillway for Pond H indicates emergency overflows will cross the future roadway at the low point. As flows overtop the future curb along the west side of the road, they will be conveyed down the roadway embankment to the outfall channel. The width of this overtopping should be analyzed, and riprap protection should be provided to stabilize this overflow all the way to the outfall channel. The entirety of the riprap overflow limits should be included in the proposed drainage easement.

Response: A cross section of the width of the overtopping road was added to the plans and report. Riprap added to the entirety of the overflow limits.

d. If the easement for the outfall channel is being provided via separate document and not the plat, we are fine with making adjustments to the outfall at the time of civil plans as stated on Sheet 12 of the drainage plan. We do however have the following comment on the outfall as shown.

Response: The easement for the outfall channel will be provided via separate document because it owned by a separate owner.

i. We suggest adding a manhole or changing the outfall alignment to aim the proposed flared end section more in line with the existing channel.

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Response: A manhole has been added to the outfall to align the flared end section more in line with the existing channel.

ii. Riprap protection calculations for the channel will be reviewed at the FDR level.

Response: Noted. Riprap protection calculations will be provided with the Final Drainage Report.

e. Section M-M of the emergency spillway on Sheet 12 indicates an emergency flow WSE of 5583.23 with a top of pond at 5584.00. Please provide 1' of freeboard from this WSE to the top of pond.

Response: Section M-M updated to provide 1' freeboard from this WSE to top of pond. The emergency flow WSE is now 5583.68 with the top of pond at 5585.00

f. Please label the WSE top widths on sections N-N and O-O on Sheet 13 of the drainage plan. We want to ensure the 80' easement width will be sufficient. Also, please be aware that it's likely we will require a maintenance path for this outfall channel. Please consider that width when designing the proposed width of the easement.

Response: WSE top widths labels added on sections N-N and O-O on sheet 13 of drainage plan.

18. Aurora Public Schools

AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/5/2023

Parkland Village 2 Site Plan (DA-2289-01) - 2nd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	274	0.7	192
MF-LOW	164	0.3	49
MF-HIGH		0.145	0
TOTAL	438		241

	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
YIELD	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	93	0.16	44	137	0.2	55	192
MF-LOW	0.17	28	0.08	13	41	0.05	8	49
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		121		57	178		63	241

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	121	0.0175	2.1182
MIDDLE	57	0.025	1.4240
HIGH	63	0.032	2.0160
TOTAL	241		5.5582

Response: Noted, thank you. All schools will be dedicated per the Master Plan.

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End of Response to Comments

Provide a site "Data Block" that reflects the following (only when needed):

a. Data Block (Statistical Information)
   i. Number of buildings, square footage of each building and the gross square footage of all buildings on site.
   ii. 2015 IBC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled.
   iii. Maximum Building Height.
   iv. Number of Stories (Average Height of Each Story)
   v. Handicap Parking Spaces Provided.
   vi. Handicap Parking Spaces Required.
   vii. Parking Spaces Provided.
   viii. Parking Spaces Required.
   ix. Loading Spaces Provided.
   x. Loading Spaces Required.
   xi. Total number of storage spaces within the facility.
   xii. Total number of accessible storage spaces/units provided per the 2015 IBC Section 1108.3.

THE PARKLANDS-VILLAGE 2 SITE PLAN

LOCATED AT THE SOUTHEAST CORNER OF E ALAMEDA AVE AND S HARVEST ROAD

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

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Noted: an updated TIS for this project was not included in this 2nd Referral. Please advise when the TIS update is available and traffic may be able to review prior to a 3rd referral, assuming a two week turnaround once the study is available for our review.

AN UPDATED TIS WAS PROVIDED AFTER INITIAL SUBMITTAL FOR REVIEW

The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

The site plan will not be approved by public works until the master plan is approved.

COMMENTS NOTED

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 89°52'40" EAST, A DISTANCE OF 2,646.04 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH 89°37'09" EAST, A DISTANCE OF 632.33 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°22'51" EAST, A DISTANCE OF 192.37 FEET;
THENCE SOUTH 42°15'31" EAST, A DISTANCE OF 29.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 87.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°15'31" EAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°10'20", AN ARC LENGTH OF 103.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°03'00", AN ARC LENGTH OF 15.75 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 49.02 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 591.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 179.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°15'34", AN ARC LENGTH OF 28.36 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 38.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°45'42" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°55'06", AN ARC LENGTH OF 17.19 FEET;
THENCE SOUTH 00°22'29" EAST, A DISTANCE OF 155.73 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 38.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'32", AN ARC LENGTH OF 12.70 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF[illegible] RADIUS POINT OF SAID CURVE BEARS SOUTH 09°07'17" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL A[illegible] ARC LENGTH OF 28.36 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 58.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°37'39" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 88.86 FEET;
THENCE SOUTH 00°23'05" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°23'04" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 88.84 FEET;
THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 88.86 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 798.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 205.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 256.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'27", AN ARC LENGTH OF 39.19 FEET;
THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 343.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'19", AN ARC LENGTH OF 534.67 FEET;
THENCE NORTH 56°45'05" EAST, A DISTANCE OF 240.66 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 425.29 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 856.32 FEET;
THENCE SOUTH 89°37'45" WEST, A DISTANCE OF 150.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°24'37" WEST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'06", AN ARC LENGTH OF 265.38 FEET;
THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 741.71 FEET;
THENCE NORTH 40°00'00" WEST, A DISTANCE OF 56.61 FEET;
THENCE NORTH 34°32'26" WEST, A DISTANCE OF 118.28 FEET;
THENCE NORTH 40°00'00" EAST, A DISTANCE OF 25.08 FEET TO THE BEGINNING OF A TANGE[illegible] CURVE CONCAVE WESTERLY HAVING A RADIUS OF 943.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 661.71 FEET;
THENCE NORTH 00°12'18" WEST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANG[illegible] CURVE CONCAVE EASTERLY HAVING A RADIUS OF 943.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'56", AN ARC LENGTH OF 690.41 FEET;
THENCE NORTH 42°09'13" WEST, A DISTANCE OF 250.90 FEET TO THE BEGINNING OF A TANG[illegible] CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,007.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°56'56", AN ARC LENGTH OF 737.27 FEET;
THENCE, NON-TANGENT TO SAID CURVE, SOUTH 89°47'42" WEST, A DISTANCE OF 95.58 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE, NORTH 00°12'18" WEST, A DISTANCE OF 1,887.42 FEET TO THE **POINT OF BEGINNING**.
CONTAINING AN AREA OF 116.269 ACRES, (5,064,691 SQUARE FEET), MORE OR LESS.

APPLICABLE INFORMATION HAS BEEN INCLUDED

CHART HAS BEEN UPDATED

Change total building coverage and GFA to "Lot Area".

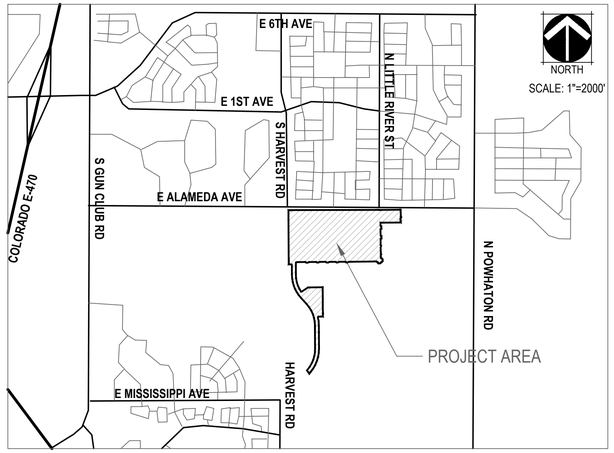
SITE DATA TABLE

SITE DATA	
LAND AREA WITHIN PROPERTY LINES	115.61 AC
NUMBER OF BUILDINGS	439
BUILDING HEIGHT	38'
TOTAL BUILDING COVERAGE AND GFA	997,035 SF (XX.XX%)
HARD SURFACE AREA	775,768 SF (15.40%)
LANDSCAPE AREA	1,072,447 SF (21.30%)
SIDEWALKS AND PATIOS	266,700 SF (5.30%)
PRESENT ZONING CLASSIFICATION	R-2
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	PER CODE
PROPOSED PRIMARY MONUNMENT SIGN	1
PROPOSED SECONDARY MONUMENT SIGN	1
PROPOSED PRIMARY MONUMENT SIGN AREA	192.5 SF PER SIDE
PROPOSED SECONDARY MONUMENT SIGN AREA	60 SF PER SIDE
PARKING	
PARKING SPACES REQUIRED	876
PARKING SPACES PROVIDED	876
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

Add bicycle parking spaces as applicable. It is highly encouraged to include bicycle parking in parks and/or amenity spaces.

CHART HAS BEEN UPDATED

VICINITY MAP



AT THIS TIME THE PROJECT DOES NOT HAVE CONTRACTED BUILDER NOR FINALIZED FLOORPLANS OF EACH POSSIBLE PRODUCT TYPE TO PROVIDE THIS INFORMATION

Breakdown square footage by building type.

SHEET INDEX

	OVER SHEET	23.	GRADING & UTILITY PLAN	45.	LANDSCAPE PLAN
	OTES SHEET	24.	GRADING & UTILITY PLAN	46.	LANDSCAPE PLAN
	ITE PLAN DETAILS	25.	GRADING & UTILITY PLAN	47.	LANDSCAPE PLAN
	ITE PLAN DETAILS	26.	GRADING & UTILITY PLAN	48.	LANDSCAPE PLAN
	ONTEXT MAP	27.	GRADING & UTILITY PLAN	49.	MASTER FENCE & TRAIL PLAN
	VERALL SITE PLAN	28.	GRADING & UTILITY PLAN	50.	HYDROZONE MAP
	ITE PLAN	29.	GRADING & UTILITY PLAN	51.	TREE MITIGATION PLAN
	ITE PLAN	30.	GRADING & UTILITY PLAN	52.	LANDSCAPE DETAILS
	ITE PLAN	31.	LANDSCAPE NOTES	53.	LANDSCAPE DETAILS
	ITE PLAN	32.	PLANTING LIST	54.	LANDSCAPE DETAILS
11.	SITE PLAN	33.	LANDSCAPE LOT TYPICALS	55.	LANDSCAPE DETAILS
12.	SITE PLAN	34.	LOT TYPICALS	56.	LANDSCAPE DETAILS
13.	SITE PLAN	35.	LANDSCAPE PLAN	57.	LANDSCAPE DETAILS
	SITE PLAN	36.	LANDSCAPE PLAN	58.	ELECTRICAL DETAILS
	SITE PLAN	37.	LANDSCAPE PLAN	59.	PHOTOMETRIC PLAN
	SITE PLAN	38.	LANDSCAPE PLAN	60.	PHOTOMETRIC PLAN
17.	SITE PLAN	39.	LANDSCAPE PLAN	61.	PHOTOMETRIC PLAN
18.	SITE PLAN	40.	LANDSCAPE PLAN	62.	PHOTOMETRIC PLAN
19.	OVERALL UTILITY PLAN	41.	LANDSCAPE PLAN	63.	PHOTOMETRIC PLAN
20.	GRADING & UTILITY PLAN	42.	LANDSCAPE PLAN	64.	PHOTOMETRIC PLAN
21.	GRADING &	43.	LANDSCAPE PLAN	65.	PHOTOMETRIC PLAN
22.	GRADING &	44.	LANDSCAPE PLAN		PHOTOMETRIC DETAILS

There are 438 lots listed in the lot count summary table on sheet 6.

CHART HAS BEEN UPDATED

PROJECT TEAM

DEVELOP	VIL ENGINEER:	LANDSCAPE ARCHITECT:	PLANNER:
VENTANA	WILEY-HORN	NORRIS DESIGN	NORRIS DESIGN
8678 CON	32 S ULSTER, SUITE 1500		1101 BANNOCK ST,
ENGLEWO	NVER, CO 80237	DENVER, CO 80204	DENVER, CO 80204
303.346.7	3.228.2300	303.892.1166	303.892.1166
THOMAS CLARK	LIAM SHANNON	SEAN MALONE	DIANA RAEL

Fill in the percentage. Ensure the percentages add to 100%.

CHART HAS BEEN UPDATED

IMPLEMENTATION PLAN NOTES:

1. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTIFAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMEN[illegible]ANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF A[illegible]PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORD[illegible]D BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY[illegible]CEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTAT[illegible]APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETE[illegible]PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9 5 105; EXCEPT THAT, IF AN UNDUE HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED
2. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03 1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9 5 105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS W[illegible] VERSION OF THE AMERICAN NATIONAL STAND[illegible] AND USABILITY FOR PHYSICALLY HANDICAPPED PE[illegible] INSTITUTE, COMMONLY CITED AS ANSI A117.1

The maximum are for monument signage is 96 s.f. per sign (2 per intersection).

ACCESSIBLE DWELLING UNITS:
•TYPE A DWELLING UNIT – (6 POINTS)
•TYPE A MULTISTORY DWELLING UNIT – (5 POINTS)
•TYPE B DWELLING UNIT – (4 POINTS)
•TYPE B MULTISTORY DWELLING UNIT – (3 POINTS)
•TYPE B VISITABLE GROUND FLOOR – (1 POINT)
REQUIRED: 72 POINTS (158-171 UNITS)
PROVIDED: 72 POINTS (164 UNITS)

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

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

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

CLERK AND RECORDER: _____

DEPUTY: _____

IMPLEMENTATION PLAN HAS BEEN UPDATED TO REFLECT TOWNHOMES/DUPLEXES

FOR 164 TOWNHOUSE & DUPLEXES

Please provide implementation plan for townhomes and duplexes

IMPLEMENTATION PLAN

2015 -INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS: REQUIRED: N/A per IRC AND IBC 1107.6.3 PROVIDED: N/A per IRC AND IBC 1107.6.3	ACCESSIBLE DWELLING UNITS: TYPE B VISITABLE GROUND PLAN (1 POINT) REQUIRED: 24 POINTS PROVIDED: 24 POINTS

CHECKED BY: XX
DRAWN BY: XX

NORRIS DESIGN
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www.norris-design.com

THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT
NL PARKLANDS V4 LAND CO, LLC

8678 CONCORD CTR DR, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/2022
03/16/2023

SHEET TITLE:
COVER SHEET

NOTES HAVE BEEN UPDATED AND DUPLICATE/OTHER NOTES MOVED FROM SHEET 3 TO SHEET 2

SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LAND SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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 WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
9. 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.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. EMERGENCY INGRESS AND EGRESS - 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".
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION ON AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
18. AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT

Add Influence on this line.

XXXX

Add the following note: 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.

NOTE HAS BEEN ADDED TO SHEET

CHECKED BY: XX
DRAWN BY: XX

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

APPLICANT
NL PARKLANDS V4 LAND CO, LLC

8678 CONCORD CTR DR, #200
ENGLEWOOD, CO 80112
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NOT FOR CONSTRUCTION

DATE:
11/09/2022
03/16/2023

SHEET TITLE:
NOTES

ABBREVIATIONS

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

GENERAL SITE PLAN NOTES

1. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
2. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
7. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
8. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
11. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
13. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
14. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
15. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
16. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
17. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
18. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
19. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
21. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
22. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350' FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.

Add Note:NL PARKLANDS V4 LAND CO., LLC, SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OFALAMEDA AVENUE AND HARVEST ROAD IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS 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 TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

Multiple notes are repeated here (or on 2nd page). Please put all notes on 2nd page.

Repeat notes have been removed and all notes have been consolidated onto Sheet 2.

TRACT TABLE

TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	1915872	43.98	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	321762	7.39	DRAINAGE ESMT (POND H)	HOA
TRACT B	145916	3.35	LANDSCAPE*	HOA
TRACT C	3318	0.08	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT D	3250	0.07	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT E	50759	1.17	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT F	187040	4.29	DRAINAGE ESMT (POND J)	HOA
TRACT G	2158	0.05	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT H	720	0.02	LANDSCAPE	HOA
TRACT I	13372	0.31	FIRE & PUBLIC ACCESS ESMT	HOA
TRACT J	2496	0.06	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT K	8607	0.20	LANDSCAPE	HOA
TRACT L	2469	0.06	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT M	16280	0.37	LANDSCAPE	HOA
TRACT N	163768	3.76	LANDSCAPE*	HOA
TRACT O	5280	0.12	LANDSCAPE	HOA
TRACT P	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT Q	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT R	2158	0.05	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT S	115293	2.65	LANDSCAPE*	HOA
TRACT T	2158	0.05	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT U	2390	0.05	FIRE, UTILITY, & PUBLIC ACCESS ESMT	HOA
TRACT V	11423	0.26	FIRE & PUBLIC ACCESS ESMT	HOA
TRACT W	800	0.02	LANDSCAPE	HOA
TRACT X	8840	0.20	FIRE & PUBLIC ACCESS ESMT	HOA
TRACT Y	800	0.02	LANDSCAPE	HOA
TRACT Z	17814	0.41	FIRE & PUBLIC ACCESS ESMT	HOA
TRACT AA	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT BB	51952	1.19	AMENITY CENTER	HOA
TRACT CC	8576	0.20	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT DD	2132	0.05	LANDSCAPE	HOA
TRACT EE	2132	0.05	LANDSCAPE	HOA

Added to Sheet 2.

*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

LEGAL DESCRIPTION

THE NW 1/4 AND W 648.89 FEET OF THE NE 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P. M., COUNTY OF ARAPAHOE, STATE OF COLORADO

BASIS OF BEARINGS

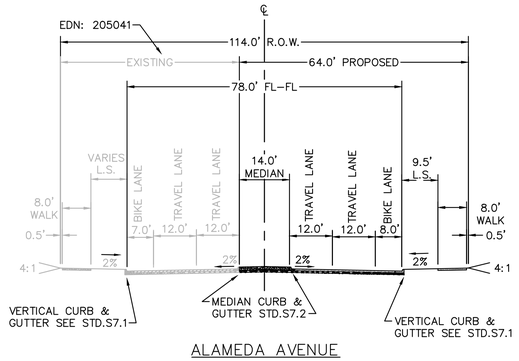
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°52'40" EAST, A DISTANCE OF 2646.04 FEET.

LEGEND

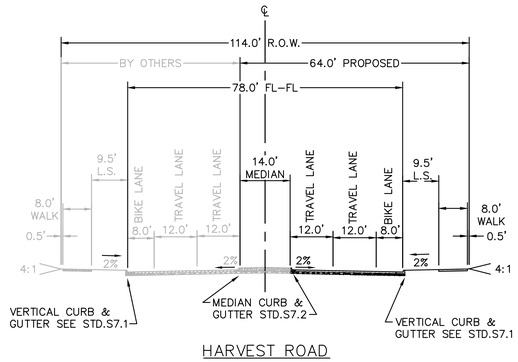
PROPERTY LIN
RIGHT OF WA
STREET CENTERLINE
EASEMENT LINE
PHASE BOUNDARY
PROPOSED BUILDING PAD
OH — EXISTING OVERHEAD ELECTRIC
FO — EXISTING FIBER OPTIC LINE
S — EXISTING SANITARY SEWER MAIN
W — EXISTING PUBLIC WATER MAIN
TV — EXISTING CABLE TV LINE
E — EXISTING ELECTRIC LINE
W — PROPOSED PUBLIC WATER MAIN
S — PROPOSED PUBLIC SEWER MAIN

X — 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 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



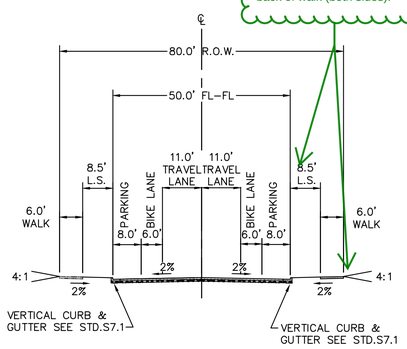
ALAMEDA AVENUE
MODIFIED FOUR-LANE ARTERIAL
MEDIAN TURNLANE WIDTH = 10'
N.T.S.



HARVEST ROAD
FOUR-LANE ARTERIAL
MEDIAN TURNLANE WIDTH = 10'
N.T.S.

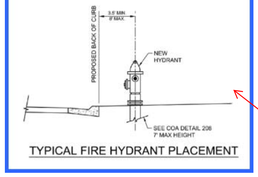
Updated in typical street section and in plan.

0.5' behind back of walk and edge of ROW is a requirement. Is 8.5' required for curbside landscaping? If not, please relocate 0.5' to back of walk (both sides).

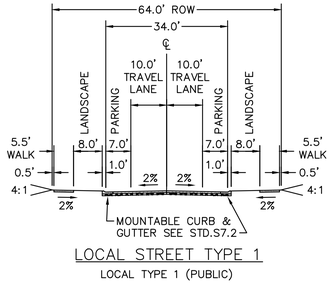


TWO LANE COLLECTOR
(ROAD 4 & S. LITTLE RIVER STREET)
N.T.S.

Please add fire hydrants to the Street Section details using the typical fire hydrant placement detail below.



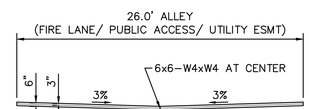
TYPICAL FIRE HYDRANT PLACEMENT



LOCAL STREET TYPE 1
LOCAL TYPE 1 (PUBLIC)
N.T.S.

Fire hydrants have been added to typical street sections using detail provided.

NOTE:
ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET – SIX INCHES (3' – 6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.



TYPICAL 26' ALLEY CROSS SECTION
NOT TO SCALE

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

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4582 S. ULSTER STREET
SUITE 1500
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(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

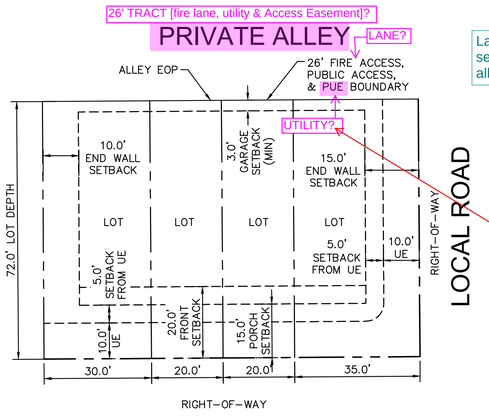
PRELIMINARY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
SITE PLAN DETAILS

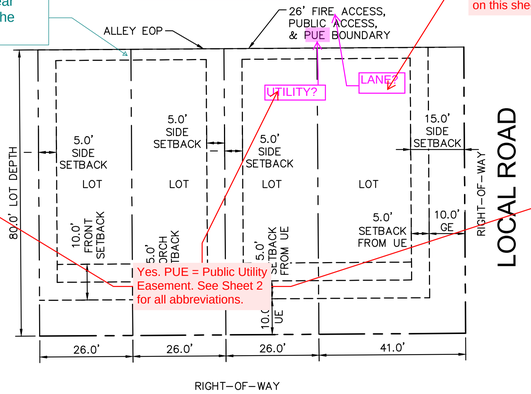
CHECKED BY: TLC
DRAWN BY: KH TEAM

Label added.



SINGLE FAMILY ATTACHED LOTS (TOWNHOME)
TYPICAL BUILDING SETBACKS
N.T.S.

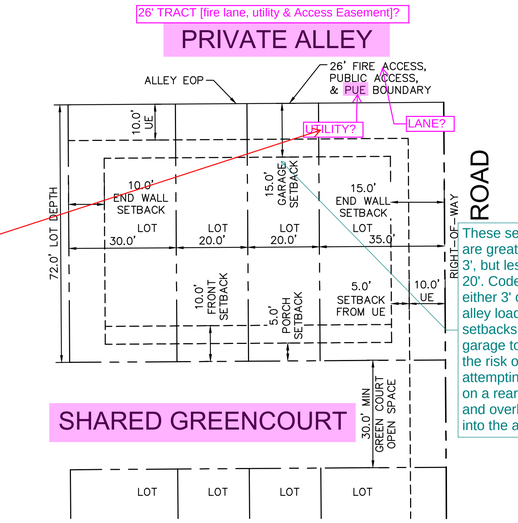
Label the rear setback to the alley.



Yes. Nomenclature updated for clarity on this sheet (typ).

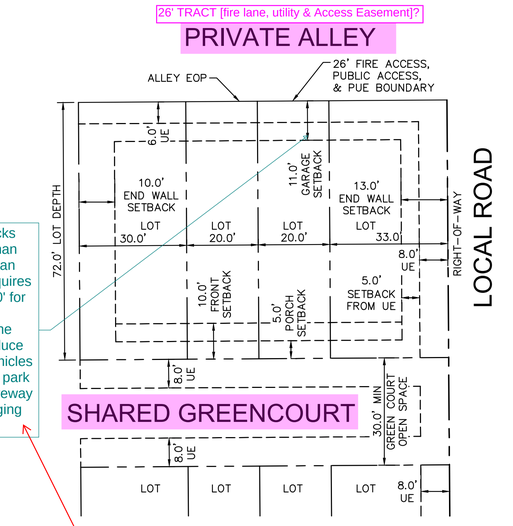
Yes. PUE = Public Utility Easement. See Sheet 2 for all abbreviations.

SINGLE FAMILY ATTACHED LOTS (DUPLEX)
TYPICAL BUILDING SETBACKS
N.T.S.



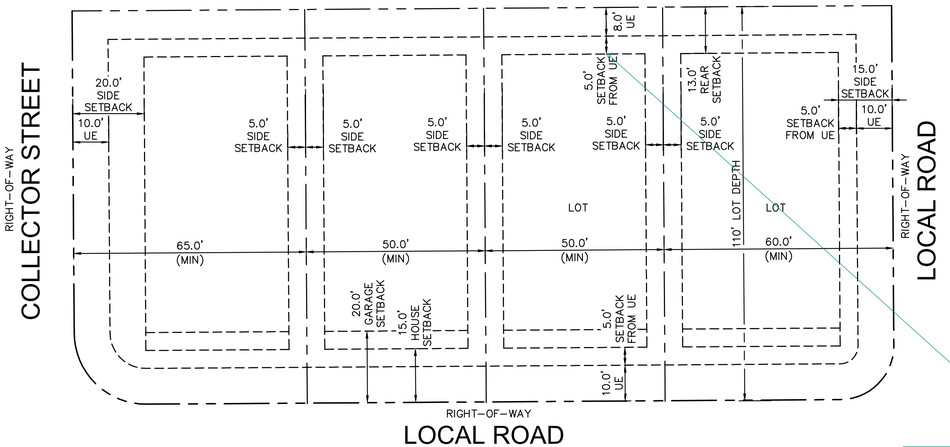
These setbacks are greater than 3', but less than 20'. Code requires either 3' or 20' for alley loaded setbacks to the garage to reduce the risk of vehicles attempting to park on a rear driveway and overhanging into the alley.

SINGLE FAMILY ATTACHED LOTS (GREENCOURT TOWNHOME)
SCENARIO 1
TYPICAL BUILDING SETBACKS
N.T.S.



SINGLE FAMILY ATTACHED LOTS (GREENCOURT TOWNHOME)
SCENARIO 2
TYPICAL BUILDING SETBACKS
N.T.S.

Rear setbacks for alley-loaded products have been updated to comply with this code.

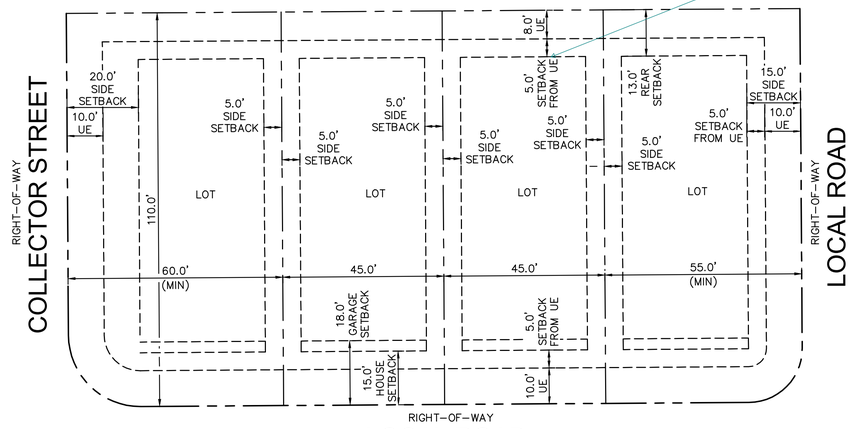


SINGLE FAMILY DETACHED LOTS
TYPICAL BUILDING SETBACKS
N.T.S.

*WHEN A SIDEWALK EASEMENT ENCROACHES INTO A LOT, THE 10' U.E. WILL BEGIN AFTER THE EASEMENT (NO OVERLAP OF THE TWO EASEMENTS) AND THE BUILDING SETBACKS INCREASED ACCORDINGLY.

Advisory note: 13' setback is greater than the rear setback requirement of the UDO.

Acknowledged. Additional separation is being driven from the setback from xcel easement. Note added to this sheet



SINGLE FAMILY DETACHED LOTS (SMALL)
TYPICAL BUILDING SETBACKS
N.T.S.

*WHEN A SIDEWALK EASEMENT ENCROACHES INTO A LOT, THE 10' U.E. WILL BEGIN AFTER THE EASEMENT (NO OVERLAP OF THE TWO EASEMENTS) AND THE BUILDING SETBACKS INCREASED ACCORDINGLY.

CHECKED BY: TLC
DRAWN BY: KH TEAM

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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

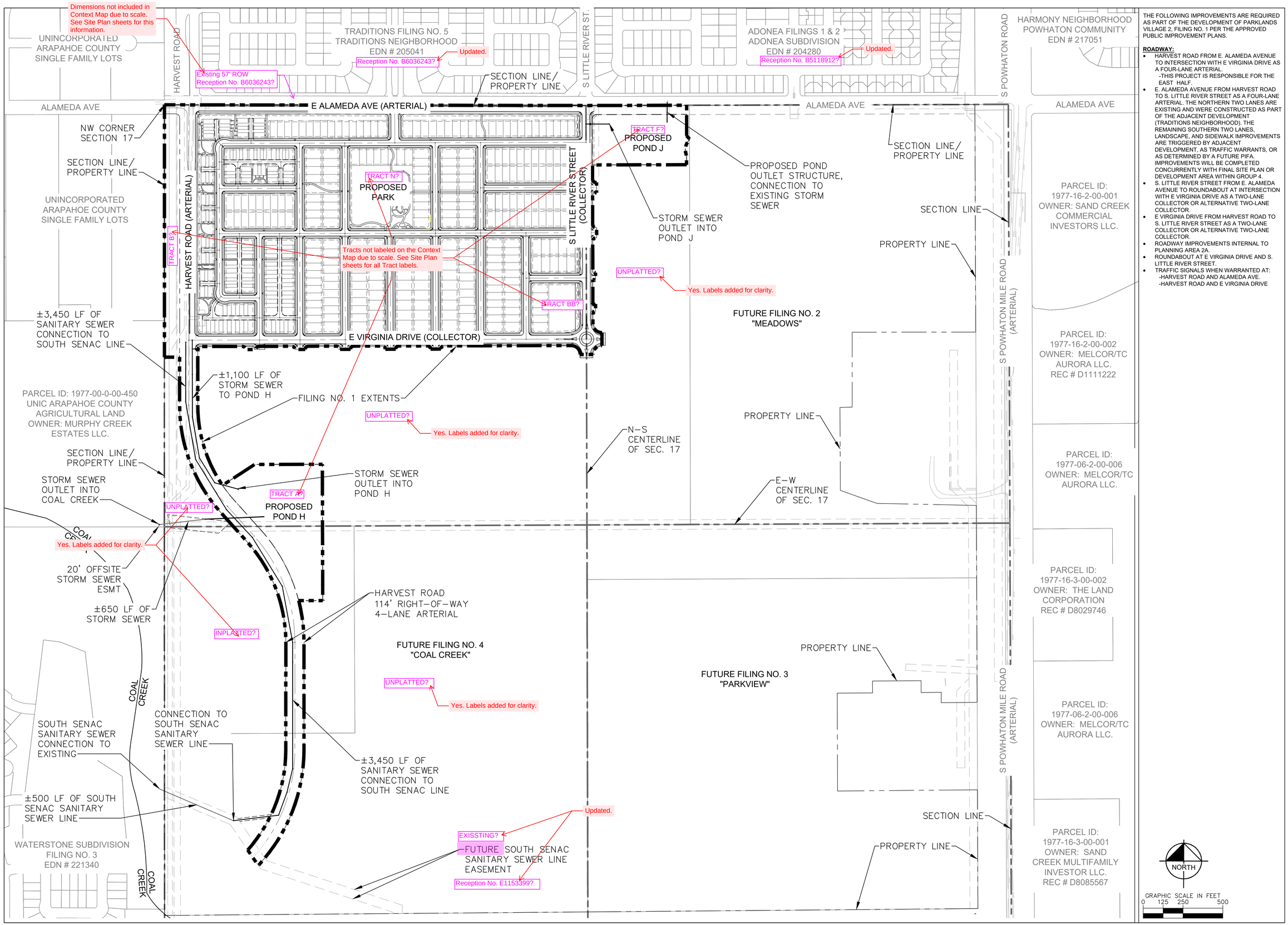
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
SITE PLAN DETAILS



THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF PARKLANDS VILLAGE 2, FILING NO. 1 PER THE APPROVED PUBLIC IMPROVEMENT PLANS.

ROADWAY:

- HARVEST ROAD FROM E. ALAMEDA AVENUE TO INTERSECTION WITH E VIRGINIA DRIVE AS A FOUR-LANE ARTERIAL.
  -THIS PROJECT IS RESPONSIBLE FOR THE EAST HALF.
- E. ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A FOUR-LANE ARTERIAL. THE NORTHERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE ADJACENT DEVELOPMENT (TRADITIONS NEIGHBORHOOD). THE REMAINING SOUTHERN TWO LANES, LANDSCAPE, AND SIDEWALK IMPROVEMENTS ARE TRIGGERED BY ADJACENT DEVELOPMENT, AS TRAFFIC WARRANTS, OR AS DETERMINED BY A FUTURE PIFA. IMPROVEMENTS WILL BE COMPLETED CONCURRENTLY WITH FINAL SITE PLAN OR DEVELOPMENT AREA WITHIN GROUP 4.
- S. LITTLE RIVER STREET FROM E. ALAMEDA AVENUE TO ROUNDABOUT AT INTERSECTION WITH E VIRGINIA DRIVE AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- E VIRGINIA DRIVE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- ROADWAY IMPROVEMENTS INTERNAL TO PLANNING AREA 2A.
- ROUNDABOUT AT E VIRGINIA DRIVE AND S. LITTLE RIVER STREET.
- TRAFFIC SIGNALS WHEN WARRANTED AT:
  -HARVEST ROAD AND ALAMEDA AVE.
  -HARVEST ROAD AND E VIRGINIA DRIVE

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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

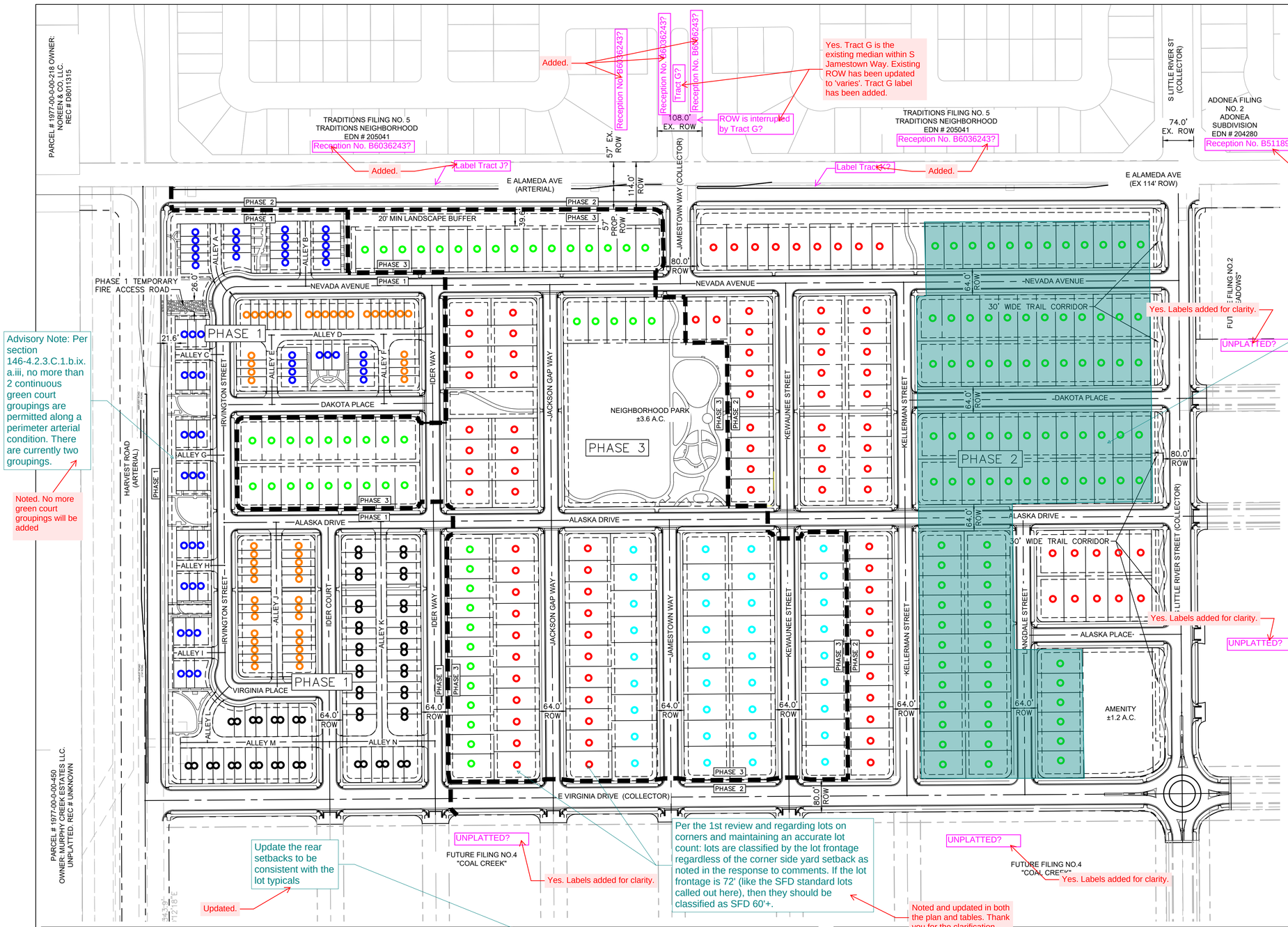
PRELIMINARY

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
CONTEXT MAP

TLC
KH TEAM
CHECKED BY:
DRAWN BY:



PHASE 1:

ADDITIONAL INFRASTRUCTURE:
- EASTERN HALF OF HARVEST ROAD
- HARVEST ROAD & ALAMEDA AVENUE INTERSECTION
- EASTERN ENTRANCE FROM HARVEST ROAD
- OFFSITE DETENTION POND H & RELEVANT STORM SEWER
- TEMPORARY ACCESS ROAD ALONG HARVEST ROAD TO DETENTION POND H
- SANITARY SEWER OFFSITE CONNECTION TO EXISTING TO THE SOUTH
- 2 WATER CONNECTIONS TO EXISTING WATERLINE ALONG HARVEST ROAD
- ALL NECESSARY STORM, SANITARY SEWER, & WATER STUBS FOR FUTURE PHASES

LOT COUNT:

TOWNHOME	52
DUPLEX	58
GREENCOURT (TH)	54
TOTAL:	164

Add note that for all half sections of roadways, all infrastructure in ROW and clarify medians.

Clarification added. Also, see Sheet 3 for proposed half sections of Alameda Avenue and Harvest Road.

Please provide more detail on infrastructure.

More detail added. See Sheet 3 for proposed half sections of Alameda Avenue and Harvest Road. See Sheet 19 for utility specific phasing information.

PHASE 2:

ADDITIONAL INFRASTRUCTURE:
- SOUTHERN HALF OF ALAMEDA AVENUE
- 2 NORTHERN ENTRANCES FROM ALAMEDA AVENUE
- ROUNDABOUT AT S LITTLE RIVER ST & E VIRGINIA DRIVE INTERSECTION
- 30' TRAIL CORRIDO
- OFFSITE DETENTION
- RELEVANT STORM
- SANITARY SEWER C
- EXISTING IN ALAME
- 2 WATER CONNECT
- WATERLINE ALONG
- ALL NECESSARY ST
- SEWER, & STORM
- PHASES

LOT COUNT:

SINGLE-FAMILY DETACHED (50')	59
SINGLE-FAMILY DETACHED (45')	90
TOTAL:	149

If the small lot percentage continues to be above 50%, the highlighted blocks do not comply with the adjustment mitigation measures per the Master Plan: *Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or **80 lots**, whichever is greater, of the same housing type may be grouped together. Contiguous is defined as side by side. The same housing type caddie corner is acceptable.*

Revise the lot/housing type designation to disperse other lot types on at least one whole block of the highlighted area to separate the two sections of contiguous blocks.

Noted. Per comments at the bottom of the sheet, the small lot percentage is now under 50%. This no longer applies.

PHASE 3:

ADDITIONAL INFRASTRUCTURE:
- NEIGHBORHOOD PARK
- CONNECTION TO ALL NECESSARY STORM, SANITARY SEWER, & WATER STUBS

LOT COUNT

SINGLE-FAMILY DETACHED (60')	36
SINGLE-FAMILY DETACHED (50')	38
SINGLE-FAMILY DETACHED (45')	51
TOTAL:	125

REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

1. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF OR A COMBINATION OF SEVERAL AGGREGATE MATERIALS AVAILABLE APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL. RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION AS APPROVED. THE IFC REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATION IN THIS POLICY BE INTENDED OR CONSTRUED PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.

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

3. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PHASE OF CONSTRUCITON. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.

4. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.

Fire access for each phase complies with these requirements. See NW corner of site for temporary access road to Phase 1. The second fire access route to Phase 1 is at the intersection between Harvest Road and E Virginia Avenue.

Yes. Labels added for clarity.

UNPLATTED?

Yes. Labels added for clarity.

UNPLATTED?

Yes. Labels added for clarity.

UNPLATTED?

Yes. Labels added for clarity.

LAND USE TABLE

UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	CORNER SETBACK (FT)
SINGLE-FAMILY DETACHED	60' x 110'	20	5	15	+10
SINGLE-FAMILY DETACHED	50' x 110'	20	5	15	+10
SINGLE-FAMILY DETACHED	45' x 110'	20	5	15	+10
DUPLEX	26' x 82'	10	0/5	10	+10
TOWNHOME	20' x 72'	10	0	10	+10

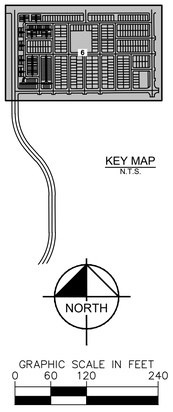
LOT COUNT SUMMARY

UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED		60' x 110'	36	8%
SINGLE-FAMILY DETACHED		50' x 110'	97	22%
SINGLE-FAMILY DETACHED*		45' x 110'	141	32%
TOWNHOME		20' x 72'	52	12%
DUPLEX*		26' x 82'	58	13%
GREENCOURT (TOWNHOME)*		20' x 72'	54	13%
TOTAL		N/A	438	100%

*SMALL LOT UNITS (65% MAXIMUM). TOTAL SMALL LOT UNITS = 253 (58% OF TOTAL)

Noted and updated. Thank you for the clarification.

Apologies for the back and forth regarding townhomes on green courts. The Planning Dept. has interpreted that single-family attached townhomes do not count towards small lots regardless of whether they're on a street or green court. They are still separate lot/housing types and should be separate line items here, but you may remove 13% from the small lot percentage and the asterisk marking Greencourt (Townhome) as a small lot in this lot count summary.



Kimley»Horn

TREET
E 1500
80237
8-2300
www.kimley-horn.com

THE PARKLANDS - V
FILING NO. 1
AURORA, COLORADO

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

Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
OVERALL SITE PLAN

TLC
KH TEAM

CHECKED BY:
DRAWN BY:

Existing Tract J linework and label added.

Show and Label Tract J, Traditions Filing No. 5?

Added.

TRADITIONS FILING NO. 5
TRADITIONS SUBDIVISION
EDN # 205041
Reception No. B6036243?

Phase line has been updated on all sheets.

A "half" green court shall be at least 30' and accommodate open green space between. Dimension the distance between the front lot line of the green court units and the side property line of the SFD unit.

Dimension label added. Meets 'half' green court requirements.

EX. STOP SIGN R1-1

RIGHT-OF-WAY DEDICATION TO BE PROVIDED BY THE ARAPAHOE COUNTY GUN CLUB ROAD IMPROVEMENTS PROJECT

NORRIS LA UPDATE RESPONSE

In general, green court open space shall be open and usable at a minimum of 50% of the green court area. Internal sidewalk connections shall be placed adjacent to the front lot line to allow for consolidated open space in the center of the green court.

This phasing line should be shifted east to the edge of lot 16, block 1 to include open green space for the green court.

Label as existing to be removed, typical.

Label removed. Existing items to be removed will be shown in a separate Demolition sheet with the final Civil Plan set.

Signage shown on all sheet. Dimensions show to distance to walk

Show signage on all sheets. Include dimensions from the sign to the back of walk (4' min).

Label existing easement & include reception numbers (Typical)

Added.

Label Bearings & Distances/Curve Data for exterior to match subdivision plat (Typical all sheets)

Added.

Provide a Residential Mailbox Kiosk Legend to include Site Plan Locations and Mail Kiosk Details.

MAILBOX KIOSK REFERENCE IMAGES

For all green court tracts, please label the width dimension. If the space is at least 60' in width, it may serve as a separation of green court housing types along an arterial.

Green court open space width dimensions added. Green court groupings added to Sheet 6.

Label the dimension between the lot lines. Green court open space shall be 30' building face to building face.

Green court path updated here:

updated

Maximum building footprint allowed per setbacks added for all townhome and duplex lots. Building face to building face dimension shown.

Dimensions between buildings are 30' in both spots. Tract H provides a 30' open space connection from Tract K greencourt to Nevada Avenue.

In order to comply with green court standards to have both sides of the green court front a street, a walk shall be provided across the alley, through a tract at least 30' in width and connect to the sidewalk to the north. This may be accommodated in Tract H (if widened to 30') or in the configuration shown on the redlines.

Updated on all sheets.

Updated

Updated

PARCEL # 1977-00-0-00-218
OWNER: NOREEN, L
REC # D8011

PARCEL # 1977-00-0-
OWNER: SPENCER, L
REC # B0145668

E ALAMEDA AVE (ARTERIAL)

EAST NEVADA AVENUE

EAST DAKOTA PLACE

HARVEST ROAD (ARTERIAL)

IRVINGTON STREET

SOUTH IDER WAY

ALASKA DRIVE

MATCHLINE SEE SHEET 11 FOR CONTINUATION

MATCHLINE SEE SHEET 8 FOR CONTINUATION

SITE PLAN NOTES:

1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

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- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
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- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

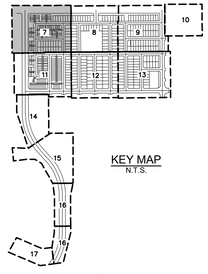
STOP
R1-1

FIRE LANE
R7-94
R7-201a

FIRE LANE
DEAD ENDS IN 100 FT
NO TURNAROUND
R7-94
R7-201a

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TLC
KH TEAM

CHECKED BY:
DRAWN BY:

Kimley»Horn
4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
FILING NO. 1

AURORA, COLORADO

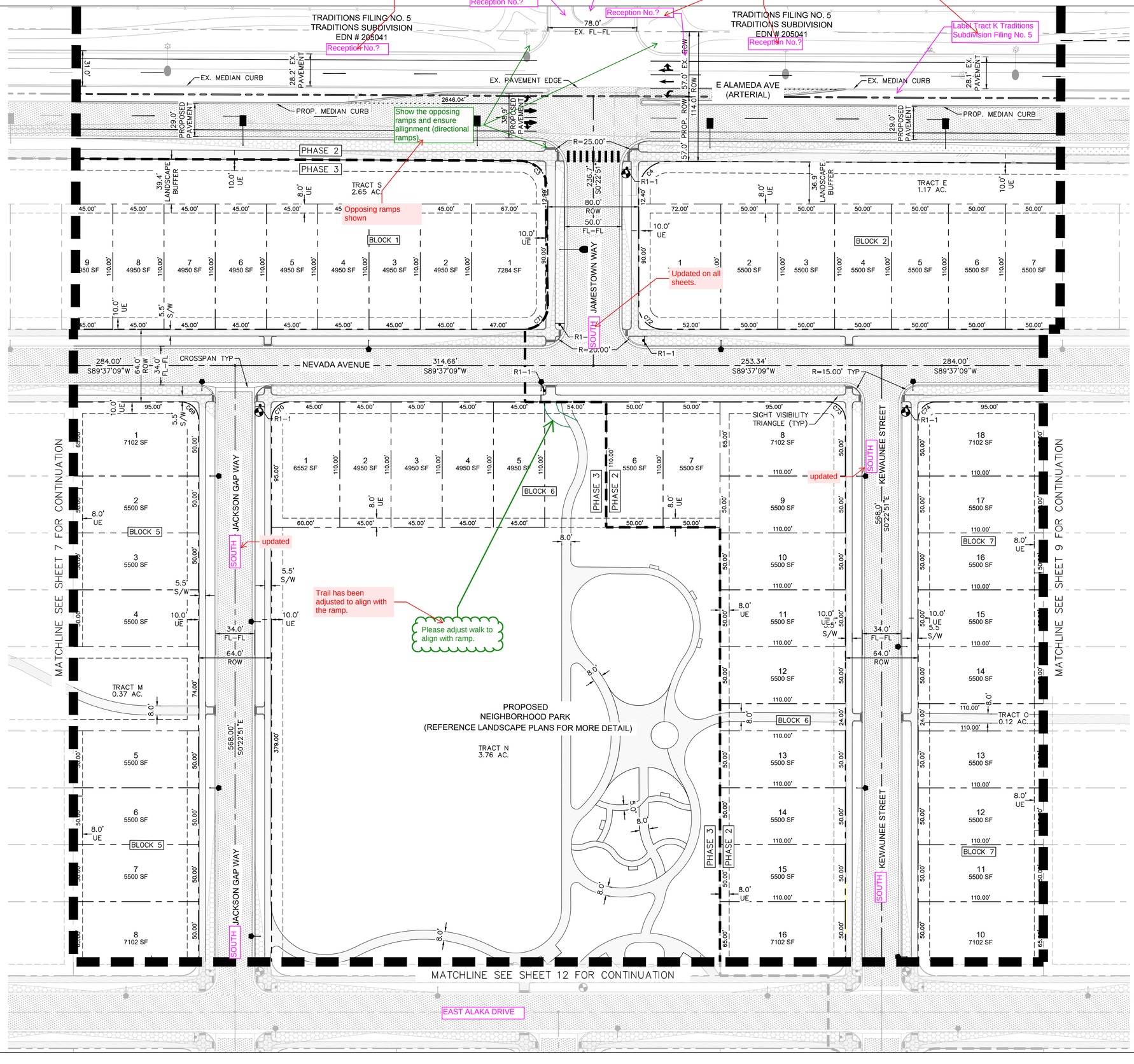
OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
SITE PLAN



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- PROPOSED PHASE LINE

SIGN LEGEND:

STOP
R1-1

HATCH LEGEND:

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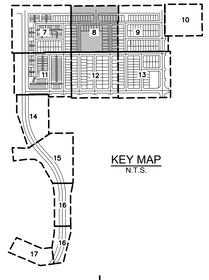
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



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SHEET TITLE:
SITE PLAN

CHECKED BY: TLC
DRAWN BY: KH TEAM

20' TEMP. CONSTR. ESMT REC. NO. B5018921
20' PERMANENT UTILITY ESMT REC. NO. B6006449
Reception No.?
Added.
Reception No.?
TRADITIONS FILING NO. 5
TRADITIONS SUBDIVISION
EDN # 205041
S LITTLE RIVER ST. (COLLECTOR)
TEMP. STRIPING TO MERGE BACK INTO EXISTING NORTHERN ALAMEDA 2-LANE CONFIGURATION
ROW Width & Reception No.?
Added.
ADONEA FILING NO. 2
ADONEA SUBDIVISION
EDN # 204280
Reception No.?
EX. MEDIAN CURB
28.1' EX. PAVEMENT
EX. ROW 57.0'
PROP. ROW 57.0'
114.0' ROW
E ALAMEDA AVE (ARTERIAL)
EX. PAVEMENT EDGE
65.00'
29.0' PROPOSED PAVEMENT
PROP. MEDIAN CURB
Show the opposing ramps and ensure allignment (directional ramps).
38.8' PROPOSED PAVEMENT
TYPE 3 BARRICADES
1070.35'
TRACT E 1.17 AC.
8.0' UE
8.0'
8.0' UE
10.0' UE
32.8' LANDSCAPE BUFFER
Mleader has been moved to show that the ramp on the NW corner of the intersection between S Little River Street and Alameda Avenue is directional and matches up with proposed ramps. The existing ramp at the NE corner of the intersection will be retrofitted per COA standard detail S9.2 and is now shown as proposed.
R=25.00'
R1-1
6.0' S/W
10.0' UE
13.0' SWLK ESMT
30.0' TRAIL CORRIDOR
231.28'
S0°22'51"E
MATCHLINE SEE SHEET 10 FOR CONTINUATION
TIS has Little River St as STOP controlled, not Alameda
Acknowledged. Stop bars removed in Alameda Avenue to match TIS
BLOCK 2
8 5500 SF
9 5500 SF
10 4950 SF
11 4950 SF
12 4950 SF
13 4950 SF
14 4950 SF
15 4950 SF
16 4950 SF
17 4950 SF
18 4950 SF
19 4950 SF
20 4950 SF
21 4950 SF
5.5' S/W
10.0' UE
78.34'
284.00'
S89°37'09"W
R=15.00' TYP
EAST NEVADA AVENUE
64.0' ROW
34.0' FL-FL
663.00'
S89°37'09"W
R=20.00'
MATCHLINE SEE SHEET 8 FOR CONTINUATION
SOUTH KELLERMAN STREET
1 7102 SF
2 5500 SF
3 5500 SF
4 5500 SF
5 5500 SF
6 5500 SF
7 5500 SF
8 5500 SF
9 7102 SF
BLOCK 7
BLOCK 8
BLOCK 9
1 6552 SF
2 5010 SF
3 5010 SF
4 5010 SF
5 5010 SF
6 5010 SF
7 5010 SF
8 5010 SF
9 5010 SF
10 5010 SF
11 5010 SF
12 5010 SF
13308 5010 SF
24 6552 SF
23 5010 SF
22 5010 SF
21 5010 SF
20 5010 SF
19 5010 SF
18 5010 SF
17 5010 SF
16 5010 SF
15 5010 SF
14 5010 SF
13 5010 SF
80.0' ROW
50.0' FL-FL
284.00'
S0°22'51"E
GRAVEL MAINTENANCE ACCESS ROAD
TRACT P 0.15 AC.
180.00'
TRACT O 0.12 AC.
PROP. MAIL KIOSK
TRACT Q 0.15 AC.
S LITTLE RIVER STREET (COLLECTOR)
89.98'
FUTURE FILING NO.2 "MEADOWS"
CROSSPAN TYP
728.00'
S89°37'09"W
EAST DAKOTA PLACE
Updated on all sheets.
SIGHT VISIBILITY TRIANGLE (TYP)
TYPE 3 BARRICADES
64.00'
5.00'
MATCHLINE SEE SHEET 13 FOR CONTINUATION
EAST ALASKA DRIVE
TLC
KH TEAM
CHECKED BY:
DRAWN BY:

SITE PLAN NOTES:

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- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

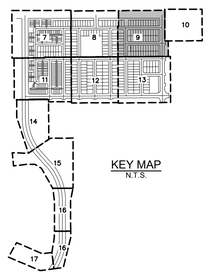
SIGN LEGEND:

STOP R1-1

TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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THE PARKLANDS - VILLAGE 2
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AURORA, COLORADO

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

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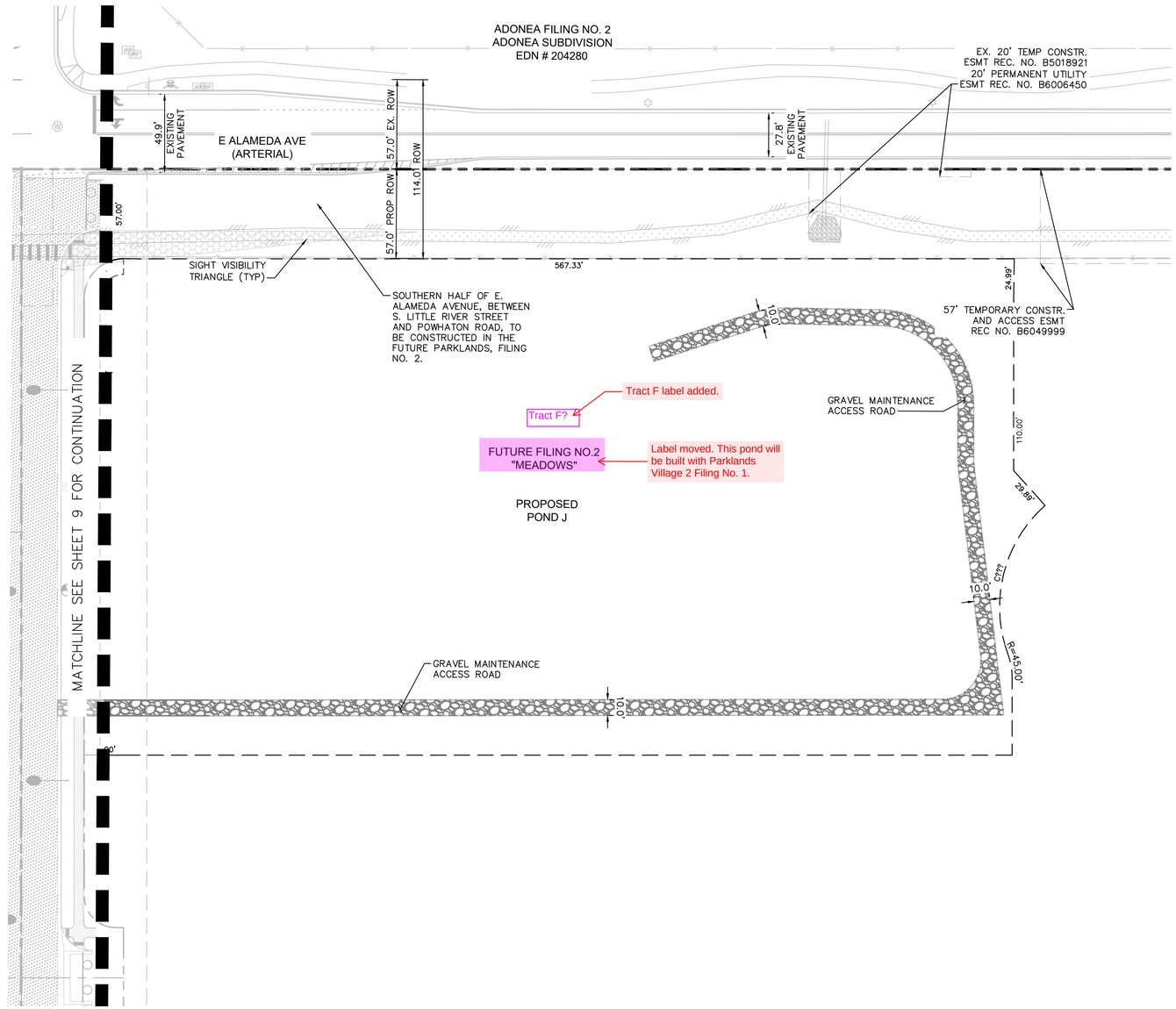

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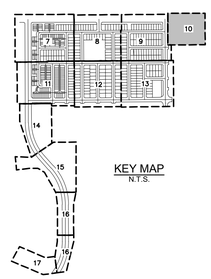

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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DATE:
11/09/2022
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SHEET TITLE:
SITE PLAN

MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 12 FOR CONTINUATION

PARCEL # 1977-00-0-00-009
OWNER: SPENCER, LINDA L.
REC # B0145669

PARCEL # 1977-00-0-00-450
OWNER: MURPHY CREEK ESTATES LLC.
REC # UNKNOWN

TRACT B
3.35 AC.

TRACT S
2.65 AC.

TRACT T
0.05 AC.

TRACT U
0.05 AC.

TRACT V
0.26 AC.

TRACT W
0.02 AC.

TRACT X
0.20 AC.

TRACT Y
0.02 AC.

TRACT Z
0.41 AC.

TRACT DD
0.05 AC.

TRACT EE
0.05 AC.

ALLEY H

ALLEY I

ALLEY J

ALLEY K

ALLEY L

ALLEY M

ALLEY N

BLOCK 1

BLOCK 10

BLOCK 11

BLOCK 12

PHASE 1

PHASE 2

PHASE 3

IRVINGTON STREET (HARVEST ROAD) (ARTERIAL)

IDER COURT SOUTH

IDER WAY SOUTH

ALASKA DRIVE EAST

VIRGINIA PLACE EAST

E VIRGINIA DRIVE

PROPOSED PAVEMENT

PROP. MEDIAN CURB

PROP. MAIL KIOSK

LANDSCAPE BUFFER

SIGHT VISIBILITY TRIANGLE (TYP)

CROSSPAN TYP

TEMPORARY ASPHALT PAVEMENT POND H ACCESS

TYPE 3 BARRICADES

PUBLIC ACCESS, FIRE LANE, WAT, & SSWR ESMT

PUBLIC ACCESS & FIRE LANE ESMT

Easements on the Site Plan have been matched to the Plat.

Match subdivision plat easements [Fire Lane, Utility, & Access] (Typical all sheets)

updated

Updated on all sheets.

FUTURE FILING NO.4
"COAL CREEK"

CHECKED BY: TLC
DRAWN BY: KH TEAM

SITE PLAN NOTES:

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- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

R1-1 STOP

TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

R7-94 FIRE LANE
R7-201a

R7-94 FIRE LANE DEAD ENDS IN 50 FT NO TURNAROUND
R7-201a

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

Fire Hydrant symbol updated in all sheets and in the legend.

Please use this symbol and designation for all fire hydrants. TYP

PROPOSED FIRE HYDRANT

KEY MAP
N.T.S.

NORTH

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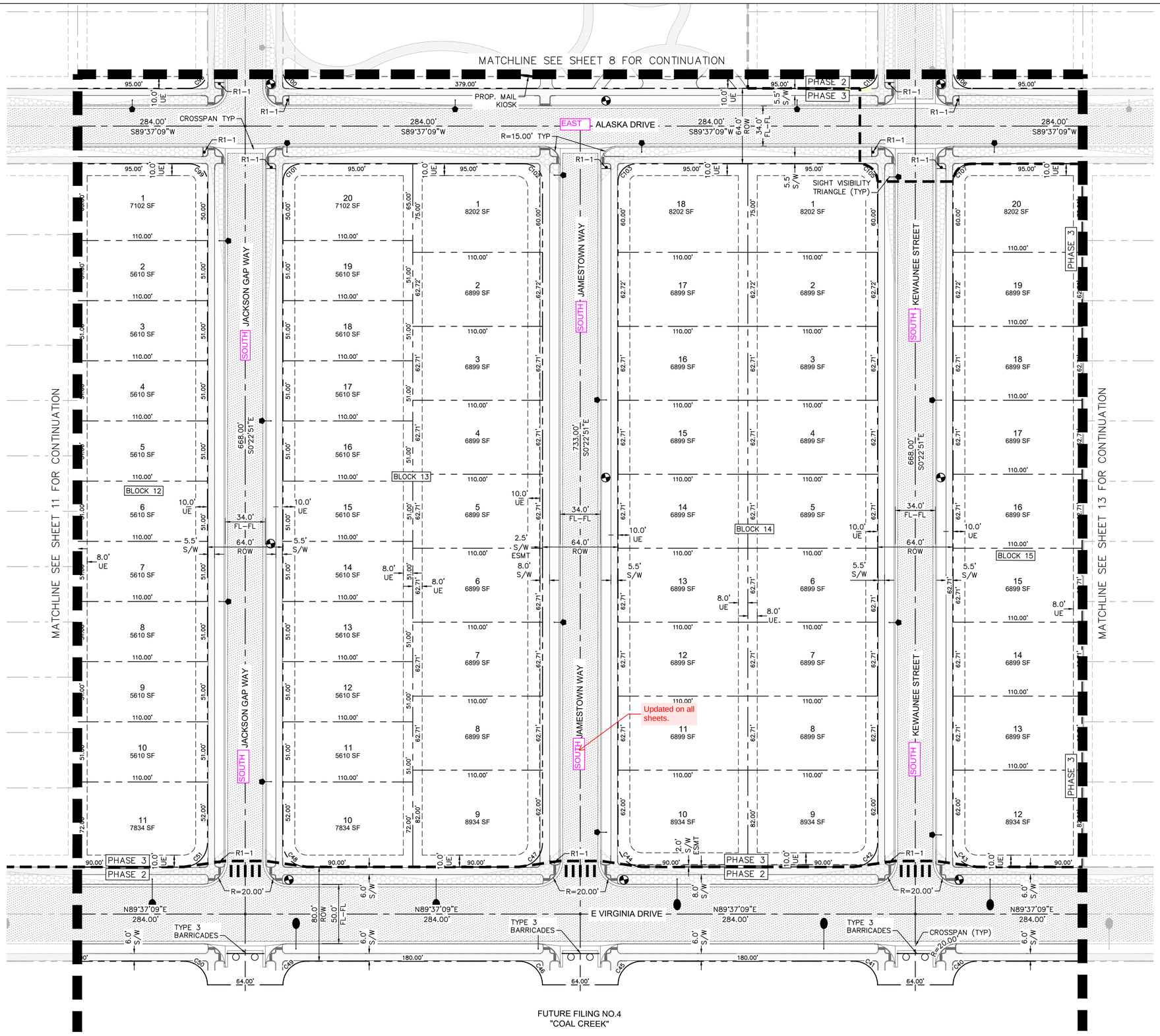

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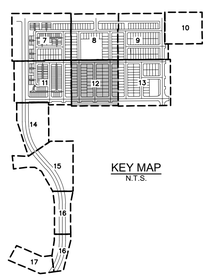

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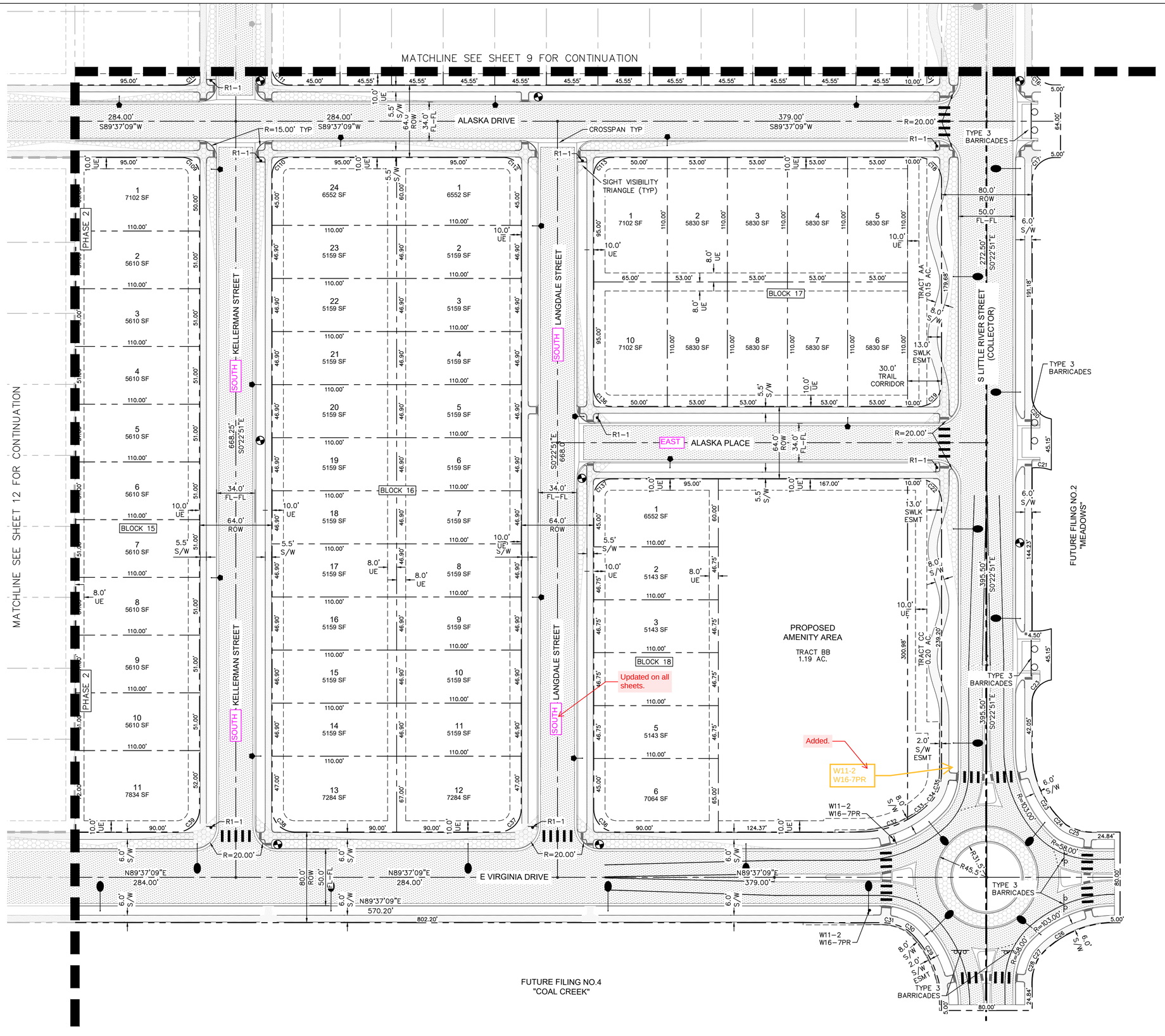

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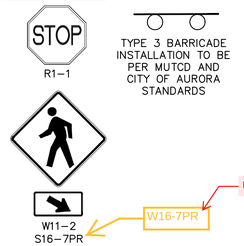
SIGN LEGEND:

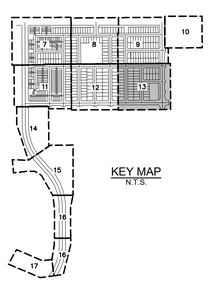


SIGNING & MARKING NOTES:

1. PROPOSED SIGNING & MARKING LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH THE SIGNING & MARKING PLANS IN THE CIVIL PLAN SUBMITTAL. ROUNDABOUT SIGNING & MARKING WILL BE DESIGNED ACCORDING TO CITY OF AURORA ROADWAY DESIGN MANUAL FIGURE 4.09.6.04.08.1.

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE



GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

Kimley»Horn
4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
SITE PLAN

SITE PLAN NOTES:

1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3 SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: ARCHITECTURAL AREA LIGHTING, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' GARDCO GULLWING FIXTURE 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT

SIGN LEGEND:

STOP
R1-1

TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

FUTURE FILING NO.4
"COAL CREEK"

North arrow in bottom right corner has been adjusted to correct positioning.

NORTH?2

MATCHLINE SEE SHEET 11 FOR CONTINUATION

MATCHLINE SEE SHEET 15 FOR CONTINUATION

TEMPORARY ASPHALT PAVEMENT FOR POND H ACCESS

SIGHT VISIBILITY TRIANGLE (TYP)

TEMPORARY GRAVEL ROAD FOR POND H ACCESS

HARVEST ROAD

51.4'
114.0'
ROW

35.0'

C139

302.04'

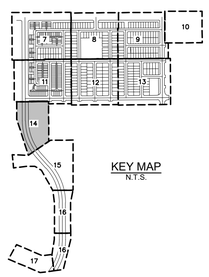
PROPOSED RIP RAP

FUTURE OPEN SPACE
PARKLANDS MASTER PLAN

PROPERTY BOUNDARY
PARKLANDS VILLAGE 2

PARCEL # 1977-00-0-00-450
OWNER: MURPHY CREEK ESTATES LLC.
REC # UNKNOWN

PARCEL # 1977-18
OWNER: LENI
COLORADO



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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LAND CO., LLC
8678 CONCORD CENTER DR.
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11/09/2022
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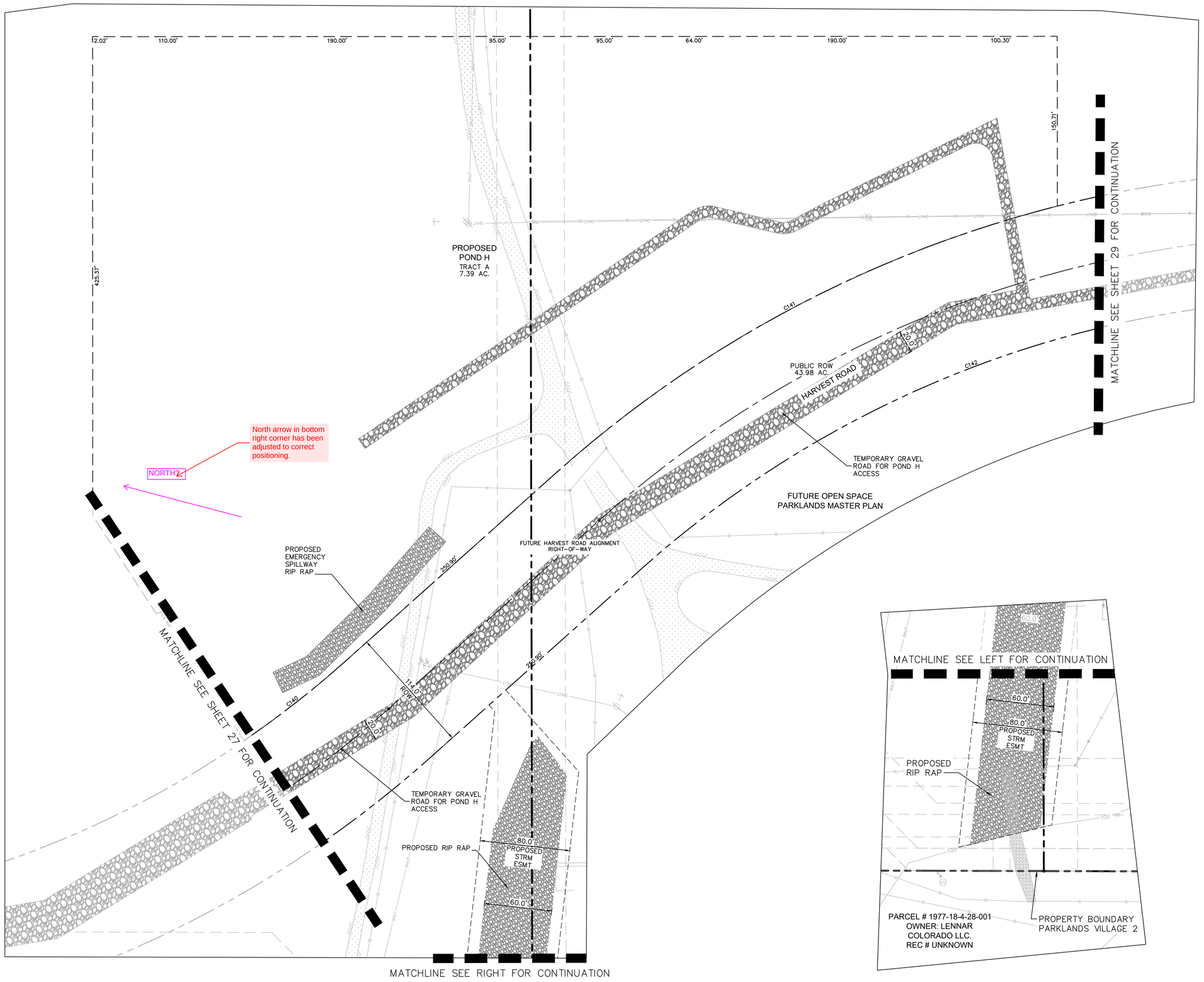
SHEET TITLE:
SITE PLAN



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- EXISTING FIRE HYDRANT
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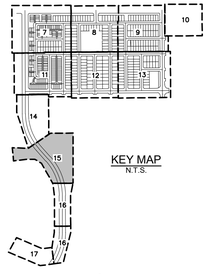
- PROPOSED STREET LIGHT - SL3 SIGNIFY LUMEC ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: ARCHITECTURAL AREA LIGHTING, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' GARDCO GULLWING FIXTURE 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT

SIGN LEGEND:

STOP
R1-1

TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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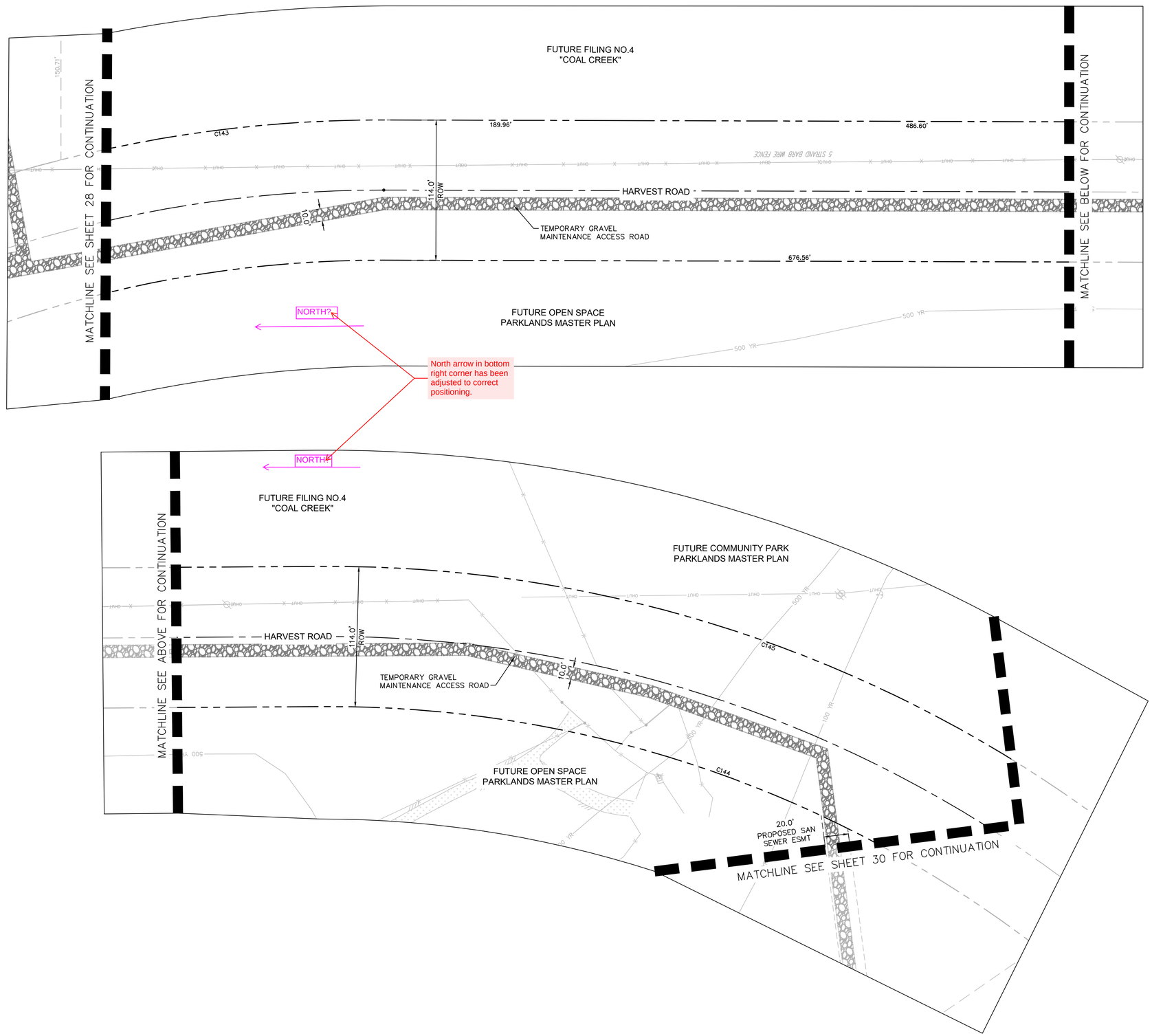

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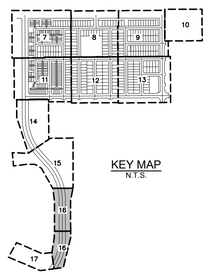

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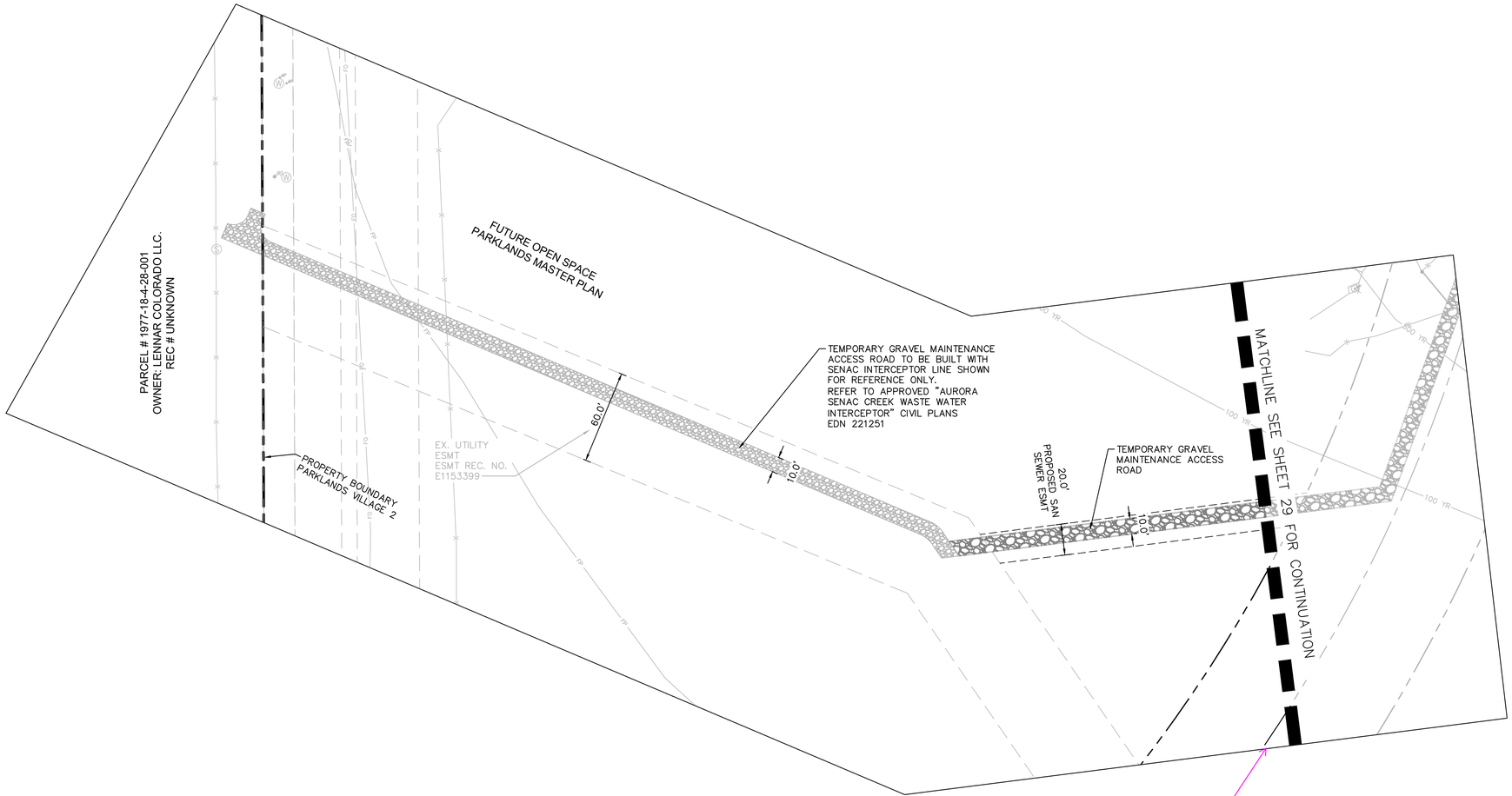

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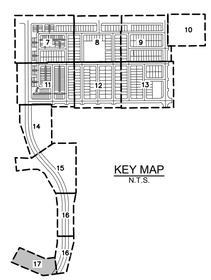

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SHEET TITLE:
SITE PLAN

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	39.23'	89°55'02"	24.96'
C2	25.00'	39.31'	90°04'58"	25.04'
C3	25.00'	39.16'	89°44'29"	24.89'
C4	25.00'	39.38'	90°15'31"	25.11'
C5	25.00'	39.16'	89°44'29"	24.89'
C6	25.00'	39.27'	90°00'00"	25.00'
C7	87.00'	103.52'	68°10'20"	58.87'
C8	45.00'	15.75'	20°03'00"	7.95'
C9	20.00'	31.42'	90°00'00"	20.00'
C10	20.00'	31.42'	90°00'00"	20.00'
C11	20.00'	31.42'	90°00'00"	20.00'
C12	20.00'	31.42'	90°00'00"	20.00'
C13	20.00'	31.42'	90°00'00"	20.00'
C14	20.00'	31.42'	90°00'00"	20.00'
C15	20.00'	31.42'	90°00'00"	20.00'
C16	20.00'	31.42'	90°00'00"	20.00'
C17	20.00'	31.42'	90°00'00"	20.00'
C18	20.00'	31.42'	90°00'00"	20.00'
C19	20.00'	31.73'	90°54'39"	20.32'
C20	20.00'	28.36'	81°15'34"	17.16'
C21	38.00'	17.19'	25°55'06"	8.74'
C22	20.00'	31.42'	90°00'00"	20.00'
C23	88.00'	73.51'	47°51'49"	39.05'
C23	20.00'	28.36'	81°15'34"	17.16'
C24	88.00'	73.51'	47°51'49"	39.05'
C25	43.00'	23.46'	31°15'53"	12.03'
C26	88.00'	73.51'	47°51'49"	39.05'
C27	10.00'	1.90'	10°52'18"	0.95'
C28	43.00'	23.46'	31°15'53"	12.03'
C29	88.00'	73.51'	47°51'49"	39.05'
C30	10.00'	1.90'	10°52'18"	0.95'
C31	43.00'	23.46'	31°15'53"	12.03'
C32	88.00'	44.51'	28°58'40"	22.74'
C33	88.00'	29.01'	18°53'09"	14.64'
C34	10.00'	1.90'	10°52'18"	0.95'
C35	43.00'	23.46'	31°15'47"	12.03'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	20.00'	31.42'	90°00'00"	20.00'
C38	20.00'	31.42'	90°00'00"	20.00'
C39	20.00'	31.42'	90°00'00"	20.00'
C40	20.00'	31.42'	90°00'00"	20.00'
C41	20.00'	31.42'	90°00'00"	20.00'
C42	20.00'	31.42'	90°00'00"	20.00'
C43	20.00'	31.42'	90°00'00"	20.00'
C44	20.00'	31.42'	90°00'00"	20.00'
C45	20.00'	31.42'	90°00'00"	20.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C46	20.00'	31.42'	90°00'00"	20.00'
C47	20.00'	31.42'	90°00'00"	20.00'
C48	20.00'	31.42'	90°00'00"	20.00'
C49	20.00'	31.42'	90°00'00"	20.00'
C50	20.00'	31.42'	90°00'00"	20.00'
C51	20.00'	31.42'	90°00'00"	20.00'
C52	20.00'	31.42'	90°00'00"	20.00'
C53	20.00'	31.42'	90°00'00"	20.00'
C54	20.00'	31.42'	90°00'00"	20.00'
C55	20.00'	31.42'	90°00'00"	20.00'
C56	20.00'	31.42'	90°00'00"	20.00'
C57	20.00'	31.42'	90°00'00"	20.00'
C58	20.00'	31.42'	90°00'00"	20.00'
C60	25.00'	39.19'	89°49'27"	24.92'
C61	25.00'	39.35'	90°10'33"	25.08'
C62	113.00'	25.38'	12°52'03"	12.74'
C63	87.00'	25.12'	16°32'32"	12.65'
C64	73.00'	27.49'	21°34'27"	13.91'
C65	73.00'	59.10'	46°23'16"	31.28'
C66	58.00'	11.36'	11°13'22"	5.70'
C67	15.00'	23.56'	90°00'00"	15.00'
C68	15.00'	23.56'	90°00'00"	15.00'
C69	15.00'	23.56'	90°00'00"	15.00'
C70	15.00'	23.56'	90°00'00"	15.00'
C71	20.00'	31.42'	90°00'00"	20.00'
C72	20.00'	31.42'	90°00'00"	20.00'
C73	15.00'	23.56'	90°00'00"	15.00'
C74	15.00'	23.56'	90°00'00"	15.00'
C75	15.00'	23.56'	90°00'00"	15.00'
C76	15.00'	23.56'	90°00'00"	15.00'
C77	73.00'	79.37'	62°17'33"	44.12'
C78	58.00'	20.37'	20°07'38"	10.29'
C79	15.00'	23.56'	90°00'00"	15.00'
C80	26.00'	40.84'	90°00'00"	26.00'
C81	26.00'	40.84'	90°00'00"	26.00'
C82	26.00'	9.19'	20°15'08"	4.64'
C83	26.00'	40.84'	90°00'00"	26.00'
C84	26.00'	40.84'	90°00'00"	26.00'
C85	26.00'	9.19'	20°15'08"	4.64'
C86	15.00'	23.56'	90°00'00"	15.00'
C87	15.00'	23.56'	90°00'00"	15.00'
C88	15.00'	23.56'	90°00'00"	15.00'
C89	15.00'	23.56'	90°00'00"	15.00'
C90	15.00'	23.56'	90°00'00"	15.00'
C91	15.00'	23.56'	90°00'00"	15.00'
C92	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C93	15.00'	23.56'	90°00'00"	15.00'
C94	15.00'	23.56'	90°00'00"	15.00'
C95	15.00'	23.56'	90°00'00"	15.00'
C96	15.00'	23.56'	90°00'00"	15.00'
C97	15.00'	23.56'	90°00'00"	15.00'
C98	15.00'	23.56'	90°00'00"	15.00'
C99	15.00'	23.56'	90°00'00"	15.00'
C100	15.00'	23.56'	90°00'00"	15.00'
C101	15.00'	23.56'	90°00'00"	15.00'
C102	15.00'	23.56'	90°00'00"	15.00'
C103	15.00'	23.56'	90°00'00"	15.00'
C104	15.00'	23.56'	90°00'00"	15.00'
C105	15.00'	23.56'	90°00'00"	15.00'
C106	15.00'	23.56'	90°00'00"	15.00'
C107	15.00'	23.56'	90°00'00"	15.00'
C108	15.00'	23.56'	90°00'00"	15.00'
C109	15.00'	23.56'	90°00'00"	15.00'
C110	15.00'	23.56'	90°00'00"	15.00'
C111	15.00'	23.56'	90°00'00"	15.00'
C112	15.00'	23.56'	90°00'00"	15.00'
C113	15.00'	23.56'	90°00'00"	15.00'
C114	15.00'	23.56'	90°00'00"	15.00'
C115	15.00'	23.56'	90°00'00"	15.00'
C116	58.00'	20.37'	20°07'38"	10.29'
C117	73.00'	53.22'	41°46'07"	27.85'
C118	73.00'	16.41'	12°52'51"	8.24'
C119	73.00'	53.22'	41°46'07"	27.85'
C120	73.00'	26.14'	20°30'58"	13.21'
C121	88.00'	69.45'	45°13'11"	36.65'
C122	62.00'	48.93'	45°13'11"	25.82'
C123	26.00'	40.84'	90°00'00"	26.00'
C124	26.00'	40.84'	90°00'00"	26.00'
C125	73.00'	32.49'	25°30'01"	16.52'
C126	73.00'	26.14'	20°31'05"	13.21'
C127	73.00'	11.56'	9°04'14"	5.79'
C128	58.00'	15.29'	15°06'17"	7.69'
C129	58.00'	5.08'	5°01'21"	2.54'
C130	15.00'	23.56'	90°00'00"	15.00'
C131	20.00'	31.42'	90°00'00"	20.00'
C132	15.00'	23.56'	90°00'00"	15.00'
C133	15.00'	23.56'	90°00'00"	15.00'
C134	26.00'	40.84'	90°00'00"	26.00'
C135	26.00'	40.84'	90°00'00"	26.00'
C136	15.00'	23.56'	90°00'00"	15.00'
C137	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C139	1007.00'	737.27'	41°56'56"	386.03'
C140	893.00'	119.13'	7°38'37"	59.65'
C141	1057.00'	508.50'	27°33'50"	259.27'
C142	943.00'	690.41'	41°56'56"	361.50'
C143	1057.00'	265.38'	14°23'06"	133.39'
C144	943.00'	661.71'	40°12'18"	345.13'
C145	1057.00'	741.71'	40°12'18"	386.86'

CHECKED BY: TLC
DRAWN BY: KH TEAM

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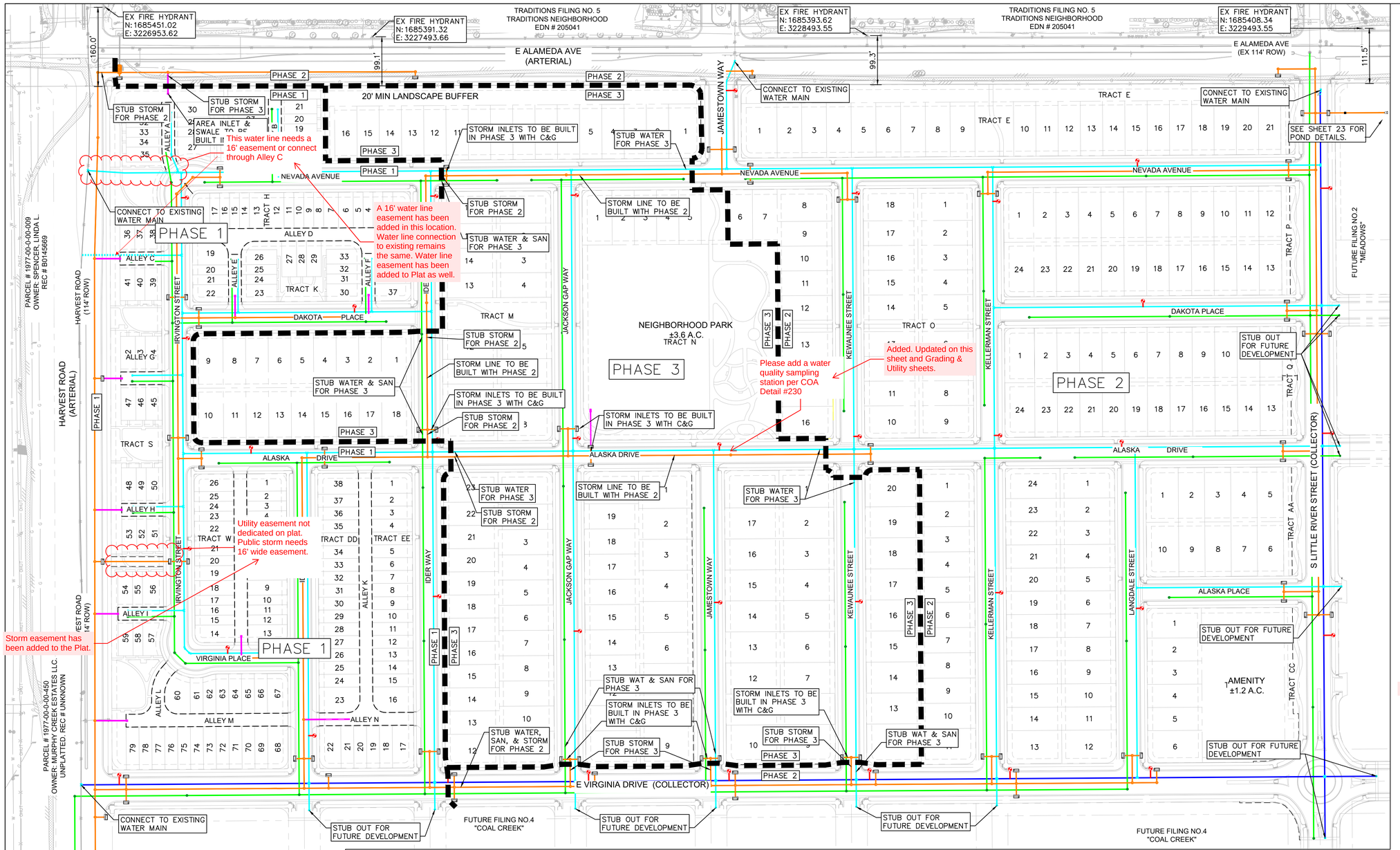
SHEET TITLE:
SITE PLAN



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4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

±1,820 LF OF 8", ±670 LF OF 10" & 600 LF OF 15" SANITARY SEWER LINE. ±500 LF OF 30" SOUTH SENAC SANITARY SEWER LINE, CONNECT TO EXISTING.

±320 LF OF 24" STORM SEWER LINE, OUTLET INTO POND H SEE SHEET 23 FOR POND DETAILS

Pond H is Sheet 28

Updated.

SEE SHEETS 20–30 FOR SANITARY SEWER AND STORM SEWER DETAILS

LEGEND

- 8" SANITARY PROPOSED SANITARY SEWER LINE
- 12" PROPOSED WATER LINE
- 8" PROPOSED WATER LINE
- 6" PROPOSED WATER LINE
- PROPOSED PUBLIC STORM DRAIN LINE
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED PUBLIC INLET
- PROPOSED PUBLIC INLET
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF PARKLANDS VILLAGE 2, FILING NO. 1 PER THE APPROVED PUBLIC IMPROVEMENT PLANS.

ROADWAY:

- HARVEST ROAD FROM E. ALAMEDA AVENUE TO INTERSECTION WITH ROAD 4 AS A FOUR-LANE ARTERIAL.
  -THIS PROJECT IS RESPONSIBLE FOR THE EAST HALF.
- E. ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A FOUR-LANE ARTERIAL. THE NORTHERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE ADJACENT DEVELOPMENT (TRADITIONS NEIGHBORHOOD). THE REMAINING SOUTHERN TWO LANES, LANDSCAPE, AND SIDEWALK IMPROVEMENTS ARE TRIGGERED BY ADJACENT DEVELOPMENT, AS TRAFFIC WARRANTS, OR AS DETERMINED BY A FUTURE PIFA. IMPROVEMENTS WILL BE COMPLETED CONCURRENTLY WITH FINAL SITE PLAN OR DEVELOPMENT AREA WITHIN GROUP 4.
- S. LITTLE RIVER STREET FROM E. ALAMEDA AVENUE TO ROUNDABOUT AT INTERSECTION WITH ROAD 4 AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- ROAD 4 FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A TWO-LANE COLLECTOR OR ALTERNATIVE TWO-LANE COLLECTOR.
- ROADWAY IMPROVEMENTS INTERNAL TO PLANNING AREA 2A.
- ROUNDABOUT AT ROAD 4 AND S. LITTLE RIVER STREET.
- TRAFFIC SIGNALS WHEN WARRANTED AT:
  - HARVEST ROAD AND ALAMEDA AVE.
  - HARVEST ROAD AND ROAD 4

WATER:

- 12" WATERLINE IN ROAD 4 FROM HARVEST ROAD TO S. LITTLE RIVER STREET
- 12" WATERLINE IN S. LITTLE RIVER STREET FROM ROAD 4 TO ALAMEDA AVENUE
- EXISTING 24" WATERLINE IN HARVEST ROAD EXTENDING SOUTH FROM ALAMEDA AVENUE
- APPROPRIATE WATER LOOPING TO PROVIDE AT LEAST TWO POINTS OF CONNECTION

SANITARY SEWER:

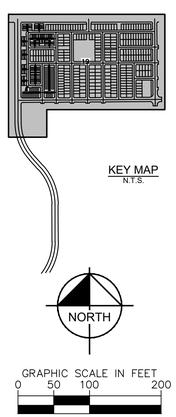
- ±1,820 LF OF 8" PVC & ±670 LF OF 10" PVC SANITARY SEWER LINE UNTIL PROPOSED HARVEST ROAD AND MISSISSIPPI AVENUE INTERSECTION.
- ±600 LF OF 15" PVC SANITARY SEWER LINE ALONG HARVEST ROAD UNTIL THE SANITARY SEWER LINE INTERSECTS WITH PLANNED SOUTH SENAC WASTEWATER INTERCEPTOR.
- APPROX. ±500 LF OF THE 30" SOUTH SENAC WASTEWATER INTERCEPTOR FROM THE DOWNSTREAM CONNECTION POINT TO THE UPSTREAM SIDE OF COAL CREEK, TO BE REIMBURSED BY THE CITY.

Please update notes to reflect current street names.

Updated.

Phasing plans must show two points of access and looped water supply for all phases.

Noted. These phasing requirements are met in each phase.



Kimley»Horn
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(303) 228-2300
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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
OVERALL UTILITY PLAN

TLC
CHECKED BY: KH TEAM
DRAWN BY:

TRADITIONS FILING NO. 5
TRADITIONS SUBDIVISION
EDN # 205041

STORM INLET
RIM = 5302.3'
INV OUT 30" RCP (S) = 5598.1'
EDN: 205041

CONNECTION TO EXISTING
30" STORM SEWER PIPE
EDN: 205041

S HARVEST R

EX. TEMPORARY CONSTRUCTION ESMT REC. NO. B5018921
PERMANENT UTILITY ESMT REC. NO. B6006448

45.1' EX. PAVEMENT

E ALAMEDA AVE
(ARTERIAL)

28.1' EX. PAVEMENT

114.0' ROW

29.0' PROPOSED PAVEMENT

57.0' PROP. ROW

OWNER: NOREEN & CO. LLC.
REC # D8011315

EX. TEMPORARY CONSTRUCTION & ACCESS ESMT REC. NO. B5018922

EX. UTILITY ESMT ESMT REC. NO. B6006450

EX. DRAINAGE ESMT REC. NO. B5144078
DRAINAGE & UTILITY ESMT REC. NO. B6012470

PHASE 1
PHASE 2
PHASE 3

4 STRAND BARB WIRE FENCE

ALLEY A
ALLEY B
ALLEY C
ALLEY D
ALLEY E
ALLEY F
ALLEY G

TRACT H
TRACT K
TRACT M

27.0' LANDSCAPE BUFFER

PROPOSED PAVEMENT

33.1' LANDSCAPE BUFFER

Please make slope arrow heads on CL more prominent. Typ

Slope arrow label style has been updated and applied to all.

NEVADA AVENUE
64.0' ROW
34.0' FL-FL

DAKOTA PLACE

IDER WAY

ALASKA DRIVE

22.4' LANDSCAPE BUFFER

HARVEST ROAD
(ARTERIAL)

IRVINGTON STREET

29.0' PROPOSED PAVEMENT

EX. GAS LINE ESMT REC. NO. B2220773

EX. TEMPORARY CONSTRUCTION ESMT REC. NO. B2220773

EX. WATER LINE ESMT REC. NO. B5176315

EX. UTILITY ESMT ESMT REC. NO. B6006450

PARCEL # 1977-00-0-00-009
OWNER: SPENCER, LINDA L.
REC # B0145669

MATCHLINE SEE SHEET 24 FOR CONTINUATION

MATCHLINE SEE SHEET 21 FOR CONTINUATION

GRADING & UTILITY PLAN NOTES:

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11. PROPOSED 26' PUBLIC ACCESS & FIRE LANE EASEMENT.
12. PROPOSED 26' PUBLIC ACCESS, FIRE LANE, WATER, & SANTIARY SEWER EASEMENT.
14. PROPOSED WATERLINE PLUG.

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Provide longitudinal and transverse grade spot elevations within fire lane easements.

Per the Roadway Design and Technical Criteria, Section 4.07.9 Permissible Grades The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.

Longitudinal and transverse slo
have been added to all fire lane
easements (private alleys). All
easements comply with design

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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E PARKLANDS - VILLAGE 2
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A, COLORADO

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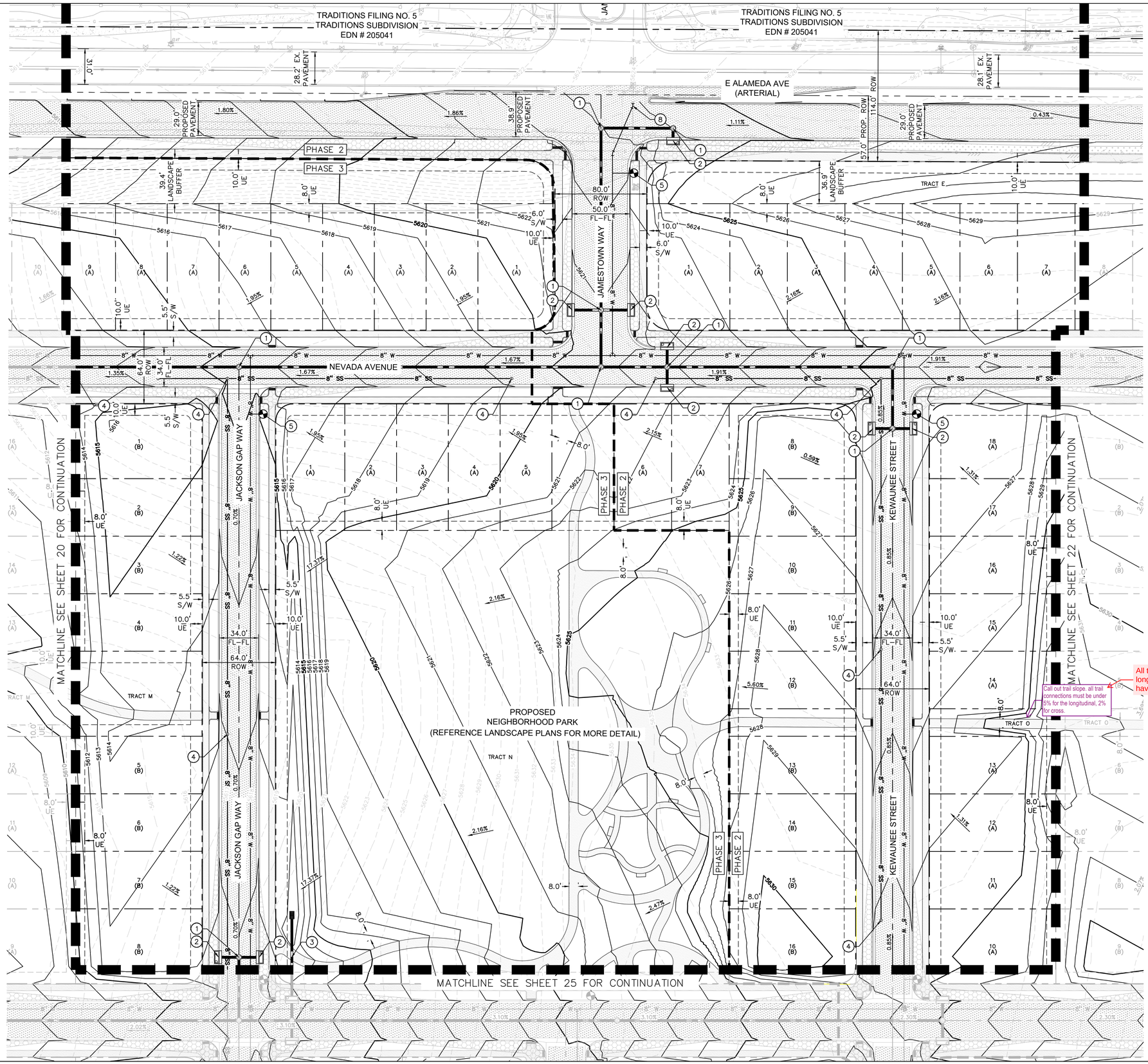
CHECKED BY: TLC
DRAWN BY: KH TEAM



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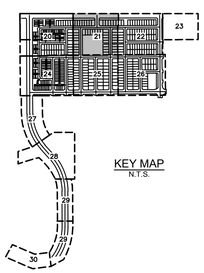

NORTH

GRAPHIC SCALE IN FEET
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CHECKED BY: TLC
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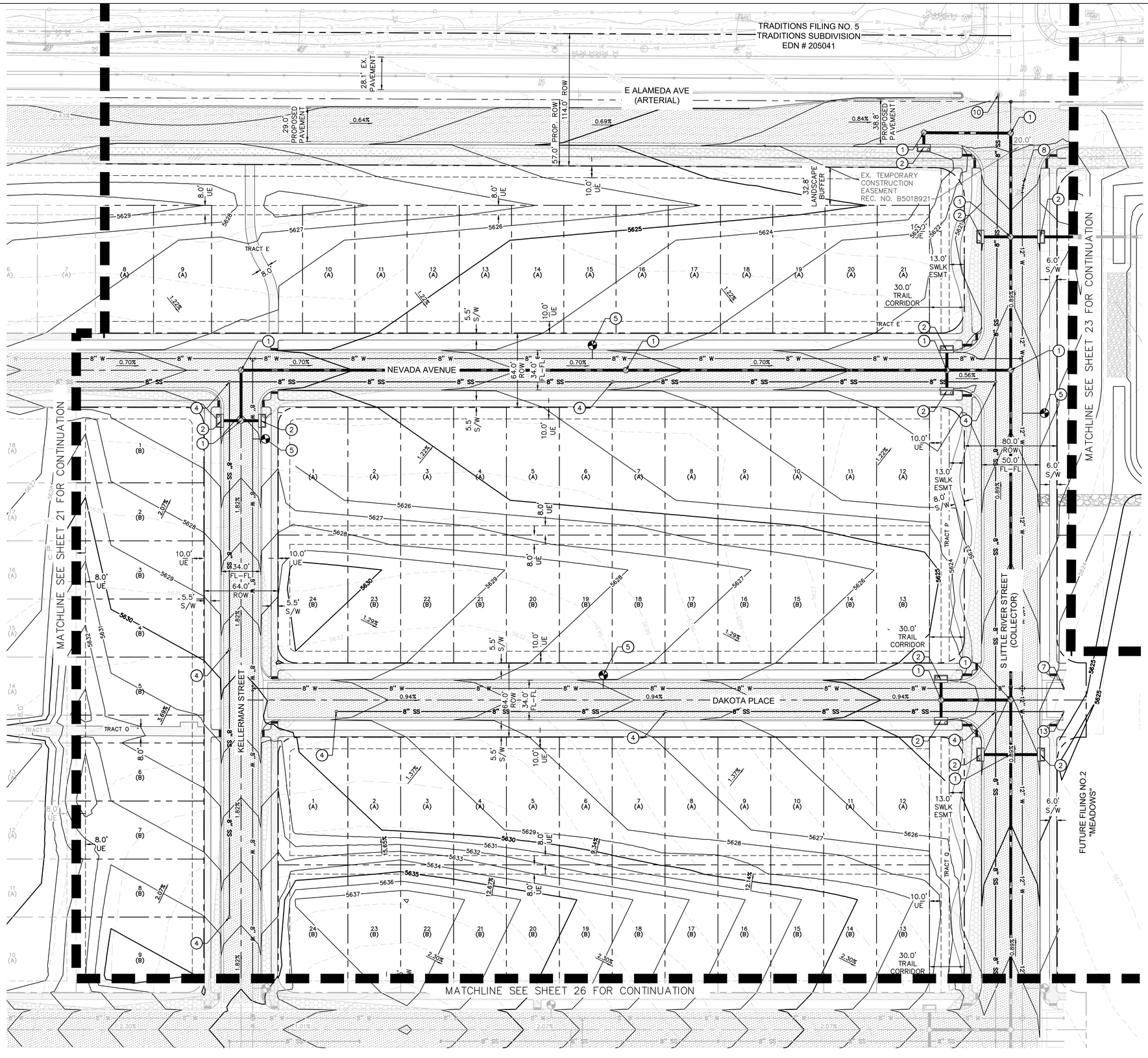

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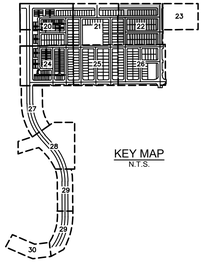

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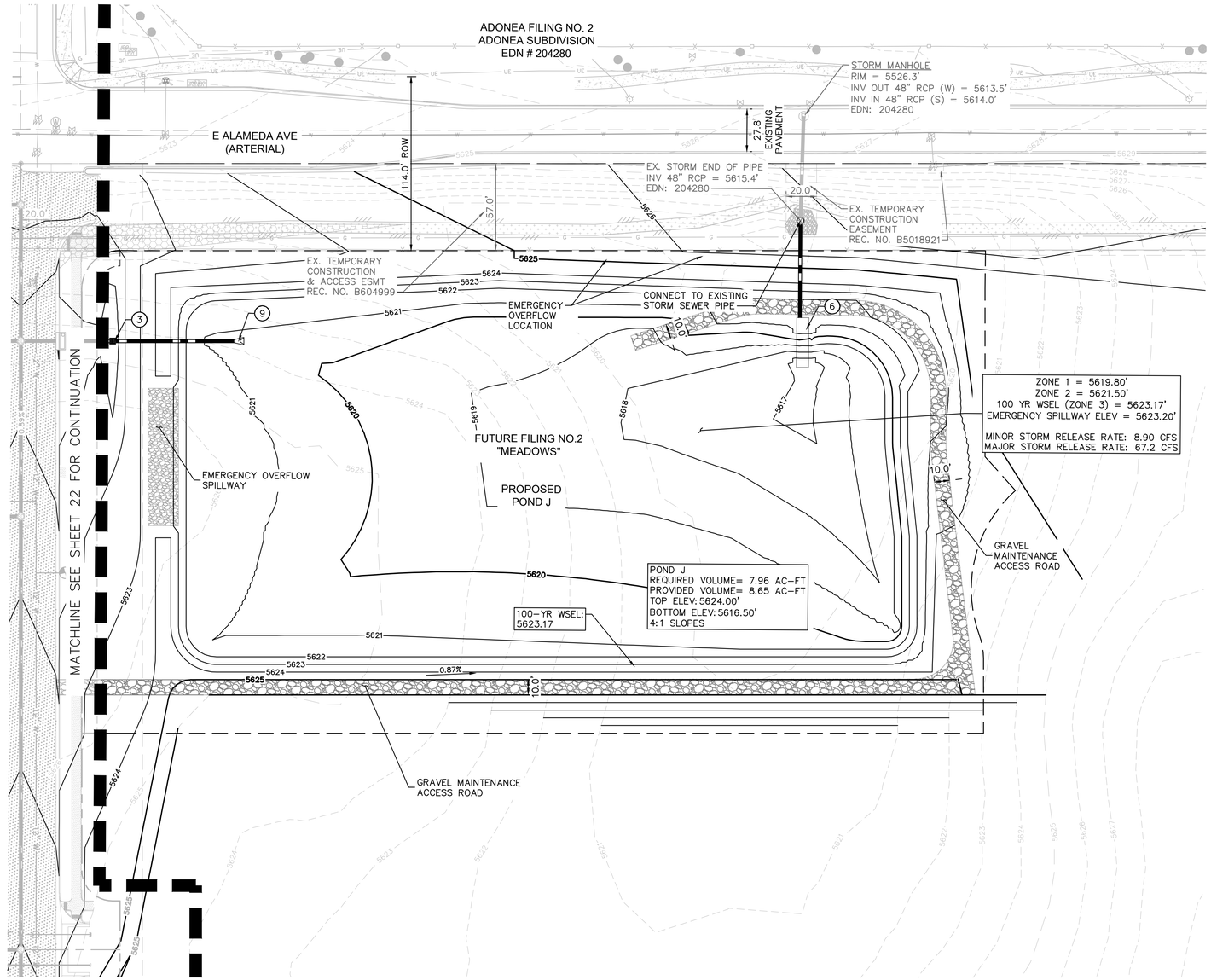

GRADING & UTILITY PLAN NOTES:

(3) 3' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.

(6) POND OUTFALL STRUCTURE LOCATION.

(9) CONCRETE HEADWALL.

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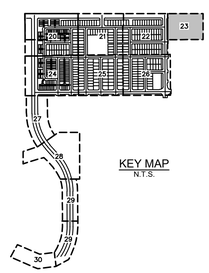

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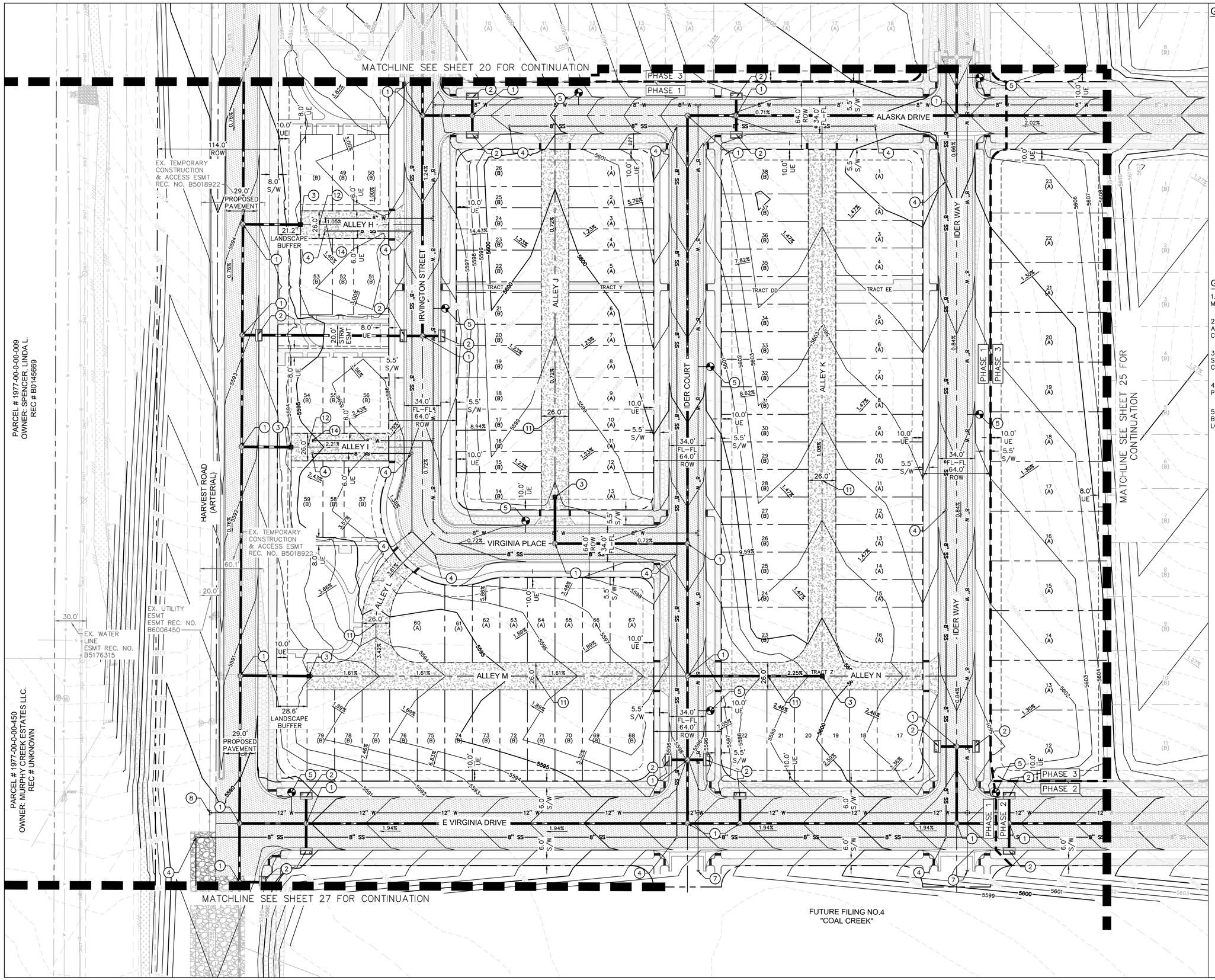

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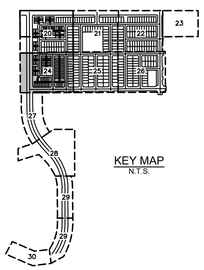

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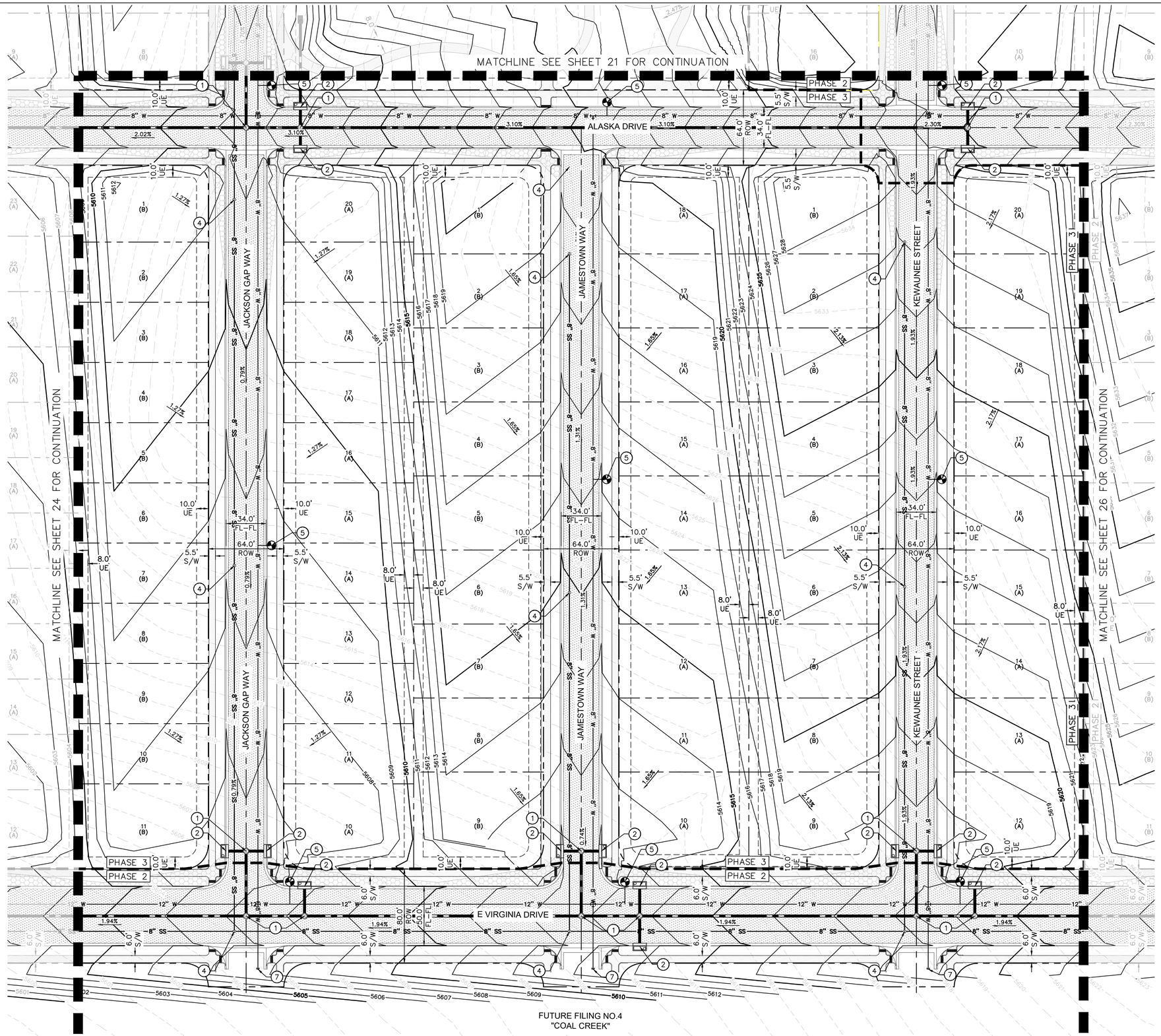

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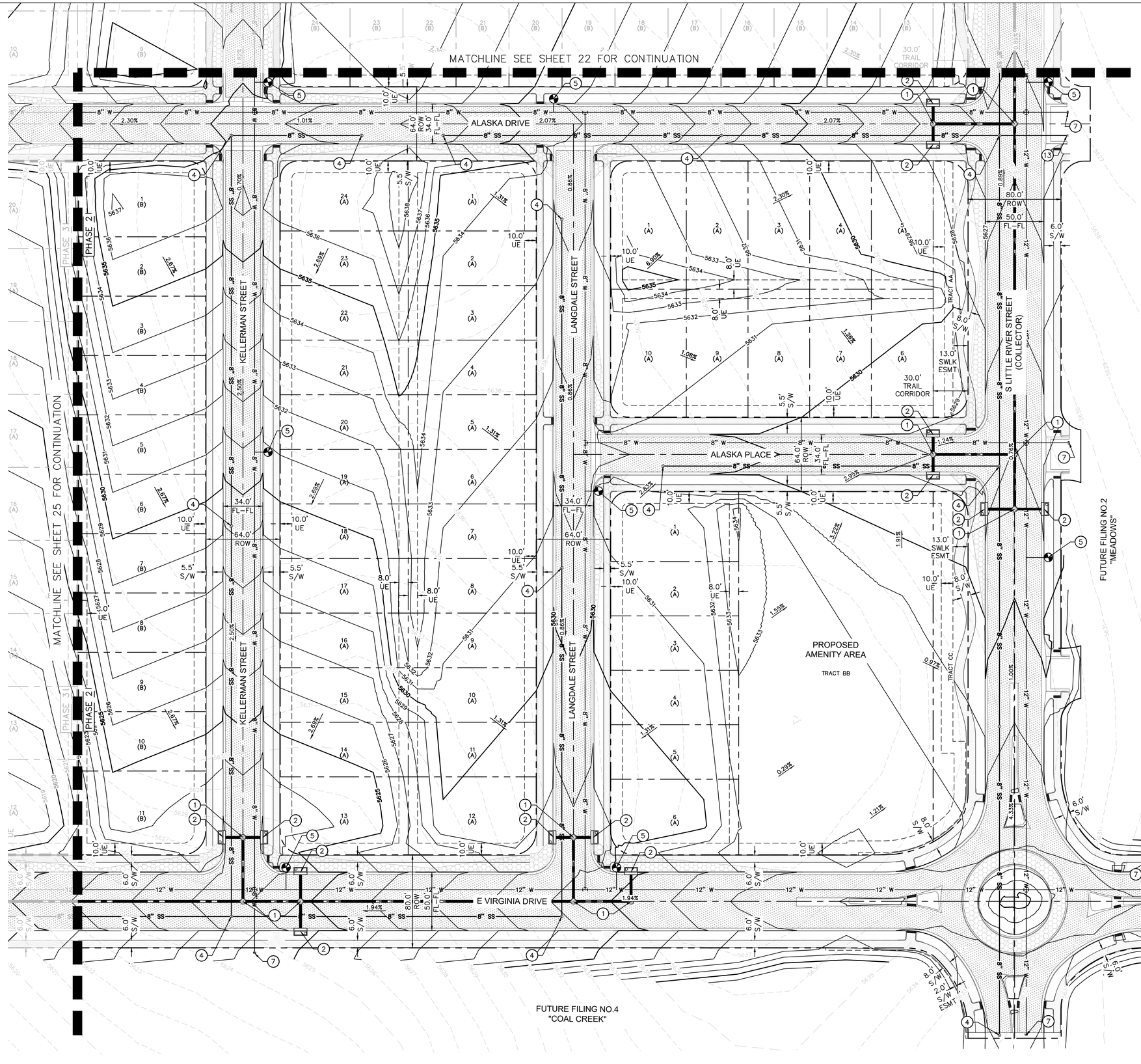

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KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
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#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
GRADING & UTILITY PLAN

GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.

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 SEWER SERVICES SHALL BE PRIVATE.
5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

MATCHLINE SEE SHEET 24 FOR CONTINUATION

MATCHLINE SEE SHEET 28 FOR CONTINUATION

FUTURE FILING NO.4
"COAL CREEK"

EMERGENCY OVERFLOW SPILLWAY

GRAVEL MAINTENANCE ACCESS ROAD

EX. TEMPORARY CONSTRUCTION & ACCESS ESMT REC. NO. B5018922

HARVEST ROAD

114.0' ROW

51.8'

30.0'

0.75%

0.61%

0.76%

8" SS

PROPOSED RIP RAP

EX. UTILITY ESMT ESMT REC. NO. B6006450

20.0'

EX. WATER LINE REC. NO. B5176

EX. TEMPORA CONSTRUCTIO & ACCESS E REC. NO. B5

FUTURE OPEN SPACE
PARKLANDS MASTER PLAN

50.0'

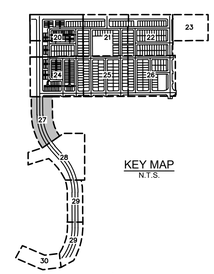
EX. TEMPORARY CONSTRUCTION ESMT REC. NO. B5176315

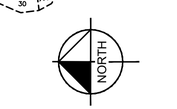
PROPERTY BOUNDARY
PARKLANDS VILLAGE 2

EX. WATER LINE ESMT REC. NO. B5176315

PARCEL # 1977-00-0-00-450
OWNER: MURPHY CREEK ESTATES LLC.
REC # UNKNOWN

PRC
PAR





GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

Kimley»Horn
4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

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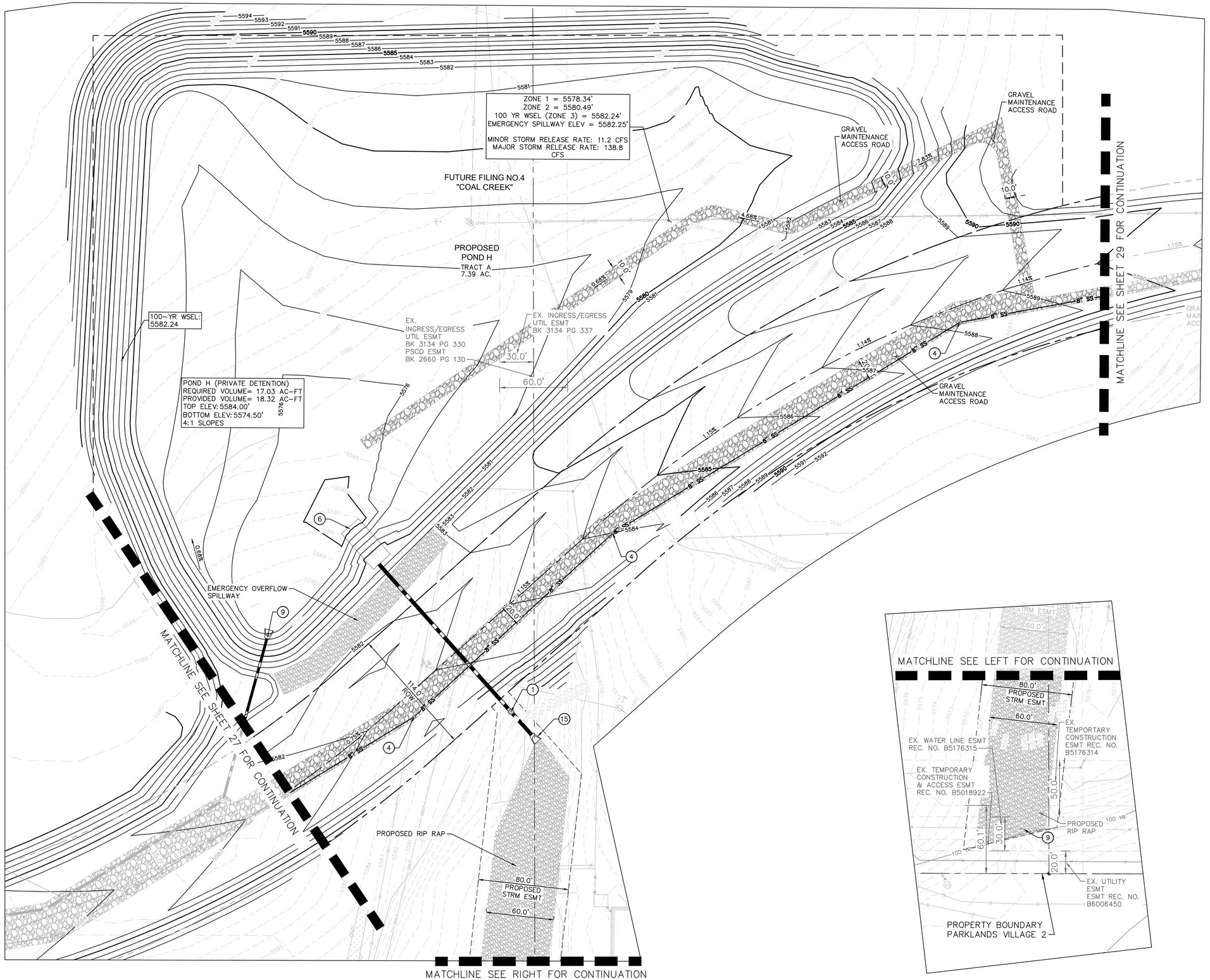
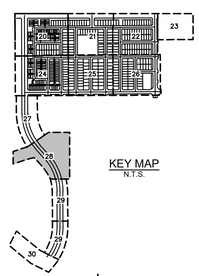


GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
6. POND OUTFALL STRUCTURE LOCATION.
9. CONCRETE HEADWALL.
15. PROPOSED FLARED END SECTION

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 SEWER SERVICES SHALL BE PRIVATE.
5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.



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THE PARKLANDS - VILLAGE 2
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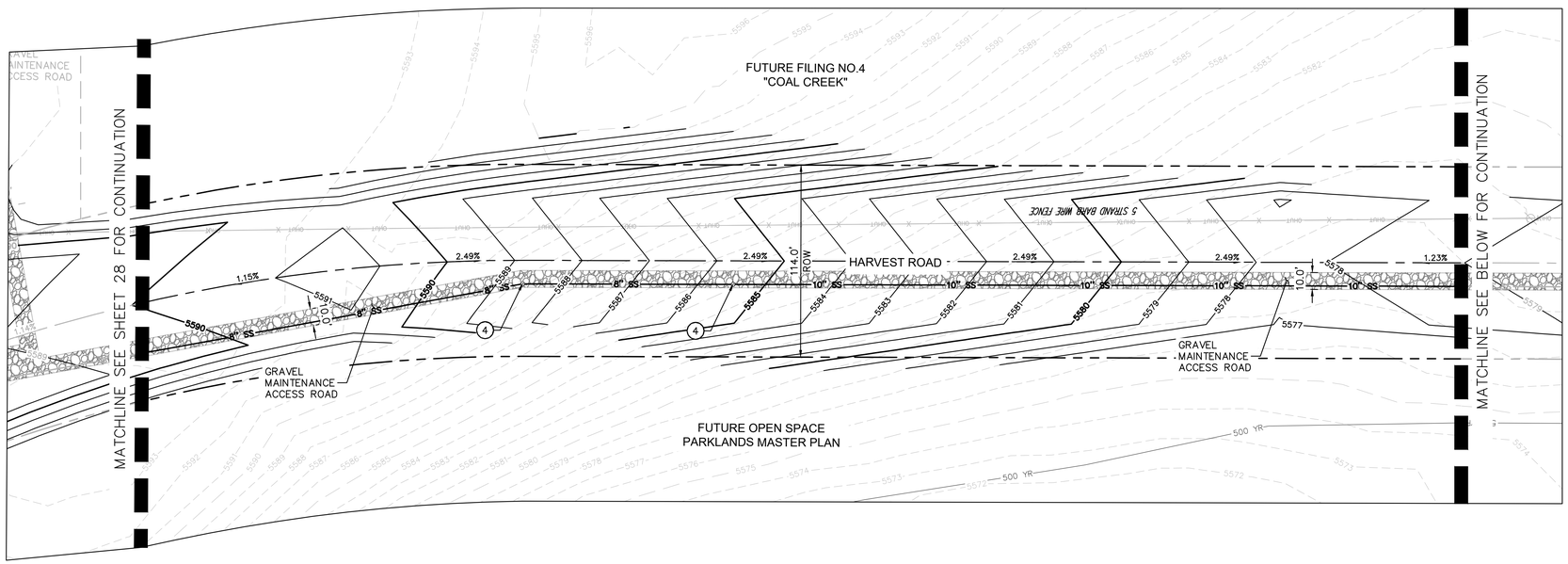
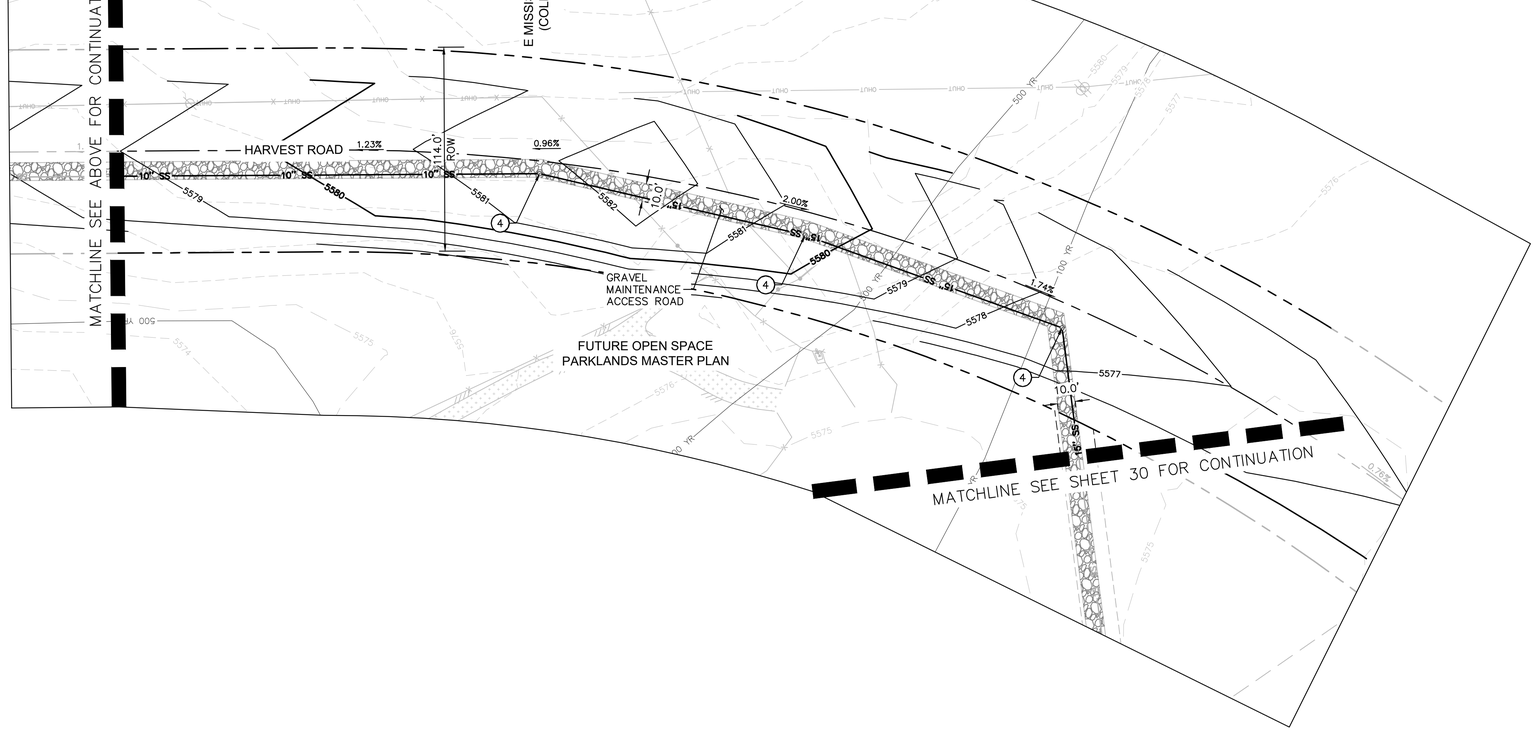




GRADING & UTILITY PLAN NOTES:

(4) SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.

GENERAL NOTES

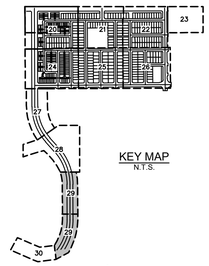
1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.

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 SEWER SERVICES SHALL BE PRIVATE.

5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.



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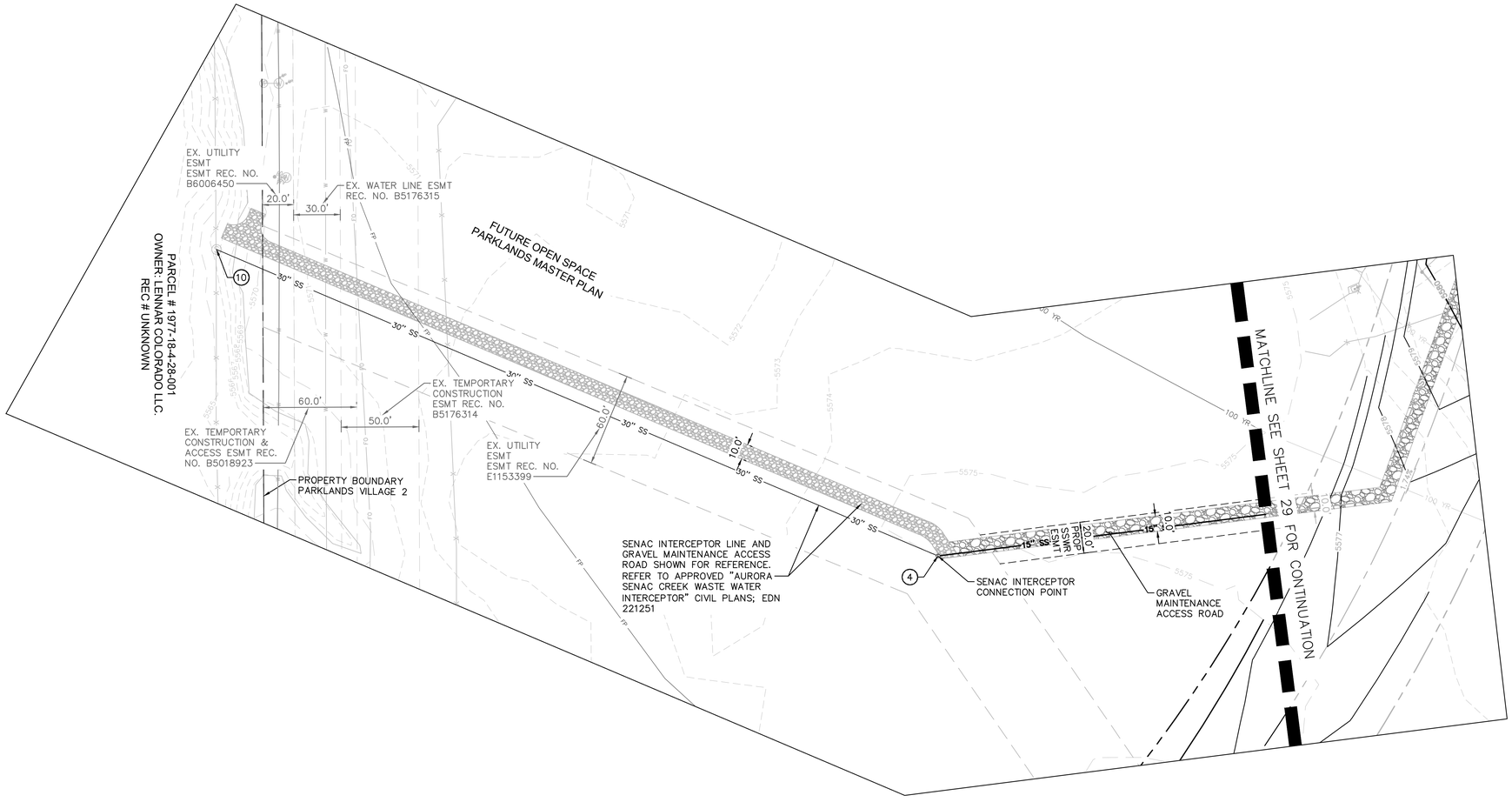


GRADING & UTILITY PLAN NOTES:

(4) SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.

(10) PROPOSED SANITARY SEWER CONNECTION TO EXISTING.

GENERAL NOTES

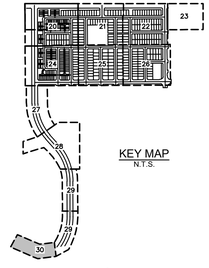
1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.

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 SEWER SERVICES SHALL BE PRIVATE.

5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
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VICINITY MAP

SCALE 1" = 5,000'

Provide Table for Townhome requirements per the UDO.

Response: The Townhome Table has been added to the lot typical sheets.

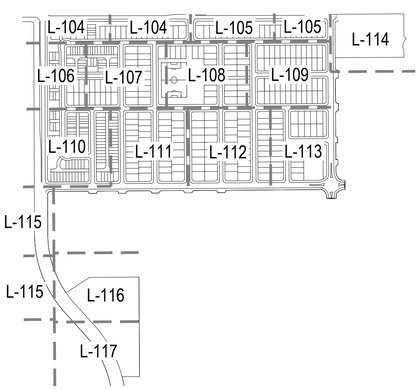
CITY OF AURORA NOTES

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

SHEET INDEX

31.	L-100	LANDSCAPE NOTES
32.	L-101	PLANTING LIST
33.	L-102	LANDSCAPE LOT TYPICALS
34.	L-103	LOT TYPICALS
35.	L-104	LANDSCAPE PLAN
36.	L-105	LANDSCAPE PLAN
37.	L-106	LANDSCAPE PLAN
38.	L-107	LANDSCAPE PLAN
39.	L-108	LANDSCAPE PLAN
40.	L-109	LANDSCAPE PLAN
41.	L-110	LANDSCAPE PLAN
42.	L-111	LANDSCAPE PLAN
43.	L-112	LANDSCAPE PLAN
44.	L-113	LANDSCAPE PLAN
45.	L-114	LANDSCAPE PLAN
46.	L-115	LANDSCAPE PLAN
47.	L-116	LANDSCAPE PLAN
48.	L-117	LANDSCAPE PLAN
49.	L-200	MASTER FENCE & TRAIL PLAN
50.	L-201	HYDROZONE MAP
51.	L-202	TREE MITIGATION PLAN
52.	L-300	LANDSCAPE DETAILS
53.	L-301	LANDSCAPE DETAILS
54.	L-302	LANDSCAPE DETAILS
55.	L-303	LANDSCAPE DETAILS
56.	L-304	LANDSCAPE DETAILS
57.	L-305	LANDSCAPE DETAILS

KEY MAP (NTS)



STREET FRONTAGE BUFFER

Street Frontage Description	*Length (LF)*	*Width Required*	*Width Provided*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	
Street Perimeter Buffer: Harvest Rd (West) (1 Tree and 10 Shrubs per 40 LF)	1,382	20	20	35	35	346	#5 Cont Shrubs	346
Street Perimeter Buffer: E Alameda Ave (North) (1 Tree and 10 Shrubs per 40 LF)	2,273	20	20	57	57	569	#5 Cont Shrubs	569
Street Perimeter Buffer: S Little River St (East) (1 Tree and 10 Shrubs per 40 LF)	1,110	20	20	28	28	278	#5 Cont Shrubs	278
Totals:	4,765	-	-	120	120	1,193	1,193	

NOTES:

1.) Tree surplus credited equavelnet of 1 tree = 10 shrubs.

2.) Street Frontage Buffers are minimum 20' and maximum 100' wide.

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

WATER USE TABLE

Area (Tract)	*Water Conserving Irrigation (Non-Sod) (SF)*	*Non-Water Conserving Irrigation (Sod) (SF)*	*Non-Irrigated (Wetland Seed) (SF)*	*Non-Irrigated Area/ Pavement (SF)*	*Total Area (SF)*
A	338,526		-	-	321,761
E	49,087	-	-	1,686	50,773
F	186,429	-	-	625	187,054
H	282	-	-	438	720
K	5,190	1,728	-	1,689	8,607
M	9,700	3,550	-	3,030	16,280
N	49,230	84,110	-	30,428	163,768
O	2,315	-	-	2,965	5,280
P	5,182	-	-	1,246	6,428
Q	5,182	-	-	1,246	6,428
S	84,471	18,075	-	13,081	115,627
W	-	-	-	800	800
Y	-	-	-	800	800
AA	5,182	-	-	1,246	6,428
BB *	-		-	51,952	51,952
CC *	-	-	-	8,576	8,576
DD	1,355	-	-	777	2,132
EE	1,405	-	-	727	2,132
ROW	233,417	-	-	1,682,455	1,915,872
Totals:	976,953	107,463	-	1,803,767	2,871,418

NOTE: * Future development (by others)

CURBSIDE PLANTINGS

Street	*Area (SF)*	*Shrubs Required (1 Shrub per 40 SF)*	*Shrubs Provided*	*Ornamental Grasses Provided (40% Max)*	*Total*
Harvest Rd (East)	10,430	261	*205*	*69*	*274*
E Alameda Ave (South)	13,461	337	*350*	*39*	*389*
S Little River St (West)	12,227	306	*273*	*49*	*322*
E Virginia Dr (North)	15,796	395	*425*	*126*	*551*
Jamestown Way (East) *	1,123	29	*0*	*0*	*0*
Jamestown Way (West) *	1,123	29	*0*	*0*	*0*
E Nevada Ave (North) *	16,744	419	*0*	*0*	*0*
E Nevada Ave (South) *	15,980	400	*0*	*0*	*0*
S Ider Court (East) *	3,926	99	*0*	*0*	*0*
S Ider Court (West) *	3,276	82	*0*	*0*	*0*
S Ider Way (East) *	4,387	110	*0*	*0*	*0*
S Ider Way (West) *	3,996	100	*0*	*0*	*0*
S Jackson Gap Way (East) *	8,705	218	*0*	*0*	*0*
S Jackson Gap Way (West) *	8,629	216	*0*	*0*	*0*
S Jamestown Way (East) *	4,743	119	*0*	*0*	*0*
S Jamestown Way (West) *	4,704	118	*0*	*0*	*0*
S Kewaunee Street (East) *	8,648	217	*0*	*0*	*0*
S Kewaunee Street (West) *	8,648	217	*0*	*0*	*0*
S Kellerman Street (East) *	8,280	207	*0*	*0*	*0*
S Kellerman Street (West) *	8,670	217	*0*	*0*	*0*
S Langdale Street (East) *	4,181	105	*0*	*0*	*0*
S Langdale Street (West) *	4,743	119	*0*	*0*	*0*
E Dakota Place (North) *	7,628	191	*0*	*0*	*0*
E Dakota Place (South) *	8,140	204	*0*	*0*	*0*
E Alaska Drive (North) *	15,510	388	*0*	*0*	*0*
E Alaska Drive (South) *	13,581	340	*0*	*0*	*0*
E Alaska Place (North) *	2,395	60	*0*	*0*	*0*
E Alaska Place (South) *	2,395	60	*0*	*0*	*0*
S Irvington Street (East) *	6,187	155	*0*	*0*	*0*
S Irvington Street (West) *	6,594	165	*0*	*0*	*0*
E Virginia Place (North) *	1,312	33	*0*	*0*	*0*
E Virginia Place (South) *	1,750	44	*0*	*0*	*0*
Totals:	222,069	5,960	1,253	283	1,536

NOTES: * Refer to lot typicals for Homebuilder shrubs and ornamental grasses layout.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	*Length (LF)*	*Trees Required*	*Trees Provided*
Harvest Rd (East) (1 Tree / 40 LF)	1,362	35	*36*
E Alameda Ave (South) (1 Tree / 40 LF)	2,273	57	*58*
S Little River St (West) (1 Tree / 40 LF)	994	25	*29*
E Virginia Dr (North) (1 Tree / 40 LF)	1,865	47	*51*
Jamestown Way (East) (1 Tree / 40 LF)	136	4	*3**
Jamestown Way (West) (1 Tree / 40 LF)	136	4	*4*
E Nevada Ave (North) (1 Tree / 40 LF)	2,157	54	*55*
E Nevada Ave (South) (1 Tree / 40 LF)	1,971	50	*50*
S Ider Court (East) (1 Tree / 40 LF)	553	14	*14*
S Ider Court (West) (1 Tree / 40 LF)	491	13	*14*
S Ider Way (East) (1 Tree / 40 LF)	1,080	27	*27*
S Ider Way (West) (1 Tree / 40 LF)	960	24	*24*
S Jackson Gap Way (East) (1 Tree / 40 LF)	1,080	27	*27*
S Jackson Gap Way (West) (1 Tree / 40 LF)	1,080	27	*28* 32
S Jamestown Way (East) (1 Tree / 40 LF)	586	15	*15*
S Jamestown Way (West) (1 Tree / 40 LF)	586	15	*15*
S Kewaunee Street (East) (1 Tree / 40 LF)	1,080	27	*27*
S Kewaunee Street (West) (1 Tree / 40 LF)	1,080	27	*27*
S Kellerman Street (East) (1 Tree / 40 LF)	1,006	26	*26* 28
S Kellerman Street (West) (1 Tree / 40 LF)	1,080	27	*27* 29
S Langdale Street (East) (1 Tree / 40 LF)	536	14	*13**
S Langdale Street (West) (1 Tree / 40 LF)	586	15	*15*
E Dakota Place (North) (1 Tree / 40 LF)	945	24	*23**
E Dakota Place (South) (1 Tree / 40 LF)	1,021	26	*26*
E Alaska Drive (North) (1 Tree / 40 LF)	1,970	50	*50* 51
E Alaska Drive (South) (1 Tree / 40 LF)	1,702	43	*43* 44
E Alaska Place (North) (1 Tree / 40 LF)	302	8	*8*
E Alaska Place (South) (1 Tree / 40 LF)	302	8	*8*
S Irvington Street (East) (1 Tree / 40 LF)	740	19	*19*
S Irvington Street (West) (1 Tree / 40 LF)	817	21	*24*
E Virginia Place (North) (1 Tree / 40 LF)	147	4	*4*
E Virginia Place (South) (1 Tree / 40 LF)	212	6	*6*
Totals:	28,920	783	757

NOTES:

1.) Intersecting drives are excluded from linear foot calculations.

2.) * Required trees could not be reasonably accomodated due to utility connections or stop sign offsets. Aditional trees were placed along other streets to make up for the deficit.

CHECKED BY: SM
DRAWN BY: CP

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, CO 80204
P 303.892.1166
www.norris-design.com

THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE NOTES

L-100

SHEET 31

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA SP	116	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE OC	149	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	68	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW
GY DI	168	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
KO PA	71	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2.5" CAL.	LOW
QU BI	41	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	LOW
QU MA	99	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW
QU MU	98	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	69	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
UL MG	69	ULMUS X `MORTON GLOSSY` TM	TRIUMPH ELM	B & B	2.5" CAL.	LOW

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
JU WO	12	JUNIPERUS SCOPULORUM `WOODWARD`	WOODWARD COLUMNAR JUNIPER	B & B	6` HEIGHT	LOW
PI FA	17	PICEA PUNGENS `FASTIGATA`	FASTIGIATE COLORADO SPRUCE	B & B	6` HEIGHT	MOD
PI AR	18	PINUS ARISTATA	BRISTLECONE PINE	B & B	6` HEIGHT	LOW
PI ED	59	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT	LOW
PI HE	50	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HEIGHT	LOW
PI PO	71	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HEIGHT	LOW

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC HW	6	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	2" CAL.	LOW
AM AB	8	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL.	LOW
CE CA	2	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL.	MOD
CR CR	2	CRATAEGUS CRUS-GALLI INERMIS `CRUSADER`	CRUSADER COCKSPUR HAWTHORN	B & B	2" CAL.	LOW
MA SS	11	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2" CAL.	MOD

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM SO	14	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	CONT.	#5	LOW
AM LE	208	AMORPHA CANESCENS	LEADPLANT	CONT.	#5	VERY LOW
AR FI	110	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT.	#5	VERY LOW
AR QU	225	ARTEMISIA LUDOVICIANA ALBULA 'SILVER QUEEN'	SILVER QUEEN SAGEBRUSH	CONT.	#5	VERY LOW
AR TR	167	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5	VERY LOW
BU AL	163	BUDDLEJA ALTERNIFOLIA `ARGENTEA`	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW
CH NN	792	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW
CY SP	23	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5	LOW
PE LS	482	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH CH	166	PHILADELPHUS LEWISII `CHEYENNE`	LEWIS MOCK ORANGE	CONT.	#5	LOW
PO PB	107	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	CONT.	#5	LOW
PR BE	270	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW
PR PB	202	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW
RH AU	195	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	LOW
RO WO	405	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SH AR	151	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5	VERY LOW
SY PA	24	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	CONT.	#5	LOW
SY VU	278	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW
VI AL	124	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	CONT.	#5	

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR CH	35	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5	LOW
AR PA	204	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW
JU BH	89	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
JU BU	155	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	VERY LOW
MA CO	233	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	#5	VERY LOW
PI DW	34	PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	151	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	VERY LOW
CA KF	6	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#5	LOW
MI ML	55	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#5	MOD
MS SN	93	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	CONT.	#5	MOD
NA TE	119	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#5	LOW
SC SC	346	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#5	LOW

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MO	33	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW
AR UV	55	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1	LOW
EC PU	88	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
GA AR	135	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
PE RR	5	PENSTEMON MEXICALI `RED ROCKS`	RED ROCKS PENSTEMON	CONT.	#1	LOW
RU FU	18	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW

IRRIGATED NATIVE SEED MIX

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

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

IRRIGATED RECREATIONAL TURF

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

OPEN SPACE / LANDSCAPE TRACT TABLE

Area (Tract)	*Description*	*Area (SF)*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	
A**	Landscape Area / Detention Pond (1 Tree and 10 Shrubs per 4,000 SF)	104,165	27	28	261	#5 Cont Shrubs	285
E*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	50,773	13	13	127	#5 Cont Shrubs	116
F**	Landscape Area / Detention Pond (1 Tree and 10 Shrubs per 4,000 SF)	65,602	17	17	165	#5 Cont Shrubs	183
H	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	720	1	1	2	#5 Cont Shrubs	2
K	Open Space / Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,607	3	3	22	#5 Cont Shrubs	24
M	Open Space / Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	16,280	5	5	41	#5 Cont Shrubs	57
N	Open Space / Neighborhood Park (1 Tree and 10 Shrubs per 4,000 SF)	163,768	41	42	410	#5 Cont Shrubs	410
O	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	5,280	2	2	14	#5 Cont Shrubs	14
P*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,428	2	3	17	#5 Cont Shrubs	25
Q*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,428	2	3	17	#5 Cont Shrubs	25
S*	Open Space / Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	115,627	29	29	290	#5 Cont Shrubs	290
W	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	800	1	0	2	#5 Cont Shrubs	0
Y	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	800	1	0	2	#5 Cont Shrubs	0
AA*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	6,428	2	3	17	#5 Cont Shrubs	25
BB***	Amenity Center (1 Tree and 10 Shrubs per 4,000 SF)	51,952	13	0	130	#5 Cont Shrubs	0
CC***	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	8,576	3	0	22	#5 Cont Shrubs	0
DD	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	2,132	1	0	6	#5 Cont Shrubs	0
EE	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	2,132	1	0	6	#5 Cont Shrubs	0
	Totals:	614,366	163	149	1,545	1,456	

NOTES:

1.) * Only a portion of this Tract is included in the Open Space Landscape. The rest is included in the required Street Frontage Buffer.

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

3.) ** Total plantable area calculated by Tract Area subtracted by the 100 Year Floodplain

4.) *** Tract for future development by others.

CHECKED BY: SM
DRAWN BY: CP

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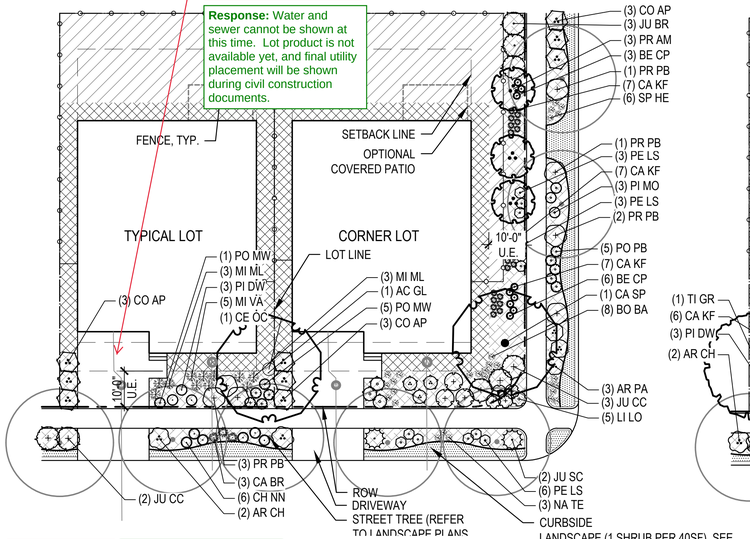
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
PLANTING LIST

L-101
SHEET 32

Address location of Sanitary Sewer as this does not meet city standards.

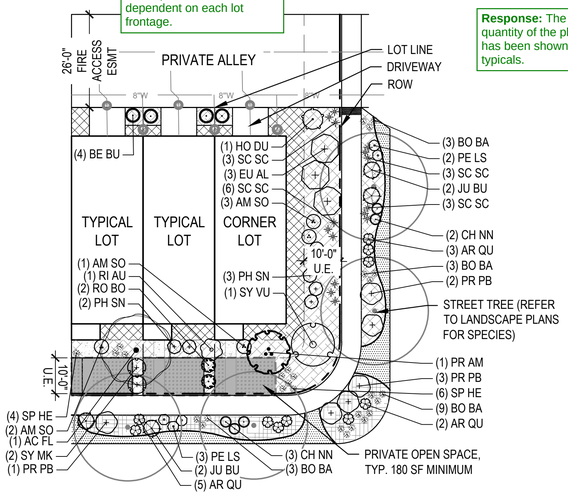
Response: Water and sewer cannot be shown at this time. Lot product is not available yet, and final utility placement will be shown during civil construction documents.



Provide the required quantity of plant material for each lot typical for the curbside landscaping.

Response: The required quantity of the plant material has been shown per the lot typicals; however, the required quantity of plant material may vary and cannot be determined since the requirement will be dependent on each lot frontage.

LY LOT TYPICAL (60'x110')
R EXAMPLE ONLY, REFER TO NOTE #7)



TOWNHOME LOT TYPICAL (20'x72')
(PLANTING DESIGN FOR EXAMPLE ONLY, REFER TO NOTE #7)

The TOWNHOMES must follow the UDO for Townhome planting requirements. Ther must be a lot typical for each townhome building, i.e. 4 plex, 3 plex or 6 plex.

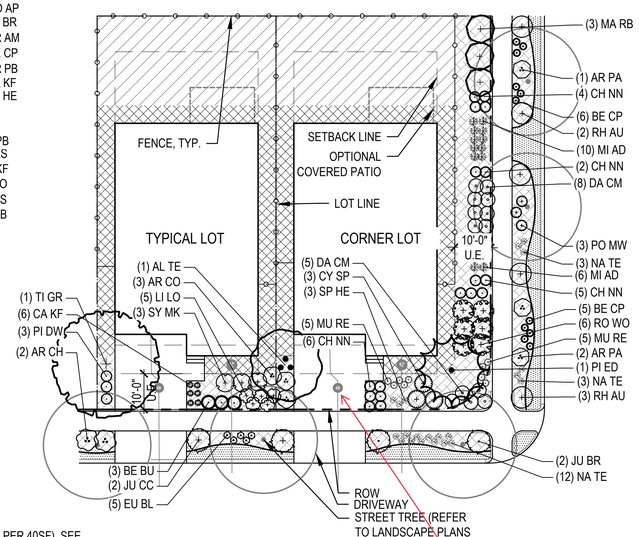
Response: Lot typicals have been updated accordingly.

No Crusher Fines are allowed, it cannot be used as mulch.

Response: Crusher fines are not intended to be used as a mulch, but it is intended to be used as a wearable material for pedestrians crossing the curbside landscape.

Please include the color code for each typical lot to match the plan shown on Sheet L-103.

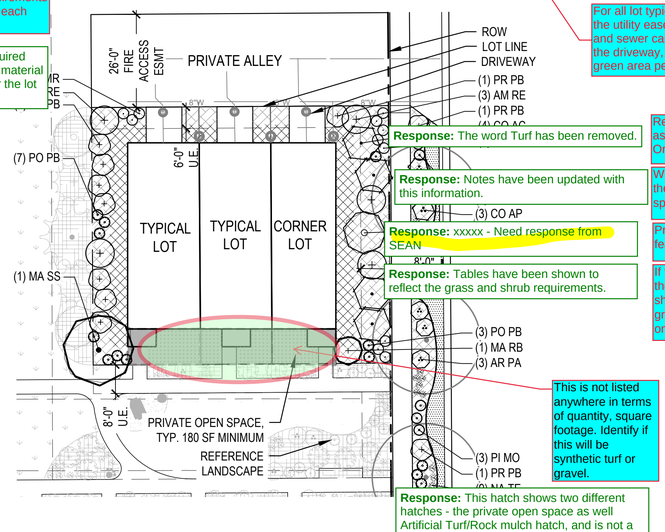
Response: Color code has been shown for each lot typical to match the plan shown on L-103.



SINGLE FAMILY LOT TYPICAL (50'x110')
(PLANTING DESIGN FOR EXAMPLE ONLY, REFER TO NOTE #7)

For EACH LOT TYPICAL, provide the front and side yard planting requirements and quantities for each typical lot.

Response: The required quantity of the plant material has been shown per the lot typicals.



Response: The word Turf has been removed.

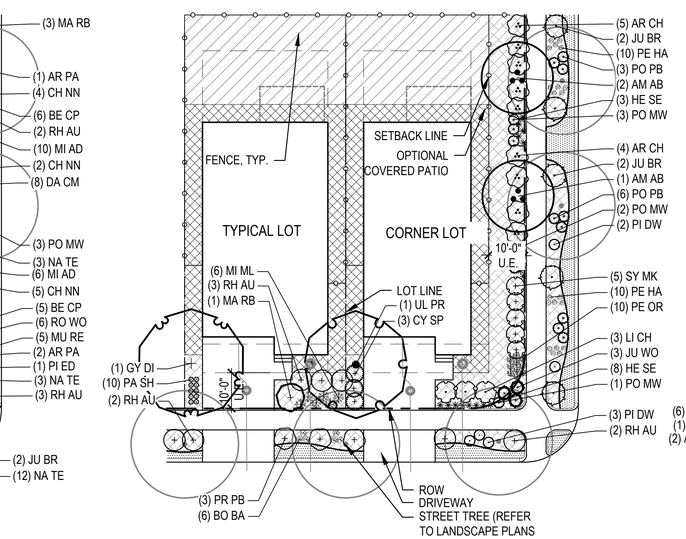
Response: Notes have been updated with this information.

Response: xxxxx - Need response from SEAN

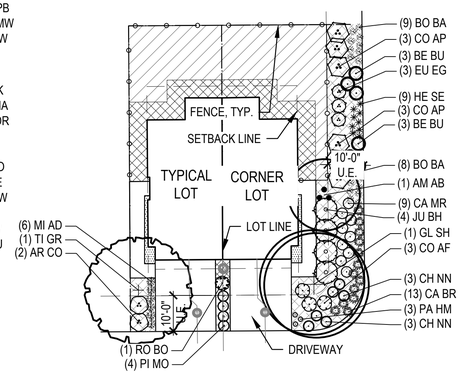
Response: Tables have been shown to reflect the grass and shrub requirements.

Response: This hatch shows two different hatches - the private open space as well Artificial Turf/Rock mulch hatch, and is not a separate hatch.

GREENCOURT TOWNHOME LOT TYPICAL (20'x72')
(PLANTING DESIGN FOR EXAMPLE ONLY, REFER TO NOTE #7)



SINGLE FAMILY LOT TYPICAL (45'x110')
(PLANTING DESIGN FOR EXAMPLE ONLY, REFER TO NOTE #7)



DUPLEX LOT TYPICAL (26'x82')
(PLANTING DESIGN FOR EXAMPLE ONLY, REFER TO NOTE #7)

For all lot typicals, label and call out the utility easements. Also, the water and sewer cannot be shown below the driveway, it must be shown in a green area per the city's standards.

Response: All easements have been labeled with "x'-U.E.". Water and sewer will be shown during Civil Construction Documents, but are not available at this time.

Remove the word turf from this note as turf is not permitted per the Turf Ordinance.

When 9 or more shrubs are specified, there must be 3 different plant species.

Provide the required front yard feature.

If the ornamental grasses are part of the shrub count, list the grasses and shrub counts separately as the grasses cannot exceed 30%. Three one gallon grasses to one shrub.

The Front and Side Yard Landscaping needs to be pulled out of this table and listed separately.

Response: Tables have been shown to reflect the side yard and front yard requirements.

This is not listed anywhere in terms of quantity, square footage. Identify if this will be synthetic turf or gravel.

...ED AND SINGLE-FAMILY ATTACHED DUPLEX AND TOWNHOME LOT TYPICAL

...L103 FOR LOT TYPICAL PLANT SPECIES.
...RE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. MIXTURES OF TURF AND PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICALS AND THESE NOTES FOR SPECIFIC REQUIREMENTS.
3. REFER TO CITY OF AURORA UDO SECTION 4.7.5.P AND THE CITY OF AURORA LANDSCAPE MANUAL, AND PARKLANDS MASTER PLAN FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
4. ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
5. ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
6. ORNAMENTAL GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) #1 CONTAINER GRASSES PER (1) #5 CONTAINER SHRUB.
7. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
8. USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
9. LANDSCAPE DESIGNS SHALL HAVE A DIVERSITY OF PLANT MATERIAL. INSTALLED LANDSCAPE SHALL HAVE NO MORE THAN 1/3 OF THE PLANT MATERIAL OF THE SAME SPECIES OR VARIETY.
10. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER / BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER.

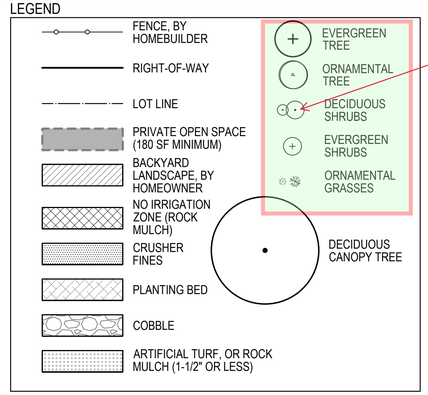
FRONT YARD LANDSCAPING:

11. ALL SMALL LOTS (<50') INCLUDING DUPLEX AND ALLEY LOADED LOTS TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, ~~AND MAXIMUM 50% TURF.~~
12. ALL STANDARD LOTS (50' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, ~~AND MAXIMUM 40% TURF.~~
13. ALL LARGE LOTS (60+) TO HAVE A MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS, ~~AND MAXIMUM 40% TURF.~~

SIDE YARD LANDSCAPING:

14. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.
15. REFER TO SHEET L-100 FOR CURBSIDE PLANTING REQUIREMENTS.

LEGEND



The symbols do not match the lot typical symbols shown.

Response: Symbols have been provided in the updated lot typical plant list.

0 10 20 40
SCALE 1" = 20'

811

CHECKED BY: SM
DRAWN BY: CP

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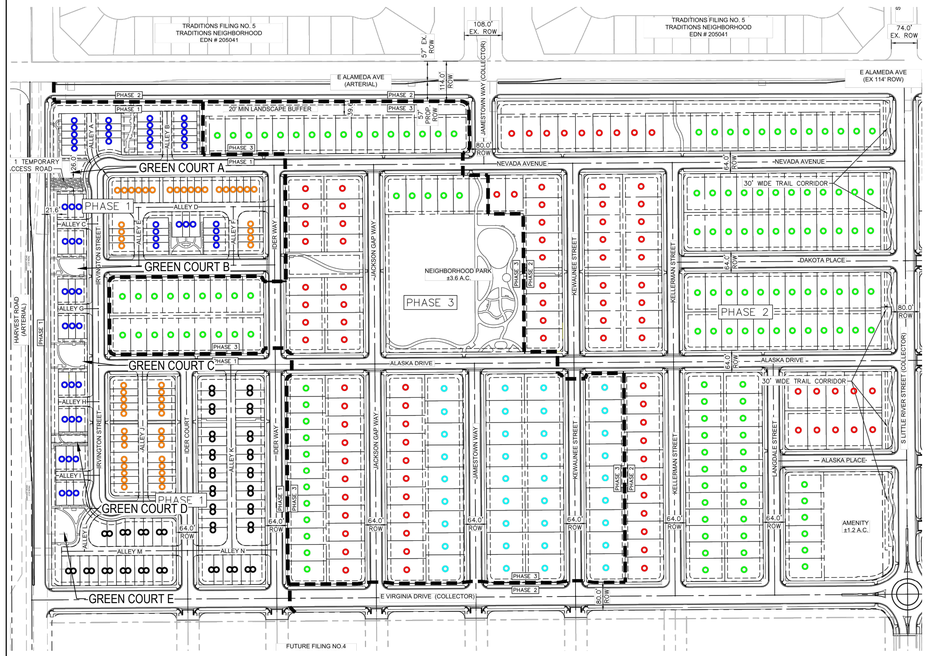
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE LOT TYPICALS

L-102
SHEET 33



LOT COUNT SUMMARY					
UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS	PLANT SCHEDULE REFERENCE NUMBER
SINGLE-FAMILY DETACHED	○	60' x 110'	36	8%	1
SINGLE-FAMILY DETACHED	○	50' x 110'	97	22%	2
SINGLE-FAMILY DETACHED*	○	45' x 110'	141	32%	3
TOWNHOME	○	20' x 72'	52	12%	4
DUPLEX*	○	26' x 82'	58	13%	5
GREENCOURT (TOWNHOME)*	○	20' x 72'	54	13%	6
TOTAL		N/A	438	100%	

*SMALL LOT UNITS (65% MAXIMUM). TOTAL SMALL LOT UNITS = 253 (58% OF TOTAL)

GREEN COURT USABLE OPEN SPACE (MINIMUM 50%)

GREEN COURT	TOTAL AREA SF	TOTAL USABLE OPEN AREA SF	USABLE OPEN SPACE %
GREEN COURT A	8,946 SF	6,073 SF	68%
GREEN COURT B	5,917 SF	4,327 SF	73%
GREEN COURT C	7,845 SF	5,257 SF	67%
GREEN COURT D	3,688 SF	2,211 SF	60%
GREEN COURT E	8,795 SF	6,056 SF	69%

LOT TYPICAL PLANT SCHEDULE - FOR EXAMPLE ONLY

2 inch minimum

Response: Updated to show 2" min.

DECIDUOUS CANOPY TREES	QTY	1	2	3	4	5	6	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
CA SP	1	1						CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	LOW	40`-50`	30`-40`
CE OC	1	1						CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	LOW	50`-80`	40`-60`
GL SH	1					1		GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL	LOW	40`-50`	30`-40`
GY DI	1			1				GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL	LOW	50`-80`	40`-60`
TI GR	2		1			1		TILIA CORDATA `GREENSPIRE`	GREENSPIRE LITTLELEAF LINDEN	B & B	2"CAL	MOD	30`-40`	25`-30`
UL PR	1			1				ULMUS AMERICANA `PRINCETON`	AMERICAN ELM	B & B	2"CAL	MOD	50`-80`	40`-60`
EVERGREEN TREES	**QTY**	**1**	**2**	**3**	**4**	**5**	**6**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
JU WO	3			3				JUNIPERUS SCOPULORUM `WOODWARD`	WOODWARD COLUMNAR JUNIPER	B & B	6` HEIGHT	VERY LOW	15`-20`	4`-6`
PI ED	1		1					PINUS EDULIS	PINON PINE	B & B	6` HEIGHT	VERY LOW	25`-30`	15`-20`
ORNAMENTAL TREES	**QTY**	**1**	**2**	**3**	**4**	**5**	**6**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
AC FL	1				1			ACER GINNALA `FLAME`	FLAME AMUR MAPLE	B & B	1.5"CAL	LOW	15`-20`	15`-20`
AL TE	1		1					ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	B & B	6` CLUMP	MOD	25`-30`	15`-20`
AM AB	3			2		1		AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6` CLUMP	LOW	15`-25`	15`-20`
MA RB	5		3	1			1	MALUS X `RED BARRON`	RED BARRON CRAB APPLE	B & B	1.5"CAL	MOD	15`-20`	8`-10`
MA SS	1						1	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	1.5"CAL	MOD	15`-25`	20`-25`
PR AM	4	3			1			PRUNUS AMERICANA	AMERICAN PLUM	B & B	6` CLUMP	LOW	15`-20`	10`-15`
DECIDUOUS SHRUBS	**QTY**	**1**	**2**	**3**	**4**	**5**	**6**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
AM SO	5				5			AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	CONT.	#5	LOW	13`-15`	3`-4`
AM RE	5						5	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	#5	LOW	7`-8`	7`-8`
AR QU	10				10			ARTEMISIA LUDOVICIANA ALBULA 'SILVER QUEEN'	SILVER QUEEN SAGEBRUSH	CONT.	#5	VERY LOW		
BE BU	13		3		4	6		BERBERIS THUNBERGII `BAILTWO` TM	BURGUNDY CAROUSEL BARBERRY	CONT.	#5	LOW	2`-3`	4`-5`
BE CP	20	9	11					BERBERIS THUNBERGII `CRIMSON PYGMY`	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1`-2`	1`-2`
BU AL	1						1	BUDDLEJA ALTERNIFOLIA `ARGENTEA`	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW	13`-15`	11`-12`
CA MR	20					9	11	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	LOW	2`-3`	2`-3`
CH NN	36	6	19		5	6		CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW	1`-2`	2`-3`
CO AF	3					3		CORNUS SERICEA `ARCTIC FIRE`	ARCTIC FIRE DOGWOOD	CONT.	#5	MOD	3`-4`	3`-4`
CO AC	4						4	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5	LOW	9`-12`	9`-10`
CY SP	6		3	3				CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5	LOW	3`-4`	5`-6`
DA CM	13		13					DAPHNE X BURKWOODII `CAROL MACKIE`	CAROL MACKIE DAPHNE	CONT.	#5	MOD	4`-5`	4`-5`
EU AL	3				3			EUONYMUS ALATUS `COMPACTUS`	COMPACT BURNING BUSH	CONT.	#5	MOD	7`-8`	7`-8`
HO DU	1				1			HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5	LOW	5`-6`	5`-6`
LI CH	3			3				LIGUSTRUM VULGARE `CHEYENNE`	CHEYENNE PRIVET	CONT.	#5	LOW	7`-8`	5`-6`
LI LO	10	5	5					LIGUSTRUM VULGARE `LODENSE`	LODENSE PRIVET	CONT.	#5	LOW	2`-3`	3`-4`
PE LS	17	12			5			PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2`-3`	2`-3`
PH SN	5				5			PHILADELPHUS X `SNOWBELLE`	SNOWBELL MOCK ORANGE	CONT.	#5	LOW	3`-4`	3`-4`
PH MO	3	3						PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3`-4`	3`-4`
PO MW	15	6	3	6				POTENTILLA FRUTICOSA `MCKAY`S WHITE`	MCKAY`S WHITE BUSH CINQUEFOIL	CONT.	#5	LOW	2`-3`	2`-3`
PO PB	29	5		9			15	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	CONT.	#5	LOW	2`-3`	2`-3`
PR PB	26	7		3	6		10	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	2`-3`	5`-6`
RH AU	12		5	7				RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1`-2`	5`-6`
RI AU	1				1			RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW	5`-6`	5`-6`
RO BO	3				2	1		ROSA BONICA	BONICA ROSE	CONT.	#5	LOW	3`-4`	3`-4`
RO WO	6		6					ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	5`-6`	5`-6`
SY MK	13	3	3	5	2			SYRINGA PATULA `MISS KIM`	MISS KIM LILAC	CONT.	#5	LOW	4`-5`	4`-5`
SY VU	1				1			SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW	15` <	11`-12`
EVERGREEN SHRUBS	**QTY**	**1**	**2**	**3**	**4**	**5**	**6**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
AR CO	5		3			2		ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW	2`-3`	5`-6`
AR CH	13	2	2	9				ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5	LOW	1`-2`	5`-6`
AR PA	9	3	3				3	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW	2`-3`	5`-6`
CO AP	18	9				6	3	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1`-2`	5`-6`
EU BL	5		5					EUONYMUS FORTUNEI `BLONDY` TM	BLONDY EUNONYMUS	CONT.	#5	MOD	1`-2`	1`-2`
EU EG	6	3				3		EUONYMUS FORTUNEI `EMERALD GAIETY` TM	EMERALD GAIETY EUONYMUS	CONT.	#5	MOD	1`-2`	3`-4`
JU BH	4					4		JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW	<1`	7`-8`
JU BR	10	3	2	5				JUNIPERUS SABINA `BROADMOOR`	BROADMOOR JUNIPER	CONT.	#5	LOW	1`-2`	7`-8`
JU CC	7	5	2					JUNIPERUS SABINA `CALGARY CARPET` TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1`-2`	7`-8`
JU SC	2	2						JUNIPERUS SABINA `SCANDIA`	SCANDIA JUNIPER	CONT.	#5	LOW	1`-2`	5`-6`
JU BU	4				4			JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	VERY LOW		
PI DW	11	3	3	5				PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW	2`-3`	2`-3`
PI MO	12	3				4	5	PINUS MUGO `MOPS`	MUGO PINE	CONT.	#5	LOW	2`-3`	2`-3`
ORNAMENTAL GRASSES	**QTY**	**1**	**2**	**3**	**4**	**5**	**6**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**WATER USE**	**HEIGHT**	**SPREAD**
BO BA	49	8		6	18	17		BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	VERY LOW	2`-3`	1`-2`
CA BR	16	3				13		CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	LOW	3`-4`	2`-3`
CA KF	27	21	6					CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	4`-5`	1`-2`
HE SE	27			18		9		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1	LOW	2`-3`	1`-2`
MI AD	22		16			6		MISCANTHUS SINENSIS `ADAGIO`	COMPACT MAIDEN GRASS	CONT.	#1	MOD	3`-4`	2`-3`
MI ML	12	6		6				MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#1	MOD	4`-5`	2`-3`
MI VA	5	5						MISCANTHUS SINENSIS `VARIEGATUS`	VARIEGATED MAIDEN GRASS	CONT.	#1	MOD	4`-5`	2`-3`
MU RE	10		10					MUHLENBERGIA REVERCHONI `UNDAUNTED`	UNDAUNTED MUHLY	CONT.	#1	MOD	2`-3`	1`-2`
NA TE	49	16	18				15	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#1	LOW	2`-3`	1`-2`
PA HM	3					3		PANICUM VIRGATUM `HEAVY METAL`	BLUE SWITCH GRASS	CONT.	#1	LOW	3`-4`	1`-2`
PA SH	10			10				PANICUM VIRGATUM `SHENANDOAH`	SWITCH GRASS	CONT.	#1	LOW	3`-4`	1`-2`
PE HA	20			20				PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	CONT.	#1	LOW	1`-2`	1`-2`
PE OR	10			10				PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	CONT.	#1	LOW	2`-3`	1`-2`
SC SC	15				15			SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#1	LOW	3`-4`	2`-3`
SP HE	19	6	3		10			SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	2`-3`	1`-2`

Note that the ornamental grasses in the curbside landscape area must be specified at 5 gallon.

Response: Grasses have been shown as #5 gallon.

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

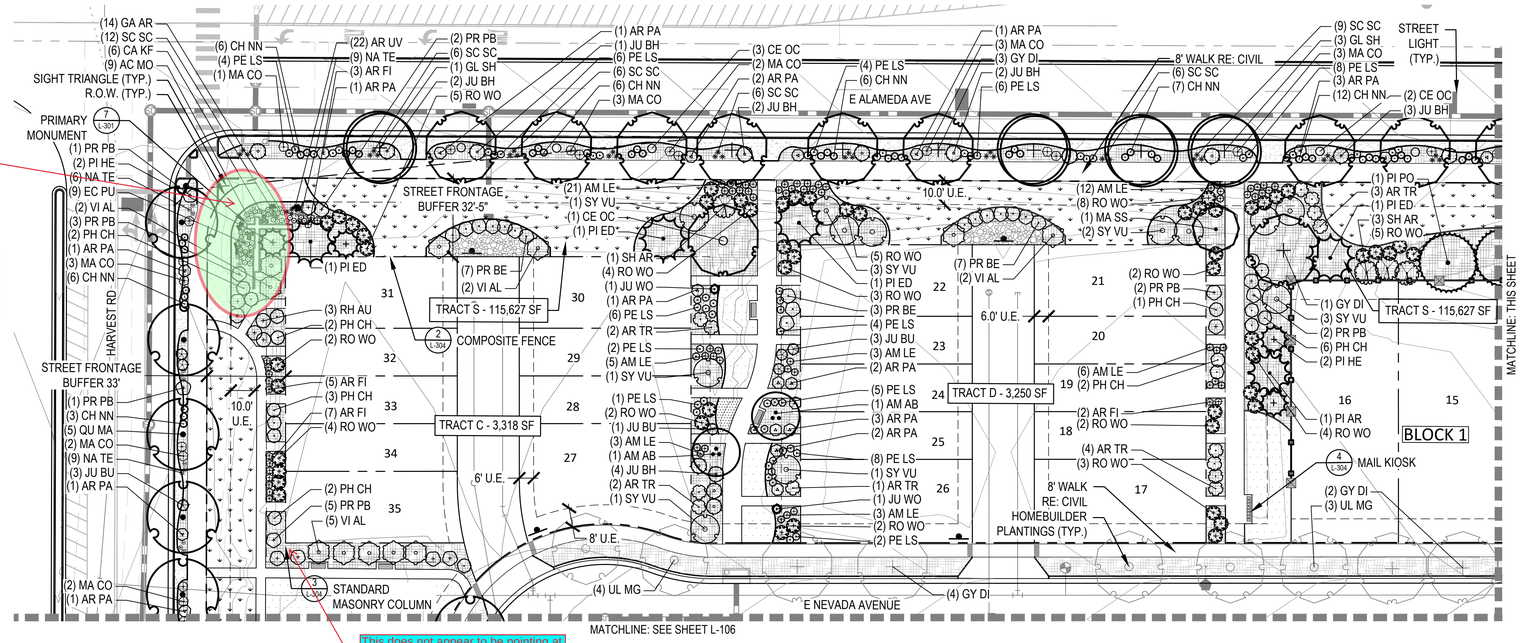
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LOT TYPICALS

L-103
SHEET 34

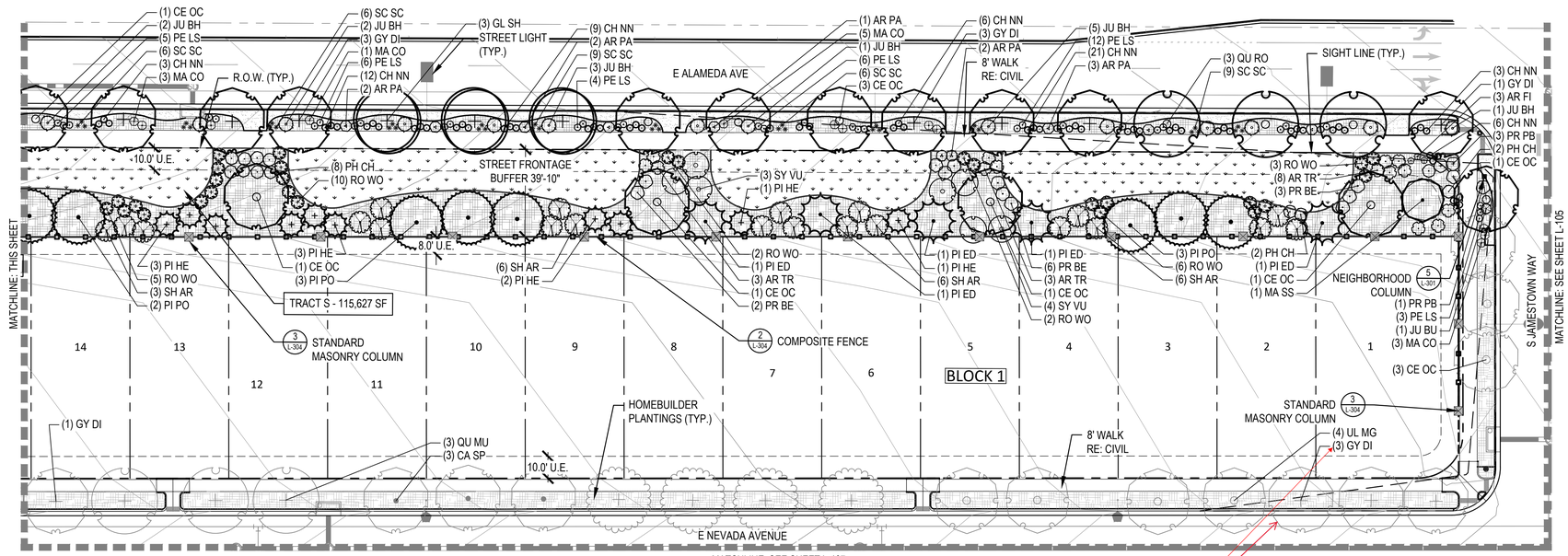


For sod to be used in this area it must not be just for aesthetics, but it is to be programmed as an activated space for use by residents. This corner appears to be more for aesthetics and not functional.

Response: Corner has been updated to reflect the use of the space.

This does not appear to be pointing at anything? Maybe a layer is off?

Response: Label has been updated accordingly.



Response: Homeowner trees are greyed back to delineate the plant requirements between the developer and homebuilder. This method has been used and accepted on previous projects.

For all street trees adjacent to the typical units, the symbols on these plans should be dark (not screened back) if you are showing the symbols to count them. Also, provide a note that the shrubs and groundcovers are shown on the typical unit planting.

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

Provide a reference to a sheet and detail for this fence.

Response: Reference has been added.

NOTES

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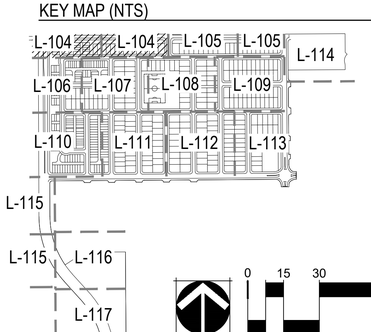
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SM
DRAWN BY: CP

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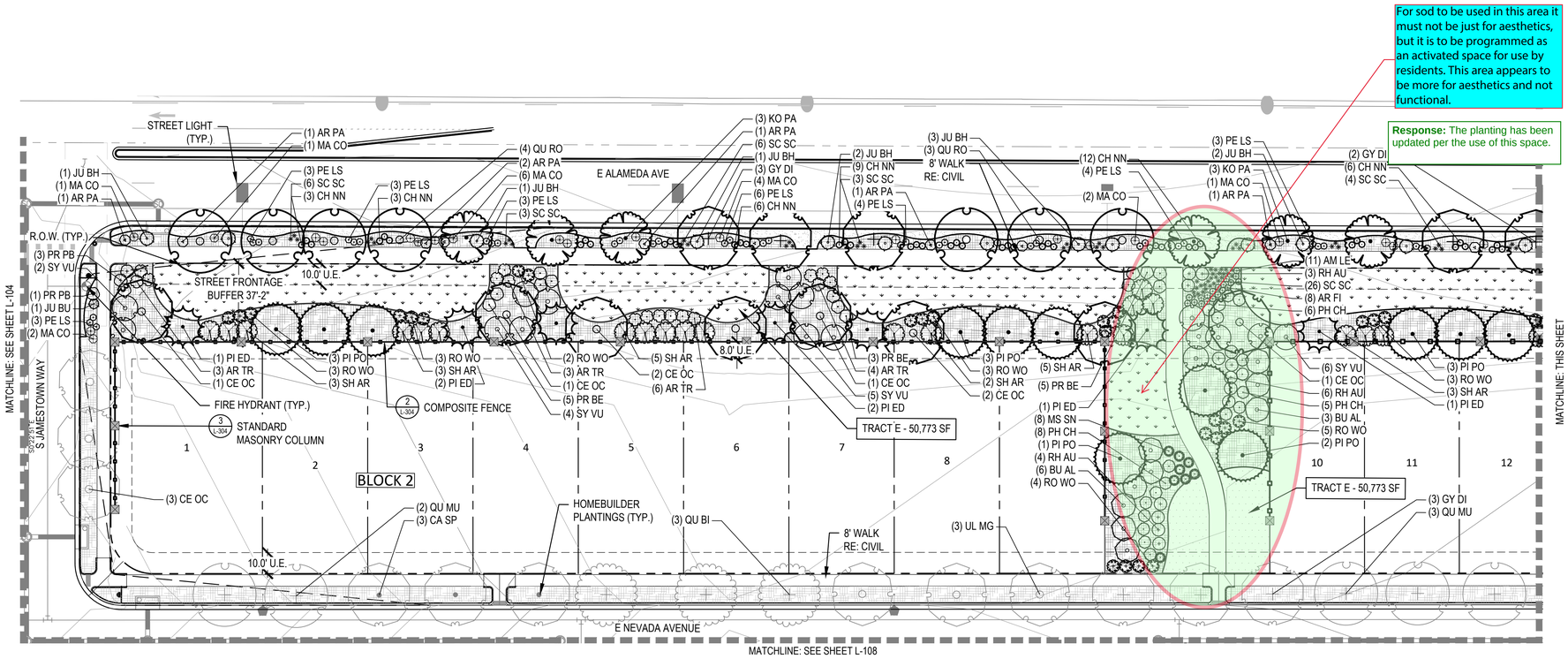
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

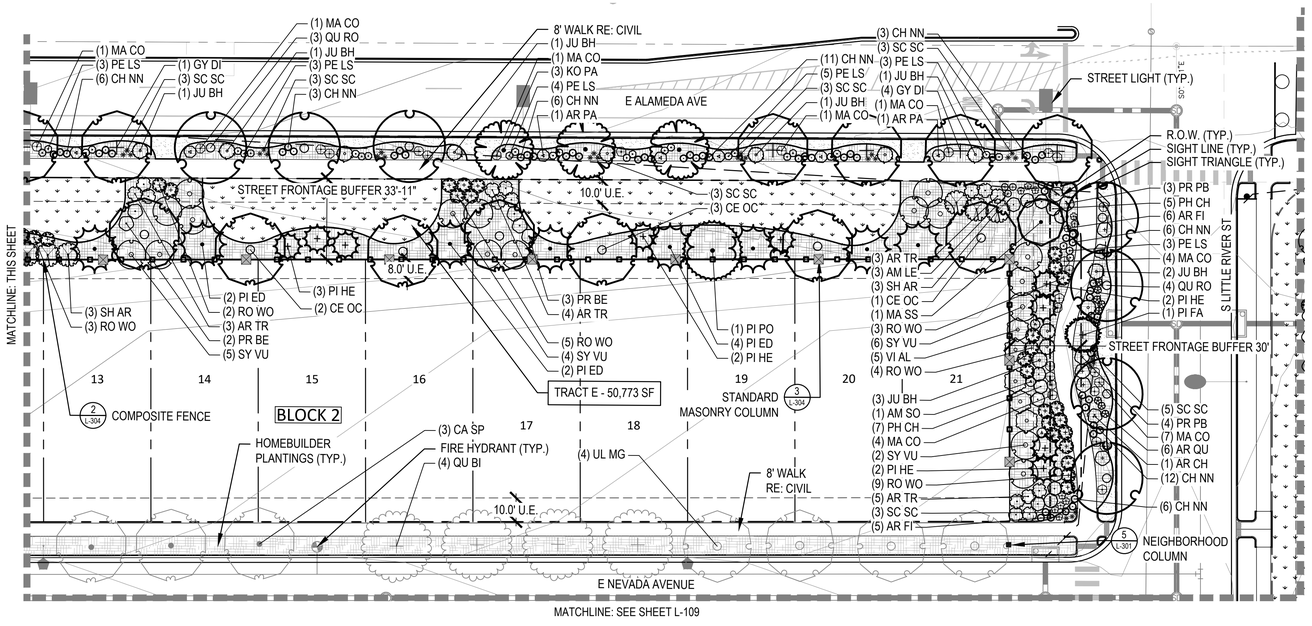
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-104
SHEET 35





LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
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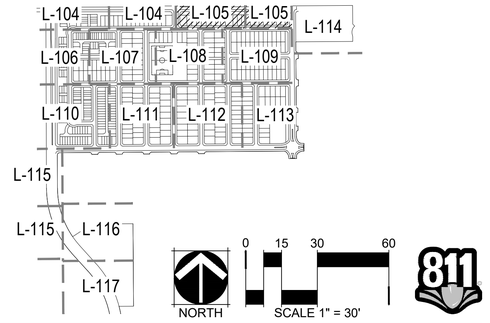
KEY MAP (NTS)



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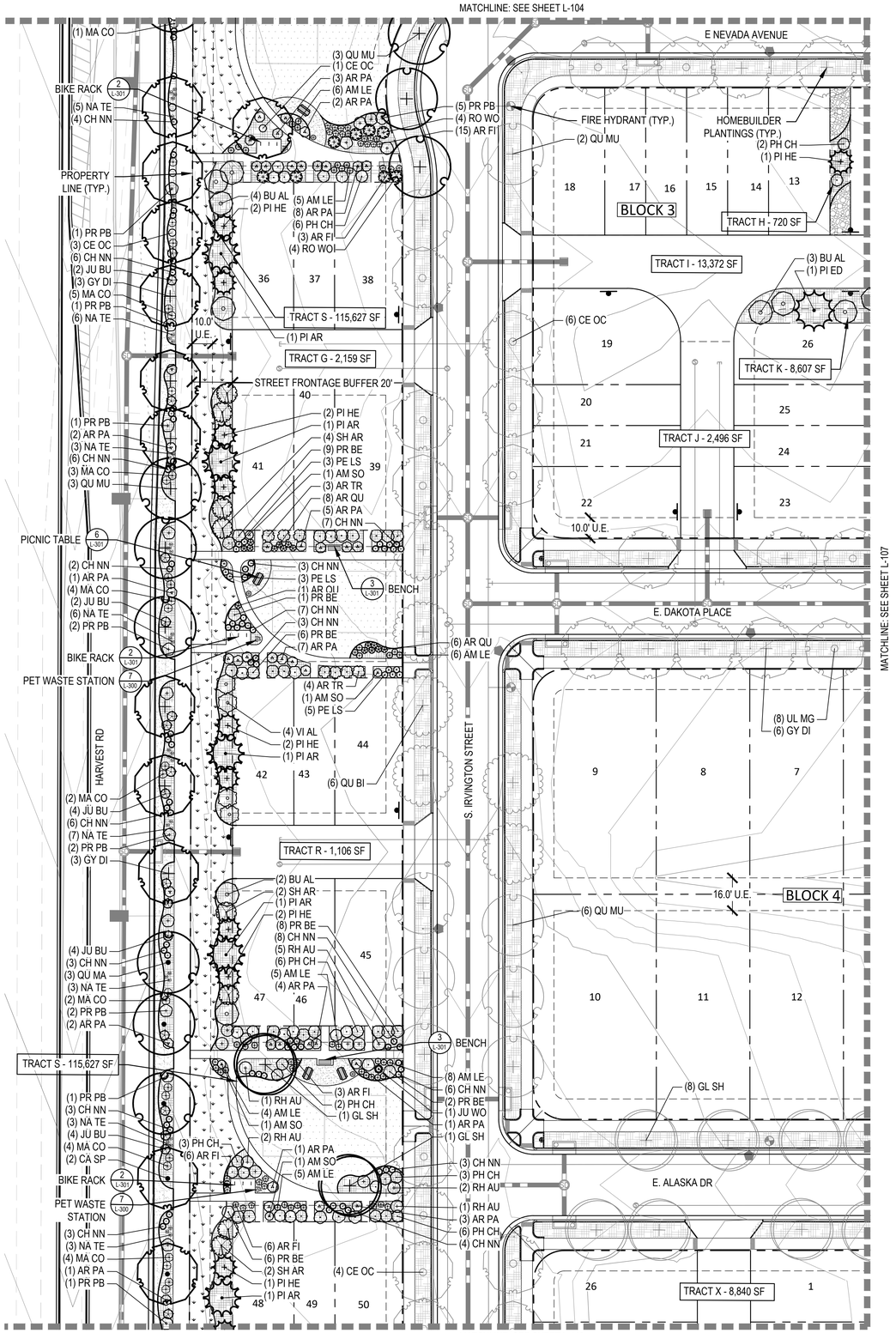
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-105
SHEET 36



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
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- POUR IN PLACE SURFACING
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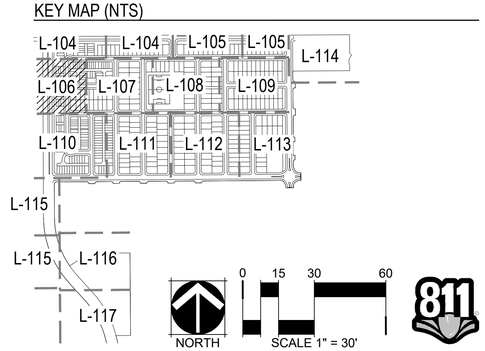
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

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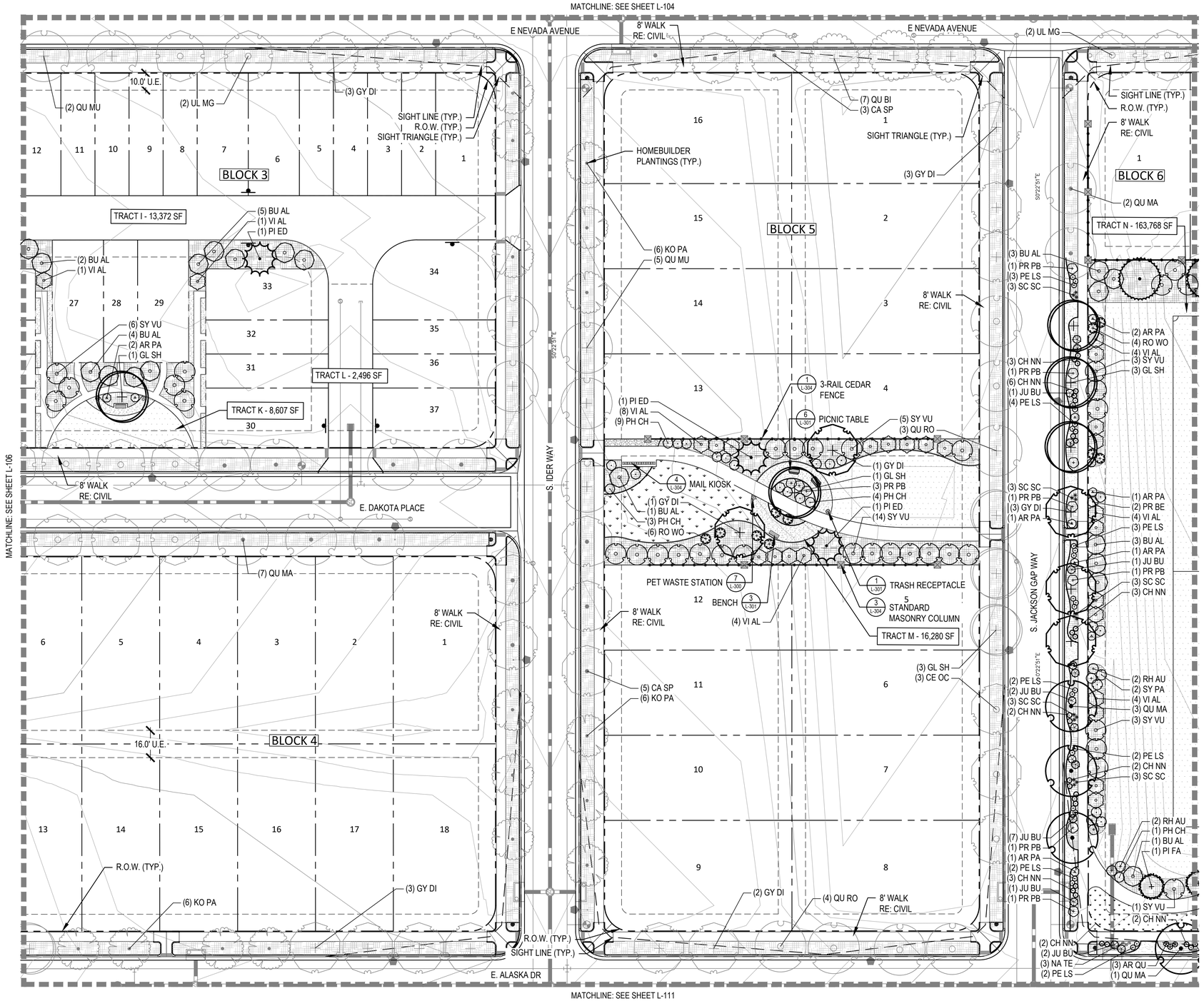
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-106
SHEET 37



LEGEND

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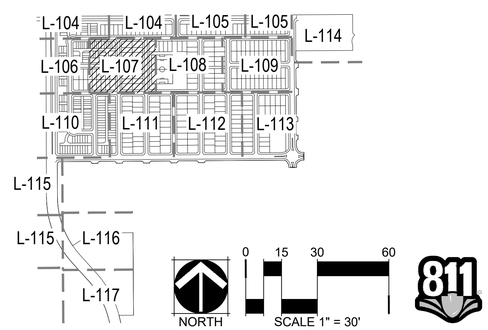
- MATCHLINE

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



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DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

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

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-107
SHEET 38

MATCHLINE: SEE SHEET L-105

MATCHLINE: SEE SHEET L-107

MATCHLINE: SEE SHEET L-109

MATCHLINE: SEE SHEET L-112

E NEVADA AVENUE

S. KEWAUNEE STREET

E. ALASKA DRIVE

BLOCK 6

BLOCK 7

TRACT N - 163,768 SF

TRACT O - 5,280 SF

R.O.W. (TYP.)

SIGHT LINE (TYP.)

SIGHT TRIANGLE (TYP.)

8' WALK RE: CIVIL

16.0' U.E.

10.0' U.E.

HOMEBUILDER PLANTINGS (TYP.)

FIRE HYDRANT (TYP.)

(1) CA SP

(3) GY DI

(1) UL MG

(3) RH AU

(2) SH AR

(1) BU AL

(2) PI PO

(3) QU MU

(3) QU BI

(4) BU AL

(1) PI AR

(6) SH AR

(6) SY VU

(2) QU MU

(3) BU AL

(6) PI PO

(10) SY VU

(9) VI AL

(12) MS SN

(9) PO PB

(15) AM LE

(2) PR PB

(1) PR PB

(3) SH AR

(1) CA SP

(5) EC PU

(5) SY VU

(1) AM AB

(3) AC HW

(16) PO PB

(16) PO PB

(9) BU AL

(28) MS SN

(1) PH CH

(1) BU AL

(4) RH AU

(3) VI AL

(5) PI FA

(2) PR PB

(4) UL MG

(3) BO BA

(4) PE LS

(1) JU BU

(1) PR PB

(1) QU MA

(2) AR QU

(3) BO BA

(1) CH NN

(3) PE LS

(2) AR QU

(3) NA TE

(1) PR PB

(3) CH NN

(1) JU BU

(1) JU BU

(1) AR QU

(1) PR PB

(3) PE LS

(1) JU BU

(3) CA SP

(3) AR QU

(3) BO BA

(3) CH NN

(1) QU MA

(2) GL SH

(5) PO PB

(2) SH AR

(4) GY DI

(1) PI PO

(1) MA SS

(2) RH AU

(3) PH CH

(1) AR PA

(2) AR CH

(7) PR BE

(5) PO PB

(6) PE LS

(3) SY VU

(3) AR QU

(3) PE LS

(1) JU BU

(3) GL SH

(3) CE OC

(3) GY DI

(3) QU RO

(6) VI AL

(5) SY VU

(2) SY VU

(1) PI ED

(3) VI AL

(3) GL SH

(3) CE OC

(2) QU MA

(3) GL SH

(3) GY DI

(3) QU MA

(3) RO WO

(6) VI AL

(2) CA SP

(3) GY DI

(1) PH ED

(3) BU AL

(8) PR PB

(8) CY SP

(6) AM LE

(1) CE OC

(1) PI ED

(2) QU MU

(6) VI AL

(5) SY VU

(3) GL SH

(4) PH CH

(23) MI ML

(14) AR PA

(28) PR BE

(12) RH AU

(3) GL SH

(3) CE OC

(2) SH AR

(4) GY DI

(1) PI PO

(1) MA SS

(2) RH AU

(3) PH CH

(1) AR PA

(2) AR CH

(7) PR BE

(5) PO PB

(6) PE LS

(3) SY VU

(3) AR QU

(3) PE LS

(1) JU BU

8' WALK RE: CIVIL

(3) QU MA

1	18
2	17
3	16
4	15
5	12
6	13
7	14
8	9
9	10
10	11
11	8
12	7
13	6
14	5
15	4
16	3
17	2
18	1

1 L-304	3-RAIL CEDAR FENCE
1 L-305	PIP/EWF PLAY SURFACE TRANSITION
2 L-305	PEDESTRIAN LIGHT
3 L-304	STANDARD MASONRY COLUMN
3 L-301	BENCH
5 L-301	LANDSCAPE BOULDER
9 L-301	CRAWL LOG
1 L-301	TIMBER BEAM
5 L-301	WORM CLIMBER
2 L-305	FUN ROCK
8 L-305	SPINNER
1 L-302	CONCRETE SEAT WALL
3 L-303	SWING
2 L-302	CONCRETE PLAYGROUND CURB
6 L-303	SLIDE
4 L-303	TREE STUMP (TYP.)
7 L-303	TIMBER CLIMB
3 L-302	PLAYGROUND RAMP
6 L-302	SHADE STRUCTURE
6 L-301	PICNIC TABLE
1 L-301	TRASH RECEPTACLE
1 L-302	CONCRETE SEAT WALL
1 L-302	CONCRETE SEAT WALL
2 L-301	BIKE RACK
7 L-300	PET WASTE STATION
4 L-304	MAIL KIOSK

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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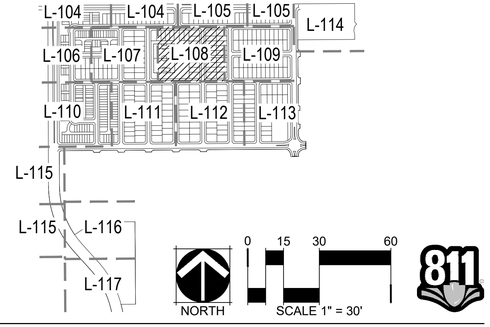
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-108
SHEET 39

MATCHLINE: SEE SHEET L-105

E NEVADA AVENUE

S89°37'09"W

S89°37'09"W

S. KELLERMAN STREET

S. LITTLE RIVER ST

E DAKOTA PLACE

E. ALASKA DR

MATCHLINE: SEE SHEET L-108

MATCHLINE: SEE SHEET L-114

MATCHLINE: SEE SHEET L-113

(4) CE OC

SIGHT LINE (TYP.)

R.O.W. (TYP.)

SIGHT TRIANGLE (TYP.)

(2) GY DI

(3) QU MU

(3) CA SP

10.0' U.E.

8' WALK
RE: CIVIL

(4) UL MG
(2) QU BI

(5) SC SC
(3) NA TE

(3) AC MO
(11) CH NN
(2) AR TR
(9) GA AR
(6) AR FI

(2) MA CO
(2) PR PB

(1) PI DW
(3) SY VU

(1) JU BH
(3) CH NN
(5) SC SC
(3) UL MG

(3) RO WO
(2) PI AR
(1) PI PO

TRACT P - 6,428 SF

(2) CE OC
(3) QU MA

16.0' U.E.

BLOCK 8

(3) SH AR
(6) RO WO
(1) CR CR
(3) PR BE
(1) PI PO

(3) AR QU

(3) SC SC
(3) PR PB
(6) MA CO

STREET FRONTAGE BUFFER 30'

(1) JU BH
(3) GL SH

(3) PI HE
(4) MA CO
(4) SY VU
(8) RO WO
(6) AR FI
(1) QU MA

8' WALK RE

(2) AR TR
(1) PI DW
(5) AC MO
(11) CH NN
(9) GA AR
(4) SC SC
(3) NA TE

(6) CA SP
(6) GL SH

8' WALK
RE: CIVIL

10.0' U.E.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

(3) QU MA

4 / L-304 MAIL KIOSK

TRACT O - 5,280 SF

(3) GY DI
(3) CE OC

(6) CA SP
(5) KO PA

(5) GL SH

(3) AC MO
(6) AR FI
(2) AR TR
(5) SC SC
(3) NA TE
(11) CH NN
(3) RO WO
(2) SH AR

3-RAIL CEDAR FENCE
1 / L-304

TRACT Q - 6,428 SF

STANDARD MASONRY COLUMN
3 / L-304

(1) PI PO
(2) SH AR
(3) PR BE
(1) CR CR
(3) SY VU
(1) PI PO

(9) GA AR
(1) PI DW
(2) MA CO
(1) PI PO
(2) PR PB
(1) AR CH
(6) AR QU
(1) JU BH
(3) CH NN
(3) QU MA
(3) PI HE
(3) SC SC
(3) SY VU
(1) PI AR

SIGHT LINE (T

(8) SC SC

(3) AR QU
(6) CH NN
(3) PR PB
(5) MA CO

(3) CE OC
(1) JU BH

(3) GY DI
(3) CE OC

16.0' U.E.

BLOCK 9

(2) PI HE
(3) SY VU
(1) PI AR
(1) PI PO
(6) AR FI

(3) RO W
(2) AR T
(11) CH
(9) GA A
(1) PI DW
(4) SC S
(6) AC M
(3) NA T

(3) KO PA

(3) CE OC

FIRE HYDRANT (TYP.)

HOMEBUILDER PLANTINGS (TYP.)

(3) CA SP
(3) GY DI

(2) CE OC
R.O.W. (TYP.)

NEIGHBORHOOD COLUMN
5 / L-301

10.0' U.E.

8' WALK
RE: CIVIL

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

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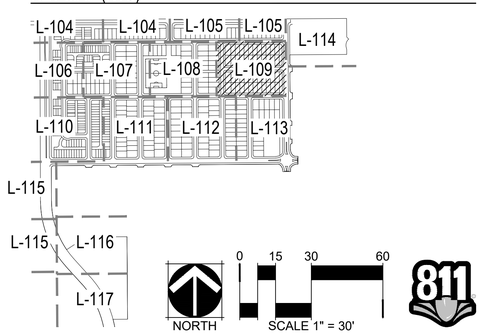

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

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OWNER:
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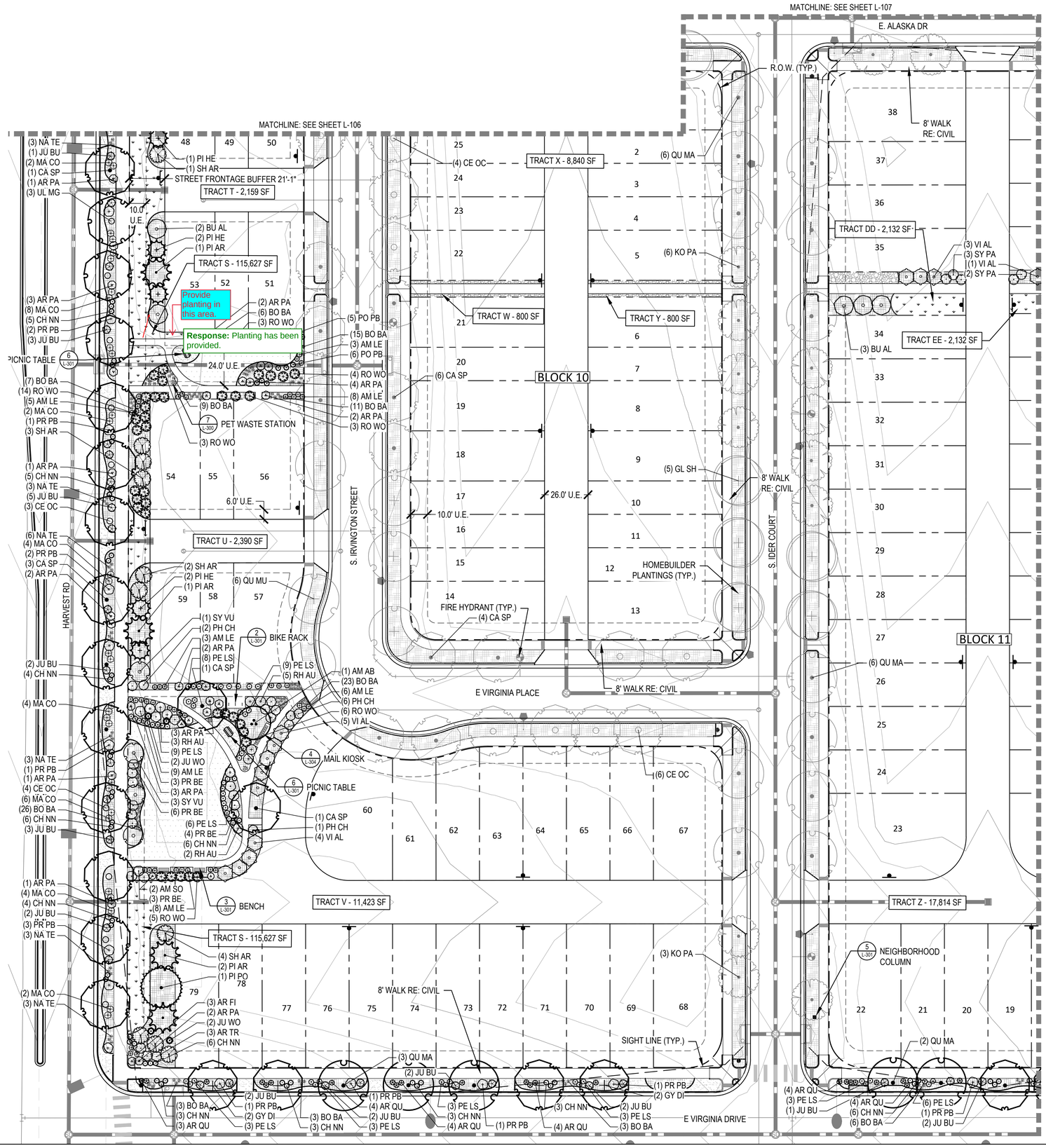
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-109
SHEET 40



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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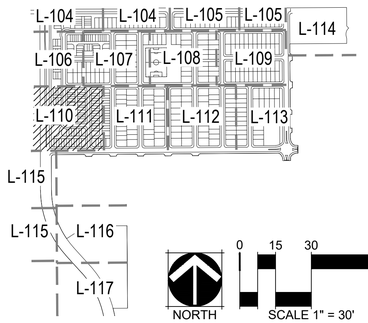

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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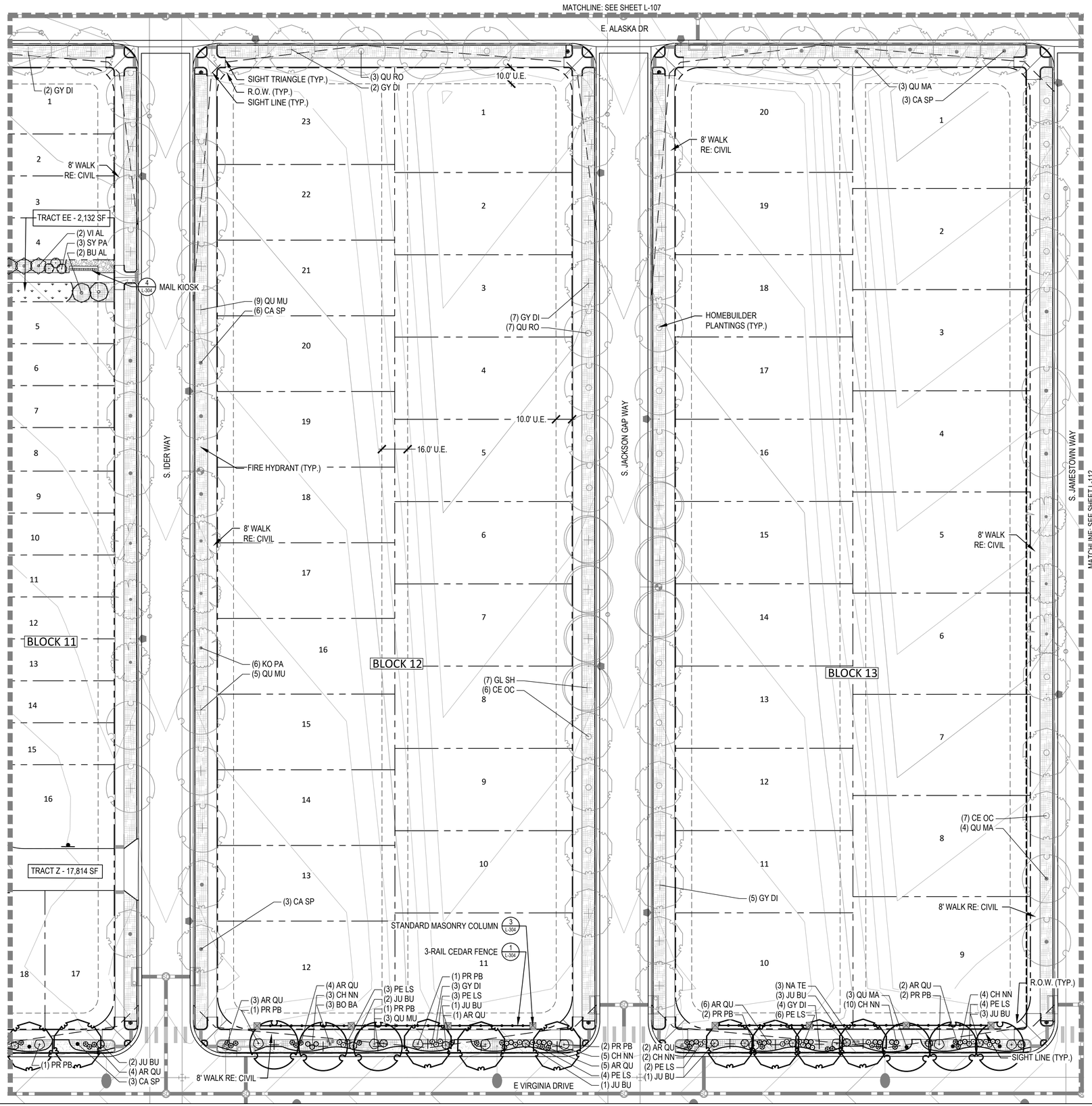
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-110
SHEET 41



CHECKED BY: SM
DRAWN BY: CP

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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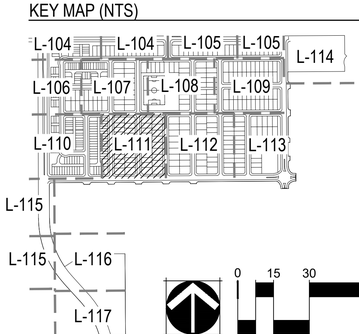

NORTH

0 15 30 60

SCALE 1" = 30'

811

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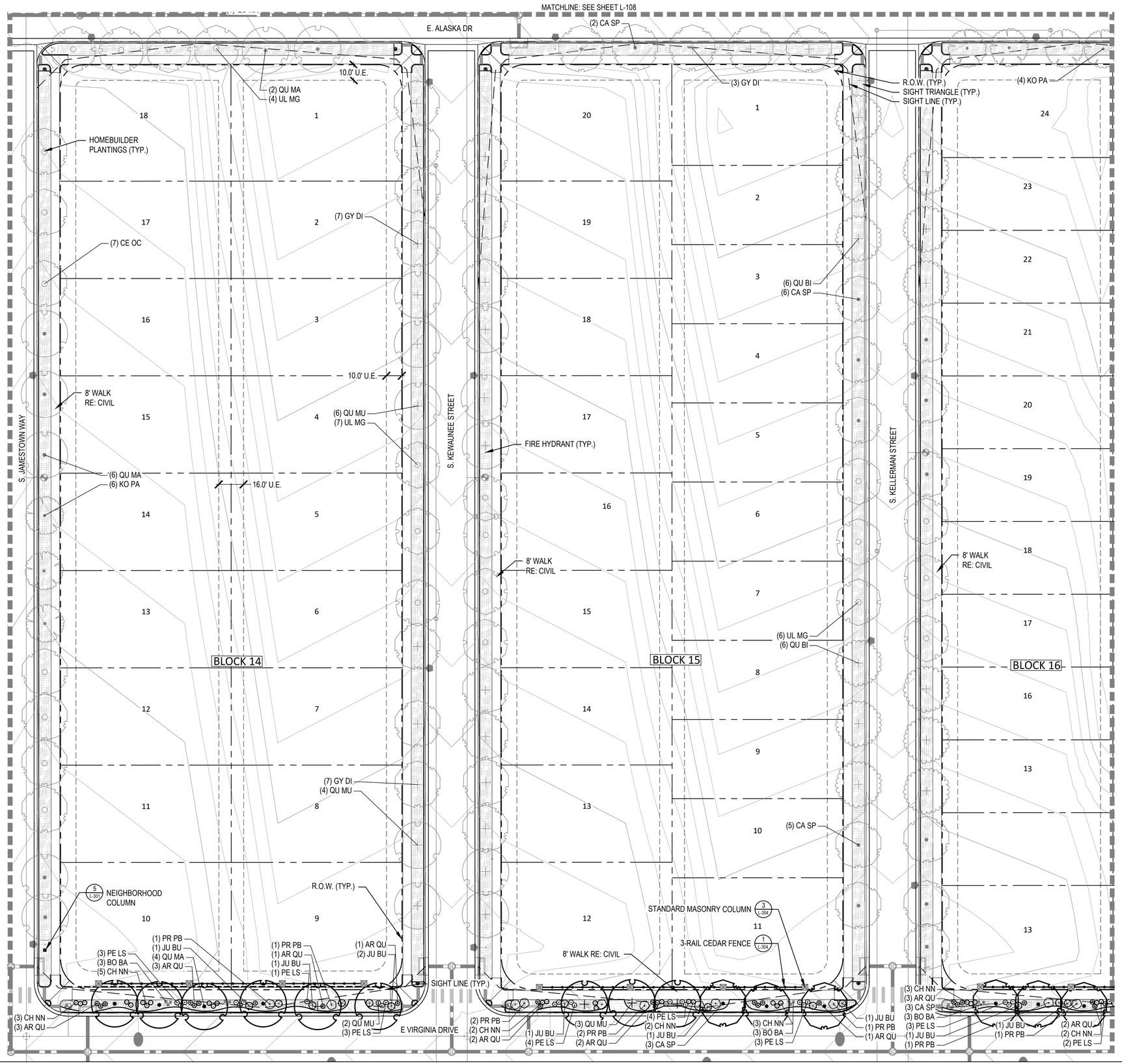
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-111
SHEET 42



CHECKED BY: SM
DRAWN BY: CP

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
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- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

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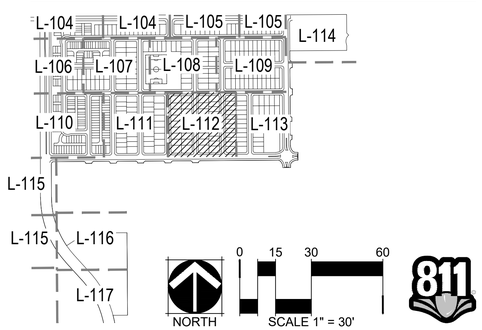

NORTH
0 15 30 60
SCALE 1" = 30'

811

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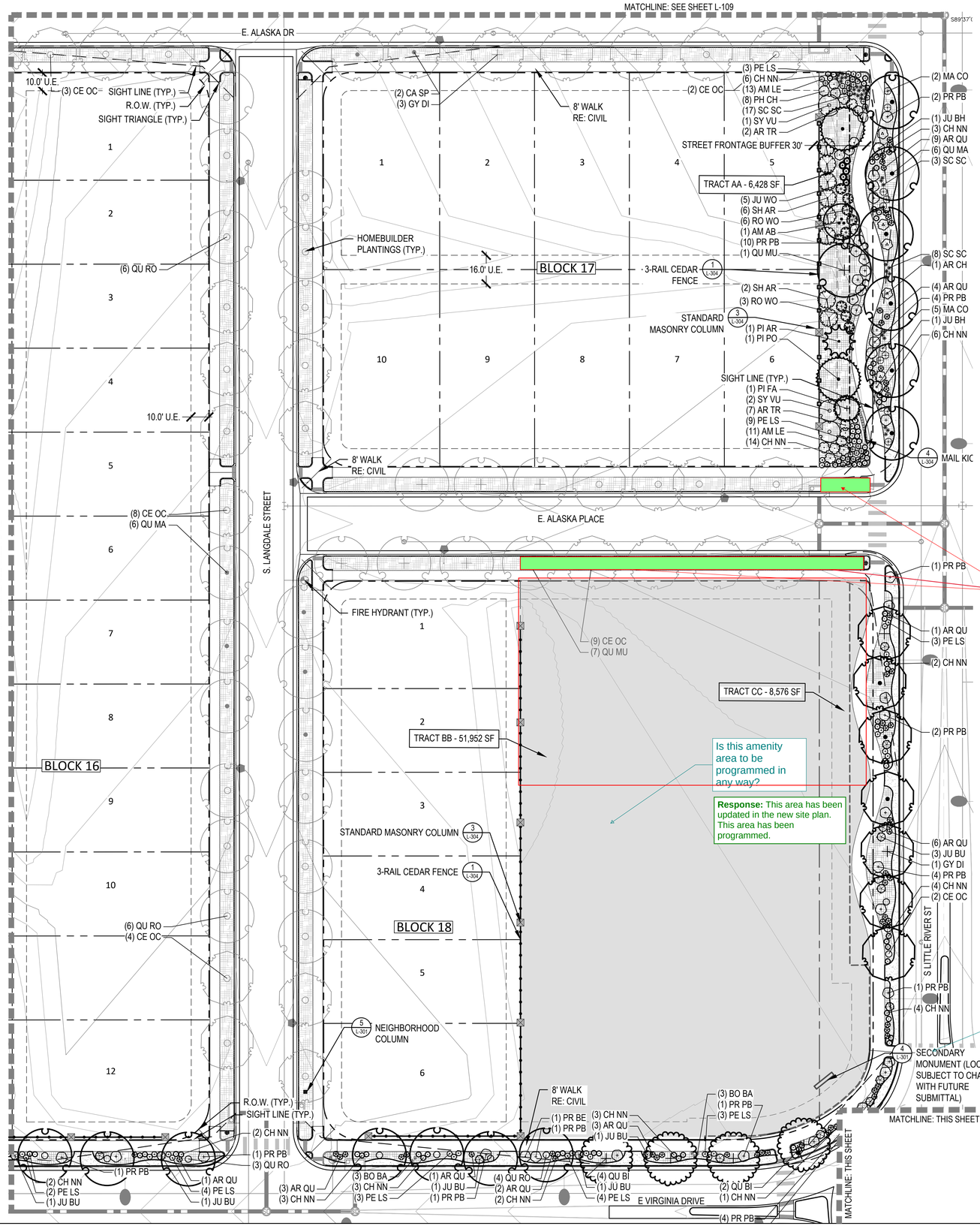
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-112
SHEET 43



This curbside landscaping should be shown with specific plant material as it does not fall within a typical unit.

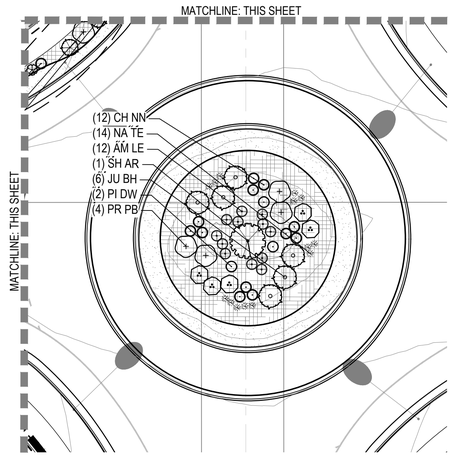
Response: This area has been updated in the new site plan. Curbside landscape has been updated accordingly.

Is this amenity area to be programmed in any way?

Response: This area has been updated in the new site plan. This area has been programmed.

Show location on all sheets. Include dimensions to the back of walk.

Response: Sign location has been shown on all applicable sheets, and dimensions have been included.



1 MEDIAN ENLARGEMENT

SCALE: 1" = 20'-0"

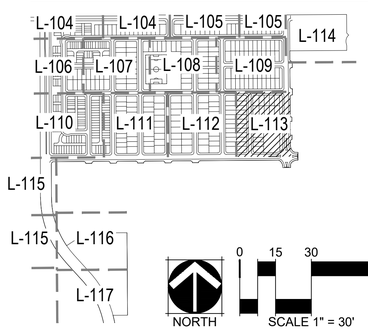
LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES.

KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SM
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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

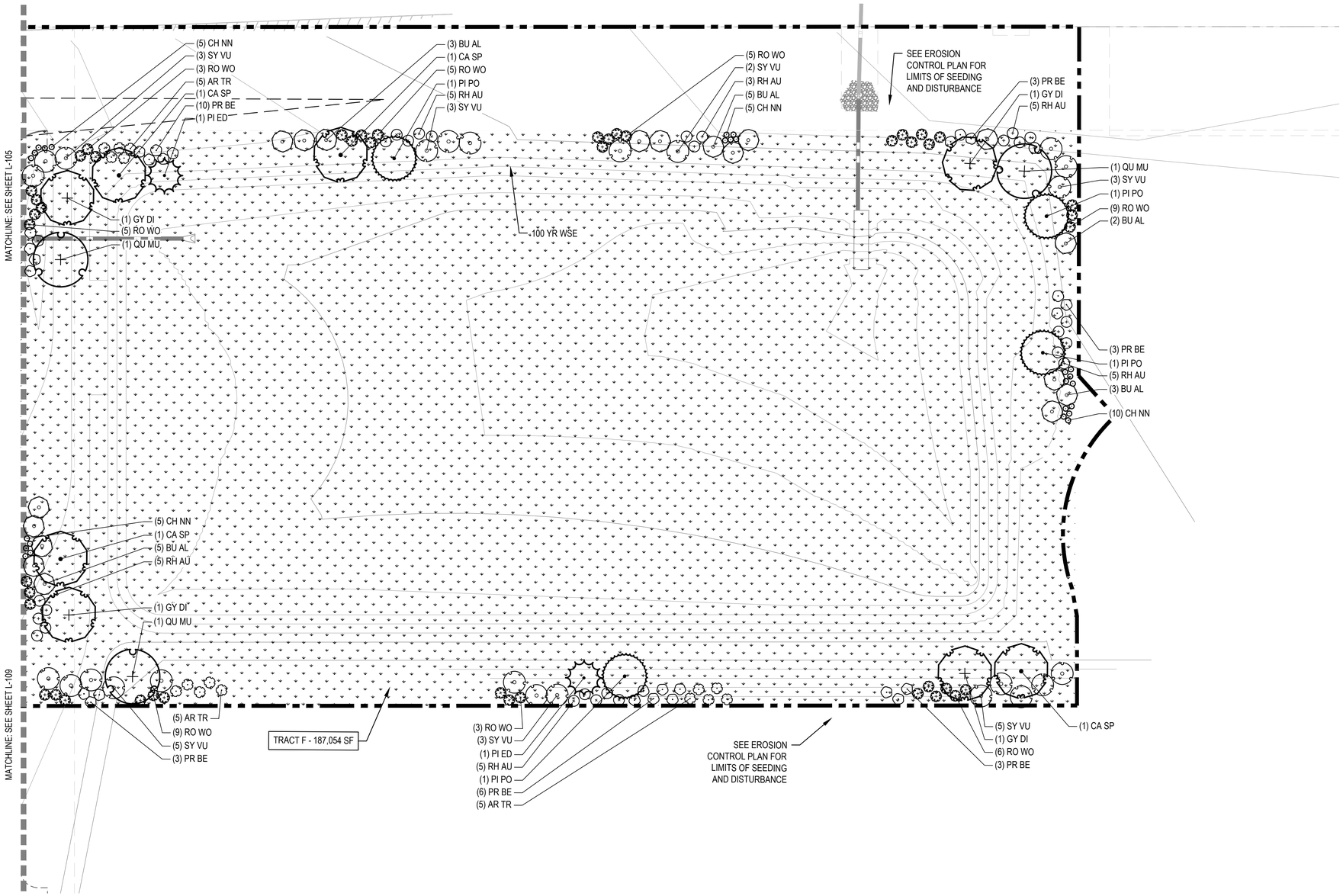
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-113
SHEET 44



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
  REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
- BENCH
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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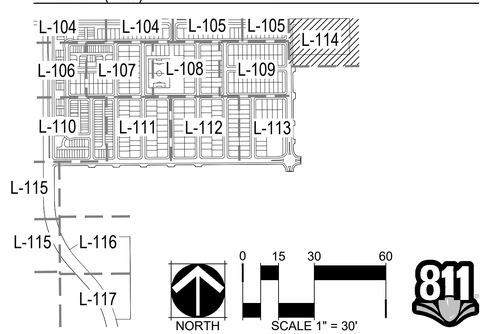
KEY MAP (NTS)



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DRAWN BY: CP

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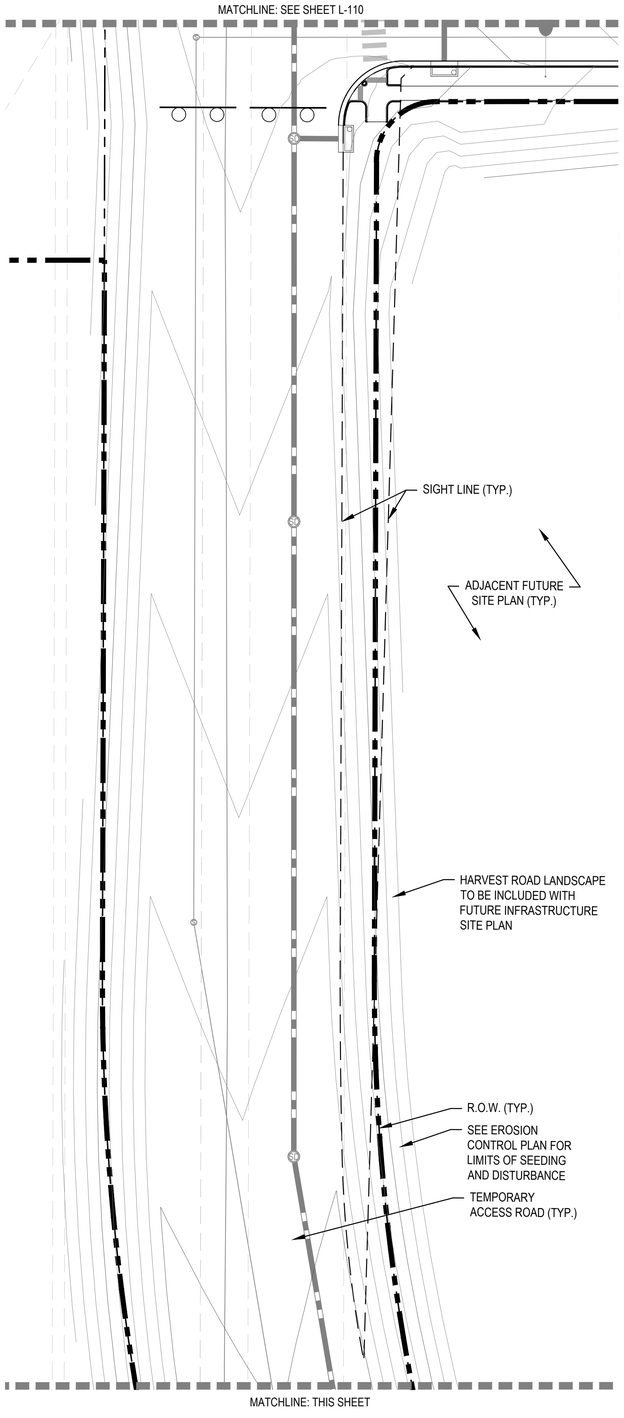
ENGLEWOOD, CO 80112
303.346.7006

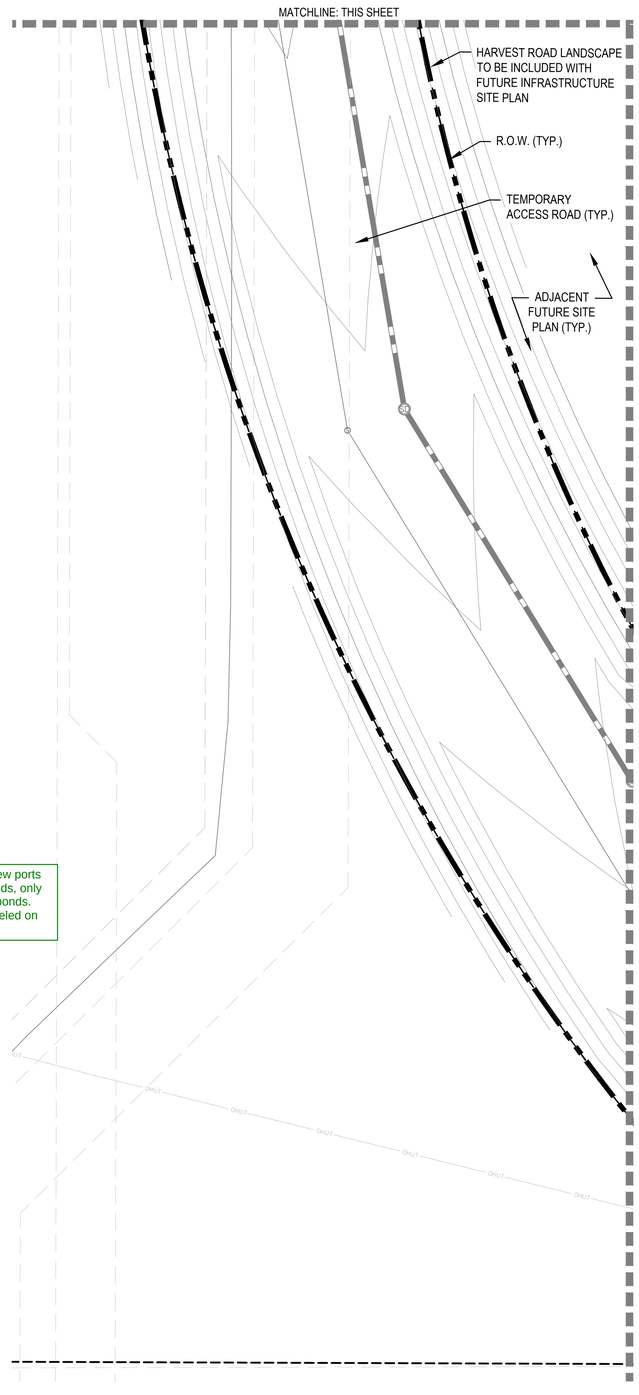
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-114
SHEET 45





Label the Ponds

Response: These view ports do not depict any ponds, only the drainages to the ponds. Ponds have been labeled on other sheets.

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
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- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

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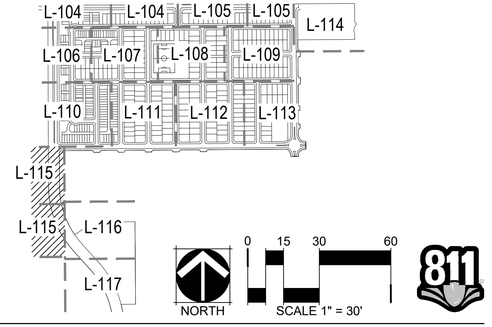
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

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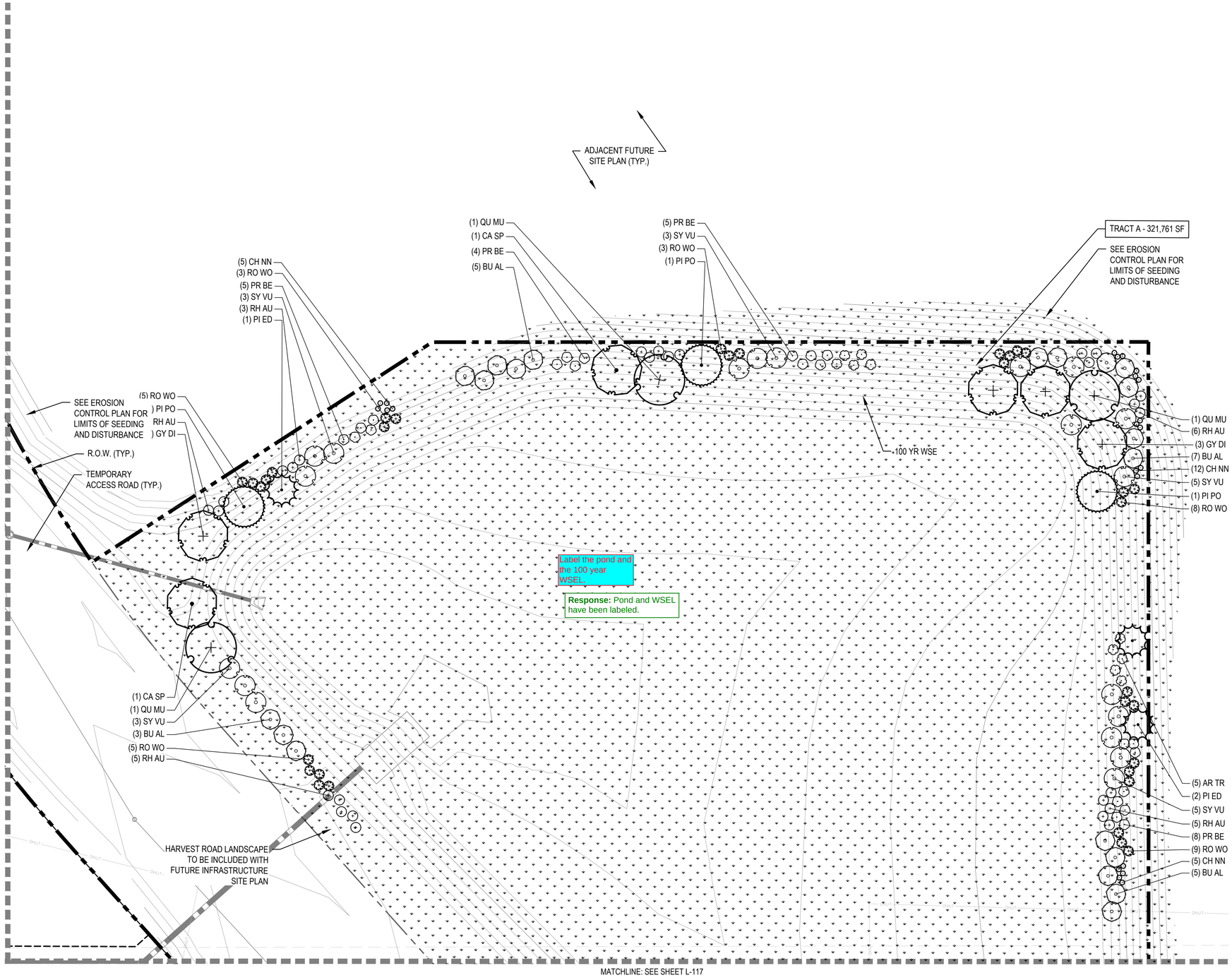
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-115
SHEET 46

CHECKED BY: SM
DRAWN BY: CP



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
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- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

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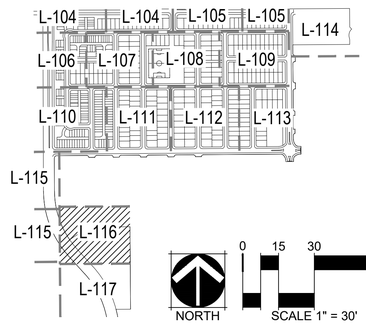
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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ENGLEWOOD, CO 80112
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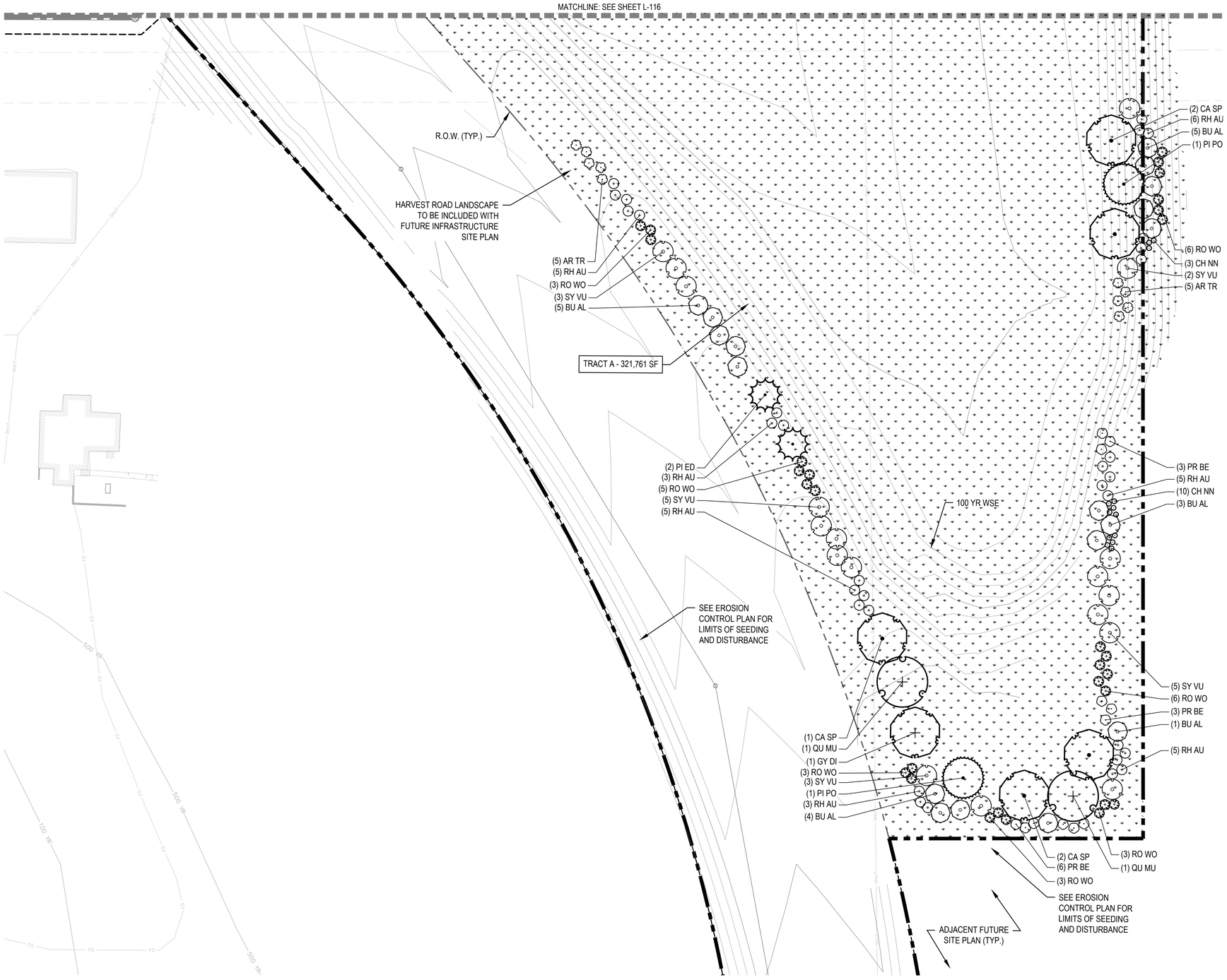
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-116
SHEET 47



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES REFER TO LOT TYP - SHEET L-102
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
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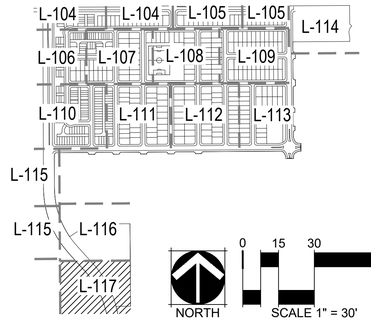
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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303.346.7006

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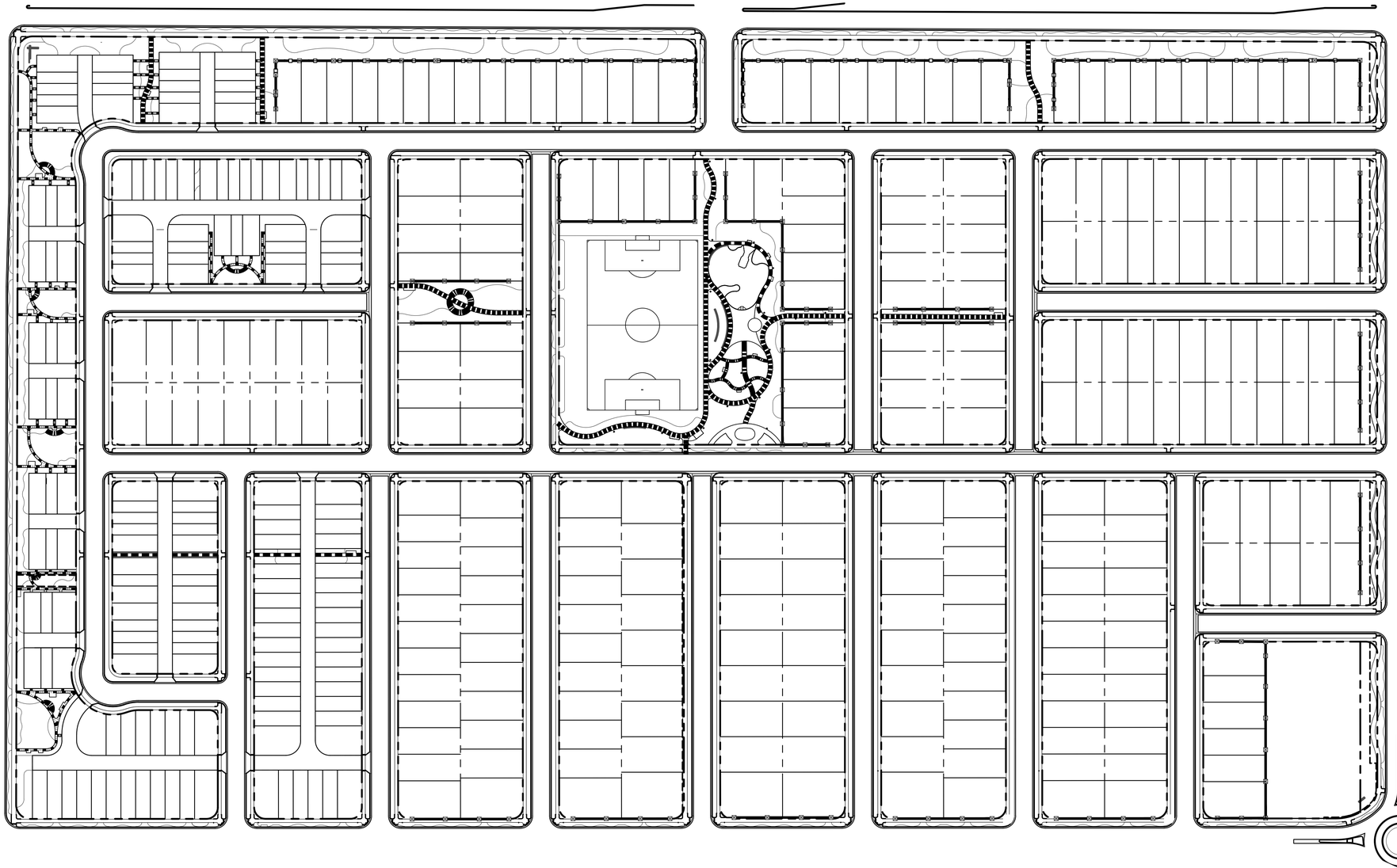
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE PLAN

L-117

SHEET 48



LEGEND

- PROPERTY LINE
- 4' CONCRETE TRAIL
- 6' CONCRETE TRAIL
- 8' CONCRETE TRAIL (NOT INCLUDING ROW SIDEWALKS)
- 4' CRUSHER FINES TRAIL
- 8' CRUSHER FINES TRAIL
- 3-RAIL CEDAR FENCE (REFER TO 1/L-304)
- COMPOSITE FENCE (REFER TO 2/L-304)
- STANDARD MASONRY COLUMN (REFER TO 3/L-304)

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DATE:
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3/16/23 SITE PLAN 02

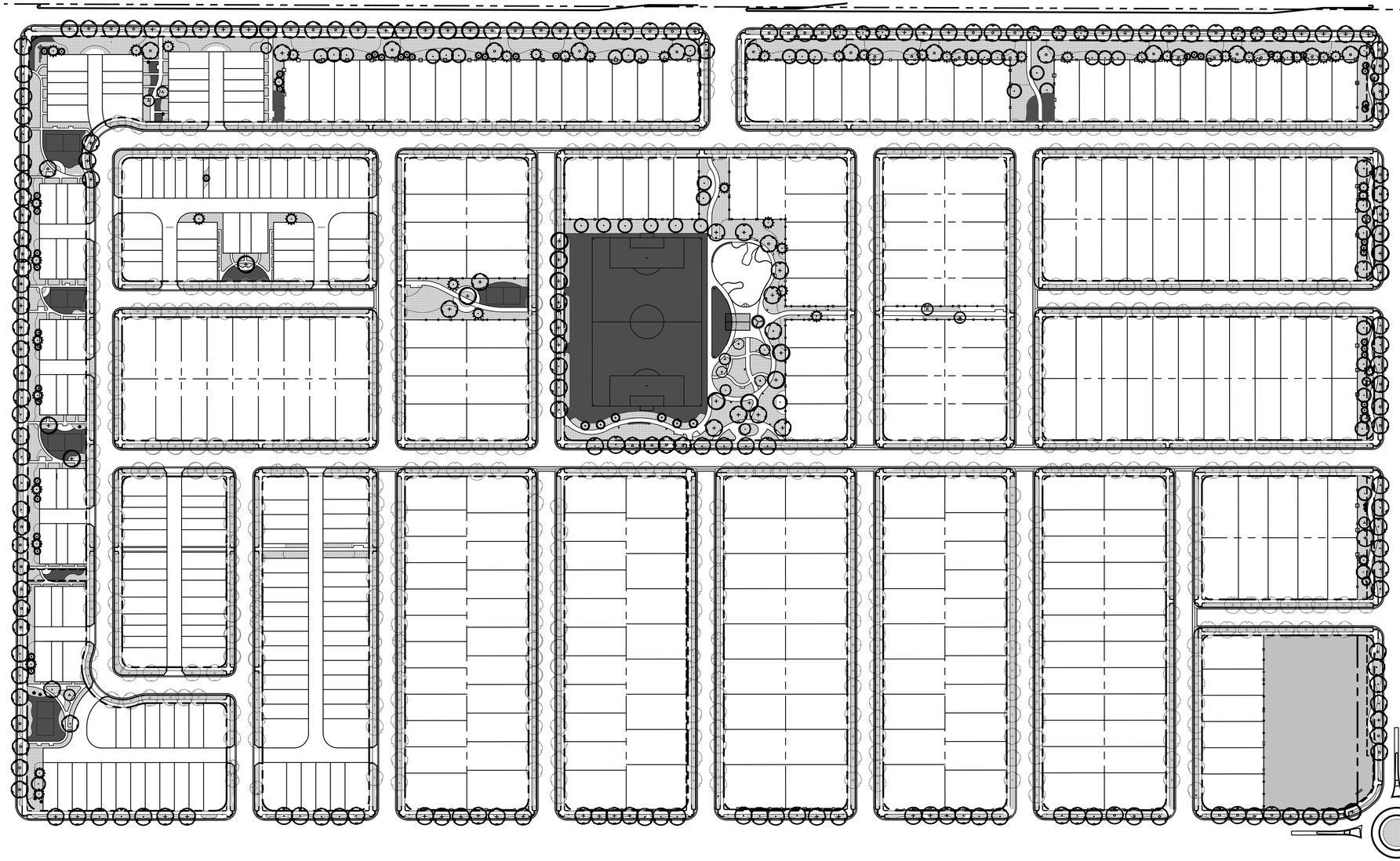
SHEET TITLE:
MASTER FENCE & TRAIL PLAN

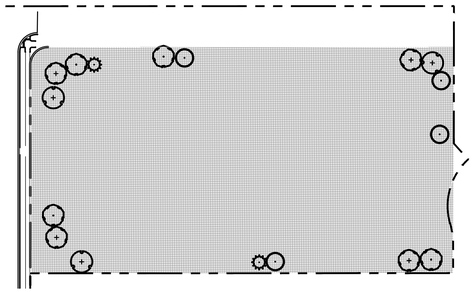
L-200
SHEET 49

CHECKED BY: SM
DRAWN BY: CP

NORTH

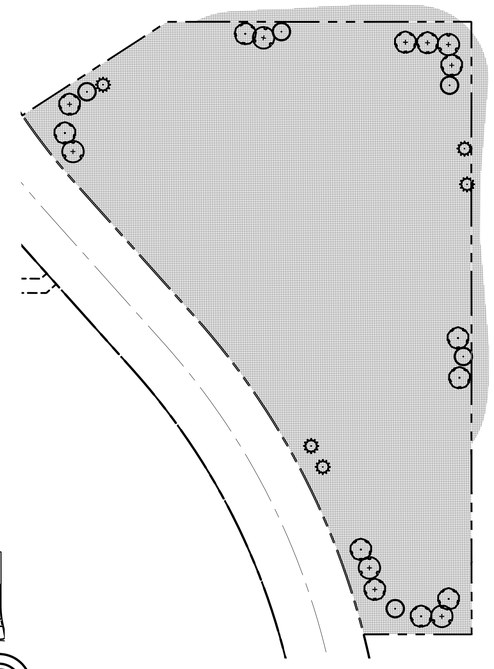
0 50 100 200
SCALE 1" = 100'





1 TRACT F ENLARGEMENT

SCALE: 1" = 100'-0"



2 TRACT A ENLARGEMENT

SCALE: 1" = 100'-0"

LEGEND

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

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	107,465 SF	8.0%
LOW WATER USE	976,955 SF	72.3%
NON-IRRIGATED	266,700 SF	19.7%
TOTAL AREA	**1,351,120 SF**	**100%**

NORTH

0 50 100 200

SCALE 1" = 100'

811

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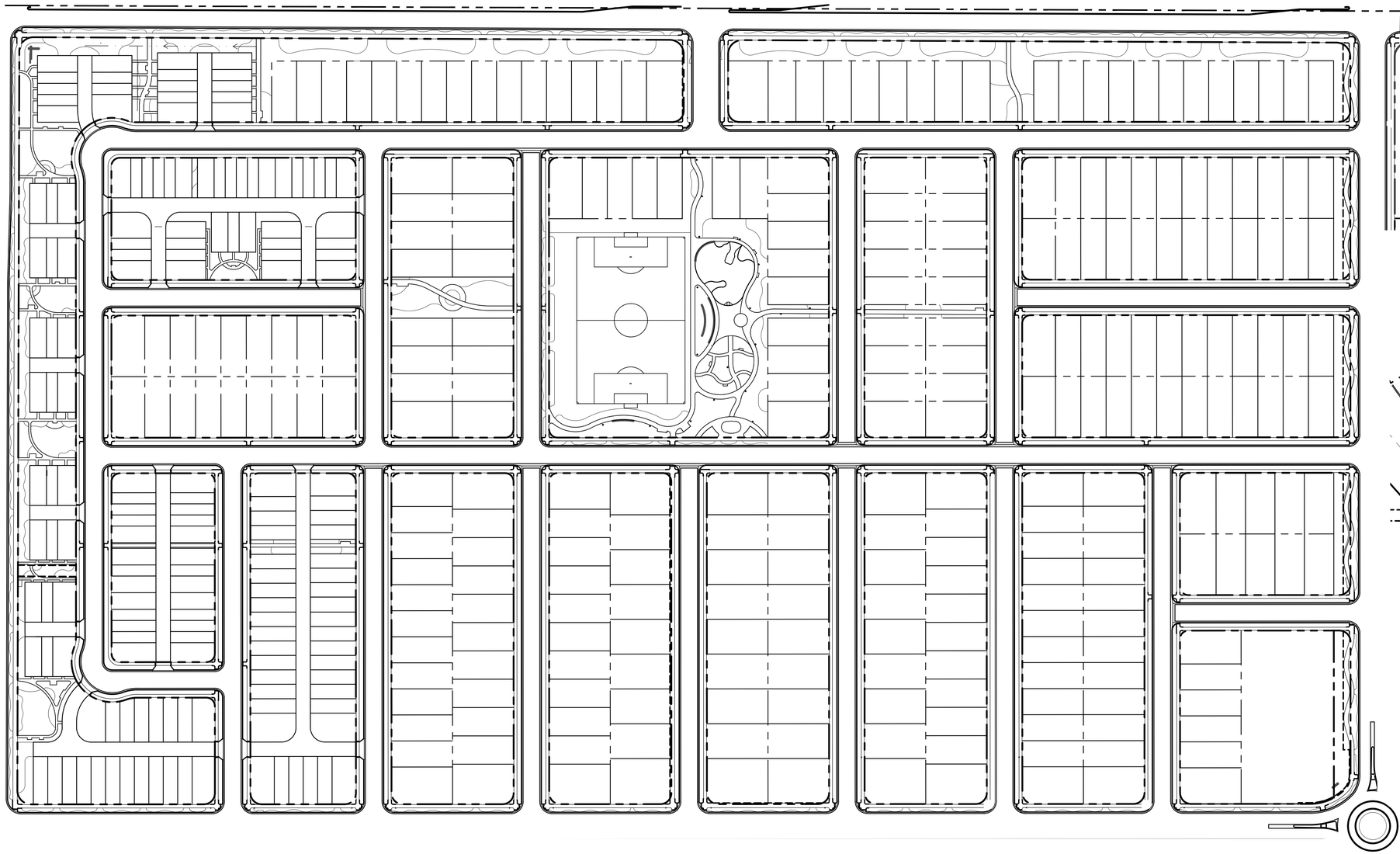
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

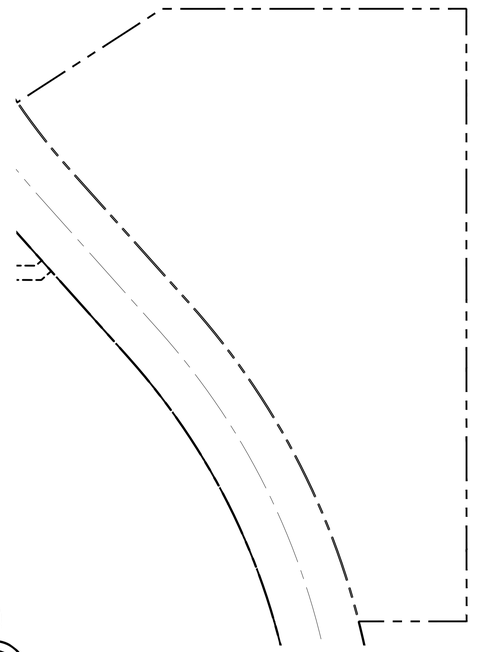
SHEET TITLE:
HYDROZONE MAP

L-201
SHEET 50



1 TRACT F ENLARGEMENT

SCALE: 1" = 100'-0"



2 TRACT A ENLARGEMENT

SCALE: 1" = 100'-0"

LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

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

TREE PROTECTION PLAN SUMMARY

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

NORTH

0 50 100 200

SCALE 1" = 100'

811

CHECKED BY: SM
DRAWN BY: CP

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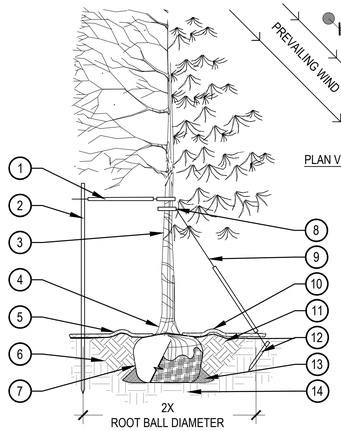
DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

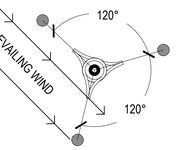
SHEET TITLE:
TREE MITIGATION PLAN

L-202
SHEET 51

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

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



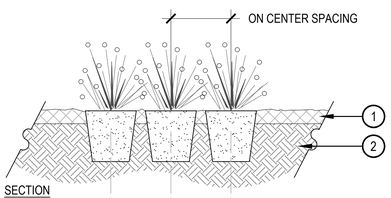


PLAN VIEW - THREE STAKES

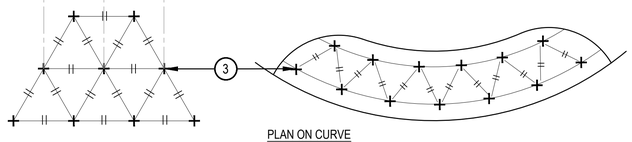
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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



SECTION



PLAN

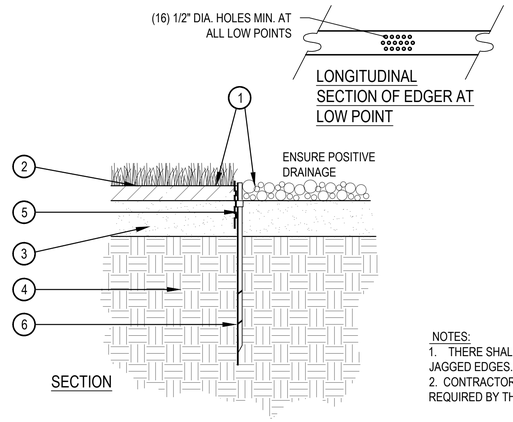
PLAN ON CURVE

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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



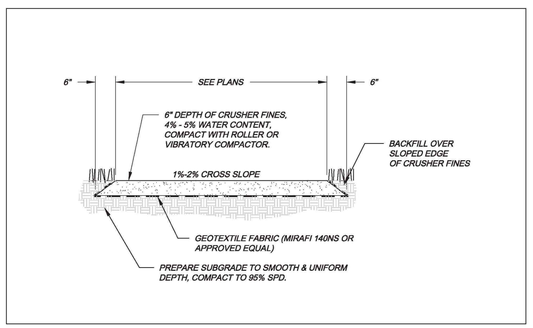
SECTION

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

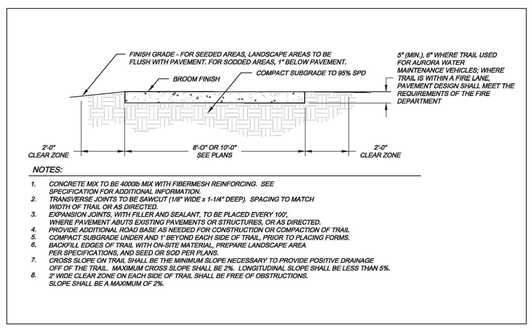
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"



City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: April 3, 2008	CRUSHER FINES TRAIL	P&OS T-2.0



NOTES:
1. CONCRETE MIX TO BE 4000b MIX WITH FIBERMESH REINFORCING. SEE SPECIFICATION FOR ADDITIONAL INFORMATION.
2. TRANSVERSE JOINTS TO BE SAWCUT (1/8" WIDE x 1-1/4" DEEP). SPACING TO MATCH WIDTH OF TRAIL OR AS DIRECTED.
3. EXPANSION JOINTS, WITH FILLER AND SEALANT, TO BE PLACED EVERY 100' WHERE PAVEMENT ABUTS EXISTING PAVEMENTS OR STRUCTURES, OR AS DIRECTED.
4. PROVIDE ADDITIONAL ROAD BASE AS NEEDED FOR CONSTRUCTION OR COMPACTION OF TRAIL.
5. COMPACT SUBGRADE UNDER AND 1' BEYOND EACH SIDE OF TRAIL, PRIOR TO PLACING FORMS.
6. BACKFILL EDGES OF TRAIL WITH ON-SITE MATERIAL, PREPARE LANDSCAPE AREA PER SPECIFICATIONS, AND SEED OR SOD PER PLANS.
7. CROSS SLOPE ON TRAIL SHALL BE THE MINIMUM SLOPE NECESSARY TO PROVIDE POSITIVE DRAINAGE OFF OF THE TRAIL. MAXIMUM CROSS SLOPE SHALL BE 2%. LONGITUDINAL SLOPE SHALL BE LESS THAN 5%.
8. 2' WIDE CLEAR ZONE ON EACH SIDE OF TRAIL SHALL BE FREE OF OBSTRUCTIONS. SLOPE SHALL BE A MAXIMUM OF 2%.

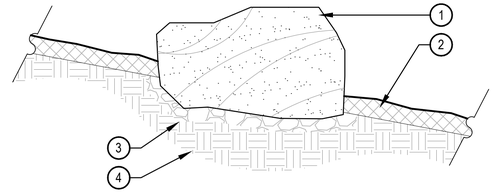
City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: April 3, 2008	MULTI-USE TRAIL	P&OS T-1.0

6 CITY OF AURORA STANDARD TRAIL DETAILS

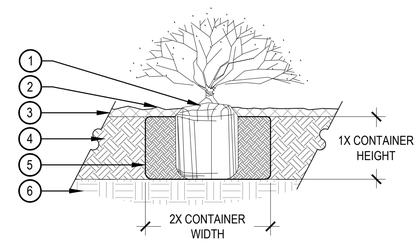
NTS

2 SHRUB PLANTING

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



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



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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

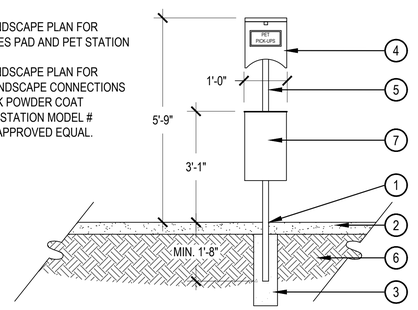
5 LANDSCAPE BOULDER

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

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

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

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



1. PET WASTE STATION, EMBED POST IN CRUSHER FINES
2. MIN. 4" DEPTH CRUSHER FINES PAD
3. CONCRETE FOOTER
4. TRASH BAG DISPENSER
5. 2" X 2" SQUARE TUBING WITH ZINC FLOW COAT
6. SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
7. PET WASTE RECEPTACLE

7 PET WASTE STATION

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

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

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

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-300
SHEET 52

SITE PIECES

PRODUCT: ML-XXEDGE

DESCRIPTION: MONOLINE EDGE LITTER BIN

SIZE: 27" x 14.25" x 42"H (36gal)

BODY AND LID: SOLID ALUMINUM,

BODY AND LID COLOR: TBD

RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 TRASH RECEPTACLE

SCALE: NTS

MAGLIN

PRODUCT: 2300 SERIES - ICONIC BIKE RACK

DESCRIPTION: U BIKE RACK

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

MATERIALS: CAST ALUMINUM, COLOR TBD

BIKE RACK TO BE SURFACE MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 BIKE RACK

SCALE: NTS

SITE PIECES

PRODUCT: ML-BENCH-72

DESCRIPTION: MONOLINE COLLECTION

SIZE: 72" x 27" x 38.5"H

FRAME MATERIAL: ALUMINUM FRAME, DESIGNER ALUMINUM SLATS

FRAME COLOR: TBD SEAT COLOR: TBD

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

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 BENCH

SCALE: NTS

SITE PIECES

PRODUCT: ML-CMT-82, ADA EXTENSION

DESCRIPTION: MONOLINE COMMUNITY TABLE

SIZE: 82" x 36.25" x 30.75"H

FRAME MATERIAL: ALUMINUM SLAT MATERIAL: ALUMINUM

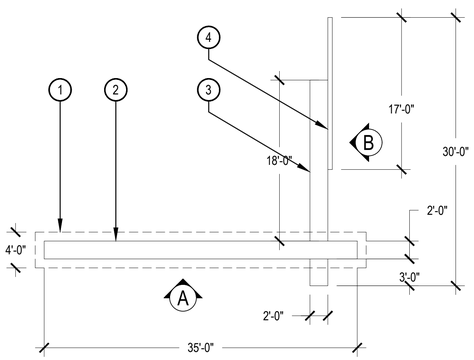
FRAME COLOR: TBD, SLAT COLOR: TBD

SURFACE MOUNTED

NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

4 SECONDARY MONUMENT

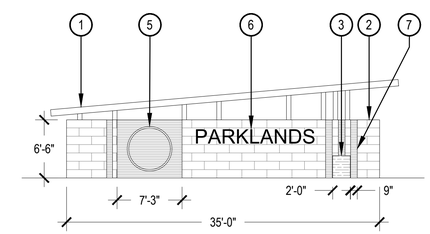
SCALE: 1/4" = 1'-0"



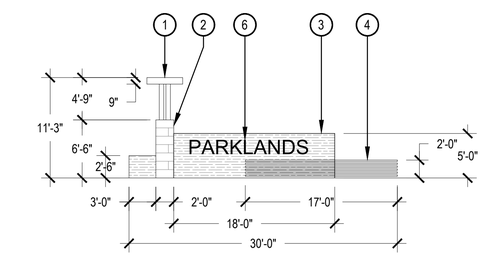
NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

5 NEIGHBORHOOD COLUMN

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



ELEVATION A



ELEVATION B

1 METAL AWNING

2 STONE LIKE VENEER

3 FAUX WOOD STEM WALL

4 METAL SLAT WALL

5 DECORATIVE OVERLAY

6 NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS

7 DECORATIVE METAL OVERLAY

6 PICNIC TABLE

SCALE: NTS

1 4" STONE CAP

2 NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS

3 STONE VENEER

NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

7 PRIMARY MONUMENT

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

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

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OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

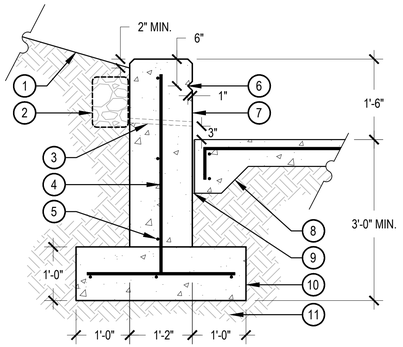
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-301
SHEET 53

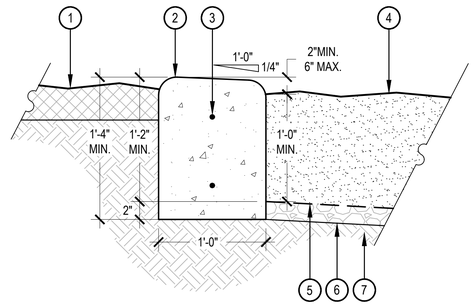
NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
3. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.
4. SEATWALL SHALL BE INSTALLED SO HORIZONTAL CURVES ARE SMOOTH AND FREE-FLOWING AS SHOWN ON PLANS.
5. VERTICAL FACES OF WALL SHALL BE PLUMB, WITH NO INCONSISTENCIES GREATER THAN 1/4" IN 10'-0" MEASURED IN ANY DIRECTION ALONG THE FACE OF WALL.
6. MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2-1/2".



1. ADJACENT LANDSCAPE, REFER TO PLANS
2. CLASS C FILTER MATERIAL WITH MIRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
3. 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" ON CENTER TYPICAL
4. #4 CONTINUOUS REBAR, 18" ON CENTER, ALTERNATE HOOKS ON VERTICAL
5. #4 CONTINUOUS REBAR, DOWN LENGTH OF FOOTER
6. 1" CHAMFER RELIEF ON ALL EXPOSED SIDES
7. CONCRETE SEATWALL, 1" CHAMFER ON ALL EXPOSED EDGES, REFER TO MATERIAL SCHEDULE, SHEET L-XXX, FOR FINISH
8. ADJACENT HARDSCAPE, REFER TO DETAIL X, SHEET L-XXX
9. EXPANSION JOINT
10. CONCRETE FOOTER
11. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

1 CONCRETE SEATWALL

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

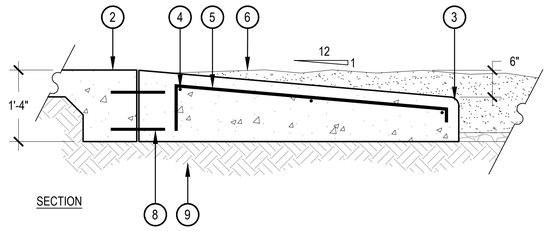


NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

1. ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
2. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
3. (2) #4 REBAR 24" ON CENTER
4. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
5. GEOTEXTILE FILTER / DRAINAGE MAT
6. 3/4" WASHED GRAVEL
7. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

2 FREE STANDING CONCRETE PLAYGROUND CURB

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



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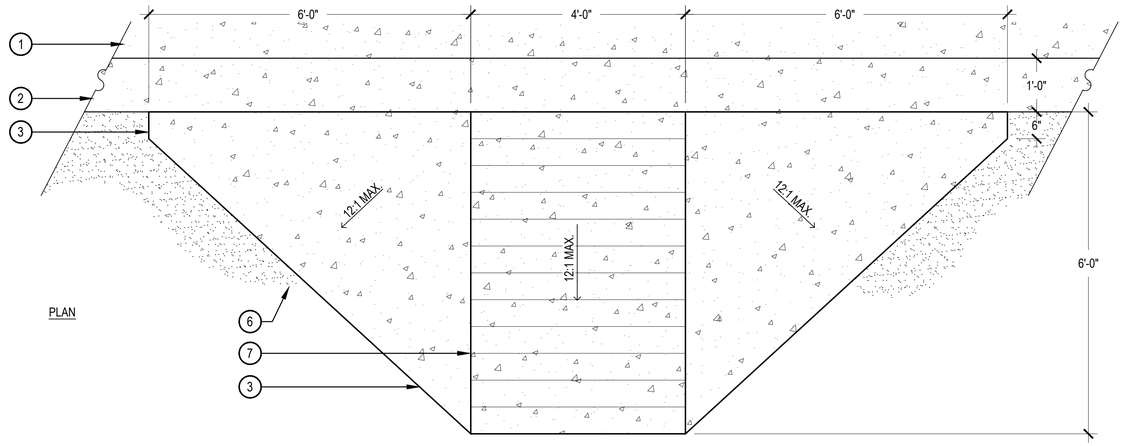
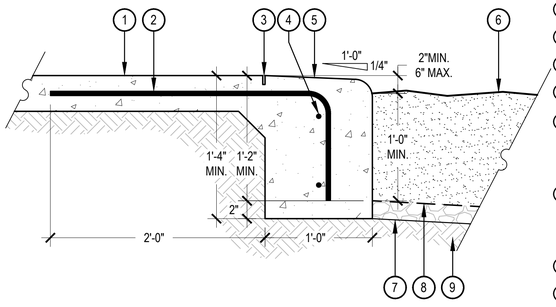


PLAN

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

3 PLAYGROUND RAMP

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

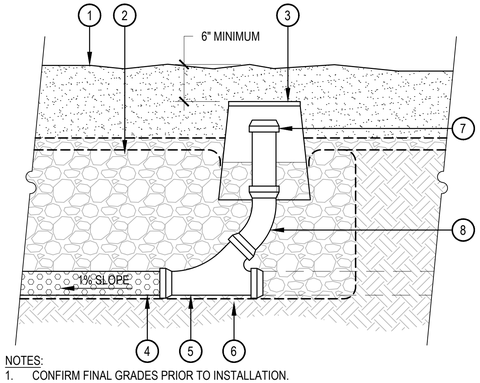


1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

4 MONOLITHIC CONCRETE PLAYGROUND CURB

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



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

1. PLAY SAFETY SURFACE, REFER TO DETAIL X, SHEET L-XXX
2. 3/4" WASHED GRAVEL TRENCH WRAPPED IN FILTER FABRIC
3. 10" DIAMETER ROUND IRRIGATION BOX
4. 4" DIAMETER PERFORATED PVC DRAIN PIPE, SLOPE AT 1% MINIMUM
5. 4" 45 DEGREE PVC WYE FITTING
6. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
7. THREADED WATER TIGHT CAP
8. 4" PVC ELBOW

5 PLAYGROUND DRAIN CLEANOUT

SCALE: 1" = 1'-0"

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

POLIGON

PRODUCT: REK, 30 x 44

DESCRIPTION: GABLE ROOF RECTANGLE

SIZE: 30 x 44

FRAME MATERIAL: STEEL FRAME, METAL SEEM ROOM

FRAME COLOR: XXX

6 SHADE STRUCTURE

SCALE: NTS

CHECKED BY: SM
DRAWN BY: CP

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NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-302
SHEET 54

LITTLE TIKES COMMERCIAL

PRODUCT: 200202851

DESCRIPTION: NU-EDGE STACKED TIMBER BALANCE BEAM

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 TIMBER BEAM

SCALE: NTS

Most elements do not include ages 2-5 as required. Also include toddler swing in the set or tot slide.

Response: The swing provides 2 toddler seats, 2 ADA seats, and 4 belt seats. 5 out of the 9 play equipment elements are rated for ages 2-12.

LITTLE TIKES COMMERCIAL

PRODUCT: 200202737

DESCRIPTION: FUN ROCK - MEDIUM

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 FUN ROCK

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200096626

DESCRIPTION: MAX PLAY SWINGS, FOUR BAY WITH 4 BELT, 2 ADA, AND 2 TOT SEATS

Photo chosen does not represent an inclusive swing, please update.

Response: The image has been updated to depict the uses.

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 SWING - INCLUSIVE ELEMENT

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202720

DESCRIPTION: NU-EDGE TREE STUMPS PINE

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 TREE STUMP

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202244

DESCRIPTION: WORM CLIMBER

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

5 WORM CLIMBER

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200203585

DESCRIPTION: HYPERSONIC SLIDE 8' WITH STEPLADDER

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 SLIDE

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202801

DESCRIPTION: DOUBLE STACKED TIMBER CLIMB WITH NET

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

7 TIMBER CLIMB

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200203413

DESCRIPTION: REVOLUTION INCLUSIVE SPINNER

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

8 SPINNER

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202970

DESCRIPTION: NU-EDGE CRAWL LOG

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

9 CRAWL LOG

SCALE: NTS

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS VILLAGE 2

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AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

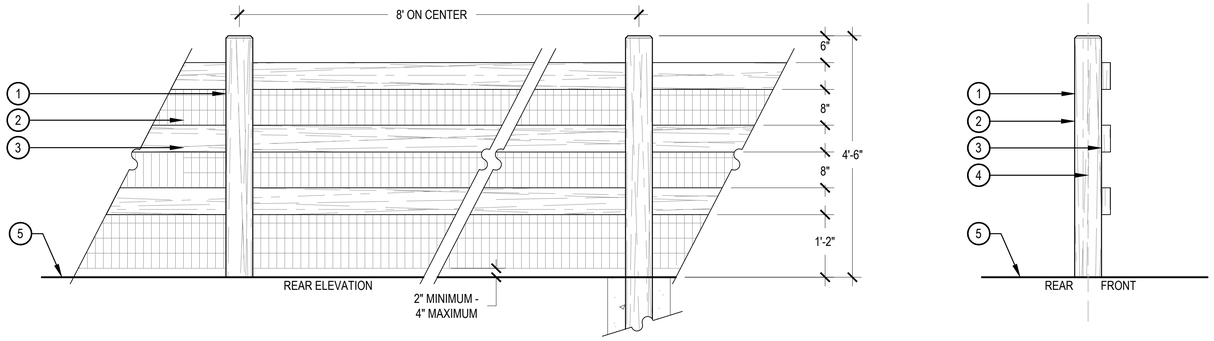
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-303
SHEET 55

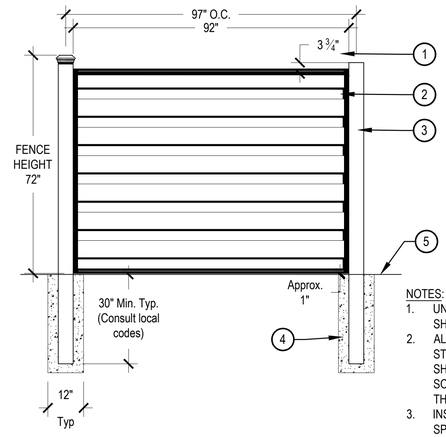


1. 4"X6" WOOD POST WITH 1" CHAMFER
2. 2"X4" WELDED GALVANIZED 14 GUAGE HEAVY DUTY WIRE MESH
3. 2"X6" WOOD RAIL
4. PROPERTY LINE, WHEN APPLICABLE
5. FINISHED GRADE

NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.
5. PET MESH REQUIRED ADJACENT TO PARKS AND OPEN SPACE.

1 3-RAIL CEDAR FENCE

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

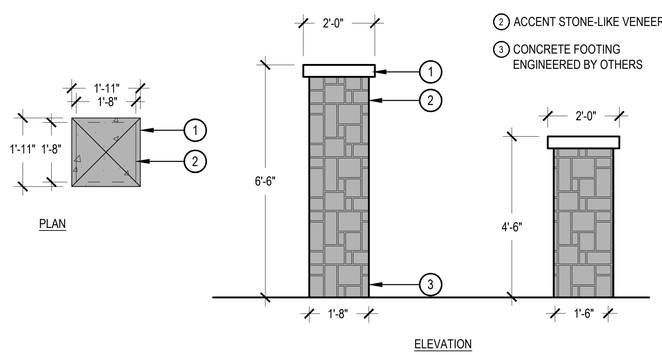


1. TOP HORIZONTAL TOP RAIL
2. HORIZONTAL RAIL
3. POST
4. CONCRETE FOOTING
5. FINISH GRADE

NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 6' HORIZONTAL COMPOSIT FENCE

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



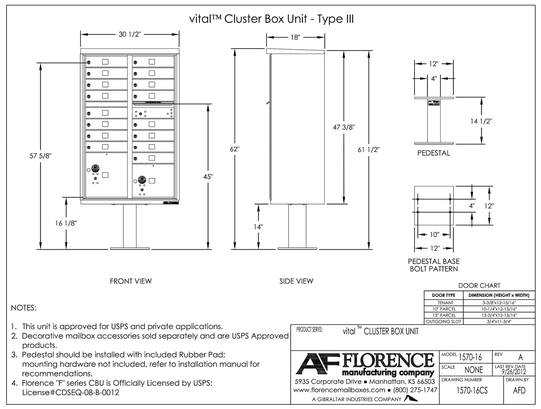
1. PRECAST CONCRETE COLUMN CAP
2. ACCENT STONE-LIKE VENEER
3. CONCRETE FOOTING ENGINEERED BY OTHERS

ELEVATION

NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4500 PSI.
2. CONCRETE FOOTING ENGINEERED BY OTHERS.

3 STANDARD MASONRY COLUMN

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



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad: mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5-3/8"X13-15/16"
10" PARCEL	10-1/4"X13-15/16"
12" PARCEL	12-3/4"X13-15/16"
OUTGOING SLOT	3-1/4"X13-3/4"

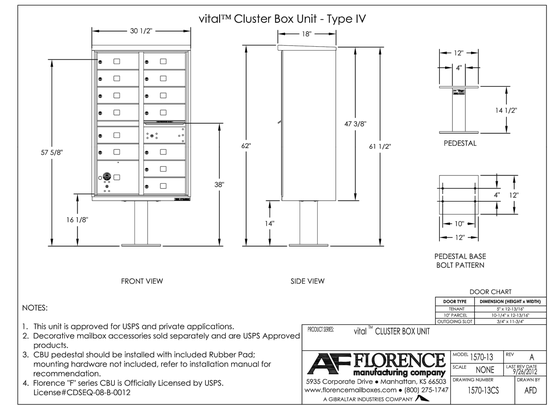
PRODUCT SERIES: vital™ CLUSTER BOX UNIT

FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1570-16 | REV: A | SCALE: NONE | LAST REV DATE: 9/26/2012 | DRAWING NUMBER: 1570-16CS | DRAWN BY: AFD

4 MAIL KIOSK TYPE A

N.T.S.



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. CBU pedestal should be installed with included Rubber Pad: mounting hardware not included, refer to installation manual for recommendation.
4. Florence "F" series CBU is Officially Licensed by USPS. License#CDSEQ-08-B-0012

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5"x 13-15/16"
10" PARCEL	10-1/4" x 13-15/16"
OUTGOING SLOT	3-3/4" x 13-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

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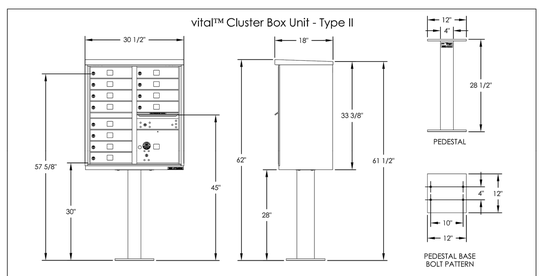
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1570-13 | REV: A | SCALE: NONE | LAST REV DATE: 9/26/2012 | DRAWING NUMBER: 1570-13CS | DRAWN BY: AFD

4 MAIL KIOSK TYPE B

N.T.S.



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rubber Pad: mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License #CDSEQ-08-B-0012.

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5-3/8"X13-15/16"
10" PARCEL	10-1/4"X13-15/16"
OUTGOING SLOT	3-1/4"X13-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

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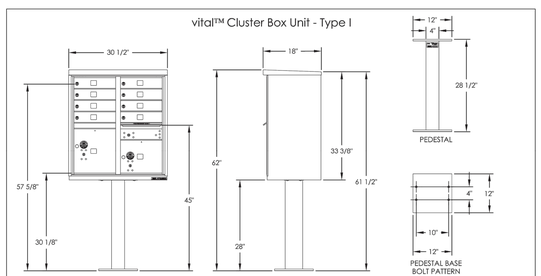
A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1570-12 | REV: A | SCALE: NONE | LAST REV DATE: 9/26/2012 | DRAWING NUMBER: 1570-12CS | DRAWN BY: AFD

4 MAIL KIOSK TYPE C

N.T.S.



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. Pedestal should be installed with included Rudder Pad: mounting hardware not included, refer to installation manual for recommendations.
4. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012

DOOR CHART

DOOR TYPE	DIMENSION (HEIGHT x WIDTH)
TENANT	5-3/8"X13-15/16"
10" PARCEL	10-1/4"X13-15/16"
15" PARCEL	15-3/4"X13-15/16"
OUTGOING SLOT	3-1/4"X11-3/4"

PRODUCT SERIES: vital™ CLUSTER BOX UNIT

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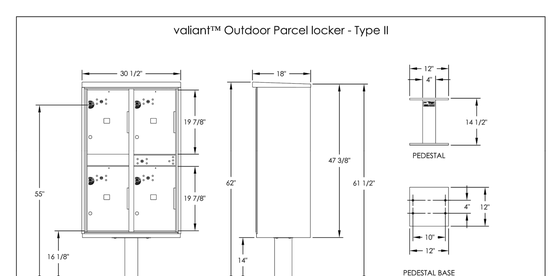
MODEL: 1570-8 | REV: A | SCALE: NONE | LAST REV DATE: 9/26/2012 | DRAWING NUMBER: 1570-8CS | DRAWN BY: AFD

4 MAIL KIOSK TYPE D

N.T.S.



NOTES:
1. This unit is approved for USPS and private applications.
2. Decorative mailbox accessories sold separately and are USPS Approved products.
3. OPL pedestal should be installed with included Rubber Pad: mounting hardware not included, refer to installation manual for recommendations.
4. Florence is the only approved manufacturer of OPL units.

DOOR CHART

DOOR Type	DIMENSION (HEIGHT x WIDTH)
PARCEL	19 7/8"X13-3/16"

PRODUCT SERIES: valiant™ OUTDOOR PARCEL LOCKER

FLORENCE manufacturing company
5935 Corporate Drive • Manhattan, KS 66503
www.florencemailboxes.com • (800) 275-1747
A GIBRALTAR INDUSTRIES COMPANY

MODEL: 1590-72 | REV: A | SCALE: NONE | LAST REV DATE: 9/26/2012 | DRAWING NUMBER: 1590-72CS | DRAWN BY: AFD

4 MAIL KIOSK TYPE E

N.T.S.

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

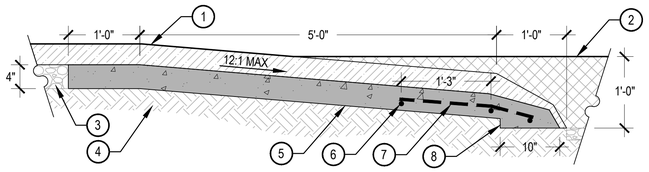
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-304

SHEET 56



1. POURED-IN-PLACE SURFACING, 3-1/2" DEPTH, SEE MATERIALS SCHEDULE R/L1.02
2. EWF PLAY SURFACING, SEE MATERIALS SCHEDULE S/L1.02
3. COMPACTED AGGREGATE
4. COMPACTED SUBGRADE
5. CONCRETE SUB-BASE 4" DEPTH
6. (3) #4 REBAR, CONT.
7. #4 REBAR, 18" O.C.
8. TAPER CONCRETE AND P.I.P. SURFACING TO MEET SUBGRADE

NOTES:
1. TAPER POURED-IN-PLACE SURFACING TO MEET SUBGRADE PER MANUFACTURER'S RECOMMENDATIONS.
2. ROUGH FINISH TOP OF CONCRETE CURB TO ACCEPT POURED-IN-PLACE SURFACING.

1 PIP/EWF PLAY SURFACE TRANSITION

SCALE: 1" = 1'-0"

LOUIS POULSEN

LUMINAIRE PRODUCT:
ALBERTSLUND MAXI POST;
ALB-MAX-PT; VARIATION
NUMBER: 10000147916

POST PRODUCT: 10' POLE
ROUND STRAIGHT; VARIATION
NUMBER: 10000113521

COLOR: GRAPH

MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

PRODUCT REPRESENTATIVE CONTACT:
WWW.VISUALINTEREST.COM
STUART KENNEDY
415.320.9488

As identified in notes, specific part numbers are not defined in Site plans, but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

Response: Product information has been removed.

2 PEDESTRIAN LIGHT

N.T.S.

CHECKED BY: SM
DRAWN BY: CP

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DATE:
11/09/22 SITE PLAN 01
3/16/23 SITE PLAN 02

SHEET TITLE:
LANDSCAPE DETAILS

L-305
SHEET 57

GENERAL NOTES:

1. THE SUBMISSION OF A BID BY THE CONTRACTOR IS NOTIFICATION THAT THE CONTRACTOR HAS TOTALLY FAMILIARIZED HIMSELF WITH THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND HAS AGREED TO PROVIDE THE NECESSARY LABOR AND MATERIAL FOR THE COMPLETE INSTALLATION OF EACH SYSTEM IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST PRACTICES OF THE INDUSTRY AND IN COMPLIANCE WITH ALL AUTHORITIES HAVING JURISDICTION.

2. THESE DRAWINGS ARE PRESENTED TO THE CONTRACTOR WITH THE UNDERSTANDING THAT THE CONTRACTOR IS AN EXPERT AND COMPETENT IN THE PREPARATION OF CONTRACT BID PRICES ON THE BASIS OF INFORMATION SUCH AS IS CONTAINED IN THESE DOCUMENTS. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, TESTED AND READY FOR OPERATION AND IN COMPLETE CONFORMANCE WITH ALL APPLICABLE CODES, RULES, AND REGULATIONS. MINOR ITEMS NOT USUALLY SHOWN OR SPECIFIED, BUT MANIFESTLY NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE VARIOUS SYSTEMS, SHALL BE INCLUDED IN THE WORK AND IN THE PROPOSAL THE SAME AS IF SPECIFIED OR SHOWN ON THE DRAWINGS. IF ANY DEPARTURES FROM THE DRAWINGS ARE DEEMED NECESSARY, DETAILS OF SUCH DEPARTURES AND THE REASONS THEREFORE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. NO DEPARTURES SHALL BE MADE WITHOUT PRIOR APPROVAL.

3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS IN THE FIELD, AND SHALL ADVISE THE OWNER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.

4. THE DRAWINGS INDICATE ARRANGEMENTS AND APPROXIMATE SIZES AND RELATIVE LOCATIONS OF PRINCIPAL APPARATUS, EQUIPMENT, DEVICES, AND SERVICES TO BE PROVIDED. DRAWINGS ARE DIAGRAMMATIC AND ARE A GRAPHIC REPRESENTATION OF CONTRACT REQUIREMENTS BASED ON THE INFORMATION PROVIDED BY THE MANUFACTURER IDENTIFIED IN THE EQUIPMENT SCHEDULE AT THE SCALE INDICATED.

5. LAYOUT OF EQUIPMENT INDICATED ON THE DRAWINGS SHALL BE CHECKED AND COMPARED AGAINST ALL DRAWINGS AND SPECIFICATIONS OF ALL TRADES AND EXACT LOCATIONS DETERMINED USING APPROVED SHOP DRAWINGS OF SUCH EQUIPMENT. WHERE PHYSICAL INTERFERENCES OCCUR, CONSULT WITH THE OWNER AND PREPARE DATED, DIMENSIONED DRAWINGS COORDINATED WITH ALL OTHER TRADES WORKING IN THIS AREA AND CORRECTING SUCH INTERFERENCE.

6. THE CONTRACTOR SHALL SCHEDULE THEIR WORK IN ACCORDANCE WITH THE CONSTRUCTION SCHEDULE SO THAT ALL OF THEIR WORK CAN BE INSTALLED WITHOUT DELAYING THE PROJECT. ALL WORK RELATED TO SHUTDOWN OF EXISTING SERVICES SHALL BE PERFORMED AT THE HOURS DESIGNATED BY THE OWNER WITH ALL ASSOCIATED COSTS BORNE BY THE CONTRACTOR AT NO COST TO THE OWNER. PROVIDE ANY TEMPORARY FACILITIES REQUIRED TO PERMIT OWNER'S USE OF EXISTING FACILITIES AND SYSTEMS TO REMAIN UNDISTURBED. COORDINATE ALL WORK, INCLUDING ALL SHUTDOWNS THAT AFFECT SYSTEMS AND/OR PORTIONS OF THE BUILDING THAT MUST REMAIN IN OPERATION, WITH OWNER.

7. THE CONTRACTOR SHALL SECURE AND PAY ALL FEES, LICENSES, INSPECTIONS, AND PERMITS PERTAINING TO THE CONTRACT. SUBMIT TO OWNER DUPLICATE CERTIFICATES OF INSPECTION FROM APPROVED INSPECTION AGENCY.

8. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RIGGING, HANDLING, AND PROTECTION OF MATERIALS. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND WITHOUT BLEMISH OR DEFECT. ALL EQUIPMENT INSTALLED SHALL BEAR THE LABEL OF AN APPROVED AGENCY.

11. THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.

12. WHERE CONDUIT, CABLES, DUCTWORK, OR PIPING PASSES THROUGH FIRE RATED FLOORS OR WALLS, THE PENETRATION SHALL BE COMPLETELY SEALED WITH A FIRE STOP MATERIAL THAT IS UL LISTED AND ACCEPTED BY THE BUILDING DEPARTMENT AND FIRE DEPARTMENT AS BEING SUITABLE FOR THIS SERVICE. THIS MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURER TO MAINTAIN THE UL LISTED FIRE RATING OF THE PENETRATED WALL OR FLOOR.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SLAB OPENINGS, WALL OPENINGS, BEAM PENETRATIONS, AND CORING AS IT RELATES TO THEIR WORK. THE CONTRACTOR SHALL SUBMIT SIZE AND LOCATION FOR REVIEW AND APPROVAL.

14. ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.

15. THE CONTRACTOR SHALL SUBMIT SCHEDULE OF SUBMITTALS PRIOR TO SUBMITTING ANY SHOP DRAWINGS, ETC. TO BE SUBMITTED FOR THIS PROJECT, INCLUDING THE ANTICIPATED DATE OF EACH SUBMISSION. CONTRACTORS SHALL SUBMIT AN ELECTRONIC COPY OF THE COMPLETE SHOP DRAWINGS AND CATALOG CUTS, WIRING DIAGRAMS AND ASSOCIATED DATA TO THE OWNER FOR APPROVAL PRIOR TO PURCHASING EQUIPMENT OR STARTING ANY WORK. ANY WORK INSTALLED OR EQUIPMENT PURCHASED PRIOR TO RECEIPT OF OWNER APPROVED SUBMITTALS SHOP DRAWINGS THAT REQUIRES CHANGES SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.

16. SUBMIT CATALOG INFORMATION, FACTORY ASSEMBLY DRAWINGS AND FIELD INSTALLATION DRAWINGS AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL ITEMS TO BE PROVIDED. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS. NO SUBMISSION WILL BE ACCEPTED WITHOUT THE SIGNED APPROVAL OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS.

17. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL SUPPLY THE OWNER WITH (3) COMPLETE BOUND COPIES OF ALL OWNER APPROVED SUBMITTALS AND ALL OPERATION AND MAINTENANCE MANUALS

18. ALL WORK FURNISHED UNDER THE CONTRACT SHALL BE GUARANTEED AGAINST ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE INSTALLATION, UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS, AND ANY DEFECTS OF WORKMANSHIP DEVELOPING DURING THIS PERIOD SHALL BE REMEDIED AND ANY DEFECTIVE MATERIAL REPLACED WITHOUT ADDITIONAL COST TO THE OWNER.

19. INSTALLED SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT SOUND OR VIBRATION THAT IS OBJECTABLE TO THE OWNER, OBJECTABLE SOUND OR VIBRATION CONDITIONS DUE TO WORKMANSHIP SHALL BE CORRECTED IN APPROVED MANNER BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

20. THE CONTRACTOR SHALL SIMILARLY NOTIFY OWNER OF COMPLETION OF ALL WORK, INDICATING THE CONTRACTOR IS READY FOR THE OWNER TO PERFORM THE FINAL PUNCHLIST INSPECTION.

21. UPON COMPLETION OF ALL UNFINISHED OR FAULTY WORK NOTED IN THE OWNER'S FINAL PUNCH LIST, THE CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING A LETTER OF COMPLETION CERTIFYING THAT ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ALL AS-BUILTS, MANUALS, ETC. HAVE BEEN SUBMITTED.

22. SHOULD A CONTRACTOR REQUIRE REMOVAL, RELOCATION, OR REROUTING OF ANOTHER TRADE'S WORK THAT IS NOT INDICATED ON DRAWINGS, THE CONTRACTOR REQUIRING SUCH WORK SHALL BE RESPONSIBLE FOR THAT WORK, AND PAY ALL REQUIRED COSTS.

23. ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.

24. DEFINITION: UNLESS OTHERWISE NOTED, ALL WORK SPECIFIED HEREIN OR NOTED ON DRAWINGS, SHALL BE BY THE CONTRACTOR. THE TERM "PROVIDE" WHENEVER ENCOUNTERED ON DRAWINGS OR IN THESE SPECIFICATIONS, SHALL MEAN "FURNISH AND INSTALL."

25. CODES AND STANDARDS: ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS, UTILITY COMPANY REGULATIONS AND FIRE INSURANCE CARRIER'S REQUIREMENTS.

26. MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.

27. OUTLET AND SWITCH BOXES: PROVIDE AND INSTALL OUTLET BOXES OF PROPER TYPE AND SIZE AS REQUIRED AT ALL OUTLETS WHERE SHOWN. SECURED FIRMLY IN PLACE AND SET TRUE AND SQUARE AND FLUSH WITH THE FINISHED SURFACE.

28. WIRING: WIRES SHALL BE COPPER AND RATED FOR THE LOCATIONS IN WHICH THEY ARE INSTALLED. ALL RACEWAYS ARE SHOWN DIAGRAMMATICALLY, EXACT LOCATION TO BE DETERMINED ON THE JOB. CONTRACTOR SHALL ARRANGE ALL NEW CIRCUITS IN PANELS SO AS TO BALANCE THE LOAD ON ALL PHASES.

29. A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.

30. GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.

31. DEMONSTRATION OF COMPLETE ELECTRICAL SYSTEMS: UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF APPROVAL FROM THE RESPECTIVE INSPECTION AGENCIES. CONTRACTOR SHALL NOTIFY AND MAKE ALL THE NECESSARY ARRANGEMENTS WITH THE INSPECTING AGENCY AND LOCAL AUTHORITIES SO THAT INSPECTION MAY BE CARRIED OUT AT THE PROPER TIME.

32. ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.

33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE THE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION SO THAT THE LOCATION OF UNDERGROUND UTILITIES CAN BE MARKED.

34. EXISTING GAS LINES ARE LOCATED IN THE RIGHT-OF-WAY. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID THE POTENTIALLY SHALLOW LINES. CONTACT ATMOS PRIOR TO CONSTRUCTION IN VICINITY OF EXISTING GAS LINE.

35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.

36. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION AT ALL TIMES. NO SEPARATE PAY.

37. ALL DISTURBED AREAS SHALL BE SOLID SODDED UNLESS OTHERWISE NOTED. AREAS THAT ARE HYDROMULCHED AND/OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. RESTORED AREAS SHALL BE WATERED, FERTILIZED, AND HYDROMULCHED AND/OR RESODDED, IF NECESSARY.

38. ALL IRRIGATION SYSTEMS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN. ALL MODIFICATIONS SHALL BE COMPLETED BY LICENSED IRRIGATOR. NO SEPARATE PAY.

39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY DAMAGES TO EXISTING IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PAVEMENT, IRRIGATION, LANDSCAPE, GRASS, AND TREES, AT NO ADDITIONAL COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AMOUNT. ALL ADJACENT PROPERTY DAMAGED BY THE PROPOSED CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION THAN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN, NO SEPARATE PAY.

40. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE OWNER'S RECORDS. AT THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE THE OWNER FULL SIZE MARKUPS THAT RECORD ALL CONSTRUCTION DEVIATING FROM THE PLANS AND ALL EXISTING PRIVATE UTILITIES ENCOUNTERED, BOTH HORIZONTALLY AND VERTICALLY.

41. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR AS APPROVED BY THE OWNER. NO SEPARATE PAY.

42. WHERE APPLICABLE, THE CONTRACTOR SHALL PROTECT EXISTING PAVEMENT BY PLACING RUBBER MATS OR EARTH ON THE PAVEMENT TO PROTECT IT FROM TRACK MARKS AND/OR CRACKING DURING CONSTRUCTION (NON-PAY ITEM).

43. THE CONTRACTOR SHALL VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS IN ADVANCE OF THE INSTALLATION OF ANY CONDUIT IN ORDER TO ALLOW FOR ADEQUATE TIME FOR REQUIRED RELOCATIONS FOR ADJUSTMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DELAYS RESULTING FROM HIS FAILURE TO IDENTIFY CONFLICTS.

44. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH OWNER'S STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.

45. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.

46. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.

47. CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.

48. EXCAVATION / TRENCHING AND BACKFILLING OPERATIONS SHALL BE COORDINATED SUCH THAT NO MORE THAN 200 LINEAR FEET OF TRENCH IS OPEN AT ANY ONE TIME. ALL OPEN EXCAVATIONS SHALL BE PROPERLY LIGHTED AND BARRICADED DURING HOURS CONTRACTOR IS NOT ON SITE.

49. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.

50. NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE LOCAL JURISDICTION. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF THE OWNER SO DIRECTS.

51. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT SHOULD DESIGNATE LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOT BE ALLOWED TO STRING PIPE, FITTINGS, OR APPURTENANCES ALONG THE PROJECT.

52. THE CONTRACTOR SHALL NOT BE ALLOWED TO STAGE OR STOCKPILE ANY SPOILS, EXCAVATED MATERIAL, OR FILL MATERIAL WITHIN PROJECT LIMITS WITHOUT PRIOR APPROVAL OF THE OWNER. CONTRACTOR SHALL BE REQUIRED TO TRANSPORT (IN/OUT) SPOILS AND FILL MATERIAL AS NECESSARY. CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH THE OWNER IF HE INTENDS TO STOCKPILE OR DELIVER SPOILS AT OR TO ANY LOCATION WITHIN THE PROPERTY.

53. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS. REVEGETATION SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS UNLESS OTHERWISE DIRECTED. REVEGETATION SHALL BE ACCEPTABLE WHEN VEGETATION GROWTH ACHIEVES ONE INCH IN HEIGHT, WITH 85% COVERAGE, AND LESS THAN 10 SQUARE FEET BARE. LANDSCAPING SHALL BE REPLACED EQUAL OR BETTER THAN EXISTING CONDITIONS. REVEGETATION SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT COST AND REFLECTED IN THE UNIT BID PRICES FOR THE VARIOUS ITEMS LISTED IN THE PROPOSAL.

54. AT PROJECT COMPLETION, THE CONTRACTOR SHALL CLEAN UP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD OR BETTER THAN THAT WHICH EXISTED PRIOR TO INSTALLATION OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING THE FINISHED GRADE ELEVATIONS TO THE SAME ELEVATIONS THAT EXISTED PRIOR TO INSTALLATION OR TO THOSE SHOWN ON THE PLANS. A FINAL INSPECTION AND APPROVAL BY THE OWNER'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR MAY DEMOBILIZE THE JOB SITE. FOR CONCRETE PAVEMENT REPAIR, THE CONTRACTOR SHALL NEATLY SAWCUT SURFACES AT THE NEAREST JOINT PRIOR TO EXCAVATION. CONTRACTOR SHALL REMOVE AND REPAIR FULL PANELS. ANY ADDITIONAL DAMAGE TO PAVEMENT AND/OR CURB AND GUTTER SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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DRAWN BY: KH TEAM

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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

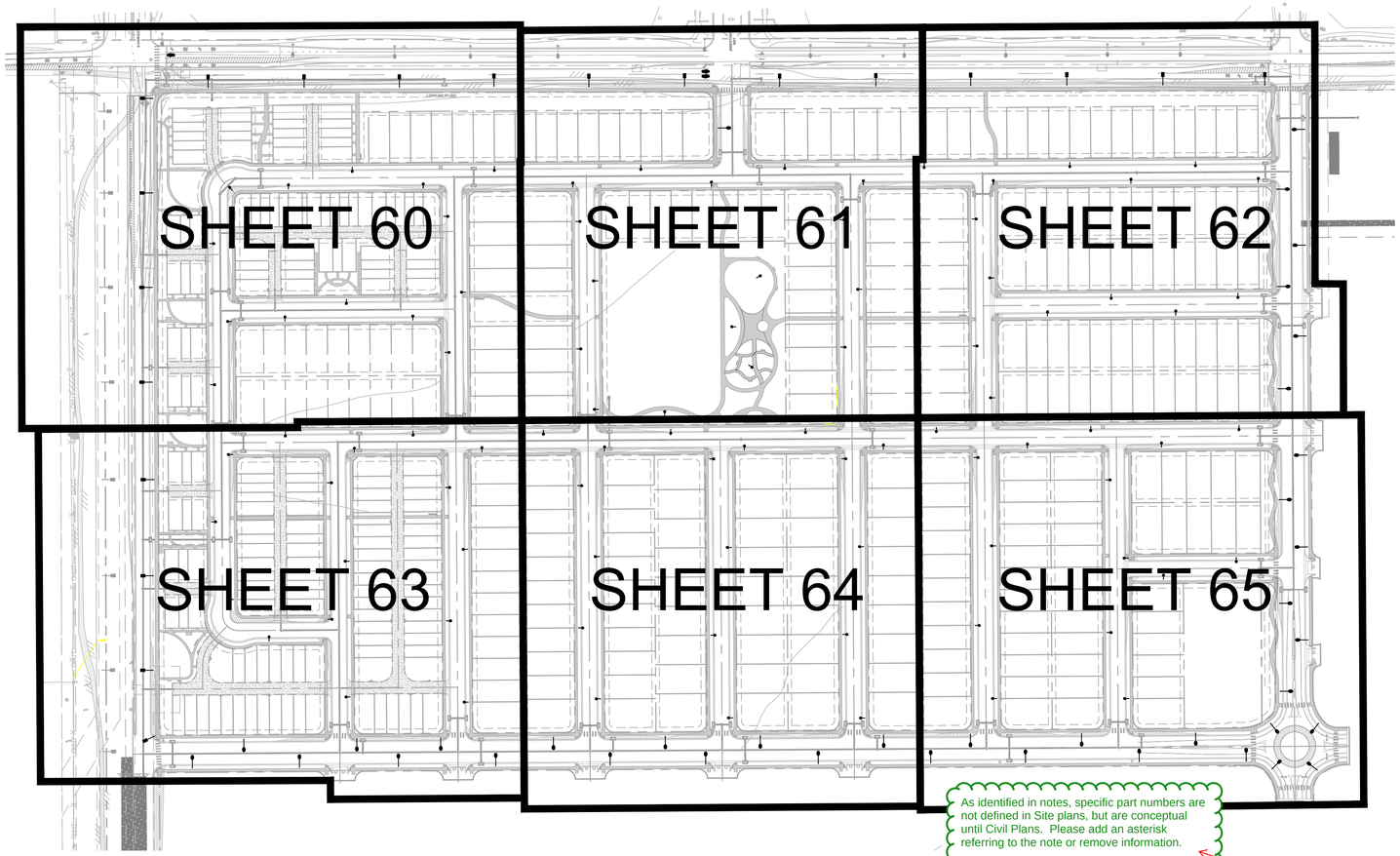
OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
ELECTRICAL NOTES



PHOTOMETRIC STANDARDS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE UNIFORMITY (AVE/MIN)	ILLUMINANCE (fc)
ARTERIAL	0.60	3.50	N/A
COLLECTOR	0.40	4.00	N/A
LOCAL	0.40	6.00	N/A
SIDEWALK	N/A	N/A	0.20

ROAD PHOTOMETRICS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE MINIMUM (Cd/SqM)	LUMINANCE (AVE/MIN)
ARTERIAL	0.90	0.30	3.00
MINOR COLLECTOR	0.59	0.20	2.95
LOCAL	0.45	0.10	4.50

SIDEWALK PHOTOMETRICS	
	ILLUMINANCE AVERAGE (fc)
SIDEWALK	0.23

As identified in notes, specific part numbers are not defined in Site plans, but are conceptual until Civil Plans. Please add an asterisk referring to the note or remove information.

The model number column deleted

Show locations of mail kiosks in photometric plans.

Mail kiosks locations added

PHOTOMETRICS									
SYMBOL	QUANTITY	TYPE	DESCRIPTION	LUMENS	MODEL NUMBER	VOLTAGE	WATTS	FINISH	HEIGHT
	91	SL-1	SIGNIFY LUMEC - MPTC, TYPE 3, POST TOP	6000	MPTC-55W48LED-3K-G3 -LE3-DMG-RCD7-GY3TX	120 V	55 W	GREY	20'
	4	SL-1	SIGNIFY LUMEC - MPTC, TYPE 3, POST TOP	6000	MPTC-55W48LED-3K-G3 -LE3-DMG-RCD7-GY3TX	120 V	55 W	GREY	14'
	38	SL-2	SIGNIFY LUMEC - RFS, TYPE 3 MEDIUM, COBRA HEAD, 4' ARM LENGTH	7000	RFS-60W16LED-3K-G2-R3M-UNV-DMG-GY3	120-277 V	60 W	GREY	25'
	20	SL-3	SIGNIFY LUMEC - RFM, TYPE 3 MEDIUM, COBRA HEAD, 4' ARM LENGTH	15,500	RFM-120W60LED-3K-G2 -R3M-UNV-DMG-GY3	120-277 V	120 W	GREY	30'

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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DRAWN BY: KH TEAM

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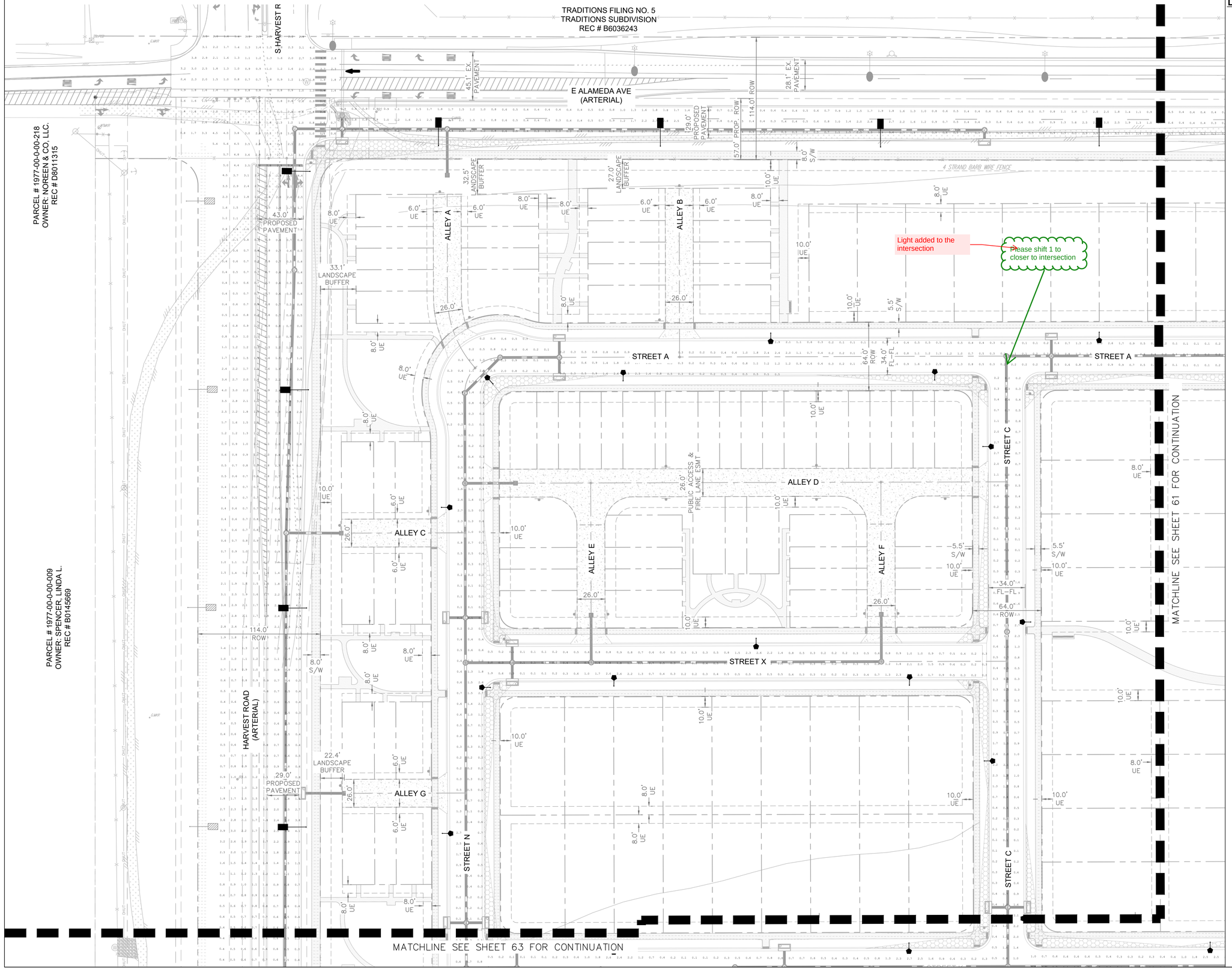
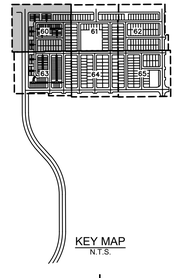
SHEET TITLE:
PHOTOMETRIC PLAN



LEGEND

- PROPOSED STREET LIGHT - SL2
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20'
- PROPOSED PARK LIGHT - SL1 14'



KEY MAP
N.T.S.

NORTH

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0 20 40 80

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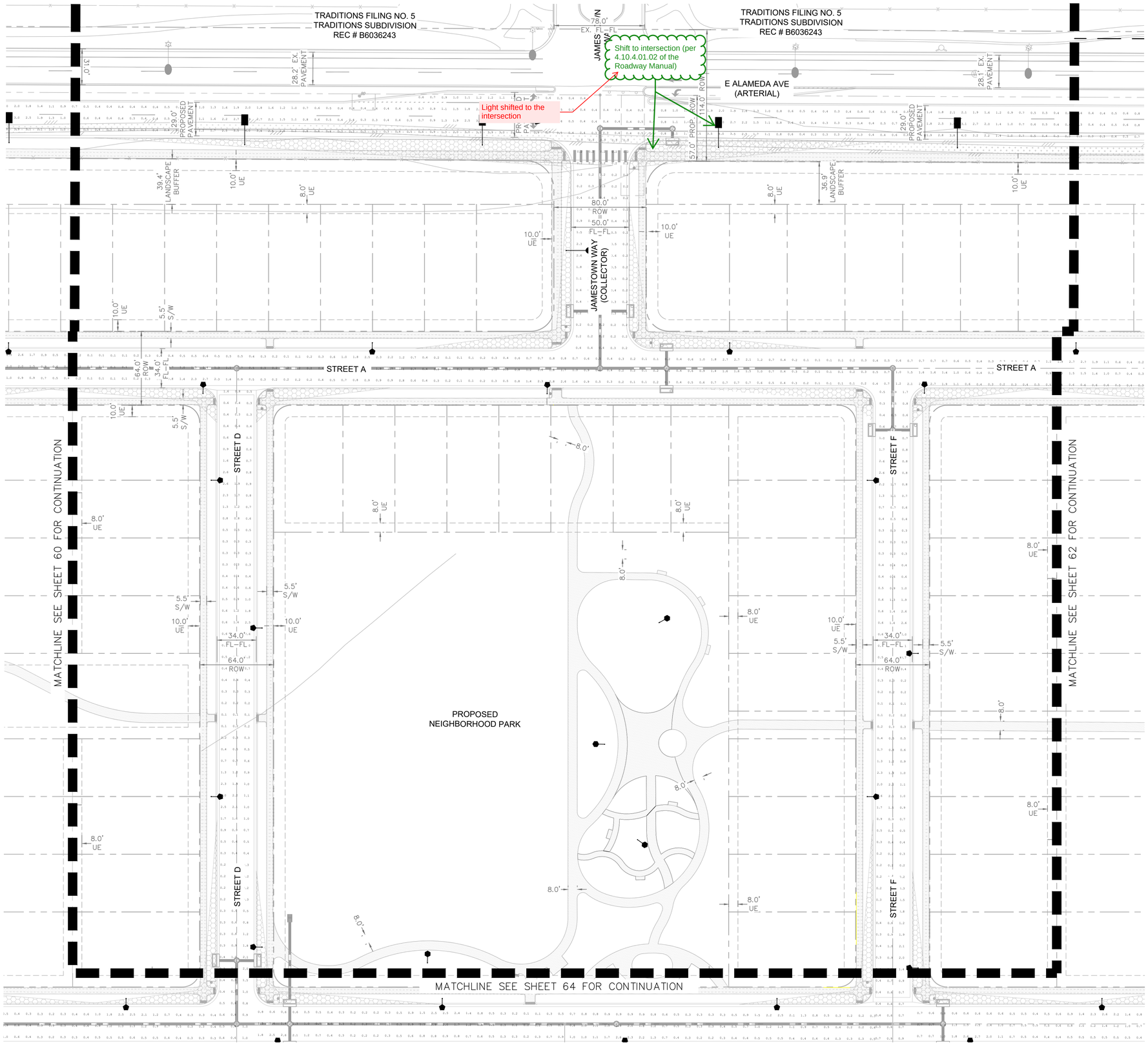

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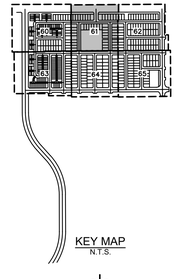

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TRADITIONS FILING NO. 5
TRADITIONS SUBDIVISION
REC # B6036243

E ALAMEDA AVE
(ARTERIAL)

28.1' EX. PAVEMENT
29.0' PROPOSED PAVEMENT
57.0' PROP. ROW
114.0' ROW
38.8' PROPOSED PAVEMENT
32.8' LANDSCAPE BUFFER

8.0' UE
10.0' UE
6.0' S/W
13.0' SWLK ESMT
30.0' TRAIL CORRIDOR

STREET A
64.0' ROW
34.0' FL-FL
5.5' S/W
80.0' ROW
50.0' FL-FL
8.0' S/W

STREET G
STREET J
STREET A

S LITTLE RIVER STREET (COLLECTOR)

FUTURE FILING NO.2 "MEADOWS"

MATCHLINE SEE SHEET 61 FOR CONTINUATION

MATCHLINE SEE SHEET 65 FOR CONTINUATION

Please shift 1 to closer to intersection

light shifted to the intersection

LEGEND

- PROPOSED STREET LIGHT - SL2
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20'
- PROPOSED PARK LIGHT - SL1 14'

KEY MAP
N.T.S.

NORTH

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0 20 40 80

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SHEET TITLE:
PHOTOMETRIC PLAN

MATCHLINE SEE SHEET 60 FOR CONTINUATION

Please shift 1 to closer to intersection

Street light shifted to intersection

STREET K

STREET C

STREET N

STREET B

STREET M

ALLEY H

ALLEY I

ALLEY J

ALLEY K

ALLEY L

ALLEY M

ALLEY N

HARVEST ROAD (ARTERIAL)

ROAD 4 (COLLECTOR)

ROAD 4 (COLLECTOR)

MATCHLINE SEE SHEET 64 FOR CONTINUATION

FUTURE FILING NO.4 "COAL CREEK"

PARCEL # 1977-00-0-00-009
OWNER: SPENCER, LINDA L.
REC # B0145669

PARCEL # 1977-00-0-00-450
OWNER: MURPHY CREEK ESTATES LLC.
REC # UNKNOWN

LEGEND

- PROPOSED STREET LIGHT - SL2
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20'
- PROPOSED PARK LIGHT - SL1 14'

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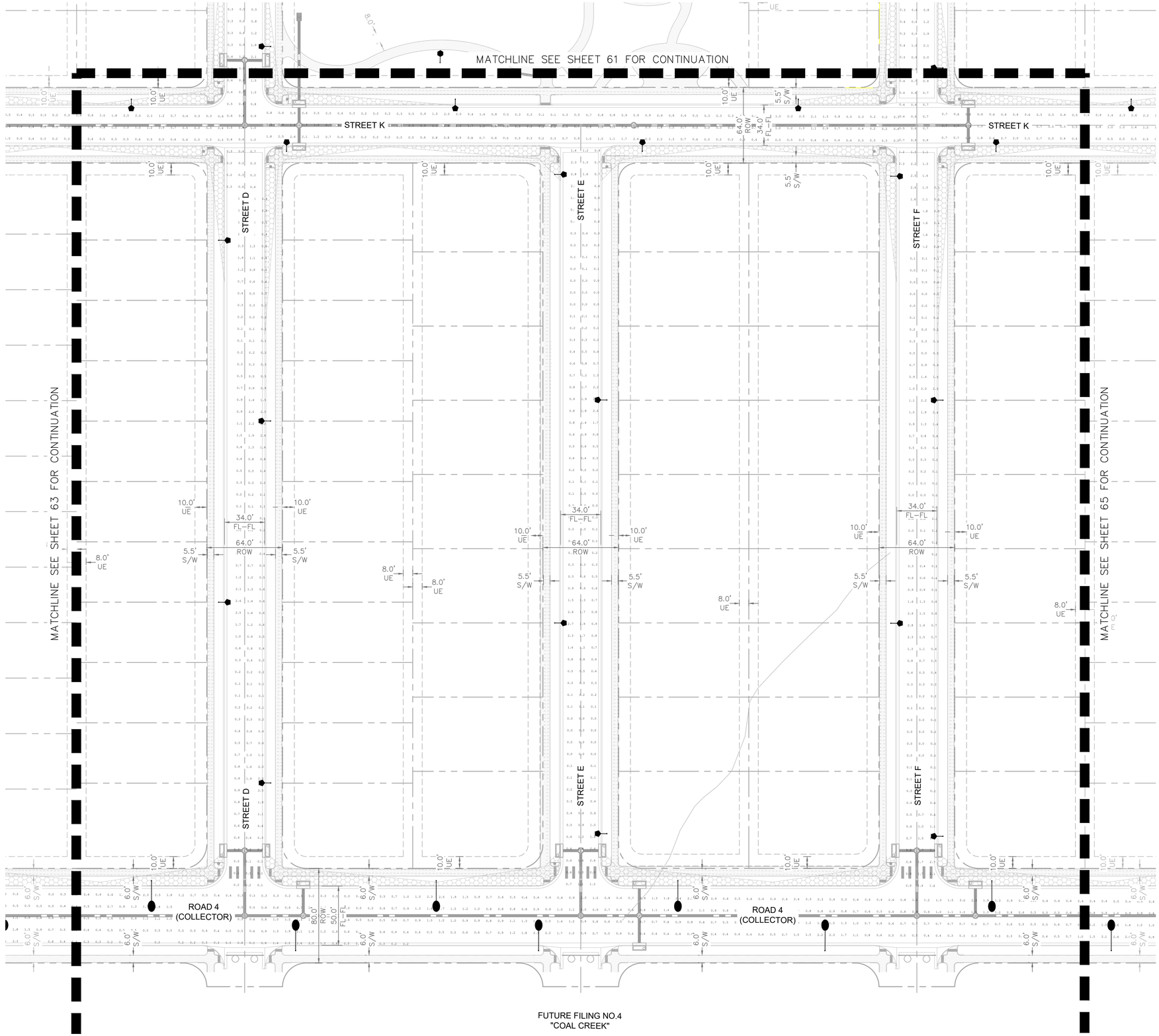

LEGEND

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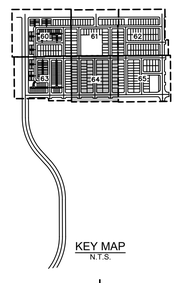

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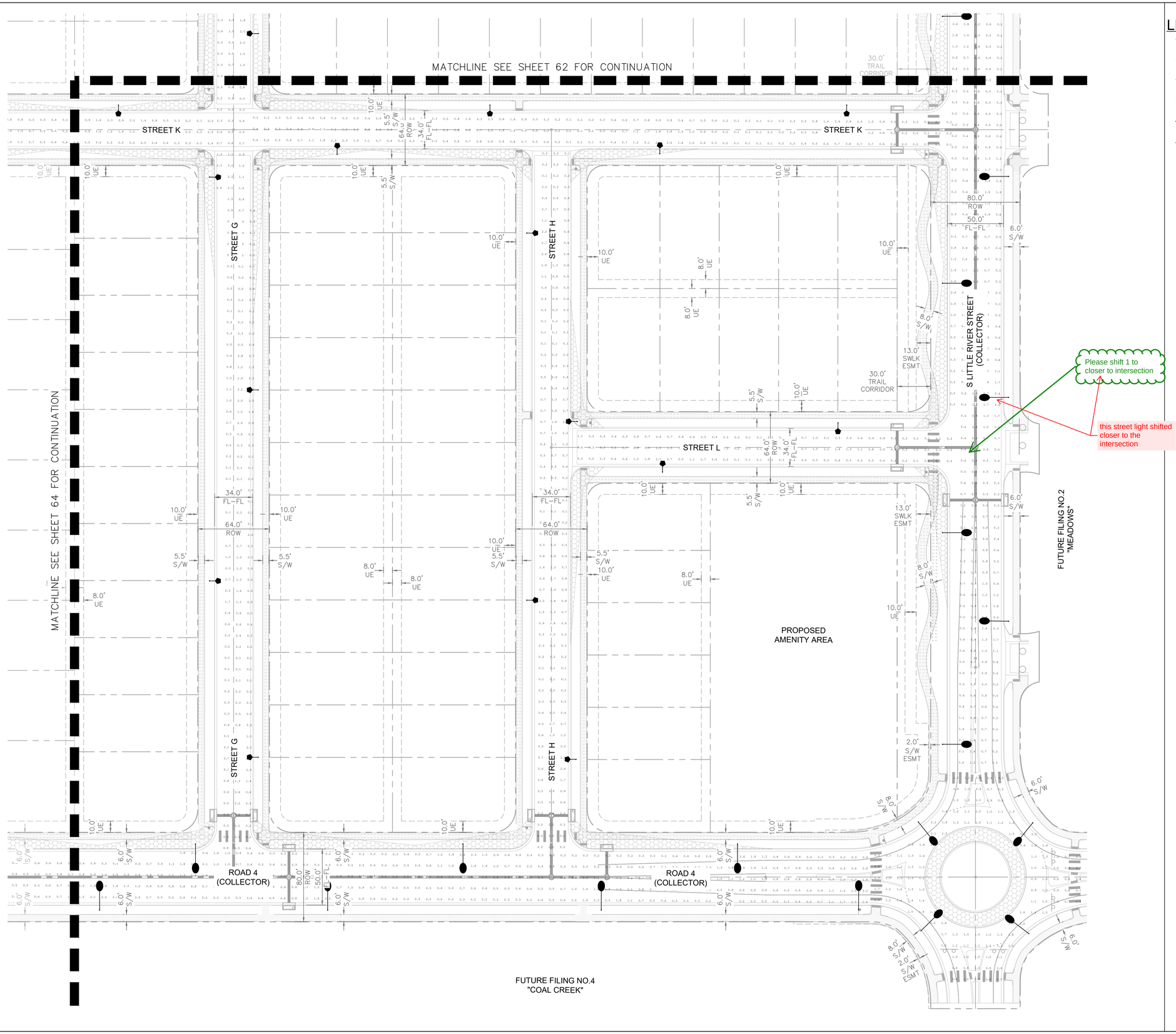

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- EXISTING STREET LIGHT
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- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20'
- PROPOSED PARK LIGHT - SL1 14'

KEY MAP N.T.S.

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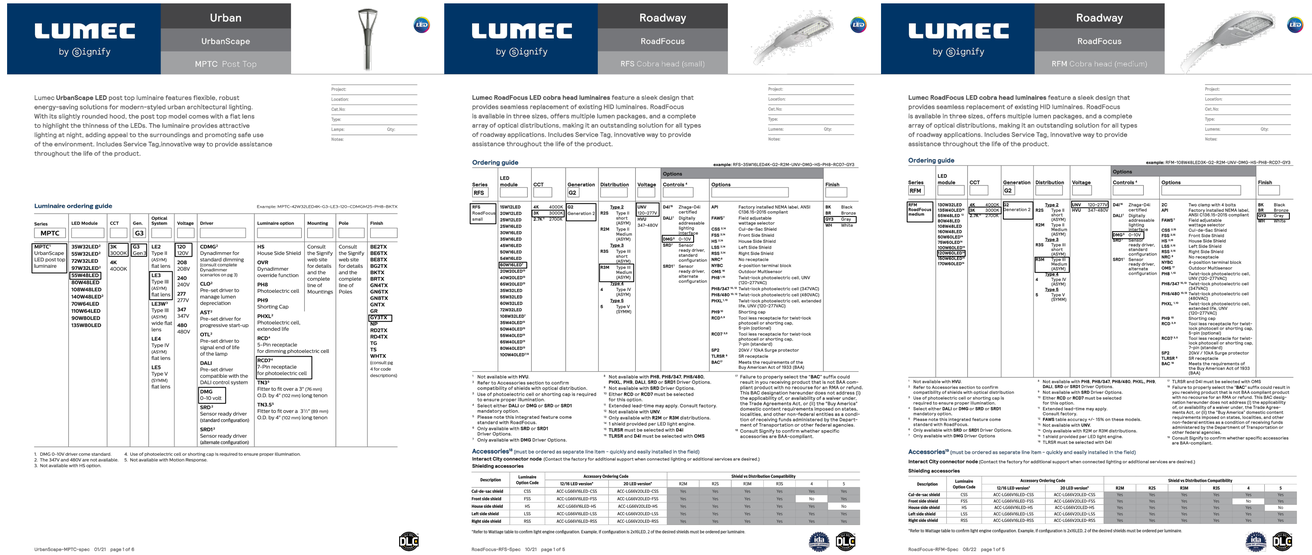

LUMEC by Signify — Urban / UrbanScape / MPTC Post Top

Lumec **UrbanScape LED** post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag,Innovative way to provide assistance throughout the life of the product.

Project: / Location: / Cat.No: / Type: / Lumen: / Qty: / Notes:

Luminaire ordering guide

Example: MPTC-42W32LED4K-G3-LE3-120-CDMG4DS-PH8-BKTX

Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTC[1] UrbanScape LED post top luminaire	35W32LED[2] 50W32LED[2] 72W32LED 87W32LED[2] 53W48LED 80W48LED 108W48LED 142W48LED 70W64LED 112W64LED 159W80LED 133W80LED	5K 5000K 4K 4000K	G3 Gen 3	LE2 Type II (ASYM) flat lens LE3 Type III (ASYM) flat lens LE3W[3] Type III (ASYM) wide flat lens LE4 Type IV (ASYM) flat lens LE5 Type V (SYM) flat lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	CDMG[4] Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pg 3) CLO[4] Pre-set driver to manage lumen depreciation AST[4] Pre-set driver for progressive start-up OTL[4] Pre-set driver to signal end of life of the lamp DALI Pre-set driver compatible with the DALI control system DMG 0-10 volt SRD[4] Sensor ready driver (standard configuration) SRD1[4] Sensor ready driver (alternate configuration)	H5 House Side Shield OVR Dynadimmer override function PH8 Photocell cell PH9 Shorting Cap PHXL[4] Photocell, cell, extended life RCD[4] 5-Pin receptacle for dimming photoelectric cell RCD1[4] 7-Pin receptacle for photoelectric cell TN3[4] Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon TN3.5[4] Fitter to fit over a 3½" (89 mm) O.D. by 4" (102 mm) long tenon	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	BKZTX BBZTX BSZTX BGZTX BKTX BRTX GN4TX GN6TX GN8TX GNTX GNTX QY3TX[5] SF RDZTX RD4TX TG TS WHTX (consult pg 4 for code descriptions)

1. DMG 0-10V driver come standard.
2. The 54V and 480V are not available.
3. Not available with H5 option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.

UrbanScape-MPTC-spec 01/21 page 1 of 6

LUMEC by Signify — Roadway / RoadFocus / RFS Cobra head (small)

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project: / Location: / Cat.No: / Type: / Lumens: / Qty: / Notes:

Ordering guide

example: RFS-30W48LED4K-G2-R3M-UNV-DMG-HS-PH8-RC07-GY3

Series	LED module	CCT	Generation	Distribution	Voltage	Options — Controls *	Options	Finish
RFS RoadFocus small	15W32LED 20W32LED 25W32LED 25W48LED 35W48LED 45W48LED 50W48LED 64W48LED 80W48LED[1] 22W53LED[1] 42W53LED[1] 63W53LED[1] 85W53LED[1] 63W64LED 72W53LED 109W53LED[1] 35W64LED[1] 63W64LED[1] 85W64LED[1] 100W40LED[1][2]	4K 4000K BK 5000K[3] 5-BK 5000K[3]	G2 Generation 2	R2S Type II short, (ASYM) R2M Type II Medium (ASYM) R3S Type III short, (ASYM) R3M Type III Medium (ASYM) T3RW[4] Type III (ASYM) 4 T5W[4] Type V (SYM) 6	UNV 120-277V (ASYM) HVU 347-480V	D4[5] 2hego-Dil certified Digitally addressable lighting controller DALI[7] D-TEN DMG[7] 0-10V SRD[7] Sensor ready driver, standard configuration SRD1[7] Sensor ready driver, alternate configuration	API Factory installed NEMA label, ANSI C136.10-2015 compliant FAWS[7] Field adjustable wattage selector CS5[1,6] Cul-de-Sac Shield FS5[1,6] Front Side Shield HS[1,6] House Side Shield LS5[1,6] Left Side Shield RS5[1,6] Right Side Shield NRC[7] No receptacle WYBC Weatherproof terminal block OMS[7] Outdoor Multisensor PH8[1,6] Photoelectric cell, UNV (120-277VAC) PH8/347[1,6] Twist-lock photoelectric cell (347VAC) PH8/480[1,6] Twist-lock photoelectric cell (480VAC) PHXL[1,6] Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH9[6] Shorting cap RC2[1,6] Twist-lock receptacle for twist-lock photocell or shorting cap, 3-pin (optional) RCD3[1,6] Tool-less receptacle for twist-lock photocell or shorting cap, 3-pin (optional) SP2 20kV / 10kA Surge protector TLR5R[1] 5R receptacle BAC[8] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY Grey WH White

1. Not available with HVU.
2. Refer to Accessories section to confirm compatibility of drivers with optical distribution.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
4. Select either **DALI** or **DMG** or **SRD** or **SRD1** mandatory option.
5. Only available with integrated feature come standard with RoadFocus.
6. Only available with **SRD** or **SRD1** Driver Options.
7. Only available with **DMG** Driver Options.
8. Not available with **PH8**, **PH8/347**, **PH8/480**, **PHXL**, **PH9**, **DALI**, **SRD** or **SRD1** Driver Options.
9. Not available with **UNV**.
10. Either **RCD** or **RCD1** must be selected for this option.
11. Extended lead-time may apply. Consult factory.
12. Not available with **UNV**.
13. Only available with **R2M** or **R3M** distributions.
14. 1 shield provided per LED light engine.
15. **TLR5R** must be selected with **D4**.
16. **TLR5R** and **D4** must be selected with **OMS**

Accessories[1] (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)

Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code — 12/16 LED version[2]	Accessory Ordering Code — 20 LED version[2]	Shield vs Distribution Compatibility — R2M	R2S	R3M	R3S	4	5
Cul-de-sac shield	CS5	ACC-LG66YOLED-CS5	ACC-LG66YOLED-CS5	Yes	Yes	Yes	Yes	No	Yes
Front side shield	FS5	ACC-LG66YOLED-FS5	ACC-LG66YOLED-FS5	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG66YOLED-HS	ACC-LG66YOLED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LS5	ACC-LG66YOLED-LS5	ACC-LG66YOLED-LS5	Yes	Yes	Yes	Yes	Yes	No
Right side shield	RS5	ACC-LG66YOLED-RS5	ACC-LG66YOLED-RS5	Yes	Yes	Yes	Yes	Yes	No

*Refer to Wattage table to confirm light engine configuration. Example, if configuration is 2x90LED, 2 of the desired shields must be ordered per luminaire.

RoadFocus-RFS-Spec 10/21 page 1 of 5

LUMEC by Signify — Roadway / RoadFocus / RFM Cobra head (medium)

Lumec RoadFocus LED cobra head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project: / Location: / Cat.No: / Type: / Lumens: / Qty: / Notes:

Ordering guide

example: RFM-109W48LED3K-G2-R2M-UNV-DMG-HS-PH8-RC07-GY3

Series	LED module	CCT	Generation	Distribution	Voltage	Options — Controls *	Options	Finish
RFM RoadFocus medium	15W32LED 109W48LED[1] 93W48LED[1] 129W48LED 180W48LED 92W80LED[1] 70W40LED[1] 109W40LED[1] 124W80LED 150W80LED[1] 170W80LED[1]	4K 4000K 3K 3000K	G2 Generation 2	R2S Type II short, (ASYM) R2M Type II Medium (ASYM) R3S Type III short, (ASYM) R3M Type III Medium (ASYM) 4 T4W[4] Type IV (ASYM) 5 T5W[4] Type V (SYM)	UNV 120-277V HVU 347-480V	D4[5] 2hego-Dil certified Digitally addressable lighting controller DALI[7] D-TEN DMG[7] 0-10V SRD[7] Sensor ready driver, standard configuration SRD1[7] Sensor ready driver, alternate configuration	DC Two clamp with 4 bolts API Factory installed NEMA label, ANSI C136.15-2015 compliant FAWS[7] Field adjustable wattage selector CS5[1,6] Cul-de-Sac Shield FS5[1,6] Front Side Shield LS5[1,6] Left Side Shield RS5[1,6] Right Side Shield NRC[7] No receptacle WYBC Weatherproof terminal block OMS[7] Outdoor Multisensor PH8[1,6] Twist-lock photoelectric cell, UNV (120-277VAC) PH8/347[1,6] Twist-lock photoelectric cell (347VAC) PH8/480[1,6] Twist-lock photoelectric cell (480VAC) PHXL[1,6] Twist-lock photoelectric cell, extended life, UNV (120-277VAC) PH9[6] Shorting cap RC2[1,6] Tool-less receptacle for twist-lock photocell or shorting cap, 3-pin (optional) RCD3[1,6] Tool-less receptacle for twist-lock photocell or shorting cap, 7-pin (optional) SP2 20kV / 10kA Surge protector TLR5R[1] 5R receptacle BAC[8] Meets the requirements of the Buy American Act of 1933 (BAA)	BK Black BR Bronze GY Grey WH White

1. Not available with HVU.
2. Refer to Accessories section to confirm compatibility of drivers with optical distribution.
3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
4. Select either **DALI** or **DMG** or **SRD** or **SRD1** mandatory option.
5. Only available with integrated feature come standard with RoadFocus.
6. Only available with **SRD** or **SRD1** Driver Options.
7. Only available with **DMG** Driver Options.
8. Not available with **PH8**, **PH8/347**, **PH8/480**, **PHXL**, **PH9**, **DALI**, **SRD** or **SRD1** Driver Options.
9. Not available with **UNV**.
10. Either **RCD** or **RCD1** must be selected for this option.
11. Extended lead-time may apply. Consult factory.
12. **FAWS** cable accuracy +/- 15% on these models.
13. Not available with **UNV**.
14. Only available with R2M or R3M distributions.
15. 1 shield provided per LED light engine.
16. TLR5R must be selected with D4.

Accessories[1] (must be ordered as separate line item - quickly and easily installed in the field)

Interact City connector node (Contact the factory for additional support when connected lighting or additional services are desired.)

Shielding accessories

Description	Luminaire Option Code	Accessory Ordering Code — 12/16 LED version[2]	Accessory Ordering Code — 20 LED version[2]	Shield vs Distribution Compatibility — R2M	R2S	R3M	R3S	4	5
Cul-de-sac shield	CS5	ACC-LG66YOLED-CS5	ACC-LG66YOLED-CS5	Yes	Yes	Yes	Yes	Yes	Yes
Front side shield	FS5	ACC-LG66YOLED-FS5	ACC-LG66YOLED-FS5	Yes	Yes	Yes	Yes	No	Yes
House side shield	HS	ACC-LG66YOLED-HS	ACC-LG66YOLED-HS	Yes	Yes	Yes	Yes	Yes	No
Left side shield	LS5	ACC-LG66YOLED-LS5	ACC-LG66YOLED-LS5	Yes	Yes	Yes	Yes	Yes	No
Right side shield	RS5	ACC-LG66YOLED-RS5	ACC-LG66YOLED-RS5	Yes	Yes	Yes	Yes	Yes	No

*Refer to Wattage table to confirm light engine configuration. Example, if configuration is 2x90LED, 2 of the desired shields must be ordered per luminaire.

RoadFocus-RFM-Spec 08/22 page 1 of 5

LIGHTING CUT SHEETS — 1

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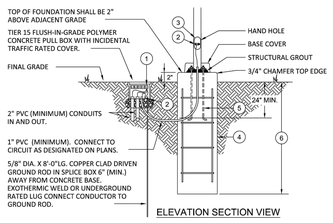
STANDARD



ELEVATION SECTION VIEW

FOUNDATION DETAIL NOTES

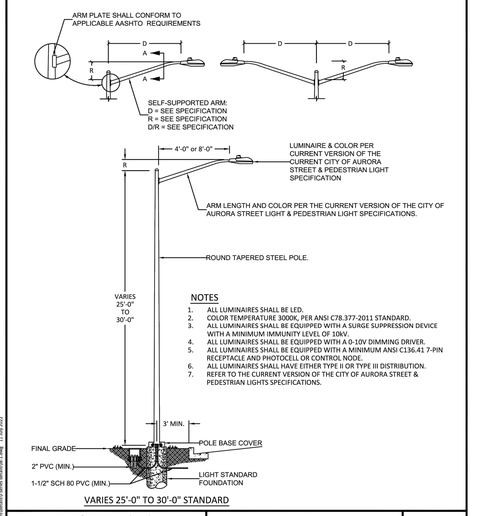
1. BOND RACEWAY GROUND TO GROUND ROD IN PULL BOX.
2. BOND (1-#6 SOFT DRAWN BARE CU) TO GROUND ROD IN PULL BOX AND GROUNDING ROD IN POLE BASE HAND HOLE.
3. AT EACH POLE BASE HAND HOLE, PROVIDE A BREAKAWAY, WATERPROOF, IN-LINE FUSE HOLDER BY EATON OR APPROVED EQUAL WITH FNQ-R 15A FUSE FOR EACH HOT AND A BREAKAWAY, WATERPROOF CONNECTOR ON NEUTRAL (IF REQUIRED).
4. LIGHT STANDARD FOUNDATION EMBEDMENT DEPTH, DIMENSIONS AND REINFORCEMENT SHALL BE PER L10.1 OR AS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO.
5. ANCHOR BOLT CIRCLE SHALL BE 12 INCH DIAMETER AND CENTERED ON FOUNDATION.
6. DEPTH OF FOUNDATION PER L10.1 OR AS DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO.

GENERAL NOTE

FOUNDATION DETAILS ARE INCLUDED ONLY TO SHOW ELECTRICAL COMPONENTS. REFER TO L10.1 FOR STRUCTURAL REQUIREMENTS.

City of Aurora, Colorado	TYPICAL STREET LIGHT STANDARD FOUNDATION ELECTRICAL DETAIL IN SOFTSCAPE	L4.1
CITY ENGINEER 01/31/2023 DATE		

STANDARD



VARIES 25'-0" TO 30'-0" STANDARD

NOTES

1. ALL LUMINAIRES SHALL BE LED.
2. COLOR TEMPERATURE 3000K, PER ANSI C78.377-2011 STANDARD.
3. ALL LUMINAIRES SHALL BE EQUIPPED WITH A SURGE SUPPRESSION DEVICE WITH A MINIMUM IMMUNITY LEVEL OF 10kV.
4. ALL LUMINAIRES SHALL BE EQUIPPED WITH A 0-10V DIMMING DRIVER.
5. ALL LUMINAIRES SHALL BE EQUIPPED WITH A MINIMUM ANSI C136.41 7-PIN RECEPTACLE AND PHOTOCELL OR CONTROL NODE.
6. ALL LUMINAIRES SHALL HAVE EITHER TYPE II OR TYPE III DISTRIBUTION.
7. REFER TO THE CURRENT VERSION OF THE CITY OF AURORA STREET & PEDESTRIAN LIGHTS SPECIFICATIONS.

City of Aurora, Colorado	TYPICAL LIGHT STANDARD DETAIL	L8.1
CITY ENGINEER 01/31/2023 DATE		

AURORA STANDARD DETAILS — 2

CHECKED BY: TLC
DRAWN BY: KH TEAM

Kimley»Horn
4582 S. ULSTER STREET
SUITE 1500
DENVER, CO 80237
(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

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

DATE:
11/09/2022
03/15/2022

SHEET TITLE:
PHOTOMETRIC DETAILS