



November 5, 2024

City of Aurora  
Stacy Wasinger  
151 E Alameda Pkwy  
Aurora, CO 80012

Re: **The Parklands Village V2F1 – Site Plan and Plat - Response to Comments (2022-4054-00; 2022-3092-00)**

Dear Ms. Wasinger:

Thank you for taking the time to review the second technical review submittal for The Parklands V2F1. Valuable feedback was received on October 10, 2024. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, [drael@norris-design.com](mailto:drael@norris-design.com).

We look forward to working with you to make this project a success.

Sincerely,  
Norris Design

A handwritten signature in black ink that reads "Diana Rael".

Diana Rael  
Principal



## SECOND TECHNICAL REVIEW

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide documentation from the Waterstone development regarding responsibilities for the construction of Harvest Road. (see Item 3A)
- Include a unit tracker for each neighborhood in Village 2. An example from Village 1 is attached, provided for consistency in tracking. (see Item 1D)
- See Land Development Services Plat and Easements comments. (see Items 6 and 7)

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

##### *Site Plan*

1A. Remove "of 67" from each sheet. This is a formatting update required for all site plans.

**Response: Text has been revised on all sheets.**

1B. Add an "Amendments" box to the cover sheet.

**Response: Amendment box has been added to the cover sheet.**

1C. Sheet 1: Remove the recorder's certificate; the County no longer uses this format. There should instead be a 3" by 7" box in the upper right corner for the Arapahoe County recording stamp.

**Response: Recorder Certificate stamp has been added to the cover sheet per specifications.**

1D. Please provide an overall Village 2 lot tracker, including small lot and unit type counts per the Master Plan adjustment in Tab 1. This does not have to be in the Site Plan sheets but can be an exhibit. The overall lot tracker should include all unit types in the overall neighborhood, as defined in the Master Plan. Although all filings have not yet been submitted for review, the tracker table should be a running count of unit diversity. That allows the neighborhood to be evaluated for conformance to the unit mix and a maximum 65% small lot per neighborhood as indicated in the Master Plan, rather than on a filing-by-filing basis.

- The Master Plan adjustments for small lots in Tab 1 require: 1) Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet; and 2) Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 100 lots, whichever is greater, of the same housing type may be grouped. Contiguous is defined as side by side. The Master Plan also requires that each unit type be at least 10% of the overall neighborhood unit mix.

**Response: Comment noted, per email conversation dated October 16<sup>th</sup>, there is no need for a separate lot tracker for Village. 2**

##### *Landscape Plans*

1E. Include a reference to Village 2, Phase 2 Site Plan for landscaping provided in that phase.

**Response: Reference has been added.**

#### 2. Landscaping Issues (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

2A. Sheet 34 (L-103): For Duplex lot typical: Per the plan the shrub count should be 8.

**Response: The lot typical quantities have been verified, and the plans have been updated to match the requirements.**

2B. Sheet 39 (L-108): Note that the curbside landscaping provided on V2F2 CN#2021-7010-00, 2023-3028-00.

**Response: Note has been added.**

2C. Sheet 33 (L-102): Revise the plant counts for the single family typicals to match those on the plans.

**Response: The lot typical quantities have been verified, and the plans have been updated to match the requirements.**



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

Site Plan

3A. Sheet 3: Provide correspondence from Waterstone identifying their acceptance of this responsibility in the next submittal.

**Response: Waterstone correspondence is included with this submittal, under separate document.**

3B. Sheet 5: add: "are required to be constructed and initially accepted before issuance of TCO or CO within this site plan in conformance with the approved Public Improvement Plan."

**Response: Text has been added.**

3C. Sheet 5: The PIP clearly identifies that the southern half of Alameda is required concurrently with this site plan.

**Response: Text has been added as noted above and discussed via email with Julie Bingham on October 30, 2024.**

4. Traffic Engineering (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

4A. No further comments at this time.

**Response: Noted, thank you.**

5. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

5A. No further comments at this time.

**Response: Noted, thank you.**

6. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Site Plan

6A. On page 4: change the easement name to Fire Lane, Sanitary Sewer, Water & Access easement (see sheet 7) (match the plat).

**Response: Call out has been revised to match Plat.**

Plat

6B. See the Advisory comments on the second page of the Plat.

**Response: Comment noted, thank you.**

6C. Send in the Statement of Authority to confirm the owner's name.

**Response: Noted, the applicant will submit a Statement of Authority upon approval of Plat.**

6D. Check the name of the owner in the Deed of Trust Beneficiary block.

**Response: Text has been revised.**

6E. See the changes to Notes 5, 10 & 11.

**Response: Note number 5 will be updated within 30 days of Plat approval, notes 10 and 11 have been removed.**

6F. Page 3: Add the Bar Scale to Detail B.

**Response: Scale bar has been added.**

7. Easements (Grace Gray / 303-739-7294 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

7A. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**Response: Noted, thank you.**



CHECKED BY: XX  
DRAWN BY: XX

THE PARKLANDS-VILLAGE 2 PHASE 1 SITE PLAN

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

LOCATED 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

VICINITY MAP

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°16'57" EAST, A DISTANCE OF 192.00 FEET;

THENCE SOUTH 42°15'31" EAST, A DISTANCE OF 29.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 88.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°55'35" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'37", AN ARC LENGTH OF 103.24 FEET;

THENCE SOUTH 10°24'20" EAST, A DISTANCE OF 15.67 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;

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 31.41 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 177.32 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 42.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°17'08" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 80.00 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 88.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°42'52" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 24.84 FEET;

THENCE NORTH 89°37'09" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°22'51" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°17'08" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 802.20 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 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 150.00 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 311.17 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 SOUTH 40°00'00" WEST, A DISTANCE OF 56.61 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 80.00 FOOT UTILITY EASEMENT (SENA) RECORDED UNDER RECEPTION NO. E1153399 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 34°32'26" WEST, A DISTANCE OF 118.28 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 40°00'00" EAST, A DISTANCE OF 25.08 FEET TO THE BEGINNING OF A TANGENT 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 TANGENT CURVE CONCAVE WESTERLY 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 TANGENT 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 NORTH 00°12'18" WEST, A DISTANCE OF 302.04 FEET;

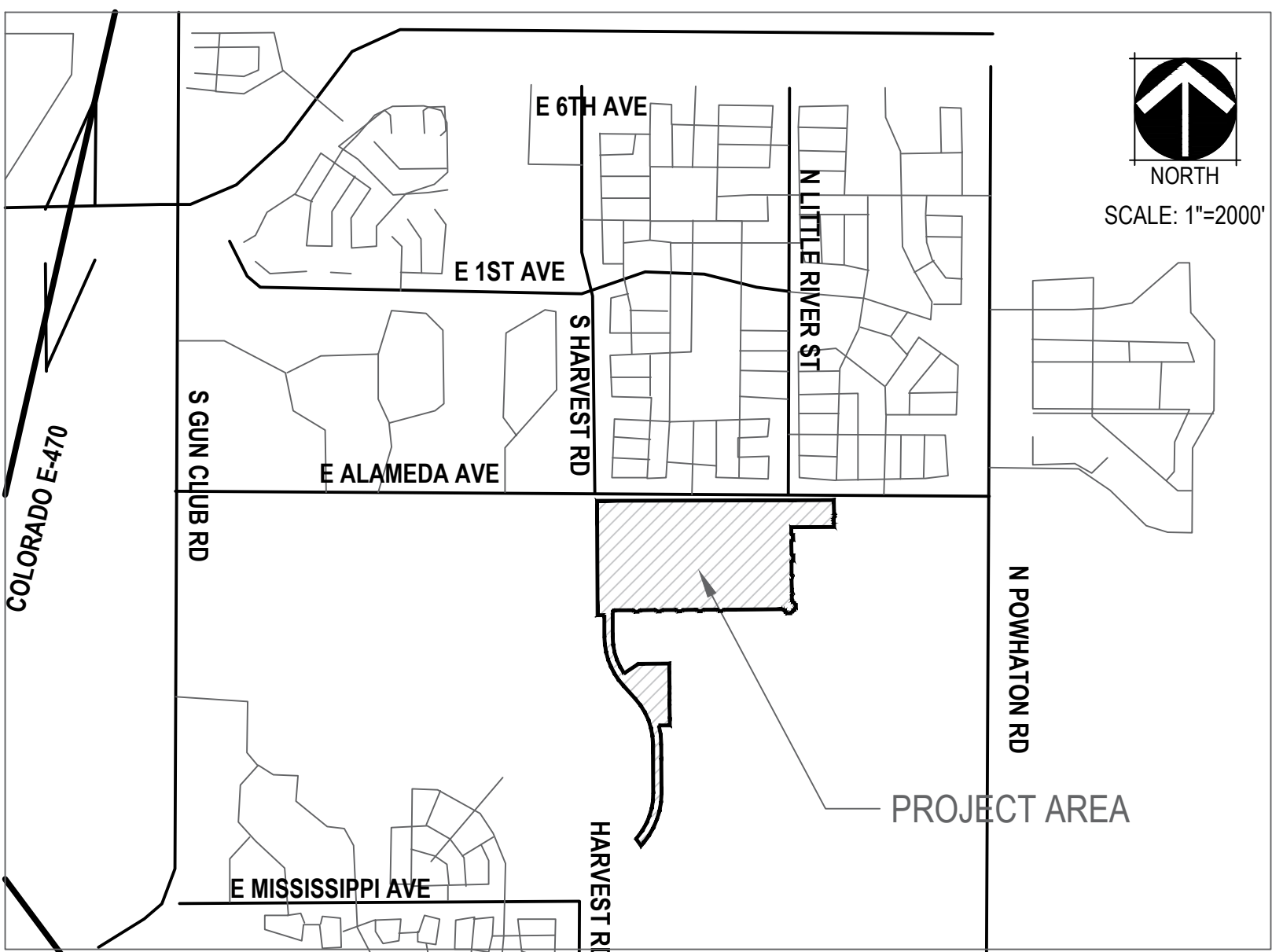
THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 95.58 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID WEST LINE, NORTH 00°12'18" WEST, A DISTANCE OF 1,585.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 115.691 ACRES, (5,039,497 SQUARE FEET), MORE OR LESS.

SITE DATA TABLE

LAND AREA WITHIN PROPERTY LINES	115.691 AC
NUMBER OF LOTS	437
SINGLE-FAMILY DETACHED LOTS	273
DUPLEX	58
TOWNHOMES	106
CODE CYCLE	2021 I-CODES, 2019 NFPA 1387.2, ANSI 117.1
2021 IBC CONSTRUCTION TYPE	SINGLE-FAMILY V-B
2021 IBC IBC OCCUPANCY TYPE	SINGLE-FAMILY R-3
SPRINKLERED	NON-SPRINKLERED
BUILDING HEIGHT	38'
TOTAL LOT AREA	1,936,786 SF (38.04%)
HARD SURFACE AREA	1,713,062 SF (34.38%)
LANDSCAPE AREA	1,115,150 (22.14%)
SIDEWALKS AND PATIOS	274,076 SF (5.44%)
PRESENT ZONING CLASSIFICATION	R-2
SIGNAGE	
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	PER CODE
PROPOSED PRIMARY MONUMENT SIGN	1
PROPOSED SECONDARY MONUMENT SIGN	1
PROPOSED PRIMARY MONUMENT SIGN AREA	22 SF
PROPOSED SECONDARY MONUMENT SIGN AREA	7.5 SF
NEIGHBORHOOD COLUMNS PROVIDED	6
NEIGHBORHOOD COLUMNS AREA	10.8 SF (1.8 SF PER SIGN)
PARKING	
PARKING SPACES REQUIRED	874
PARKING SPACES PROVIDED	874
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A
BICYCLE SPACES REQUIRED	N/A
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PROJECT TEAM

<b>DEVELOPER:</b> VENTANA CAPITAL, INC. 8678 CONCORD CTR DR, #200 ENGLEWOOD, CO 80112 303.346.7006 THOMAS CLARK	<b>CIVIL ENGINEER:</b> KIMLEY-HORN 6200 S SYRACUSE WAY, STE 300 GREENWOOD VILL., CO 80111 303.228.2300 LIAM SHANNON	<b>LANDSCAPE ARCHITECT:</b> NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 SEAN MALONE	<b>PLANNER:</b> NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 DIANA RAE
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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 IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A 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 WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 – 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT

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: _____
PLANING COMMISSION: _____	DATE: _____
(CHAIRPERSON)	
CITY COUNCIL: _____	DATE: _____
(MAYOR)	
ATTEST: _____	DATE: _____
(CITY CLERK)	

DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

\_\_\_\_\_  
CLERK AND RECORDER OF

\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

IMPLEMENTATION PLAN FOR 164 TOWNHOMES & DUPLEXES

2021 -INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS: REQUIRED: 72 UNITS (4%) PROVIDED: 72 UNITS	ACCESSIBLE DWELLING UNITS: _____, TYPE A DWELLING UNIT (6 POINTS), TYPE A MULTISTORY DWELLING UNIT (6 POINTS), TYPE B DWELLING UNIT (4 POINTS), TYPE B MULTISTORY DWELLING UNIT (3 POINTS), TYPE B VESTIBULE GROUND FLOOR (1 POINT) REQUIRED: 72 POINTS (157-171 UNITS) PROVIDED: 72 POINTS (164 UNITS)

remove "of 67" from each sheet

Response: "of 67" has been removed on all sheets

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:  
SP 01 - 11/09/2022  
SP 02 - 03/16/2023  
SP 03 - 04/28/2023  
TECH 01 - 03/26/2024  
TECH 02 - 09/18/2024

SHEET TITLE:  
COVER SHEET



CHECKED BY: LNS  
DRAWN BY: KH TEAM

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
MP	APPROVED PARKLANDS MASTER PLAN
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
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
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	SOUTHWEST
SWE	SIDEWALK & UTILITY EASEMENT
S/W	SIDEWALK
SY	SQUARE YARDS
T	TELEPHONE
TC	TOP OF CURB
TW	FINISH GRADE AT TOP OF WALL
TYP	TYPICAL
UE	UTILITY EASEMENT
VAR	VARIES
W	WATER OR WEST

## LEGEND

---	PROPERTY LINE/TRACT LINE
- - - - -	RIGHT OF WAY LINE
---	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
12	PROPOSED CONTOUR
2	EXISTING CONTOURS
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 STREET LIGHT
⊙	EXISTING GATE VALVE
⊙	EXISTING POWER PIPE
⊙	EXISTING SURVEY MONUMENT
⊙	EXISTING TELECOM MANHOLE
⊙	EXISTING ELECTRIC MANHOLE
⊙	EXISTING GUY WIRE
⊙	PROPOSED SURVEY MONUMENT
▶	PROPOSED REDUCER
⊙	PROPOSED WATER METER
⊙	PROPOSED GATE VALVE
⊙	PROPOSED STREET LIGHT
⊙	PROPOSED STOP SIGN

TRACT TABLE				
TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	1915683	43.98	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	321761	7.39	DRAINAGE ESMT (POND H)	HOA
TRACT B	145963	3.35	LANDSCAPE*	HOA
TRACT C	3318	0.08	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT D	3250	0.07	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT E	17074	0.39	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT F	187054	4.29	DRAINAGE ESMT (POND J)	HOA
TRACT G	2159	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT H	720	0.02	LANDSCAPE	HOA
TRACT I	13372	0.31	FIRE, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT J	2496	0.06	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT K	8607	0.20	LANDSCAPE	HOA
TRACT L	2496	0.06	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT M	16280	0.37	LANDSCAPE	HOA
TRACT N	155188	3.56	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, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT S	3076	0.07	LANDSCAPE*	HOA
TRACT T	2159	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT U	2390	0.05	FIRE, SANITARY SEWER, WATER, & PUBLIC ACCESS ESMT	HOA
TRACT V	11423	0.26	FIRE, WATER, & 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, SANITARY SEWER, & PUBLIC ACCESS ESMT	HOA
TRACT AA	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT BB	42378	0.97	LANDSCAPE*	HOA
TRACT CC	2132	0.05	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT DD	2132	0.05	LANDSCAPE	HOA
TRACT EE	11376	0.26	LANDSCAPE	HOA
TRACT FF	22313	0.51	LANDSCAPE	HOA
TRACT GG	5940	0.14	LANDSCAPE*	HOA
TRACT HH	2640	0.06	LANDSCAPE	HOA
TRACT II	11434	0.26	LANDSCAPE*	HOA
TRACT JJ	7085	0.16	LANDSCAPE*	HOA
TRACT KK	13470	0.31	LANDSCAPE*	HOA
TRACT LL	10841	0.25	LANDSCAPE*	HOA
TRACT MM	15941	0.37	LANDSCAPE*	HOA
TRACT NN	2715	0.06	LANDSCAPE*	HOA
TRACT OO	21502	0.49	LANDSCAPE*	HOA
TRACT PP	29209	0.67	LANDSCAPE	HOA

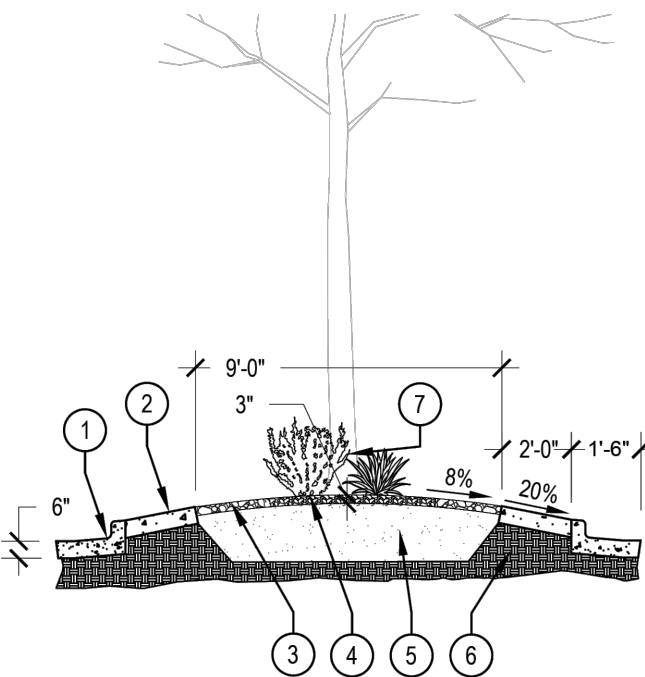
\*LAND DEDICATED FOR OPEN SPACE, OTHER PARK USES, AND TRAILS ACCORDING TO THE LAND DEDICATION CRITERIA SET FORTH IN THE CITY OF AURORA PARKS, RECREATION, AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL

## 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.

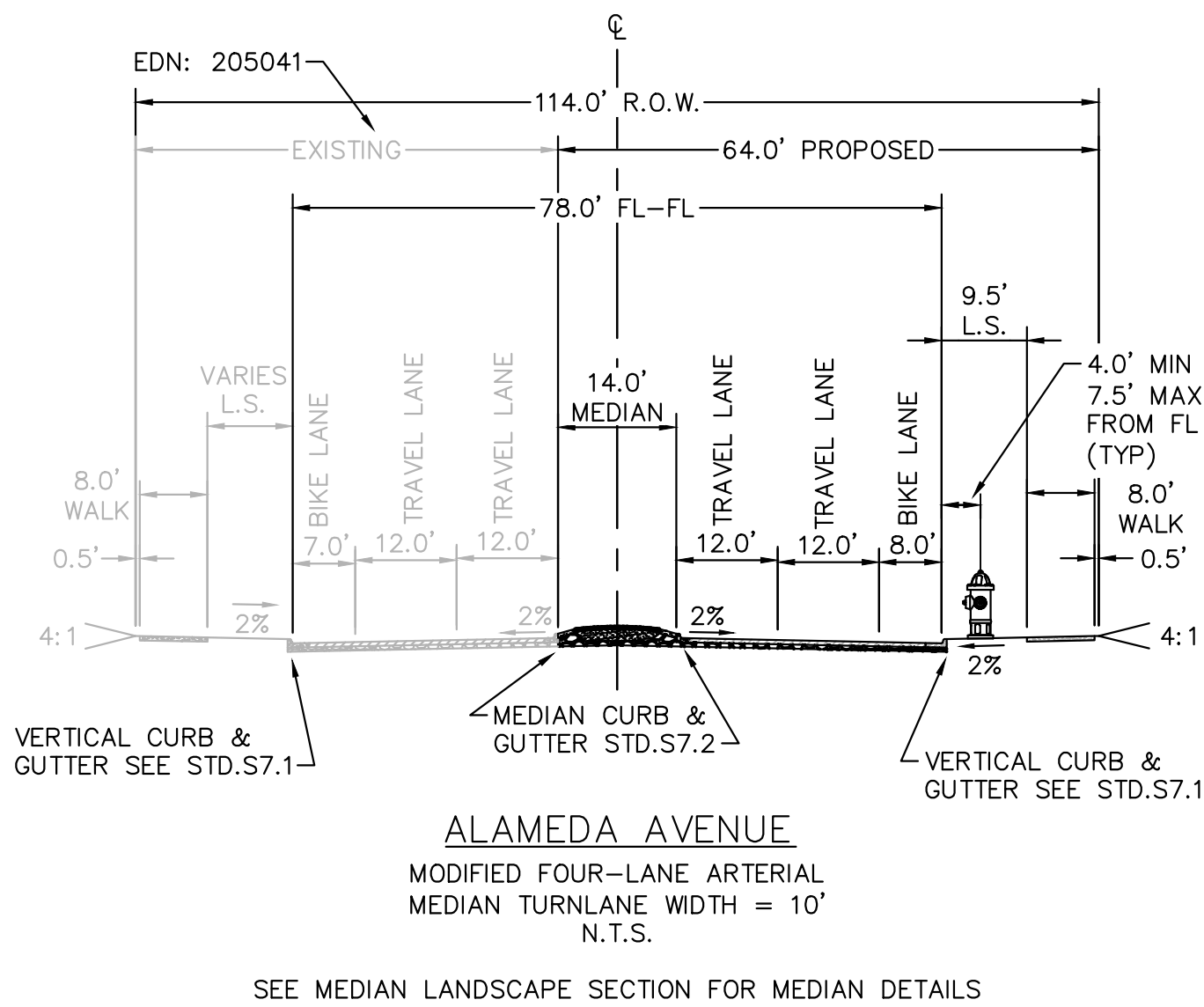


- ① 6" PAVEMENT CURB AND GUTTER
- ② CONCRETE SPLASHBLOCK
- ③ 2-4" COBBLE MULCH
- ④ 1 1/2" INCH ROCK MULCH
- ⑤ AMENDED TOPSOIL
- ⑥ COMPACTED SUBGRADE
- ⑦ PLANTING: REFER TO LANDSCAPE PLAN

- NOTES:
- SUBGRADE BENEATH CONCRETE SHALL BE COMPACTED
  - TOPSOIL (IMPORTED), INCORPORATE COMPOST INTO THE TOP 8" AT A RATE OF 4 CY PER 1000 SF

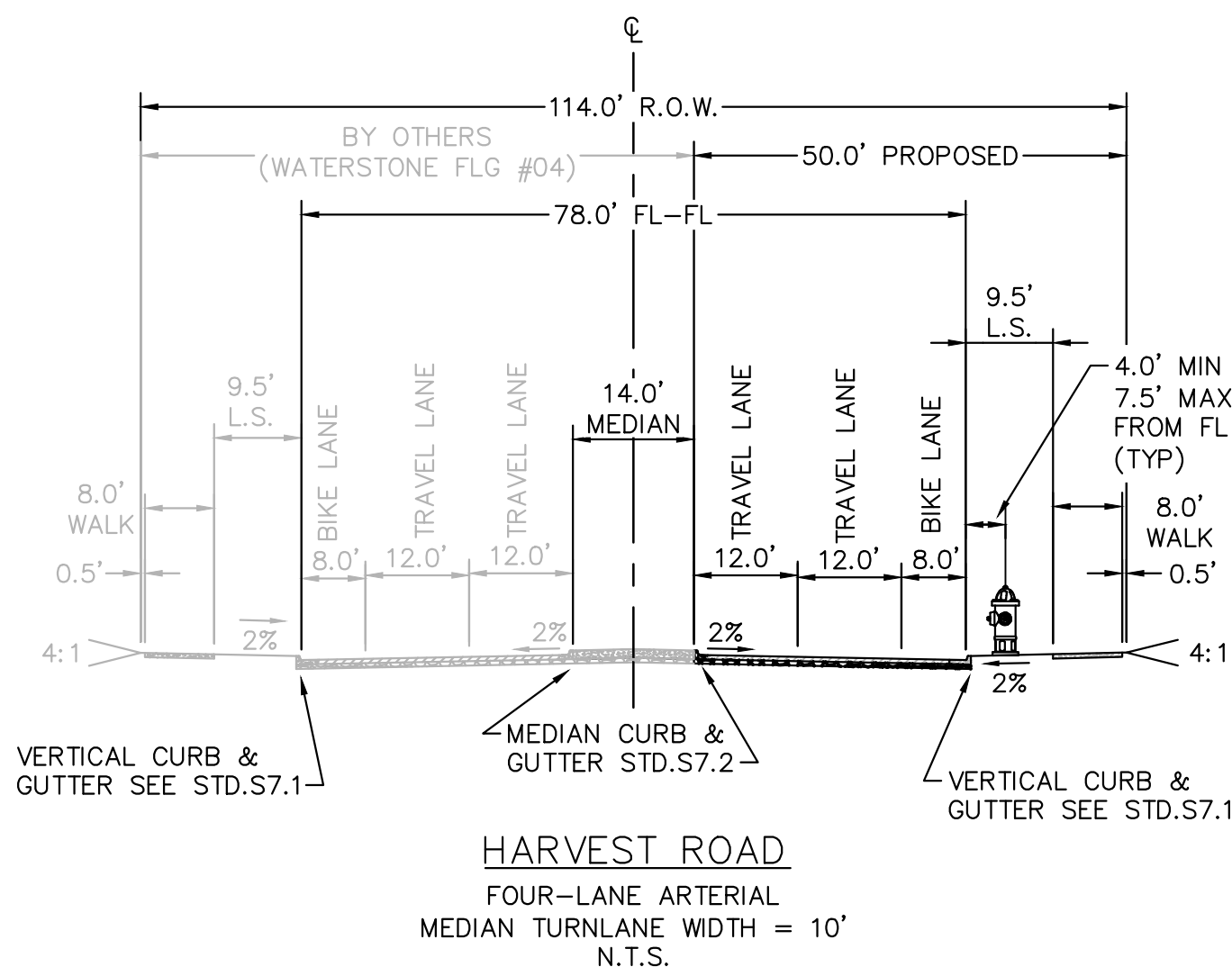
## MEDIAN LANDSCAPE SECTION

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



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

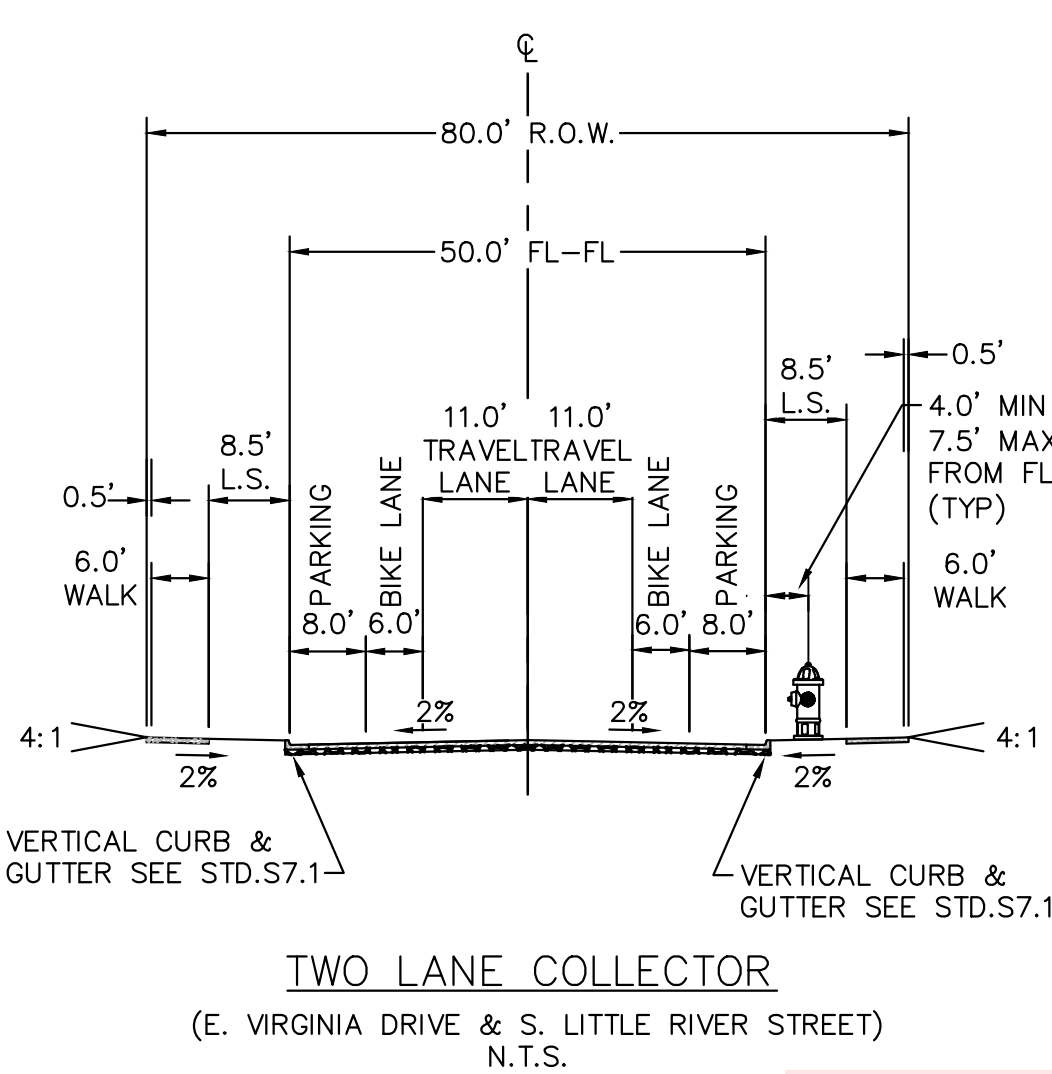
SEE MEDIAN LANDSCAPE SECTION FOR MEDIAN DETAILS



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

PROPOSED PAINTED MEDIAN IN INTERIM CONDITION TO ACCOMODATE SOUTHBOUND TAPER. RAISED MEDIAN TO BE CONSTRUCTED AT FULL BUILD OUT WITH WATERSTONE FLG #04. PARKLANDS IS RESPONSIBLE FOR THE EASTERN TWO LANES & EASTERN CURB MEDIAN. WATERSTONE IS RESPONSIBLE FOR THE WESTERN TWO LANES, MEDIAN LANDSCAPING, & THE REMAINING MEDIAN CURB.

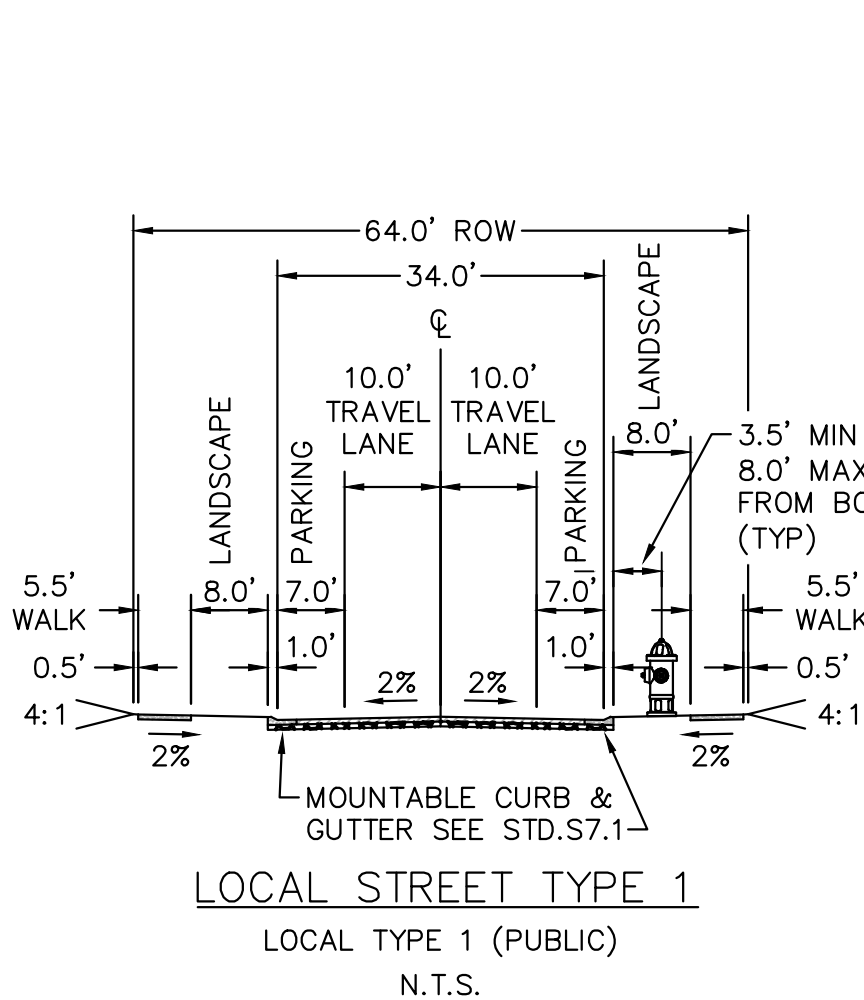
SEE MEDIAN LANDSCAPE SECTION FOR MEDIAN DETAILS



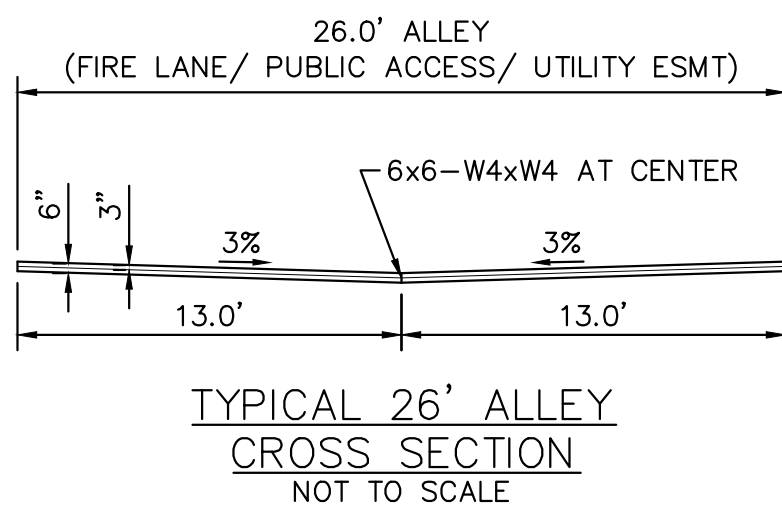
TWO LANE COLLECTOR  
(E. VIRGINIA DRIVE & S. LITTLE RIVER STREET)  
N.T.S.

Provide correspondence from Waterstone identifying their acceptance of this responsibility in the next submittal.

Parklands Waterstone agreement provided as separate PDF with resubmittal



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



TYPICAL 26' ALLEY  
CROSS SECTION  
NOT TO SCALE

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

## APPLICANT:

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

## PRELIMINARY

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

## DATE:

SP01 - 11/09/2022  
SP02 - 03/15/2023  
SP03 - 04/28/2023  
TECH 01 - 03/26/2024  
TECH 02 - 09/18/2024

## SHEET TITLE:

SITE PLAN  
DETAILS



**THE PARKLANDS - VILLAGE 2**  
**E ALAMEDA AVE AND S HARVEST RD**

AURORA, COLORADO

APPLICANT:

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.

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TECH 01 - 03/26/2024  
TECH 02 - 09/18/2024

**SHEET TITLE:**  
SITE PLAN  
DETAILS



N.T.S.

\*SETBACK IS GREATER THAN THE MINIMUM SETBACK REQUIRED BY THE CITY OF AURORA UDO TABLE 4.2-6. THIS IS TO ACCOMMODATE AN ADDITIONAL 3' ADDED TO MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.



N.T.S.

\*SETBACK IS GREATER THAN THE MINIMUM SETBACK REQUIRED BY THE CITY OF AURORA UDO TABLE 4.2-6. THIS IS TO ACCOMMODATE AN ADDITIONAL 3' ADDED TO MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.



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MAINTAIN SEPARATION FROM THE UTILITY EASEMENT.

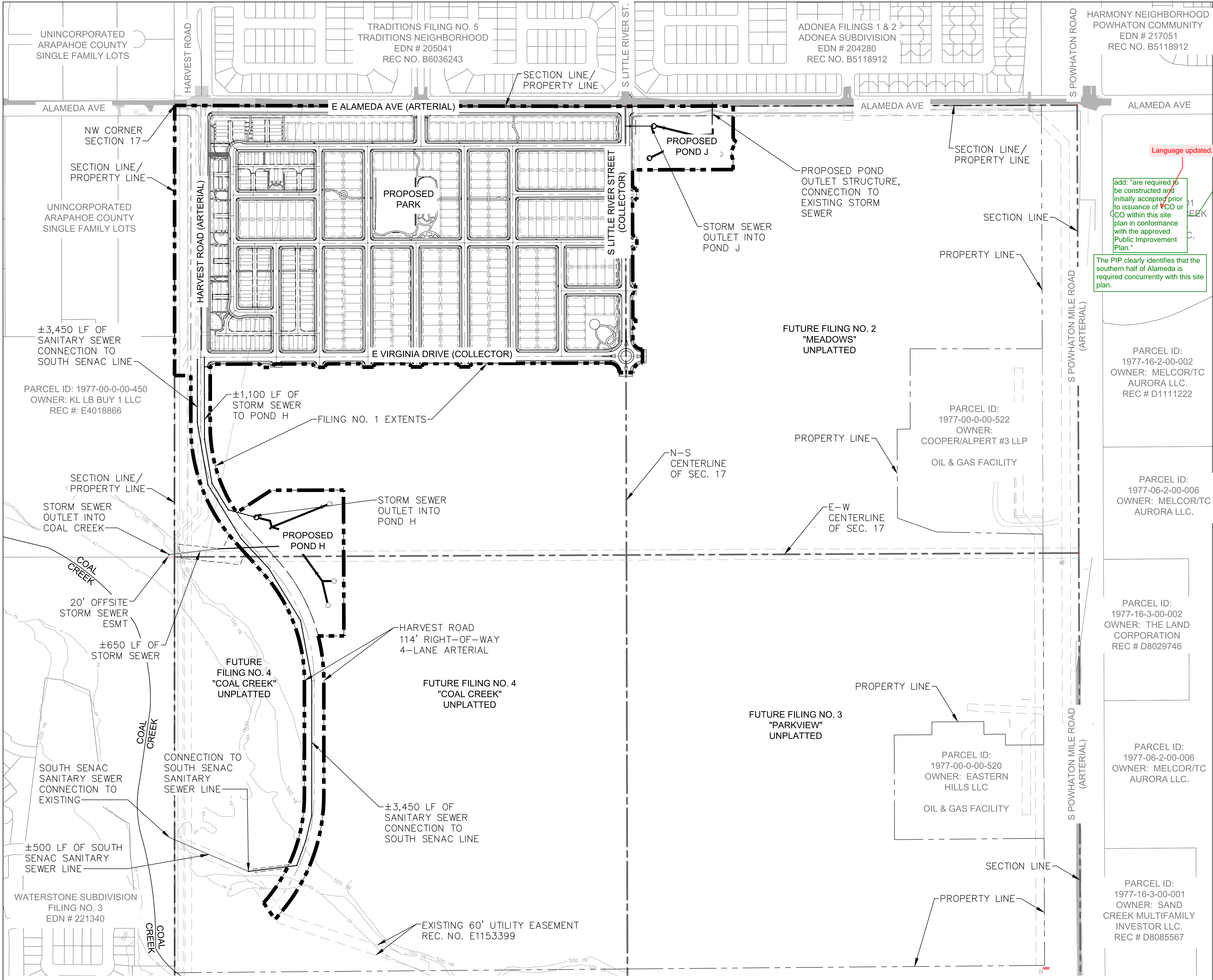


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CHECKED BY: LNS  
DRAWN BY: KH TEAM





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 PIPA. 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

Language updated.

add: "are required to be constructed and initially accepted prior to issuance of FCO or CO within this site plan in conformance with the approved Public Improvement Plan."

The PIP clearly identifies that the southern half of Alameda is required concurrently with this site plan.

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

AURORA, COLORADO

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

PRELIMINARY

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

DATE:  
SP01 - 11/09/2022  
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TECH 01 - 03/26/2024  
TECH 02 - 09/18/2024

SHEET TITLE:  
CONTEXT  
MAP



VICINITY MAP



SCALE 1" = 5,000'

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.

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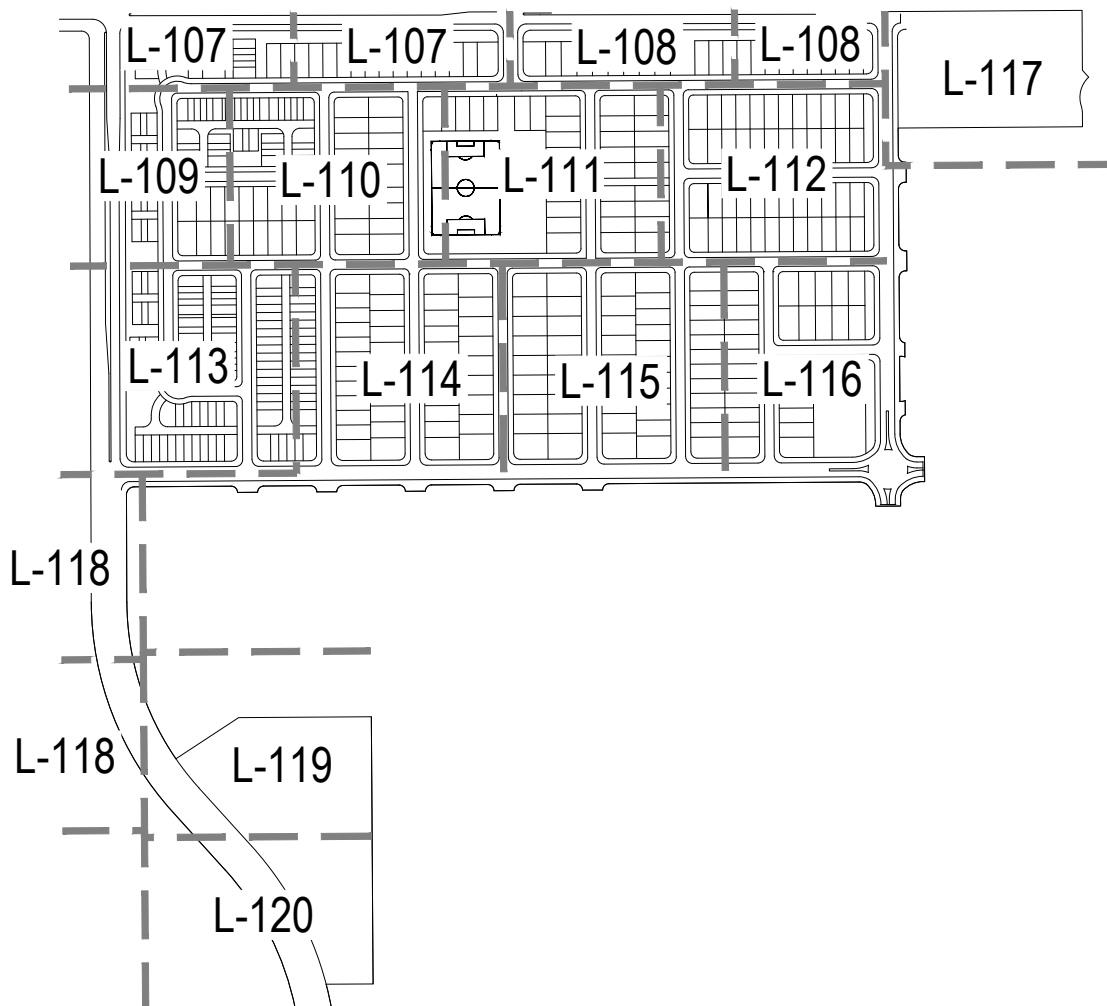
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LANDSCAPE DETAILS
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LANDSCAPE DETAILS

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	18	346	#5 Cont Shrubs	516
Street Perimeter Buffer: E Alameda Ave (North) (1 Tree and 10 Shrubs per 40 LF)	2,273	20	20	57	67	569	#5 Cont Shrubs	469
Street Perimeter Buffer: S Little River St (East) (1 Tree and 10 Shrubs per 40 LF)	1,110	20	20	28	31	278	#5 Cont Shrubs	248
Totals:	4,765	-	-	120	116	1,193	1,233	

NOTES:

- 1.) Tree surplus credited equivalent 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		-	-	321,762
E	48,907	-	-	1,852	50,759
F	186,429	-	-	611	187,040
H	-	-	-	720	720
K	4,109	1,728	-	2,770	8,607
M	9,667	3,550	-	3,063	16,280
N	50,350	84,110	-	29,308	163,768
O	1,043	-	-	4,237	5,280
P	5,182	-	-	1,246	6,428
Q	5,182	-	-	1,246	6,428
S	84,253	18,346	-	12,694	115,293
W	-	-	-	800	800
Y	-	-	-	800	800
AA	5,182	-	-	1,246	6,428
BB	20,128	6,115	-	7,339	33,582
CC	6,820	-	-	1,756	8,576
DD	1,355	-	-	777	2,132
EE	1,405	-	-	727	2,132
ROW	233,408	-	-	1,682,464	1,915,872
Totals:	1,001,946	113,849	-	1,753,656	2,852,687

CURBSIDE PLANTINGS

Street	Area (SF)	Shrubs Required (1 Shrub per 40 SF)	Shrubs Provided	Ornamental Grasses Provided (40% Max)	Total
Harvest Rd (East)	10,884	273	205	69	274
E Alameda Ave (South)	21,858	547	421	126	547
S Little River St (West)	12,227	306	270	49	319
E Virginia Dr (North)	15,796	395	373	39	412
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:	230,920	6,182	1,269	283	1,552

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	35
E Alameda Ave (South) (1 Tree / 40 LF)	2,273	57	57
S Little River St (West) (1 Tree / 40 LF)	994	25	29
E Virginia Dr (North) (1 Tree / 40 LF)	1,865	47	48
Jamestown Way (East) (1 Tree / 40 LF)	136	4	3*
Jamestown Way (West) (1 Tree / 40 LF)	136	4	3*
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
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
S Kellerman Street (West) (1 Tree / 40 LF)	1,080	27	27
S Langdale Street (East) (1 Tree / 40 LF)	536	14	14
S Langdale Street (West) (1 Tree / 40 LF)	586	15	15
E Dakota Place (North) (1 Tree / 40 LF)	945	24	24
E Dakota Place (South) (1 Tree / 40 LF)	1,021	26	26
E Alaska Drive (North) (1 Tree / 40 LF)	1,970	50	51
E Alaska Drive (South) (1 Tree / 40 LF)	1,702	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	794

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. Additional trees were placed along other streets to make up for the deficit.

CHECKED BY: XX  
DRAWN BY: XX

Response: "of 67" removed.

remove "of 67" from each sheet



1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
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:  
SP 01 - 11/09/2022  
SP 02 - 03/16/2023  
SP 03 - 04/28/2023  
TECH 01 - 03/26/2024  
TECH 02 - 09/18/2024

SHEET TITLE:  
LANDSCAPE  
NOTES

L-100  
SHEET 31 OF 67



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  
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SHEET TITLE:  
LANDSCAPE  
PLAN

L-108  
SHEET 39 OF 67

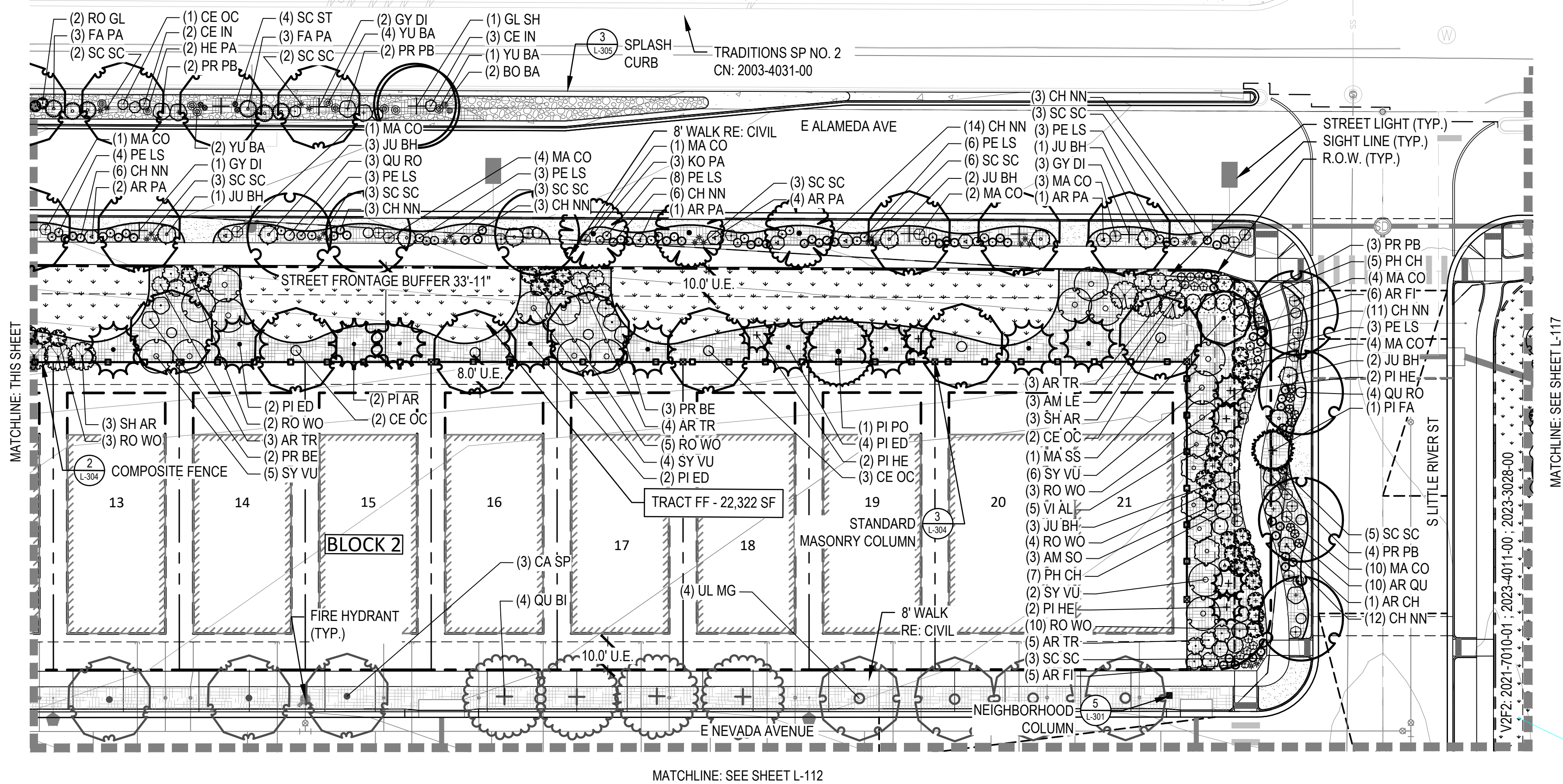
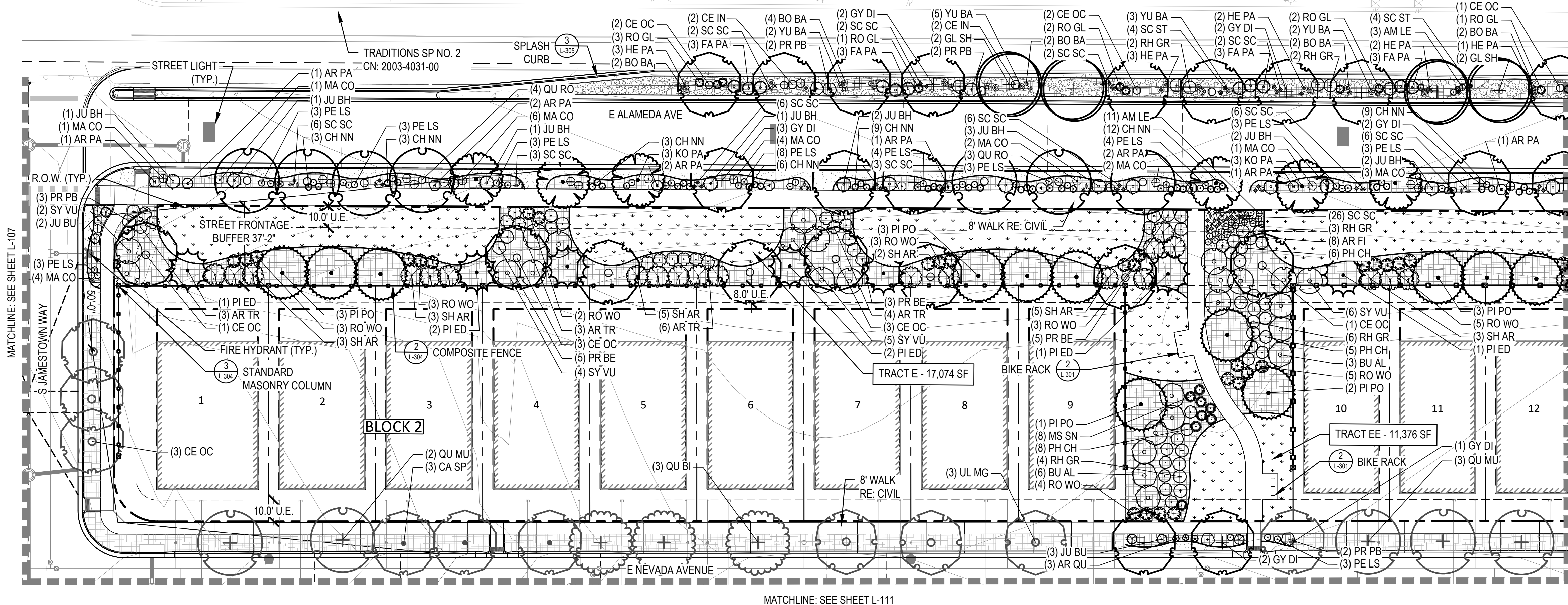
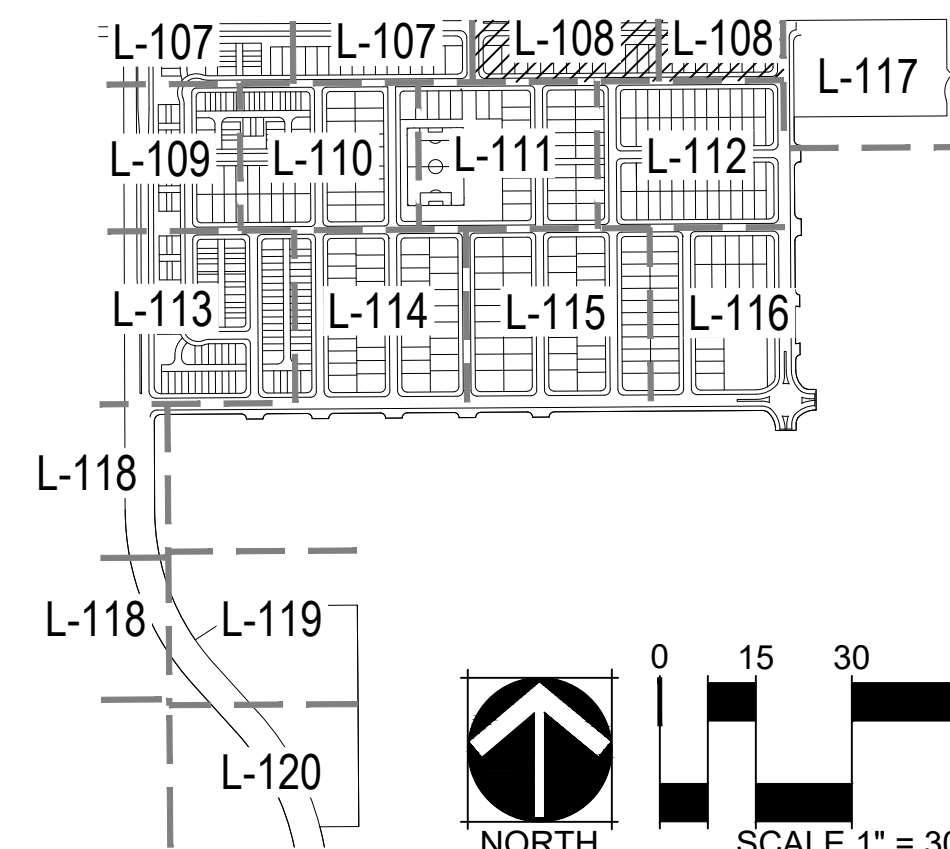
LEGEND

	LANDSCAPE BED
	LANDSCAPE BED - ROCK MULCH
	CRUSHER FINES
	LANDSCAPE TURF
	PLAYGROUND SURFACING
	POUR IN PLACE SURFACING
	NON-IRRIGATED NATIVE SEED MIX
	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
	SITE LIGHTING
	STANDARD MASONRY COLUMN
	NEIGHBORHOOD COLUMN
	MAIL KIOSKS
	PET PICKUP STATION
	FIRE HYDRANT
	STOP SIGN
	LANDSCAPE BOULDER
	6' COMPOSITE FENCE (DTL 2/L-304)
	3-RAIL CEDAR FENCE (DTL 1/L-304)
	RIGHT OF WAY
	STEEL EDGER
	SIGHT LINE
	MATCHLINE

NOTES

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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)



name "Village 2,  
Phase 2 Site Plan"  
Response:  
"Village 2, Phase  
2 Site Plan"  
updated



SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, CERTIFICATES
SHEET 2	OWNERSHIP, NOTES
SHEETS 3–4	OVERALL BOUNDARY
SHEETS 5–21	LOTS, EASEMENTS, AND DETAILS

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**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°16'57" EAST, A DISTANCE OF 192.00 FEET;

THENCE SOUTH 42°15'31" EAST, A DISTANCE OF 29.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 88.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°55'35" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°47'37", AN ARC LENGTH OF 103.24 FEET;

THENCE SOUTH 10°24'20" EAST, A DISTANCE OF 15.67 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;

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 89°59'47", AN ARC LENGTH OF 31.41 FEET;

THENCE SOUTH 00°22'58" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°22'51" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'44", AN ARC LENGTH OF 31.41 FEET;

THENCE SOUTH 00°22'34" EAST, A DISTANCE OF 177.32 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 42.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 34°17'08" EAST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE NORTH 89°37'09" EAST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 80.00 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 88.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 55°42'52" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 24.84 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 00°22'51" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 88.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°51'49", AN ARC LENGTH OF 73.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 41.56 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°17'08" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°56'21", AN ARC LENGTH OF 25.34 FEET;

THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 802.20 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;

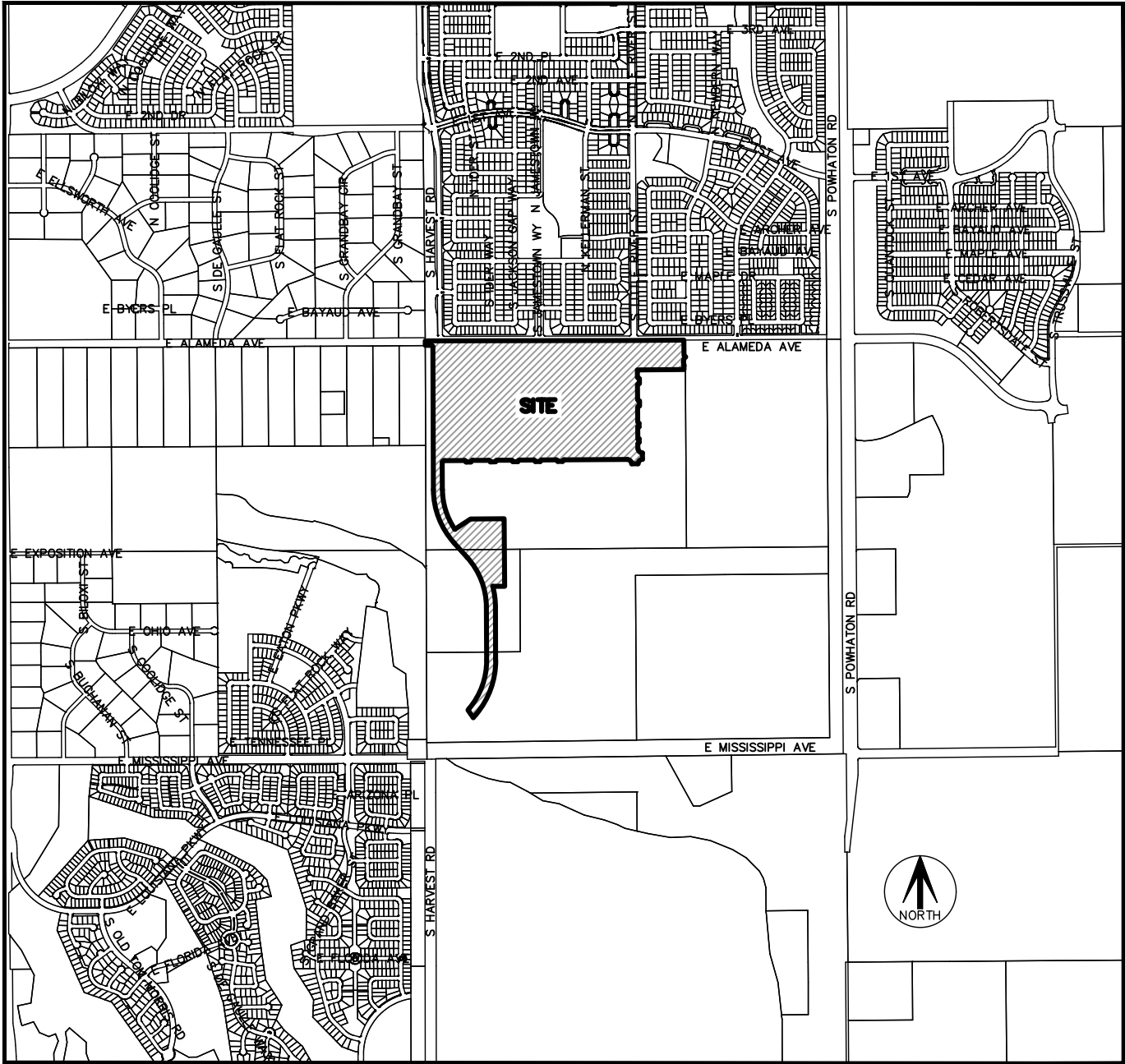
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

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;

PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1  
SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP  
SCALE 1" = 2000'

CERTIFICATION OF DEDICATION AND OWNERSHIP

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 150.00 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 311.17 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 SOUTH 40°00'00" WEST, A DISTANCE OF 56.61 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN 60.00 FOOT UTILITY EASEMENT (SEMAC) RECORDED UNDER NO. E1153399 IN THE OFFICIAL RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 34°32'26" WEST, A DISTANCE OF 118.28 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 40°00'00" EAST, A DISTANCE OF 25.08 FEET TO THE BEGINNING OF A TANGENT 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 TANGENT CURVE CONCAVE WESTERLY 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 TANGENT 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 NORTH 00°12'18" WEST, A DISTANCE OF 302.04 FEET;

THENCE SOUTH 89°37'19" 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 1,585.67 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 115.691 ACRES, (5,039,497 SQUARE FEET), MORE OR LESS.

CERTIFICATION OF DEDICATION AND OWNERSHIP

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER

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

BY: \_\_\_\_\_  
AS \_\_\_\_\_

Send in the Statement of Authority  
to confirm the owner's signature

Noted, client to  
follow through with  
this request.

NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY  
OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY \_\_\_\_\_ AS \_\_\_\_\_  
OF NL PARKLANDS V4 LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY I.D. NUMBER \_\_\_\_\_

DEED OF TRUST BENEFICIARY:

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

NCP EASTERN ILLS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

Is this name correct?  
Revised to "HILLS"

SURVEYOR'S CERTIFICATE

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

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

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

FOR REVIEW

same

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

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

Guaranty Revised

CITY OF AURORA APPROVALS

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

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

<b>AzTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	<b>DEVELOPER</b> VENTANA CAPITAL, INC		DATE OF PREPARATION:	10-05-2022
	8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006		SCALE:	N/A
	AzTec Proj. No: 171021-02 Drawn By: BAM		SHEET 1 OF 21	



# PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1

SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

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

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

## COVENANTS

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

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

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

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

## GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18--4--508, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, T4S, R65W, 6TH P.M. WHICH BEARS NORTH 89°52'40" EAST, A DISTANCE OF 2,646.04 FEET AND IS MONUMENTED AT THE NW CORNER BY A NO. 6 REBAR WITH A 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 7/8/18/17 R65W 1995 LS 16848" AND AT THE NORTH QUARTER CORNER BY A NO. 6 REBAR WITH A 3--1/4" ALUMINUM CAP STAMPED "NOLTE T4S R65W S8 1/4 S17 2006 PLS 29430".
4. DATE OF FIELD SURVEY: JULY 19, 2022
5. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1120665P1-CO WITH AN EFFECTIVE DATE OF NOVEMBER 03, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)--OF--WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
6. RIGHT--OF--WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY AND VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING - FIRE LANE".
7. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
8. ALL OWNERS OF LOTS ADJACENT TO EAST NEVADA AVENUE, SOUTH, IRVINGTON STREET, SOUTH IDER WAY, SOUTH JACKSON CAP WAY, SOUTH JAMESTOWN WAY, SOUTH KEWAUNEE STREET, SOUTH KELLERMAN STREET, SOUTH LITTLE RIVER STREET, EAST DAKOTA PLACE, EAST ALASKA DRIVE, EAST VIRGINIA PLACE, SOUTH LANGDALE STREET, SOUTH HARVEST ROAD SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, OO AND PP ARE TO BE PRIVATELY OWNED AND MAINTAINED.
10. TRACTS C, D, G, J, L, R, T AND U ARE TO BE FIRE LANE, UTILITY AND ACCESS EASEMENTS IN THEIR ENTIRETY.
11. TRACTS I, V, X AND Z ARE TO BE FIRE LANE AND ACCESS EASEMENTS IN THEIR ENTIRETY.
12. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
13. NON--EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
14. THIS PLAT CONTAINS 437 LOTS AND 42 TRACTS.

delete these from the Plat Notes - move them to the Legends

Removed, legend contains this info already

update to be within 30 days of the plat recording date

Noted, client to follow through with this request.

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AzTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
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AzTec Proj. No: 171021-02 Drawn By: BAM

DEVELOPER  
VENTANA CAPITAL, INC

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

DATE OF PREPARATION: 10-05-2022

SCALE: N/A

SHEET 2 OF 21



SITUATED IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



FOR AND ON BEHALF OF  
ZTEC CONSULTANTS, INC