



September 18, 2024

City of Aurora
Debbie Bickmire
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. Bickmire:

Thank you for taking the time to review our first technical review submittal for The Parklands V2F1. Valuable feedback was received on May 13, 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.

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



FIRST TECHNICAL REVIEW

PLANNING DEPARTMENT COMMENTS – DEBORAH BICKMIRE

303-739-7261 / DBICKMIR@AURORAGOV.ORG

Completeness and Clarity of Application

Site Plan Part 1 Comments

1. The site plan area should match the plat area.
Response: The site plan area has been updated.
2. Please revise the site data to specify lots instead of buildings. Additionally, itemize the types of products per lot type, ie. Single-Family detached, two-family attached (duplex) and single-family attached (townhomes) separately in the site data.
Response: Site Data Table has been updated per comments.
3. Show and label all proposed monument signage, as well as neighborhood columns on the site plan and landscape sheets.
Response: Neighborhood column signage added and labeled in Site Plan sheets in addition to monumentation call outs on the landscape sheets.
4. There have been multiple submittals for Village 2 in the Parklands since this initial submittal of this site plan. It is advisable to add "Phase 1" to the site plan title to differentiate this plan set from the others.
Response: Phase I has been added to the title.
5. The area of Tract L should match the plat area.
Response: Tract Table on Sheet 3 updated to match Plat.
6. Revise the lot typicals on Sheet 4 to reduce the size of the "local road" labels so the lot type titles are more visible and address minor comments.
Response: Lot Typical Details on Sheet 4 have been revised to make the lot type titles more visible along with other cosmetic updates requested.
7. Revise duplex references from single family attached to two-family.
Response: Title of the Duplex lot typical detail has been updated to use "Two-Family Lots" instead of Single-Family Attached (Duplex).
8. Revise the tables on Sheet 6 to show actual setback distances (instead of +8) and to use different shapes for the lot markers. The plans need to be readable when printed in black and white.
Response: Corner setback column was replaced with additional criteria for the Side Setback columns as a new note at the bottom of the Land Use table on Sheet 6. Side yard setbacks are increased when the side yard borders a public local or collector road.
9. Ensure lot dimensions and easement lines are shown on all sheets.
Response: Lot dimensions and easement lines shown on sheets for all lots.
10. Make sure screens are not too light or they won't show when the plans are printed to mylar.
Response: Line shading updated to show up on printed mylars.
11. For the next submittal, split the plan set so all landscape sheets are in one set.
Response: Comment noted, thank you.
12. When naming the .pdf files for resubmittal, please do not use "comment response" in the title. It caused a lot of confusion for reviewers since a separate response to comments is also required.
Response: Comment noted, thank you.



13. Photometric plans are typically not required with residential site plans.

Response: Comment noted, thank you.

14. Neither the site plan legend or photometric plan identify a "pedestrian light." Please clarify where the light shown on Sheet 60 will be used.

Response: The light is being used in the park, on sheet 42, L-111.

Landscape Plans Part 1 Comments

15. The site plan proposes alley-loaded duplexes but the landscape detail is for a front loaded duplex. Please revise the detail.

Response: Lot typical has been updated.

16. Identify the surface material of the 180 sf. Open space areas.

Response: Material will be artificial turf or rock mulch. Legend has been updated to show the corresponding hatch pattern.

17. Add tract labels for the green court areas on Sheet 37.

Response: Tract labels have been added.

18. The unit count in the Lot Count Summary should match Sheet 6.

Response: Unit count matches the summary on sheet 6.

19. There is no curbside landscape shown on the east side of Little River Street at Alameda Avenue. Is this provided with another phase? There is landscape shown with the detention area east of the intersection. Please provide clarification or add the curbside landscape.

Response: Yes, this is provided with Fi. 2 – CN# 2021-7010-01; 2023-4011-00; 2023-3028-00.

LANDSCAPING ISSUES – TAMMY COOK

954-684-0532 / TDCOOK@AURORAGOV.ORG

1. Address the tree and shrub deficiencies in the Open Space/Landscape tract table.

Response: Tracts have been updated since previous submittal. Any tree and/or shrub deficiencies are due to very small tracts and conflicts with pedestrian walks for circulation, and inadequate planting area. Tracts W and Y are an example of this. Any deficiencies in trees and or shrubs have been accommodated in other tracts. Overall, all open space and landscape areas are over the required plant requirements.

2. On all typicals: the shrub count needs to specify the actual maximum quantity. Two may be provided at five gallons. Four required if 1 gallon. Please address with each lot typical.

Response: Maximum shrubs and grasses have been specified in the lot typicals. Email with the city confirmed 1 gallon grasses could be substituted with a 5 gallon shrub to meet the plant requirements on the lot typicals. Email correspondence occurred on 5/30 at 8:14 am.

3. On all typicals: call out non-corner lots as "interior lot" or "end unit" instead of "typical lot."

Response: All lot typicals have been updated.

4. Please be advised plant quantities are not cumulative for both duplexes but are separate for each front yard.

Response: Duplexes have been accounted for as an individual lot, and have a separate front yard.

5. Label the water and sewer lines on all lot typicals.

Response: Water and sewer lines have been labeled.

6. Provide the following for all typicals:

a. A plant list for corner lot and for the interior lot typicals.

b. Note all curbside ornamental grasses to be five gallons to each curbside lot typical.

Response: During a meeting with the city on 5/17 at 9 am, Filing 3 was discussed, as well as filing 1 and 2. During this meeting, it was agreed upon that a plant list for the corner lot and interior lot



typicals would not be needed, and the supplied plant lists for Townhomes, Duplexes, and Single Family homes was sufficient. This note already exists in the general notes section, number 7 on page 33, L-102.

7. Each lot typical needs to reflect the maximum number of ornamental grasses and perennials as these typicals are used for inspection purposes and a determination on the number of grasses and perennials cannot be left up to the public improvement inspectors.
Response: The maximum number of grasses and shrubs has been shown in each lot typical to help with inspection purposes.
8. For the greencourt and other townhomes: Note the UDO requirement: 1.25 plants per 5 linear feet. If a different requirement is noted in the Master Plan, provide that requirement.
Response: The greencourt and other townhomes are using the 1.25 plants per 5 linear feet of building frontage.
9. Note that where the homes are fronting on a green court, the plantings in the green court may count toward the required landscaping. This needs to be stated in the plant break down below the impacted residential building type.
Response: To avoid confusion, lot typicals are meeting the required lot landscaping requirements. The green court planting has not been used.
10. Provide the interior lot typical front yard and the end unit typicals, as only the corner lot planting is noted in these plant lists.
Response: The corner lot requirements, as well as the interior/end unit requirements have been provided.
11. Include the Plant Symbols in the left column on the Plant Schedule
Response: Plant symbols have been included.
12. Include stop signs in the legend and on the plans.
Response: Stops signs have been included in the legend, and are shown in the plans.
13. Per Tim York's review, small areas cannot be sod.
Response: Sod areas have been updated to either be native seed, cobble, or crusher fines.
14. If there is an ISP for Harvest Road, provide the name and case number.
Response: There is no ISP. Median design has been provided with this submittal. The medians will be installed by the developer and maintained by the HOA.
15. Show the street trees darker on all sheets. They are identifying the street tree requirements and need to be visible.
Response: Street trees have been darkened, but are still intended to differentiate from the developer responsible trees for clarity during construction.
16. Was the median landscaping on Alameda provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved.
Response: There is no ISP. Median design has been provided with this submittal. The medians will be installed by the developer and maintained by the HOA.
17. Per Tim York's review, the small areas cannot be sod/turf.
Response: Sod areas have been updated to either be native seed, cobble, or crusher fines.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING – JULIE BINGHAM

303-739-7403 / JBINGHAM@AURORAGOV.ORG

Site Plan Part 1 Comments

1. Identify/label new linework. The linework on Sheet 8 is new with this submittal. If it's temporary, please label it as such.

Response: New linework has been identified on the Site Plan sheets as temporary bituminous curb to remain until the southern ½ of Alameda Avenue is open for traffic. This will occur with the full buildout of the southern ½ of Alameda Avenue from Harvest Road to Powhaton road. This is anticipated to be completed with the first phase of the Village 2, Filing 2 development. Note has been added to Site Plan sheets regarding this.

2. Realign the trail noted on Sheet 9 with the ramp.

Response: Trail has been realigned with mid-block curb ramp as requested.

3. Revise street slopes back to .8%.

Response: All longitudinal street slopes have been designed to previous roadway manual where the preferred minimum longitudinal slope was 0.7%. Per the new 2023 Roadway Manual, the actual minimum longitudinal slope is 0.5% and the proposed grading will remain as is. A minimum longitudinal street slope of 0.5% was also confirmed by the City of Aurora in a meeting on 5/13/2024. A snip has been included with the meeting summary sent by Brandy Williams on the day of the meeting.

From: Williams, Brandy <brandy.williams@hrgreen.com>

Sent: Monday, May 13, 2024 9:13 AM

To: Andrews, Justin <jpandrew@auroragov.org>

Cc: Shannon, Liam <Liam.Shannon@kimley-horn.com>

Subject: FW: 2.288 1772615 Parkland Village 2 FLG 02

Liam,

Thank you for your time today.

- 114' ROW Powhaton Road
- The City will confirm if a 144' ROW is required.
 - The 144' ROW is already existing for Powhaton. C Parklands Village 2 Filing 2 Submittal.
- Please remove the bike lanes from Alameda Avenue
 - Liam to send follow up email to confirm with Jacob
- 0.5% street slope is acceptable

4. Revise the contours noted on Sheet 27.

Response: Contours have been revised in this area on Sheet 27.

TRAFFIC ENGINEERING – JASON IGO

303-739-1792 / JIGO@AURORAGOV.ORG

Site Plan Part 1 Comments

1. The tie in for Harvest is not going to work for southbound. The max offset of a through lane is 6 feet.

Response: Proposed southbound lane shifted west to align with the opposite southbound through lane utilizing the maximum 6-ft offset.



2. Revise the southbound taper on Harvest Rd. at Alameda Avenue. The taper rate shall be 45:1.
Response: Southbound taper on Harvest Road updated to 1:45.
3. Call out all signs. Many were not shown in the previous submittal.
Response: Sign labels have been added. See new note #3 in Site Plan Notes on the right hand side of the sheet. Due to conversations with City of Aurora, it has been determined that it is safest to open up the southern ½ of Alameda Avenue to traffic once it is fully built out from Harvest Road to Powhaton Road. This includes the portion of Alameda that is to be built with future Village 2, Filing No. 2. It is anticipated that Alameda will be fully opened to traffic at the end of the first phase of construction in the Village 2, Filing No 2 development. Until then, temporary signs will remain to direct traffic to use the northern half of Alameda for traffic.
4. Revise sign labels per comments on the redlines.
Response: Sign labels have been added. See new note #3 in Site Plan Notes on the right hand side of the sheet. Due to conversations with City of Aurora, it has been determined that it is safest to open up the southern ½ of Alameda Avenue to traffic once it is fully built out from Harvest Road to Powhaton Road. This includes the portion of Alameda that is to be built with future Village 2, Filing No. 2. It is anticipated that Alameda will be fully opened to traffic at the end of the first phase of construction in the Village 2, Filing No 2 development. Until then, temporary signs will remain to direct traffic to use the northern half of Alameda for traffic.
5. Add sign R11-2 to the sign legend.
Response: Sign R11-2 added to sign legend.
6. The distance between curb ramp and the intersection should not exceed a vehicle. Exact placement of ramps will need to be worked out in civil plans.
Response: Ramp crossing S. Jamestown Way updated to match ramp styles used at intersection between Alameda and S. Little River St. Ramps crossing Alameda remained to same to maintain alignment with existing directional ramps on the northern side of the intersection.
7. Trees should not be located within 50' of stop signs.
Response: Tree locations have been updated.

FIRE/LIFE SAFETY – STEPHEN KIRCHNER

303-739-7489 / STKIRCHN@AURORAGOV.ORG

Site Plan Part 1 Comments

1. Change the International Building Code reference to 2021 in the implementation plan table on Sheet 1.
Response: Building Code has been changed to 2021.

REAL PROPERTY – MAURICE BROOKS

303-739-7294 / MBROOKS@AURORAGOV.ORG

Site Plan Part 1 Comments

1. Add the standard site plan note provided on Sheet 18.
Response: Standard site plan has been added to number 18.
2. Change the utility easement to water easement where shown on the plat. Easement names must match the plat easement names
Response: All utility easements that previously showed "Utility" in the naming have been updated to "Water" or "Sanitary Sewer" easements to reflect the utility to be placed within the easement and to match the Plat.
3. The Barricades in the right-of-way will need to be covered by a License Agreement (shown on pages 7,8, 9, 11, 12, & 13).
Response: Acknowledged, thank you.



4. Clarify the dimensional references on Sheet 5.
Response: Dimensions included to show distances from building face to building face. Building footprints have been added back into the Site Plan sheets as previously shown.
5. There are some sidewalk easements that may be needed as indicated (Sheet 13).
Response: Sidewalk easements have been updated in the NW corner of the intersection between S. Little River Street and E. Virginia Drive. Easements have been updated in the Plat as well.

Plat Part 1 Comments

6. Move notes on Sheet 2 to the legends on the other sheets.
Response: Notes moved to overall sheet legend.
7. Add the street name on Sheet 4.
Response: Street name added.
8. There are water easement that do not match the size requirements for those types of easements. Check and confirm the easement sizes with Aurora Water Department.
Response: These are for meters and have been verified with Chong Woo.
9. Easement release(s) need to be complete before building permits can be issued.
Response: Temporary Easement has been removed as it has expired.
10. Address miscellaneous comments and edits on the redlines.
Response: Addressed.
11. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
Response: Noted.
12. Send in the Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
Response: Noted.
13. Be advised – sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
Response: Noted.

End of Response to Comments

Response: Phase 1 has been added to the title.

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:

family detached, two-family (duplex) and single family attached separately

Response: Site Data table has been updated to reflect the different housing types.

CHECKED BY: XX
DRAWN BY: XX

Response: Land area has been updated to reflect Plat.

LAND AREA WITHIN PROPERTY LINES	115.61 AC
NUMBER OF BUILDINGS	437
CODE CYCLE	2021 I-CODES, 2019 NFPA 1387.2, ANSI 117.1
2021 IBC CONSTRUCTION TYPE	SINGLE-FAMILY V-B
OC OCCUPANCY TYPE	SINGLE-FAMILY R-3
RED	NON-SPRINKLED
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

(1.8 SF PER SIGN)	show/label all proposed neighborhood signage and columns on site plan sheets
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Response: Signage and columns are being shown on following sheets.

Response: Bicycle spaces have been added.

Map of the project area in the City of Pompano Beach. The map shows a grid of streets including E 6th Ave, E 1st Ave, E Alameda Ave, E Mississippi Ave, S Gun Club Rd, S Harvest Rd, N Little River St, N Pompano Rd, and Colorado E-470. A hatched area labeled "PROJECT AREA" is located between S Harvest Rd and N Pompano Rd, south of E Alameda Ave. A north arrow and a scale of 1"=2000' are shown in the top right corner.

1. COVER SHEET
2. NOTES SHEET
3. SITE PLAN DETAILS
4. SITE PLAN DETAILS
5. CONTEXT MAP
6. OVERALL SITE PLAN
7. SITE PLAN
8. SITE PLAN
9. SITE PLAN
10. SITE PLAN
11. SITE PLAN
12. SITE PLAN
13. SITE PLAN
14. SITE PLAN
15. SITE PLAN
16. SITE PLAN
17. SITE PLAN
18. SITE PLAN
19. OVERALL UTILITY PLAN
20. GRADING & UTILITY PLAN
21. GRADING & UTILITY PLAN
22. GRADING & UTILITY PLAN
23. GRADING & UTILITY PLAN

DEVELOPER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	PLANNER:
VENTANA CAPITAL, INC.	KIMLEY-HORN	NORRIS DESIGN	NORRIS DESIGN
8678 CONCORD CTR DR, #200	6200 S SYRACUSE WAY, STE 300	1101 BANNOCK ST,	1101 BANNOCK ST,
ENGLEWOOD, CO 80112	GREENWOOD VILL., CO 80111	DENVER, CO 80204	DENVER, CO 80204
303.346.7006	303.228.2300	303.892.1166	303.892.1166
THOMAS CLARK	LIAM SHANNON	SEAN MALONE	DIANA RAEI

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. 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 R OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES. 9 105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND ACCESSIBILITY 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

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: _____

use standard
signature block

CITY ATTORNEY: _____

PLANNING DIRECTOR: _____

Response: Signature block has been revised. Response: Phase 1 has been added to the title.

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

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: _____

Change to 2021 per
Site Data Table.

Response: Building Code has been updated.

IMPLEMENTATION		Response: Building Code has been updated.	
2018-INTERNATIONAL BUILDING CODE		COLORADO STATE HOUSE BILL 03-1221	
ACCESSIBLE DWELLING UNITS: REQUIRED: 7 UNITS (4%) N/A per IRC and IBC 1107.5.1.1 PROVIDED: 72 UNITS N/A per IRC and IBC 1107.5.1.1		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 C VISITABLE GROUND FLOOR (1 POINT) REQUIRED: 72 POINTS (157-171 UNITS) PROVIDED: 72 POINTS (164 UNITS)	

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

SHEET TITLE:
COVER SHEET

SHEET
1 OF 68

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. 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 INFLUENCE UNDER WORSE-CASE NOISE CONDITIONS.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
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. 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.
17. AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
18. 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
19. 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.
20. NL PARKLANDS V4 LAND CO., LLC, SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF ALAMEDA 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.
21. 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.
22. 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.
23. 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).
24. 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.
25. 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.
26. 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.
27. 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.
28. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-4-434, AN ACOUSTIC ANALYSIS, PREPARED BY ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE UNDER WORSE -- CASE NOISE CONDITIONS.

Add the standard Site Plan Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Response: Note has been added.

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

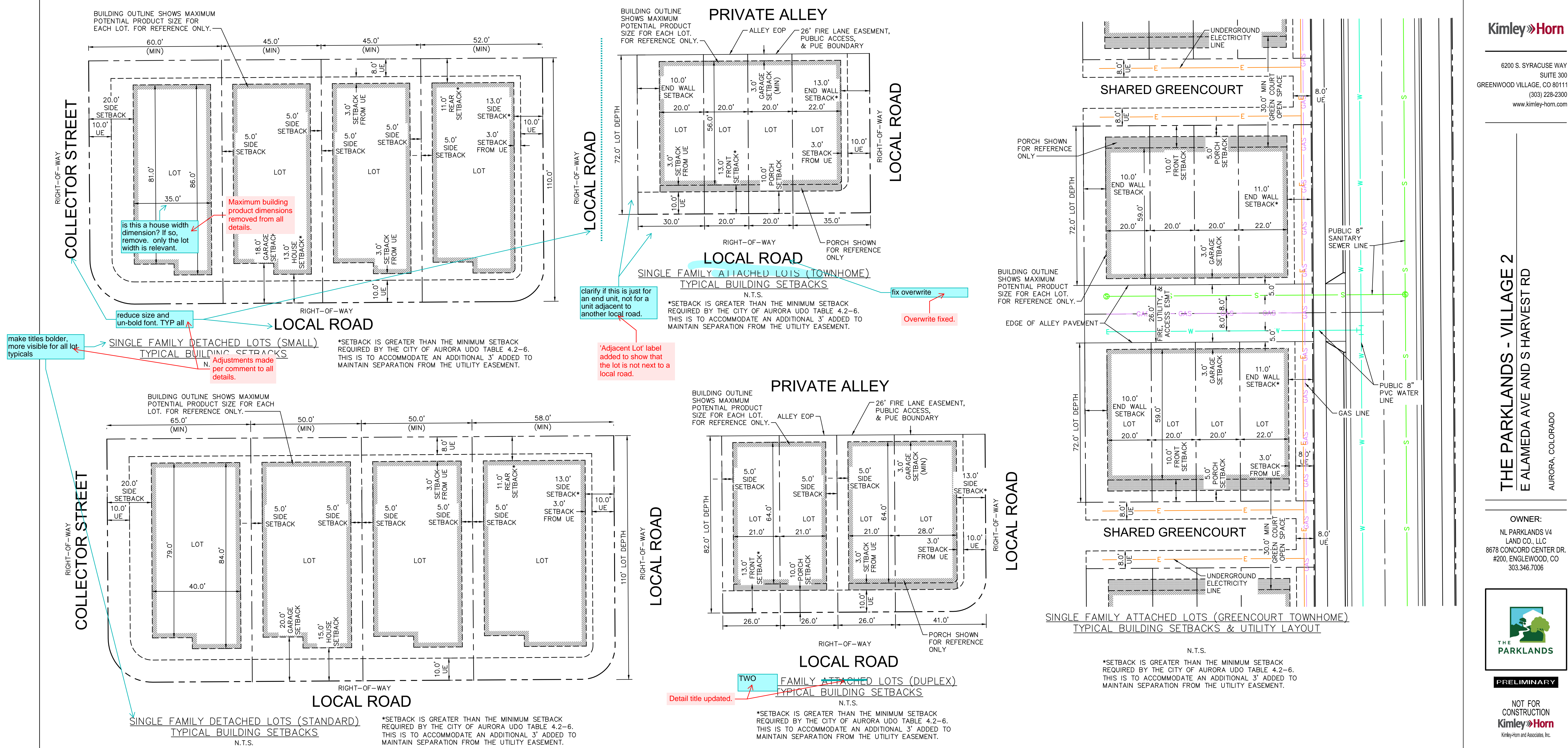
TECH 01 - 03/26/2024

SHEET TITLE:

NOTES

SHEET
2 OF 68

CHECKED BY: LNS
DRAWN BY: KH TEAM



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

AURORA, COLORADO

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

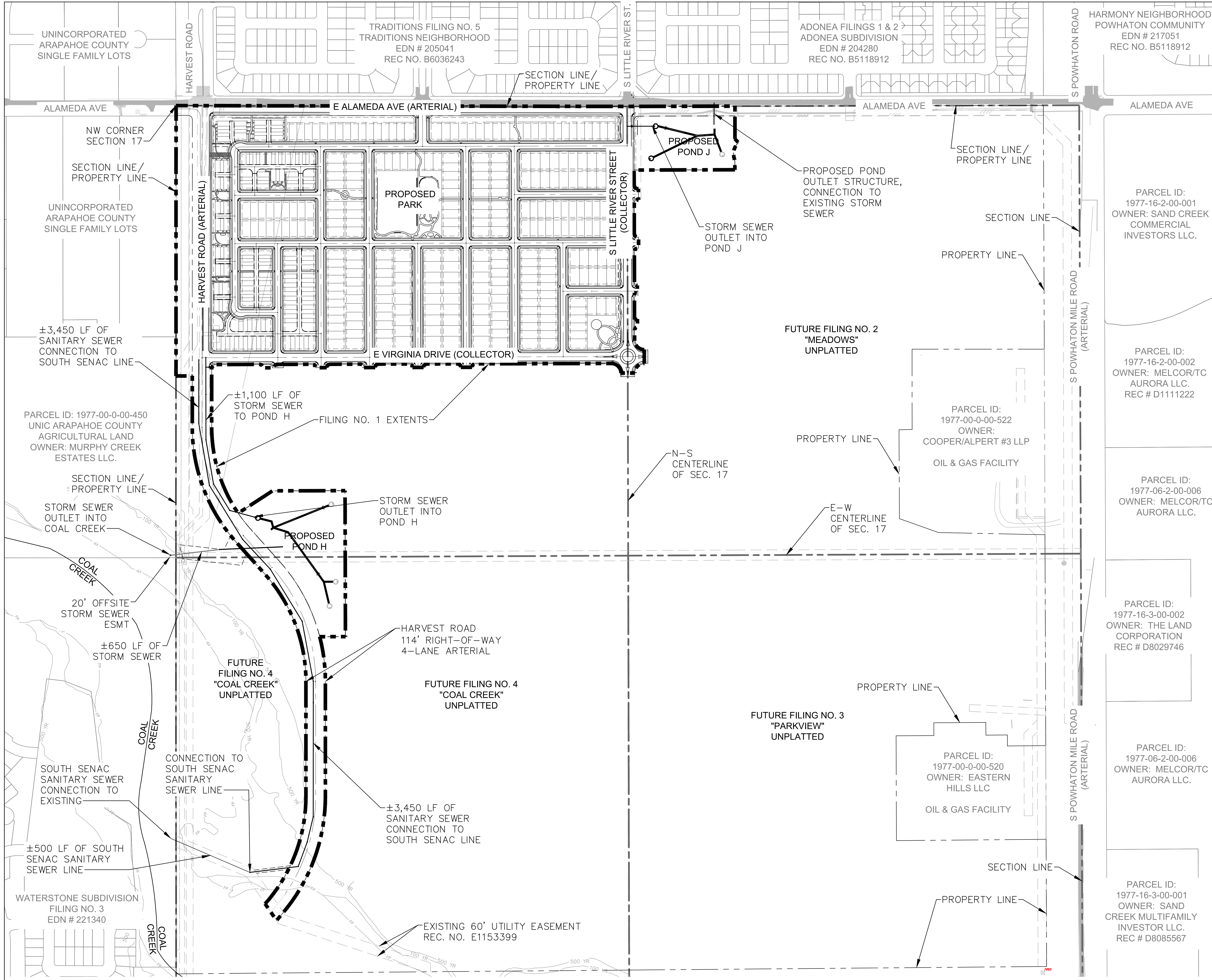


PRELIMINARY

NOT FOR
CONSTRUCTION
KimleyHorn
KimleyHorn and Associates, Inc.

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

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

PARCEL ID: 1977-00-0-00-450
UNINCORPORATED ARAPAHOE COUNTY SINGLE FAMILY LOTS

PARCEL ID: 1977-00-0-00-450
UNIC ARAPAHOE COUNTY AGRICULTURAL LAND
OWNER: MURPHY CREEK ESTATES LLC.

PARCEL ID: 1977-00-0-00-522
OWNER: COOPER/ALPERT #3 LLP
OIL & GAS FACILITY

PARCEL ID: 1977-00-0-00-520
OWNER: EASTERN HILLS LLC
OIL & GAS FACILITY

PARCEL ID: 1977-06-2-00-001
OWNER: SAND CREEK COMMERCIAL INVESTORS LLC.

PARCEL ID: 1977-16-2-00-002
OWNER: MELCOR/TC AURORA LLC. REC # D1111222

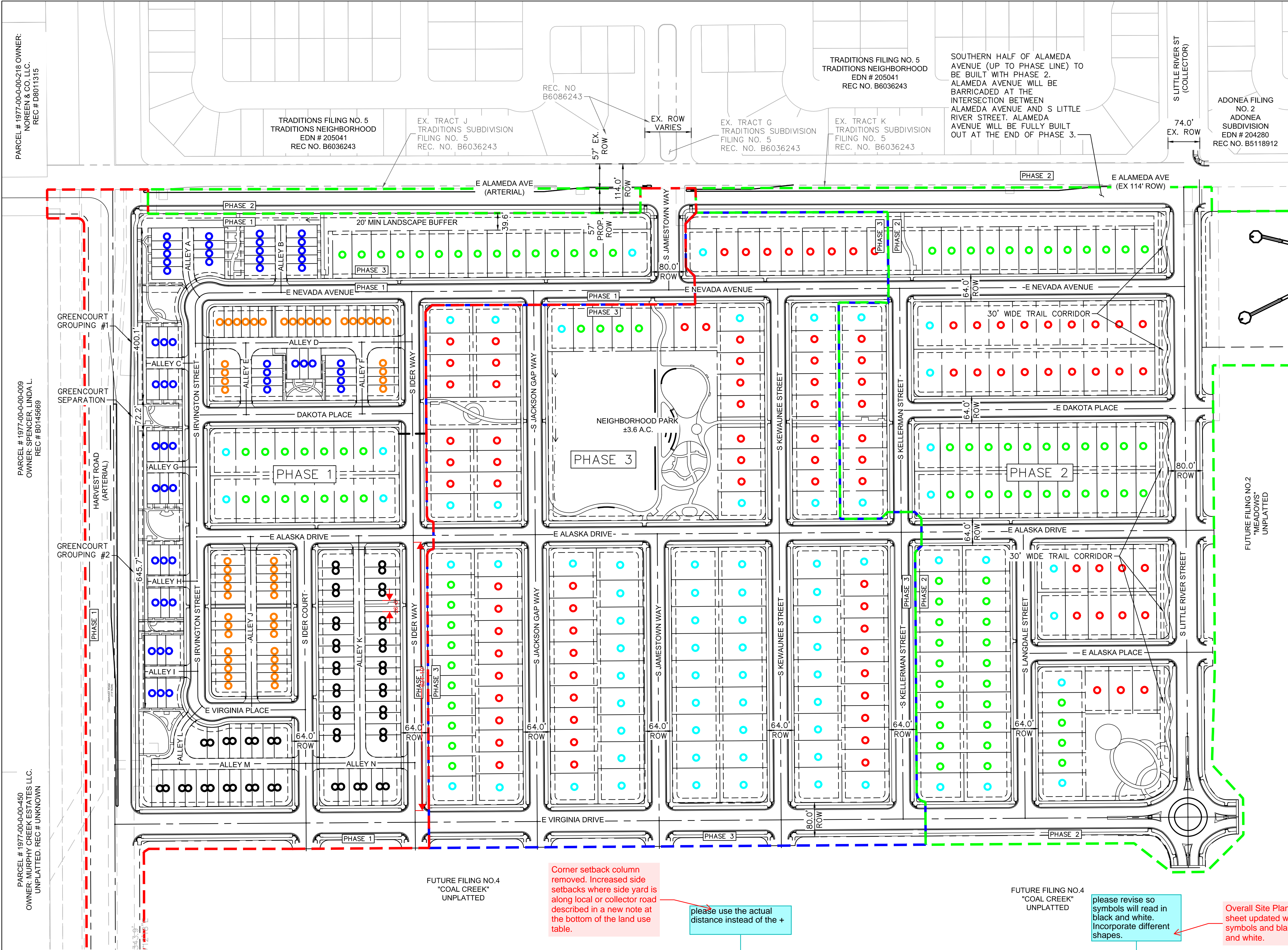
PARCEL ID: 1977-06-2-00-006
OWNER: MELCOR/TC AURORA LLC.

PARCEL ID: 1977-16-3-00-002
OWNER: THE LAND CORPORATION REC # D8029746

PARCEL ID: 1977-06-2-00-006
OWNER: MELCOR/TC AURORA LLC.

PARCEL ID: 1977-16-3-00-001
OWNER: SAND CREEK MULTIFAMILY INVESTOR LLC. REC # D8085567

GRAPHIC SCALE IN FEET
0 125 250 500



PHASE 1:

- ADDITIONAL INFRASTRUCTURE:
- ALL INFRASTRUCTURE WITHIN EASTERN HALF OF THE ROW OF HARVEST ROAD
 - EASTERN C&G OF HARVEST ROAD
 - MEDIAN, SEE SHEET 3 FOR PROPOSED HALF SECTION OF HARVEST ROAD.
 - HARVEST ROAD & ALAMEDA AVENUE INTERSECTION
 - EASTERN ENTRANCE FROM HARVEST ROAD ONTO E VIRGINIA AVENUE
 - 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

PHASE 2:

- ADDITIONAL INFRASTRUCTURE:
- ALL INFRASTRUCTURE WITHIN SOUTHERN HALF OF THE ROW OF ALAMEDA AVENUE UP TO THE PHASE LINE, INCLUDES FINISHING THE MEDIAN UP TO THE PHASE LINE, SEE SHEET 3 FOR PROPOSED HALF SECTION OF ALAMEDA AVENUE
 - INTERSECTION BETWEEN ALAMEDA AVENUE AND S LITTLE RIVER STREET & ROUNDABOUT AT S LITTLE RIVER ST & E VIRGINIA DRIVE INTERSECTION
 - 30' TRAIL CORRIDOR ALONG WESTERN SIDE OF S LITTLE RIVER ST
 - OFFSITE DETENTION POND J & RELEVANT STORM SEWER
 - SANITARY SEWER CONNECTION TO EXISTING IN ALAMEDA AVENUE
 - WATER CONNECTION TO EXISTING AT THE INTERSECTION BETWEEN ALAMEDA AND S LITTLE RIVER ST
 - ALL NECESSARY STORM, SANITARY SEWER, & STORM WATER FOR FUTURE PHASES

LOT COUNT:

SINGLE-FAMILY DETACHED (60')	12
SINGLE-FAMILY DETACHED (50')	29
SINGLE-FAMILY DETACHED (45')	58
TOTAL:	99

PHASE 3:

- ADDITIONAL INFRASTRUCTURE:
- ALL REMAINING INFRASTRUCTURE LOCATED WITHIN THE SOUTHERN HALF OF THE ROW OF ALAMEDA AVENUE, ALAMEDA AVENUE ALONG THE NORTHERN BORDER OF THE SITE WILL BE FULLY BUILT OUT, SEE SHEET 3 FOR PROPOSED HALF SECTION OF ALAMEDA AVENUE
 - INTERSECTION BETWEEN S JAMESTOWN ROAD AND ALAMEDA AVENUE
 - NEIGHBORHOOD PARK
 - WATER CONNECTION TO EXISTING AT THE INTERSECTION BETWEEN ALAMEDA AND S LITTLE RIVER AVENUE
 - CONNECTION TO ALL NECESSARY STORM, SANITARY SEWER, & WATER STUBS

LOT COUNT:

SINGLE-FAMILY DETACHED (60')	61
SINGLE-FAMILY DETACHED (50')	70
SINGLE-FAMILY DETACHED (45')	43
TOTAL:	174

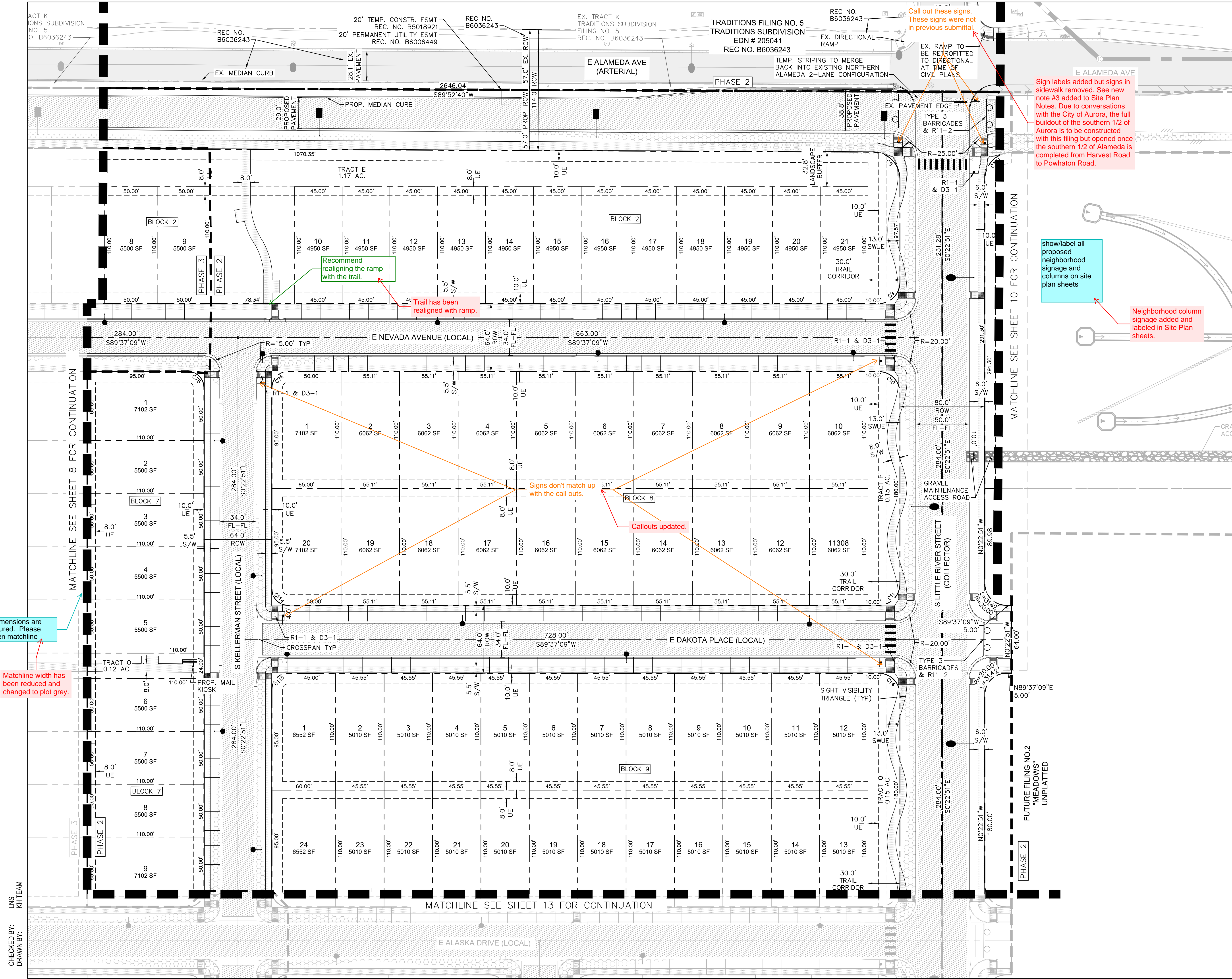
REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

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 TO THE SITE.

LAND USE TABLE							
UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	PORCH SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK (FT)	CORNER SETBACK (FT)
SINGLE-FAMILY DETACHED	60' x 110'	15	N/A	20	5	15	+8
SINGLE-FAMILY DETACHED	50' x 110'	15	N/A	20	5	15	+8
SINGLE-FAMILY DETACHED	45' x 110'	13	N/A	18	5	15	+8
DUPLEX	26' x 82'	13	10	3	0/5	N/A	+8
TOWNHOME	20' x 72'	13	10	3	0/10	N/A	+8
GREENCOURT TOWNHOME	20' x 72'	10	5	3	0/10	N/A	+8

LOT COUNT SUMMARY				
UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED	●	60' x 110'	73	17%
SINGLE-FAMILY DETACHED	●	50' x 110'	99	23%
SINGLE-FAMILY DETACHED*	●	45' x 110'	101	23%
TOWNHOME	●	20' x 72'	52	12%
DUPLEX*	●	26' x 82'	58	13%
GREENCOURT (TOWNHOME)	●	20' x 72'	54	12%
TOTAL (MAX PER MP = 444)		N/A	437	100%

*SMALL LOT UNITS (65% MAXIMUM). TOTAL SMALL LOT UNITS = 159 (36% OF TOTAL)



SITE PLAN NOTES:

- REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- 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: SIGNIFY LUMEC URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP R1-1
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS
- Street Name D3-1
- ROAD CLOSED R11-2

HATCH LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY)

KEY MAP
N.T.S.

GRAPHIC SCALE IN FEET
0 20 40 80

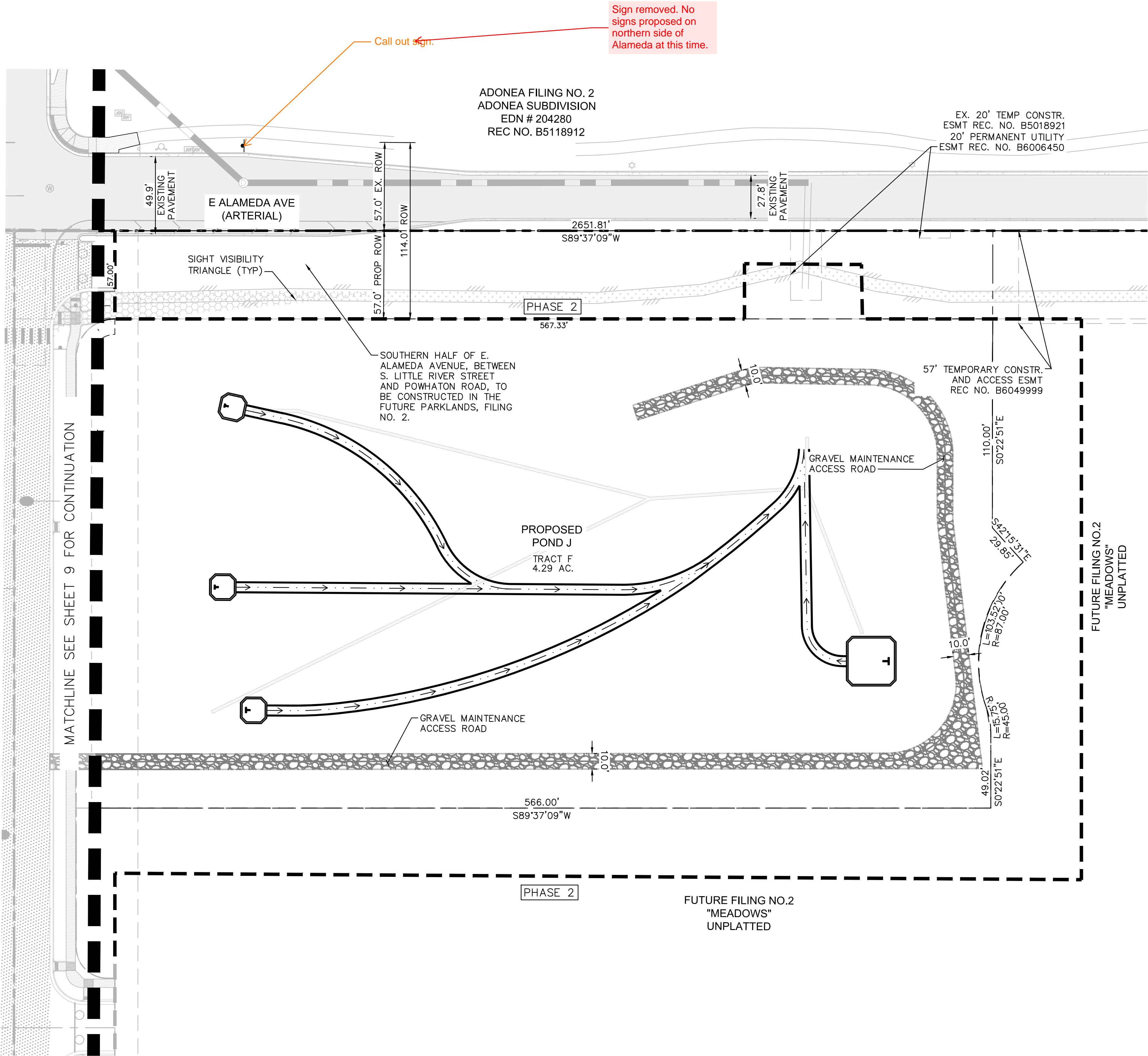
THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

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

NOT FOR CONSTRUCTION
KimleyHorn
KimleyHorn and Associates, Inc.

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

SHEET TITLE:
SITE PLAN



SITE PLAN NOTES:

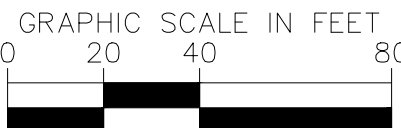
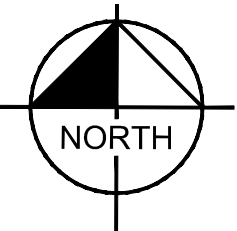
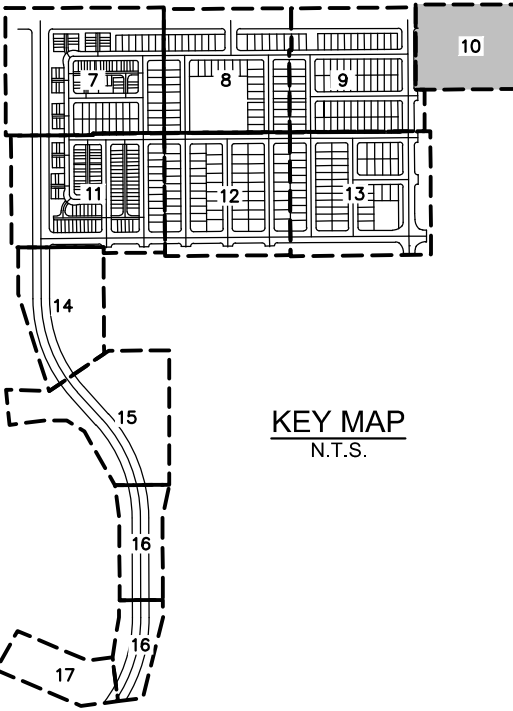
1. REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

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:
SIGNIFY LUMEC. URBANSCAPE
FIXTURE, PROVIDENCE MEDIUM 20'
MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14'
SIGNIFY LUMEC. URBANSCAPE
FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

HATCH LEGEND:

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



OWNER:

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

PRELIMINARY

NOT FOR CONSTRUCTION

DATE:

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

SHEET TITLE:

SITE PLAN

CHECKED BY: LNS
DRAWN BY: KH TEAM

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

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



SITE PLAN NOTES:

- REFERENCE SHEET 3 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- 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:

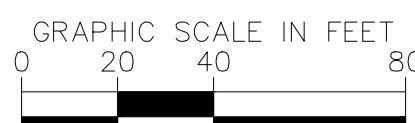
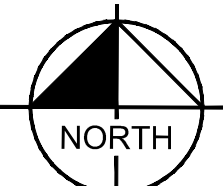
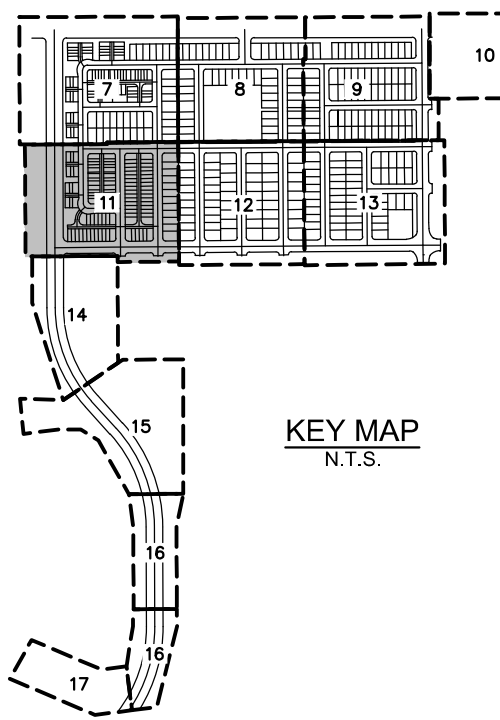
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE 25' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE 30' MAX POLE HEIGHT
- PROPOSED STREET LIGHT - SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM 20' MAX POLE HEIGHT
- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC, URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

SIGN LEGEND:

- STOP R1-1
- Street Name D3-1
- ROAD CLOSED R11-2
- FIRE LANE R7-94 R7-201a
- 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
- PROPOSED CRUSHER FINES
- MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY)



KimleyHorn

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SUITE 300
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THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE AND S HARVEST RD
AURORA, COLORADO

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



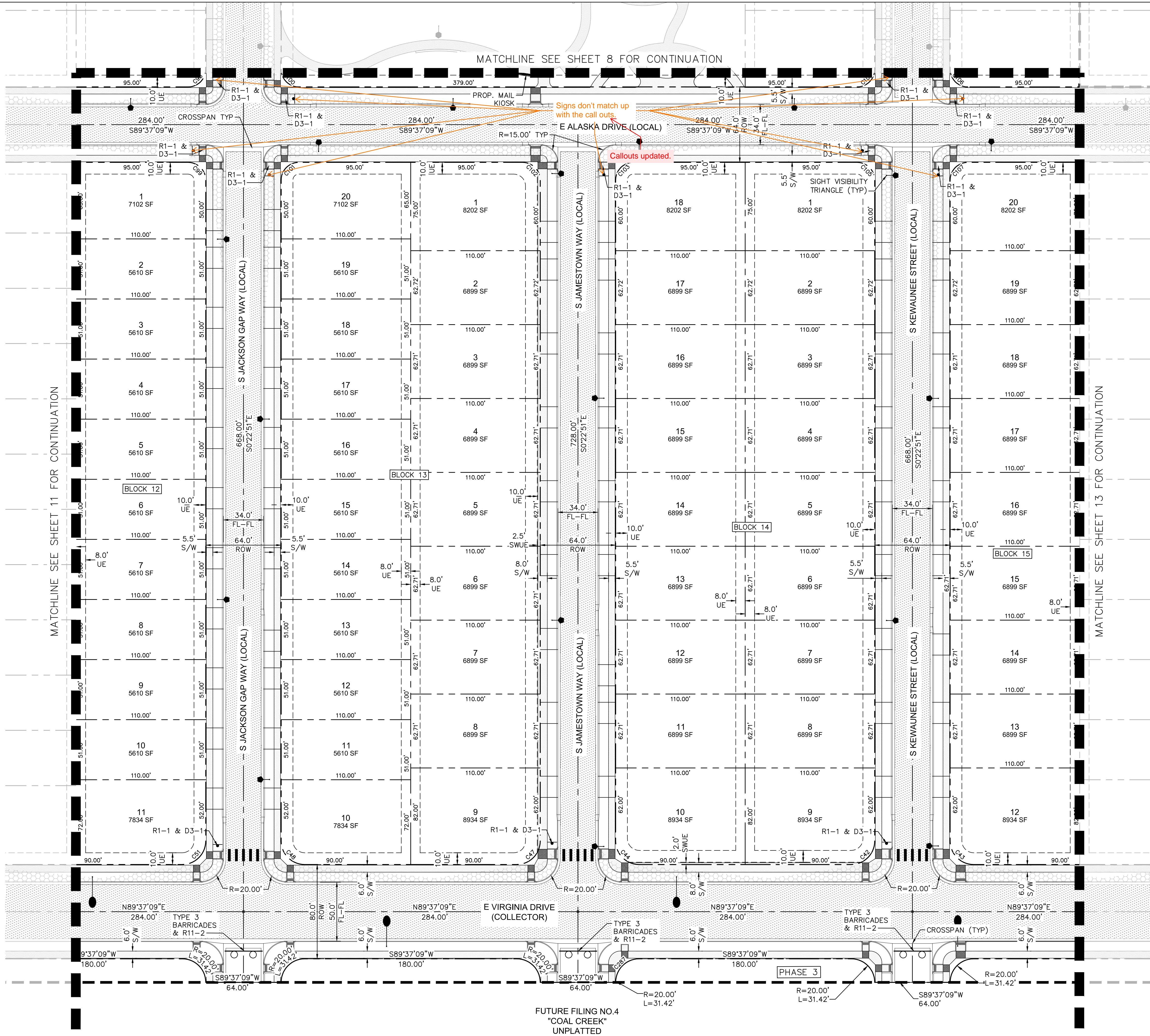
PRELIMINARY

NOT FOR CONSTRUCTION
KimleyHorn
KimleyHorn and Associates, Inc.

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

SHEET TITLE:
SITE PLAN

CHECKED BY: LNS
DRAWN BY: KH TEAM



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 THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL

LEGEND:

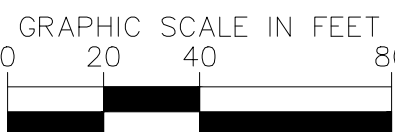
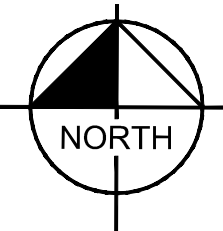
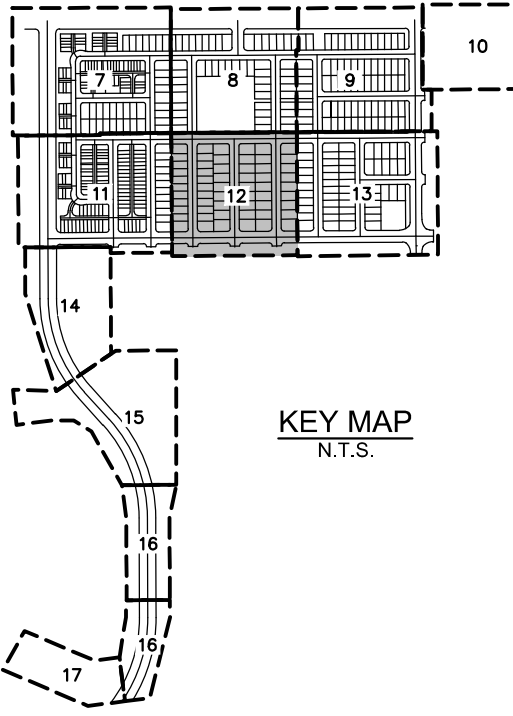
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- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED PHASE LINE

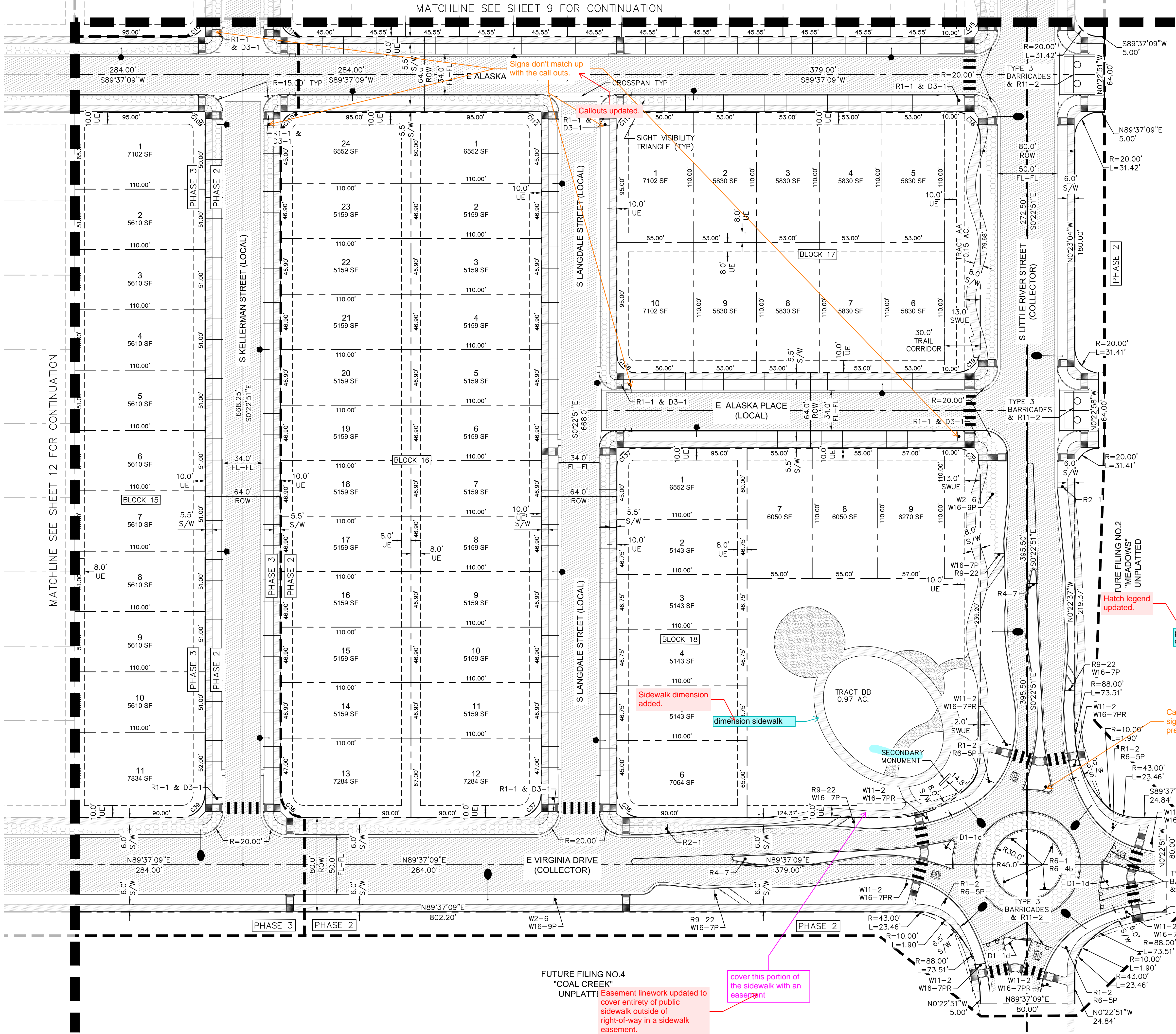
SIGN LEGEND:

- STOP R1-1
- Street Name D3-1
- ROAD CLOSED R11-2
- TYPE 3 BARRICADE INSTALLATION TO BE PER MUTCD AND CITY OF AURORA STANDARDS

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- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY)





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- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
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- PROPOSED PED LIGHT - PL1 14' SIGNIFY LUMEC URBANSCAPE FIXTURE ,14' MAX POLE HEIGHT
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- PROPOSED PHASE LINE

SIGN LEGEND:

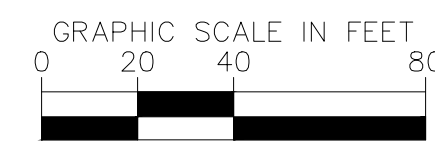
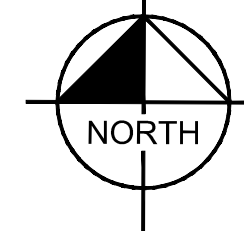
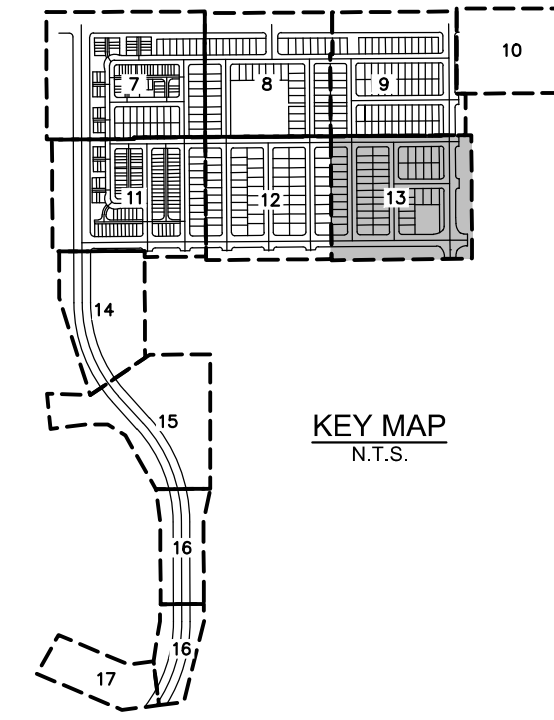
- R2-1
- R6-5P
- D1-1d
- R6-4b
- R1-2
- R4-7
- R6-1
- R9-22
- R1-1
- STOP
- ROAD CLOSED
- Street Name
- D3-1
- W11-2
- W16-7PR
- AHEAD
- W2-6
- W16-9P

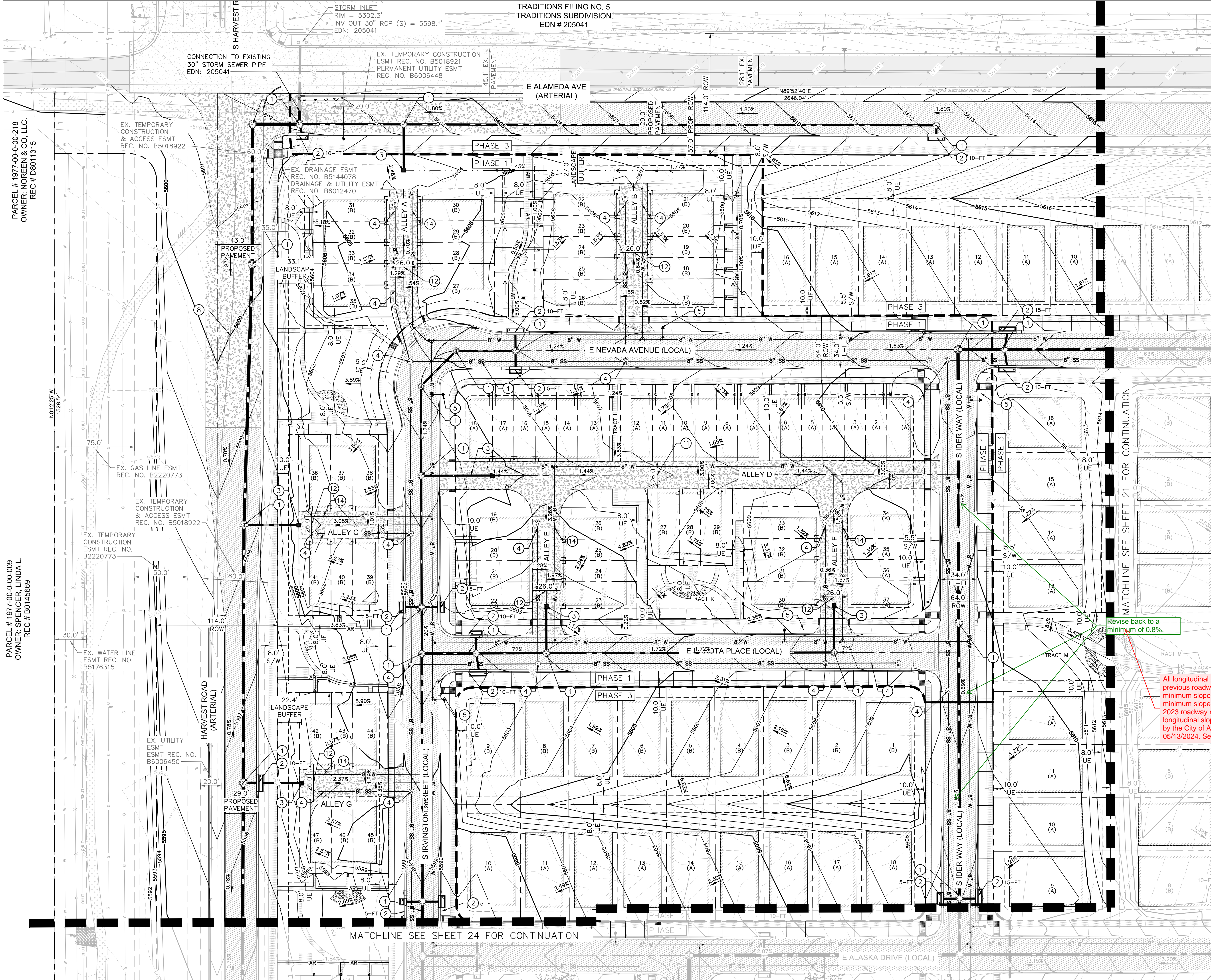
SIGNING & MARKING NOTES:

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
- PROPOSED CRUSHER FINES
- MAXIMUM BUILDING FOOTPRINT (FOR REFERENCE ONLY)





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.
2. TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400. SIZE PER PLAN.
3. 3' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
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.
5. FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
8. PROPOSED WATERLINE CONNECTION TO EXISTING.
11. PROPOSED 26" PUBLIC ACCESS & FIRE LANE EASEMENT.
12. PROPOSED 26" PUBLIC ACCESS, FIRE LANE, WATER, & SANITARY SEWER EASEMENT.
14. PROPOSED WATERLINE PLUG.

GENERAL NOTES

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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. 3/4" TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.

LEGEND:

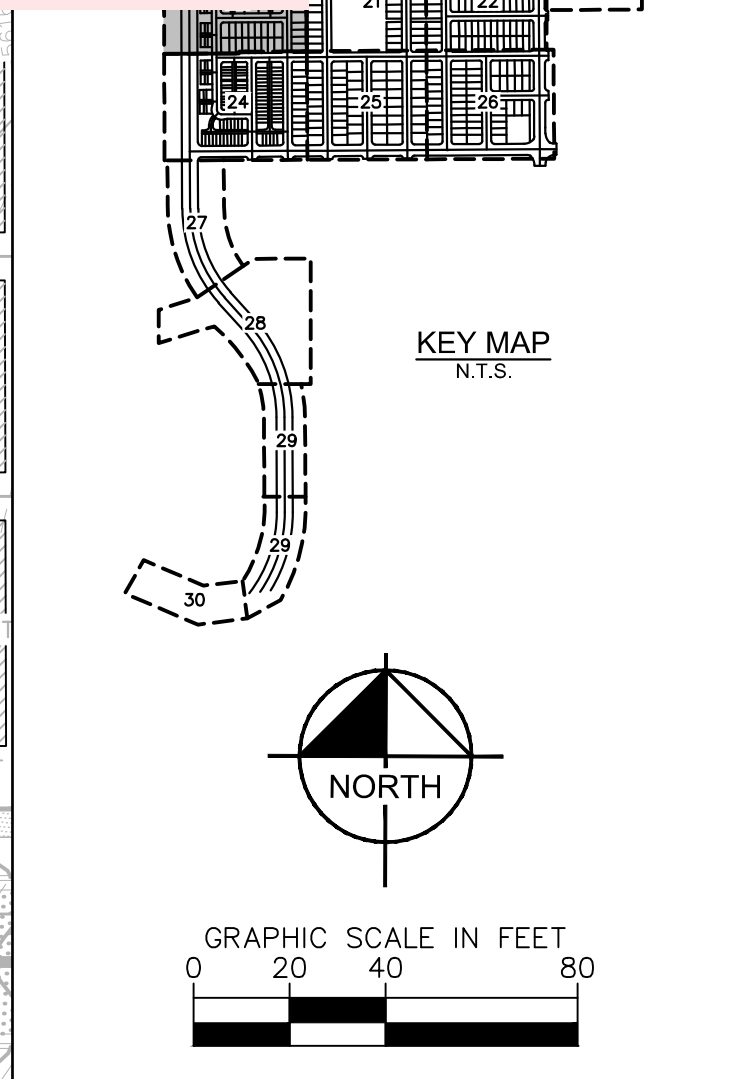
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE
- PROPOSED CRUSHER FINES
- PROPOSED GRAVEL MAINTENANCE ACCESS ROAD
- MAX BUILDING FOOTPRINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR
- PROPOSED ACCESSIBLE ROUTE

From: Williams, Brandy <brandy.williams@hagreen.com>
Sent: Monday, May 13, 2024 9:13 AM
To: Andrews, Justin <jandrews@hagreen.com>
Cc: Shannon, Liam <liam.shannon@kimley-horn.com>
Subject: FW: 2.288.177615 Parklands Village 2 F16.02

Liam,

Thank you for your time today:

- 114' ROW Powhatan Road
- The City will confirm if a 144' ROW is required.
- The 144' ROW is already existing for Powhatan Road.
- Please remove the bike lanes from Alameda Avenue
- Liam to send follow up email to confirm with Jacobs
- 0.5% street slope is acceptable



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

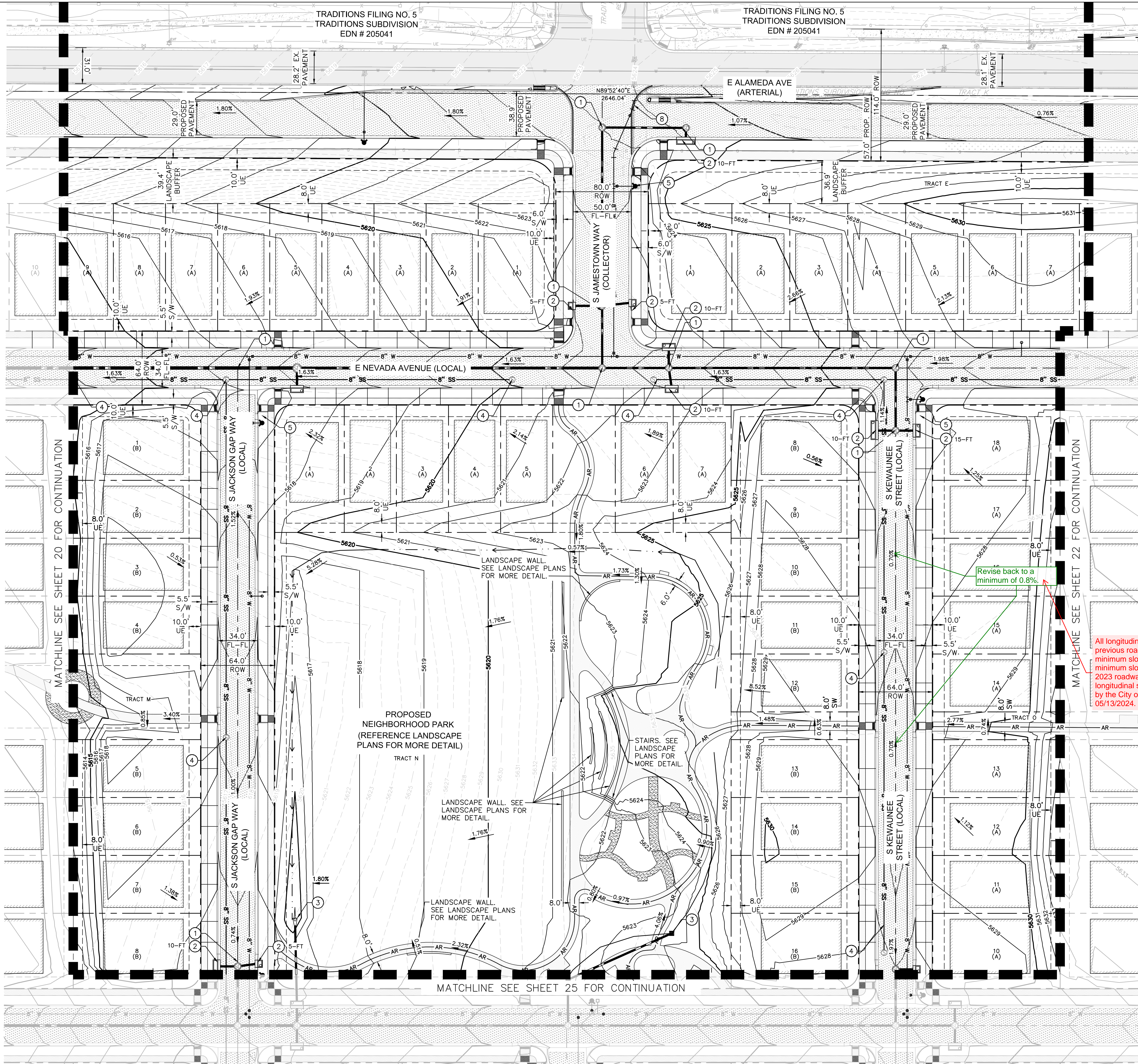
OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

SP01 - 11/09/2022
SP02 - 03/15/2023
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TECH 01 - 03/26/2024

SHEET TITLE:
GRADING &
UTILITY PLAN

20 OF 68

CHECKED BY: LNS
DRAWN BY: KH TEAM



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.
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LEGEND:

PROPOSED CONCRETE SIDEWALK
PROPOSED ASPHALT PAVEMENT
PROPOSED CONCRETE ALLEY

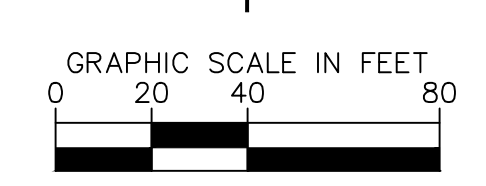
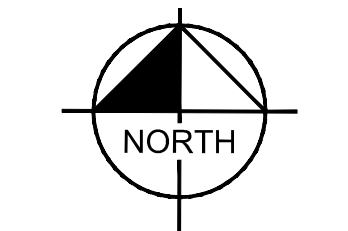
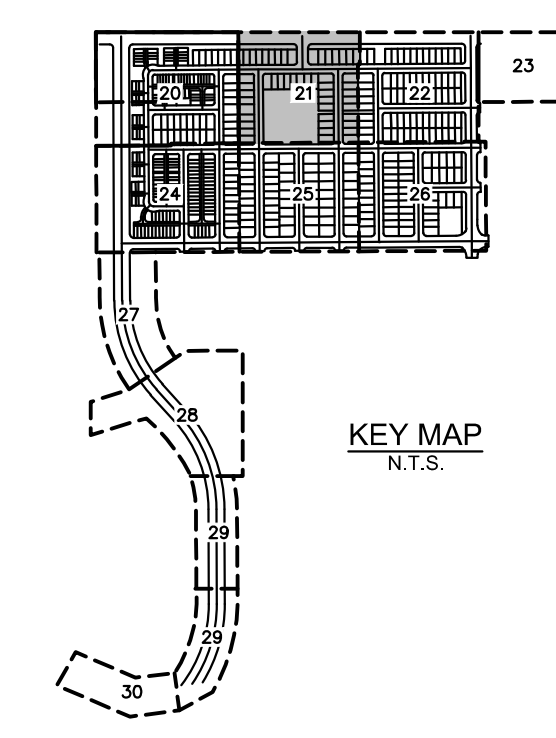
From: Williams, Brandy <brandy.williams@hgreen.com>
Sent: Monday, May 13, 2024 9:13 AM
To: Andrews, Justin <jandrews@aurora.gov>
Cc: Shannon, Liam <liam.shannon@kimley-horn.com>
Subject: FW: 2.288 1772615 Parklands Village 2 FLS 02

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- 114' ROW Powhatan Road
- The City will confirm if a 144' ROW is required.
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- 0.5% street slope is acceptable

All longitudinal slopes designed to previous roadway manual preferred minimum slope of 0.7%, actual minimum slope is 0.5% per new 2023 roadway manual. Minimum longitudinal slope of 0.5% confirmed by the City of Aurora on 05/13/2024. See snip included.



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THE PARKLANDS - VILLAGE 2
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OWNER:
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#200, ENGLEWOOD, CO
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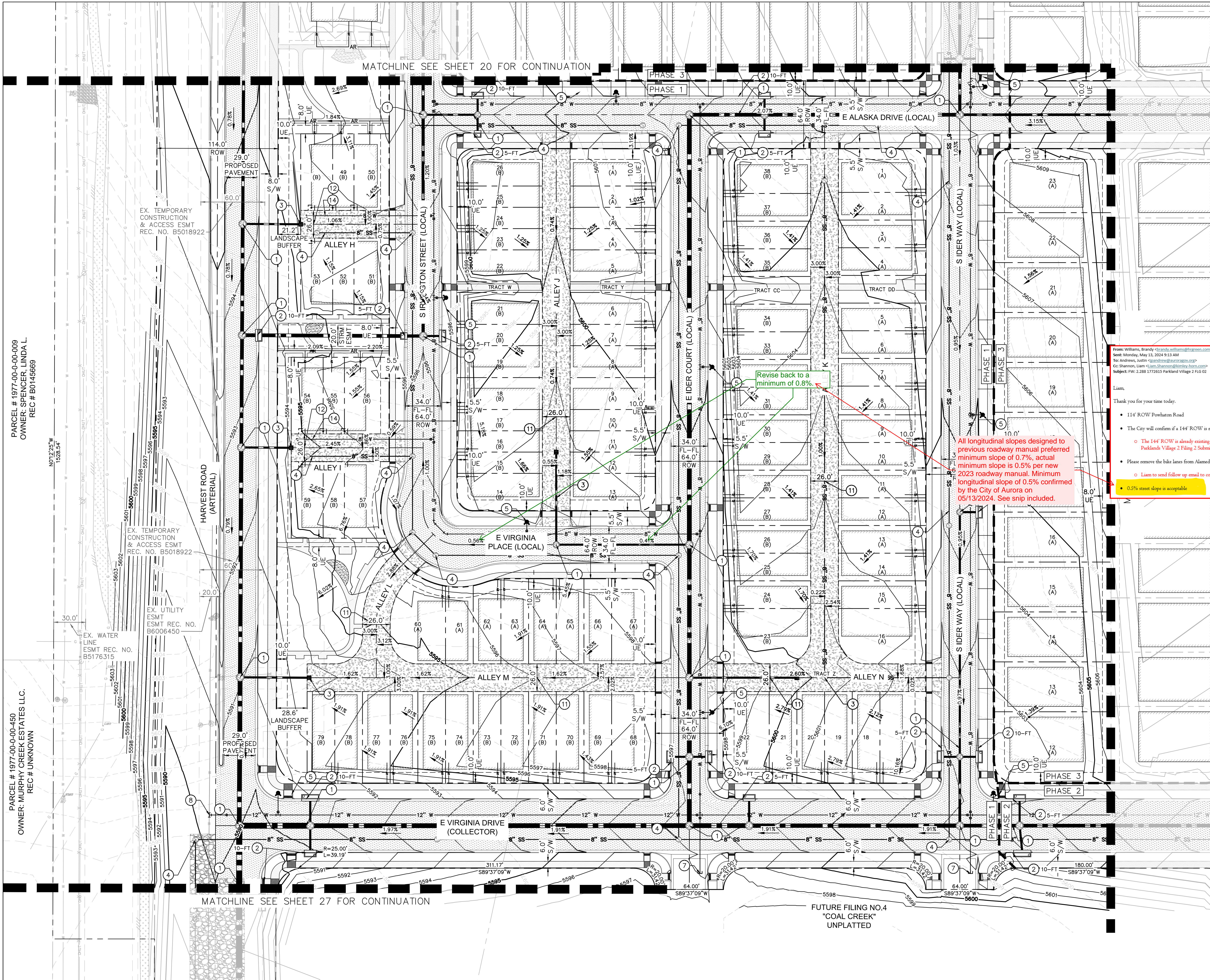


PRELIMINARY

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

DATE:
SP01 - 11/09/2022
SP02 - 03/15/2023
SP03 - 04/28/2023
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SHEET TITLE:
GRADING &
UTILITY PLAN



GRADING & UTILITY PLAN NOTES:

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- 5 FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.
- 7 PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
- 8 PROPOSED WATERLINE CONNECTION TO EXISTING.
- 11 PROPOSED 26' PUBLIC ACCESS & FIRE LANE EASEMENT.
- 12 PROPOSED 26' PUBLIC ACCESS, FIRE LANE, WATER, & SANITARY SEWER EASEMENT.
- 14 PROPOSED WATERLINE PLUG.

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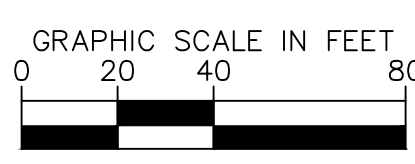
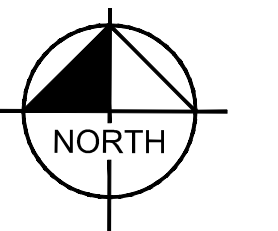
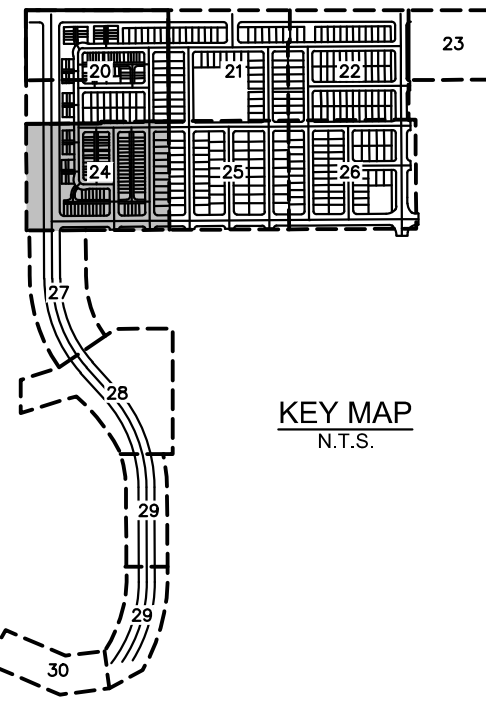
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 - PROPOSED MAJOR CONTOUR
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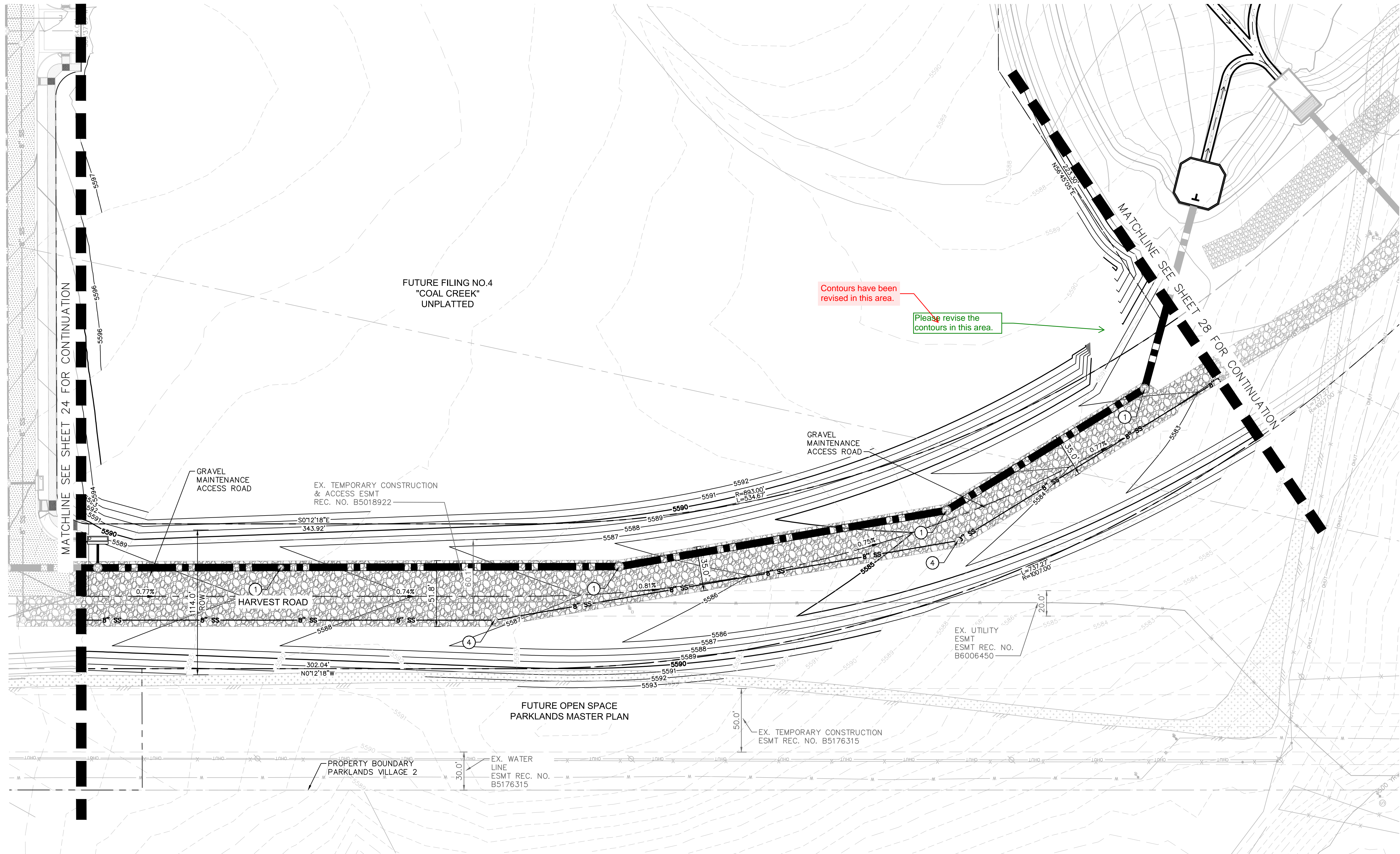
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SHEET TITLE:
GRADING &
UTILITY PLAN

CHECKED BY: LNS
DRAWN BY: KH TEAM



GRADING & UTILITY PLAN NOTES:

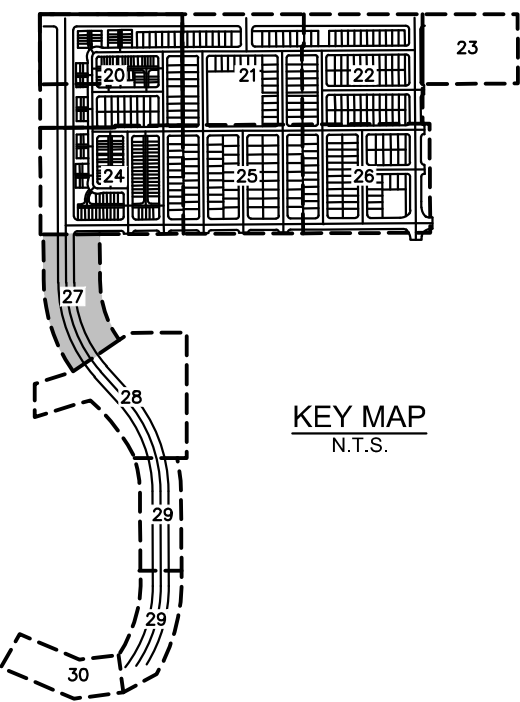
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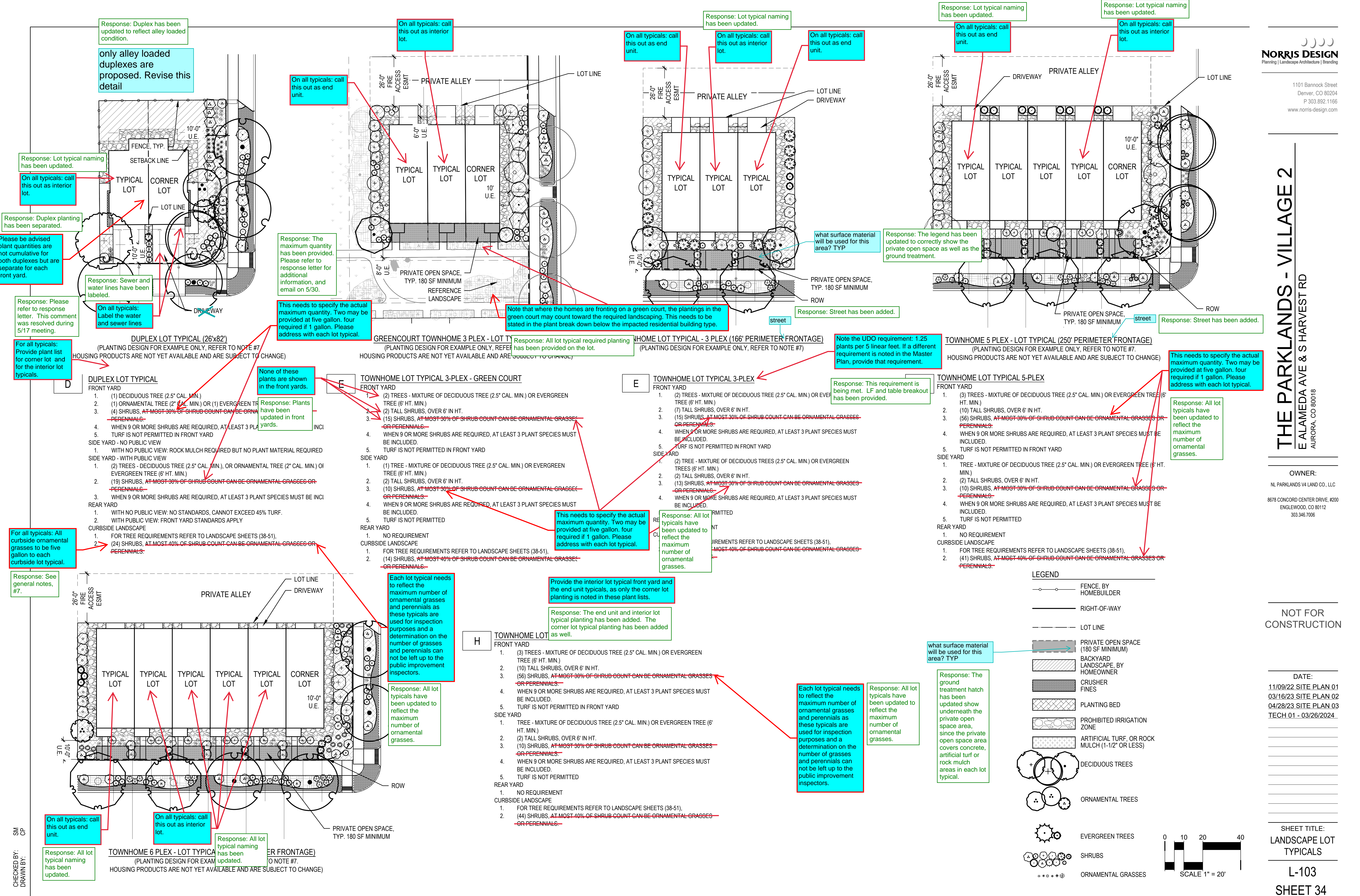
SHEET TITLE:
GRADING &
UTILITY PLAN

E ALAMEDA AVE & SHARVEST RD
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #20
ENGLEWOOD, CO 80112
303.346.7006

DATE:
11/09/22 SITE PLAN 01
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

L-103
SHEET 34



THE PARKLANDS - VILLAGE 2
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AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

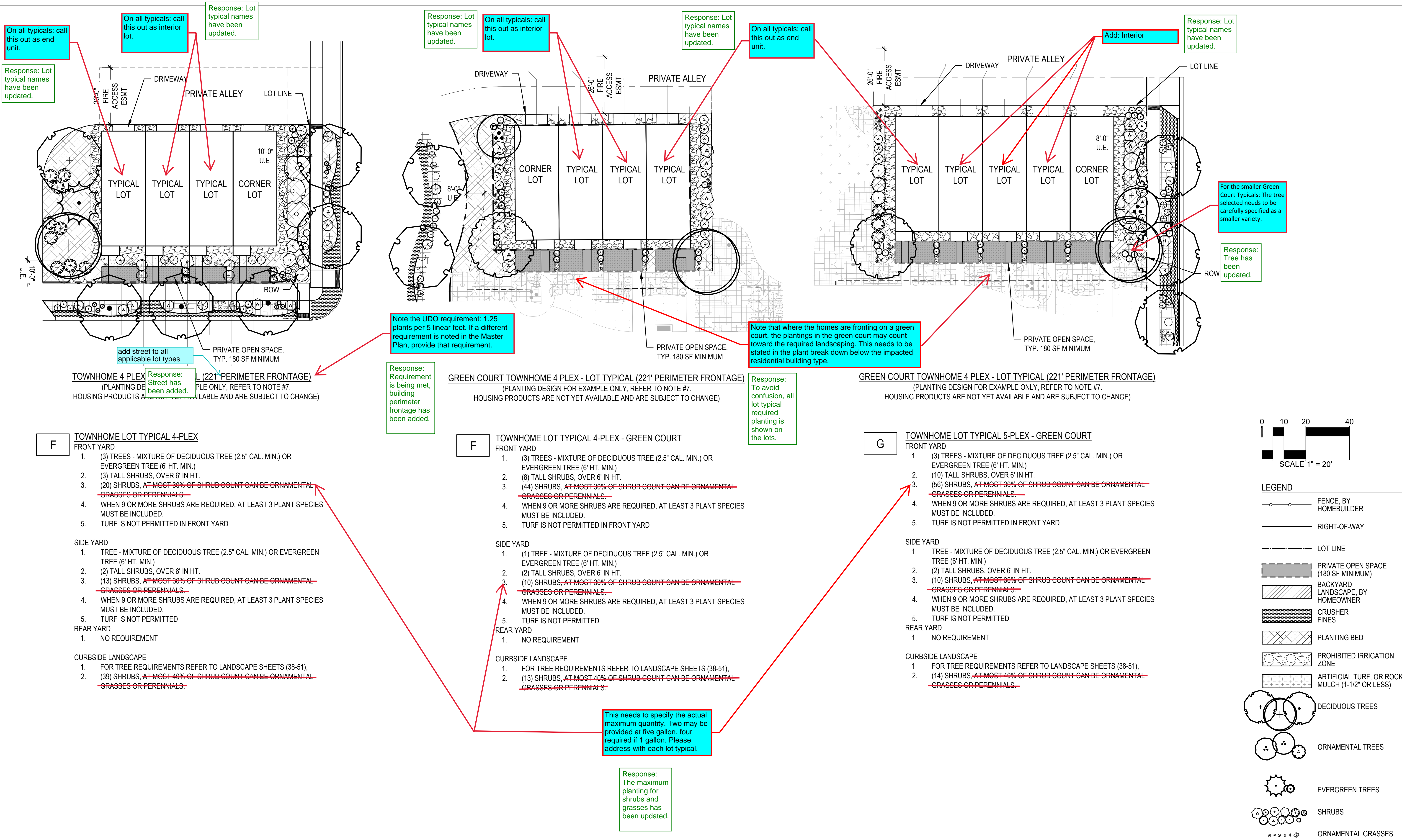
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE LOT
TYPICALS

L-104
SHEET 35



Include the Plant Symbols in the Plant Schedule

Response: Symbols have been added.

Response: Symbols have been added.

Include the Plant Symbols in the Plant Schedule

LOT TYPICAL PLANT SCHEDULE - FOR EXAMPLE ONLY

TOWNHOMES SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CA SP	3	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW	40'-50'	30'-40'
CE OC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW	50'-80'	40'-60'
GL SH	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW	40'-50'	30'-40'
GY DI	6	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW	50'-80'	40'-60'
QU MA	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW	50'-80'	60'-80'
UL PR	1	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.	MOD	50'-80'	40'-60'
EVERGREEN TREES								
JU WO	3	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	B & B	6' HEIGHT	VERY LOW	15'-20'	4'-6'
PI ED	1	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	VERY LOW	25'-30'	15'-20'
ORNAMENTAL TREES								
AC FL	1	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	2" CAL	LOW	15'-20'	15'-20'
MA RB	1	MALUS X 'RED BARRON'	RED BARRON CRAB APPLE	B & B	2" CAL	MOD	15'-20'	8'-10'
PR AM	1	PRUNUS AMERICANA	AMERICAN PLUM	B & B	2" CAL	LOW	15'-20'	10'-15'
DECIDUOUS SHRUBS								
AM SO	10	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	CONT.	#5	LOW	13'-15'	3'-4'
AR QU	16	ARTEMISIA LUDOVICIANA ALBULA 'SILVER QUEEN'	SILVER QUEEN SAGEBRUSH	CONT.	#5	VERY LOW	1'-2'	1'-2'
BE BU	8	BERBERIS THUNBERGII 'BAILTWO' TM	BURGUNDY CAROUSEL BARBERRY	CONT.	#5	LOW	2'-3'	4'-5'
BE CP	24	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1'-2'	1'-2'
CA MR	9	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	LOW	2'-3'	2'-3'
CO AC	3	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5	LOW	9'-12'	9'-10'
EU AL	3	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	MOD	7'-8'	7'-8'
PE LS	8	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2'-3'	2'-3'
PH SN	20	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	CONT.	#5	LOW	3'-4'	3'-4'
PO MW	9	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	#5	LOW	2'-3'	2'-3'
PO PB	19	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW	2'-3'	2'-3'
RH AU	10	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW	1'-2'	5'-6'
RI AU	20	RIBES AUREUM	GOLDEN CURRANT	CONT.	#5	LOW	5'-6'	5'-6'
RO BO	17	ROSA BONICA	BONICA ROSE	CONT.	#5	LOW	3'-4'	3'-4'
RO WO	13	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	5'-6'	5'-6'
SY MK	16	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW	4'-5'	4'-5'
SY VU	7	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW	15' <	11'-12'
EVERGREEN SHRUBS								
AR PA	25	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
EU EG	2	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	CONT.	#5	MOD	1'-2'	3'-4'
JU SC	4	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5	LOW	1'-2'	5'-6'
JU BU	6	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	VERY LOW	1'-2'	1'-2'
PI MO	8	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW	2'-3'	2'-3'
ORNAMENTAL GRASSES								
BO BA	52	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	VERY LOW	2'-3'	1'-2'
CA BR	11	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#5	LOW	3'-4'	2'-3'
MU RE	28	MUHLENBERGIA REVERCHONI 'UNDAUNTED'	UNDAUNTED MUHLY	CONT.	#5	MOD	2'-3'	1'-2'
NA TE	13	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#5	LOW	2'-3'	1'-2'
SC SC	21	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	#5	LOW	3'-4'	2'-3'
SP HE	41	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#5	LOW	2'-3'	1'-2'

DUPLEX SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
GL SH	1	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW	40'-50'	30'-40'
QU MA	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW	50'-80'	60'-80'
TI GR	1	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2.5" CAL.	MOD	30'-40'	25'-30'
ORNAMENTAL TREES								
AM AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL	LOW	15'-25'	15'-20'
PR AM	1	PRUNUS AMERICANA	AMERICAN PLUM	B & B	2" CAL	LOW	15'-20'	10'-15'
DECIDUOUS SHRUBS								
CH NN	6	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW	1'-2'	2'-3'
PO PB	8	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW	2'-3'	2'-3'
RO BO	1	ROSA BONICA	BONICA ROSE	CONT.	#5	LOW	3'-4'	3'-4'
RO WO	3	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW	5'-6'	5'-6'
EVERGREEN SHRUBS								
AR CO	6	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
CO AP	7	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1'-2'	5'-6'
JU BR	8	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
PI DW	5	PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW	2'-3'	2'-3'
PI MO	4	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW	2'-3'	2'-3'
ORNAMENTAL GRASSES								
BO BA	12	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	VERY LOW	2'-3'	1'-2'
HE SE	21	HELICOTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5	LOW	2'-3'	1'-2'
MI AD	3	MISCANTHUS SINENSIS 'ADAGIO'	COMPACT MAIDEN GRASS	CONT.	#5	MOD	3'-4'	2'-3'
PE HA	21	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#5	LOW	1'-2'	1'-2'

SINGLE FAMILY SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
CA SP	1	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW	40'-50'	30'-40'
CE OC	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW	50'-80'	40'-60'
ORNAMENTAL TREES								
MA RB	2	MALUS X 'RED BARRON'	RED BARRON CRAB APPLE	B & B	2" CAL	MOD	15'-20'	8'-10'
DECIDUOUS SHRUBS								
BE CP	3	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	CONT.	#5	LOW	1'-2'	1'-2'
CH NN	6	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW	1'-2'	2'-3'
LI LO	3	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5	LOW	2'-3'	3'-4'
PE LS	12	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW	2'-3'	2'-3'
PH SN	3	PHILADELPHUS X 'SNOWBELLE'	SNOWBELL MOCK ORANGE	CONT.	#5	LOW	3'-4'	3'-4'
PH MO	11	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	LOW	3'-4'	3'-4'
PO PB	5	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	LOW	2'-3'	2'-3'
PR PB	7	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW	2'-3'	5'-6'
SY MK	3	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	LOW	4'-5'	4'-5'
EVERGREEN SHRUBS								
AR CO	1	ARCTOSTAPHYLOS X COLORADOENSIS	MOCK BEARBERRY MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
AR CH	2	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5	LOW	1'-2'	5'-6'
AR PA	3	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	2'-3'	5'-6'
CO AP	8	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	CONT.	#5	LOW	1'-2'	5'-6'
EU EG	3	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	CONT.	#5	MOD	1'-2'	3'-4'
JU BR	5	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
JU CC	5	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
JU SC	2	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5	LOW	1'-2'	5'-6'
PI DW	3	PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW	2'-3'	2'-3'
PI MO	3	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	LOW	2'-3'	2'-3'
ORNAMENTAL GRASSES								
BO BA	5	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	VERY LOW	2'-3'	1'-2'
CA BR	3	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#5	LOW	3'-4'	2'-3'
CA KF	21	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#5	LOW	4'-5'	1'-2'
MI ML	6	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#5	MOD	4'-5'	2'-3'
MI VA	3	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	CONT.	#5	MOD	4'-5'	2'-3'
NA TE	16	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#5	LOW	2'-3'	1'-2'
SP HE	6	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#5	LOW	2'-3'	1'-2'

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

03/16/23 SITE PLAN 02

04/28/23 SITE PLAN 03

TECH 01 - 03/26/2024

SHEET TITLE:

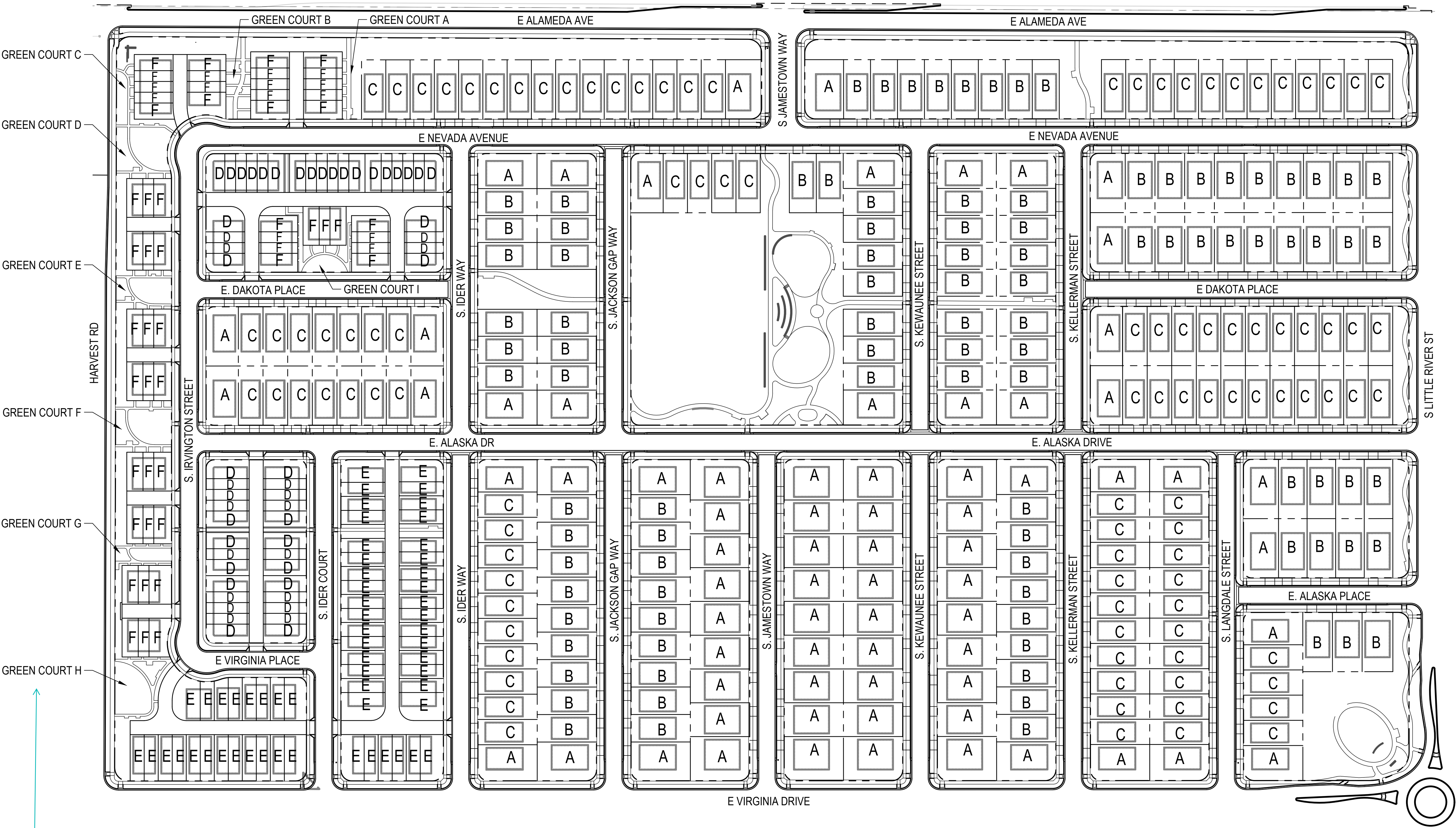
LANDSCAPE LOT TYPICALS

L-105

SHEET 36

CHECKED BY: SM
DRAWN BY: CP

LOT TYPICAL OVERALL MAP - N.T.S.



add tract labels to be consistent with the site plan and plat

Response: Tract labels have been added.

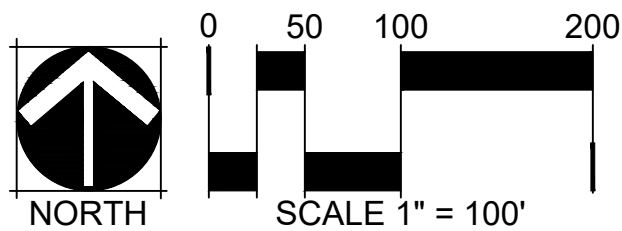
GREEN COURT USABLE OPEN SPACE (MINIMUM 50%)			
GREEN COURT	TOTAL AREA SF	TOTAL USABLE OPEN AREA SF	USABLE OPEN SPACE %
GREEN COURT A	4,212 SF	2,151 SF	51%
GREEN COURT B	5,532 SF	3,151 SF	57%
GREEN COURT C	3,460 SF	2,697 SF	78%
GREEN COURT D	8,946 SF	6,073 SF	68%
GREEN COURT E	5,917 SF	4,327 SF	73%
GREEN COURT F	7,845 SF	5,257 SF	67%
GREEN COURT G	3,688 SF	2,211 SF	60%
GREEN COURT H	8,795 SF	6,056 SF	69%
GREEN COURT I	6,700 SF	3,709 SF	55%

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

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

Response: Summary has been updated.

match the summary on Sheet 6



THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

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ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE LOT
TYPICALS

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
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE
PLAN

L-107
SHEET 38

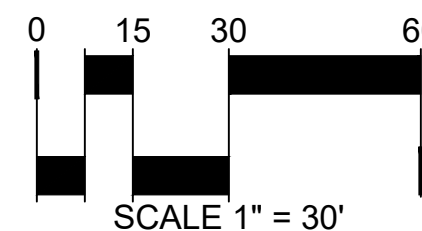
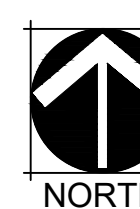
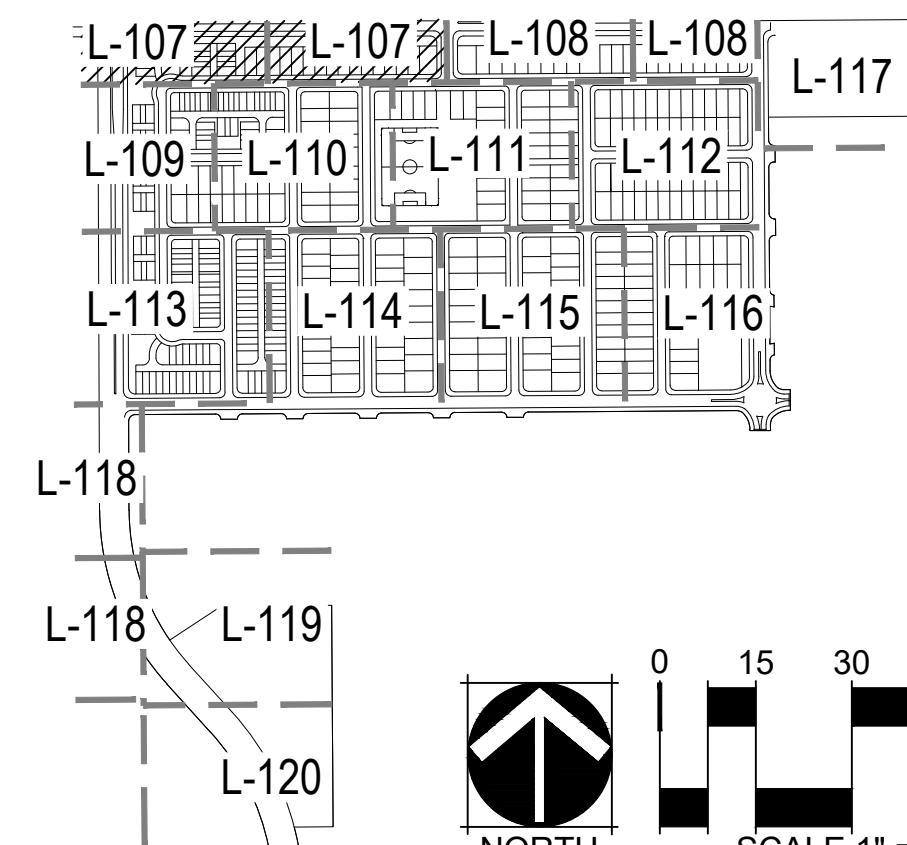
LEGEND

	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
	STREET LIGHT
	STANDARD MASONRY COLUMN
	NEIGHBORHOOD COLUMN
	MAIL KIOSKS
	PET PICKUP STATION
	FIRE HYDRANT
	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)



Include stop signs in the legend and on the plans.

Response: Stop signs have been included in plans and legend.

These little spaces cannot be sod.

Response: Spaces have been switched to crusher fines, native, or cobble.

If an ISP # exist for this side of the roadway, please provide the name and CN#.

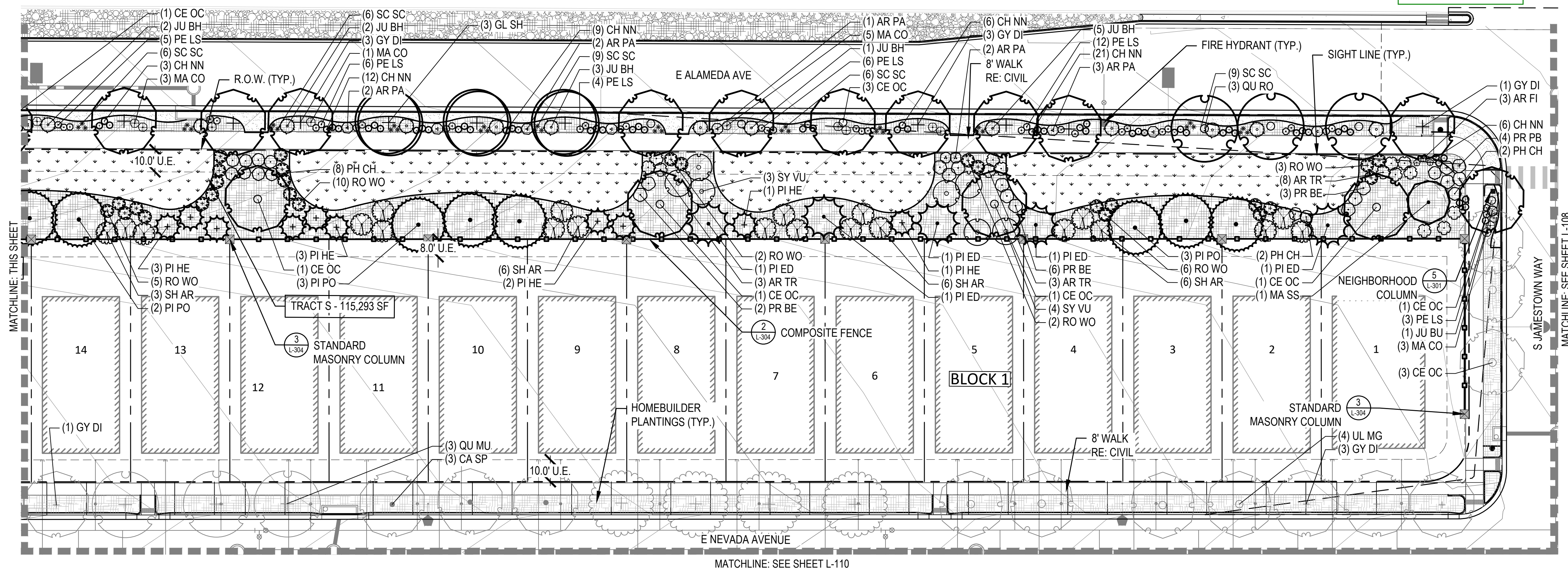
Response: Applicable ISP / CN #'s have been added.

On all sheets: show these trees darker for purposes of this drawing as they are being counted toward the street tree requirements.

Response: Trees have been shown darker.

These little spaces cannot be sod.

Response: Spaces have been switched to crusher fines, native, or cobble.



THE PARKLANDS - VILLAGE 2
E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

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ENGLEWOOD, CO 80112
303.346.7006

NOT FOR
CONSTRUCTION

DATE:
11/09/22 SITE PLAN 01
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE
PLAN

L-108
SHEET 39

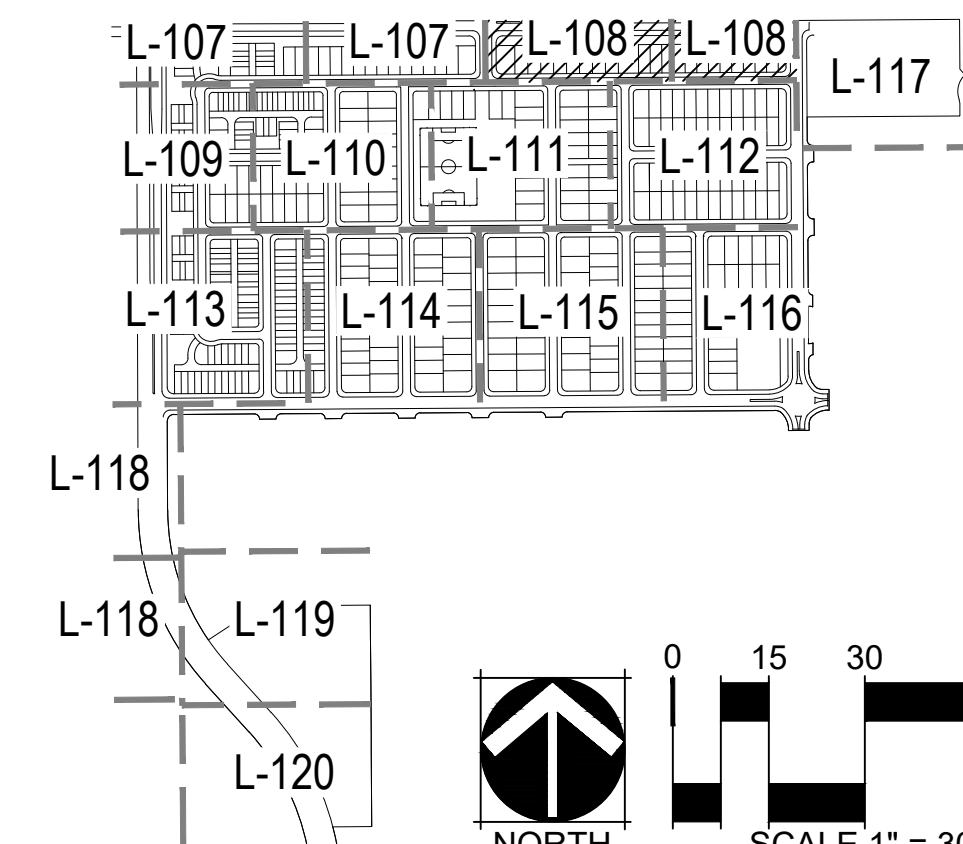
LEGEND

	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
	STREET LIGHT
	STANDARD MASONRY COLUMN
	NEIGHBORHOOD COLUMN
	MAIL KIOSKS
	PET PICKUP STATION
	FIRE HYDRANT
	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

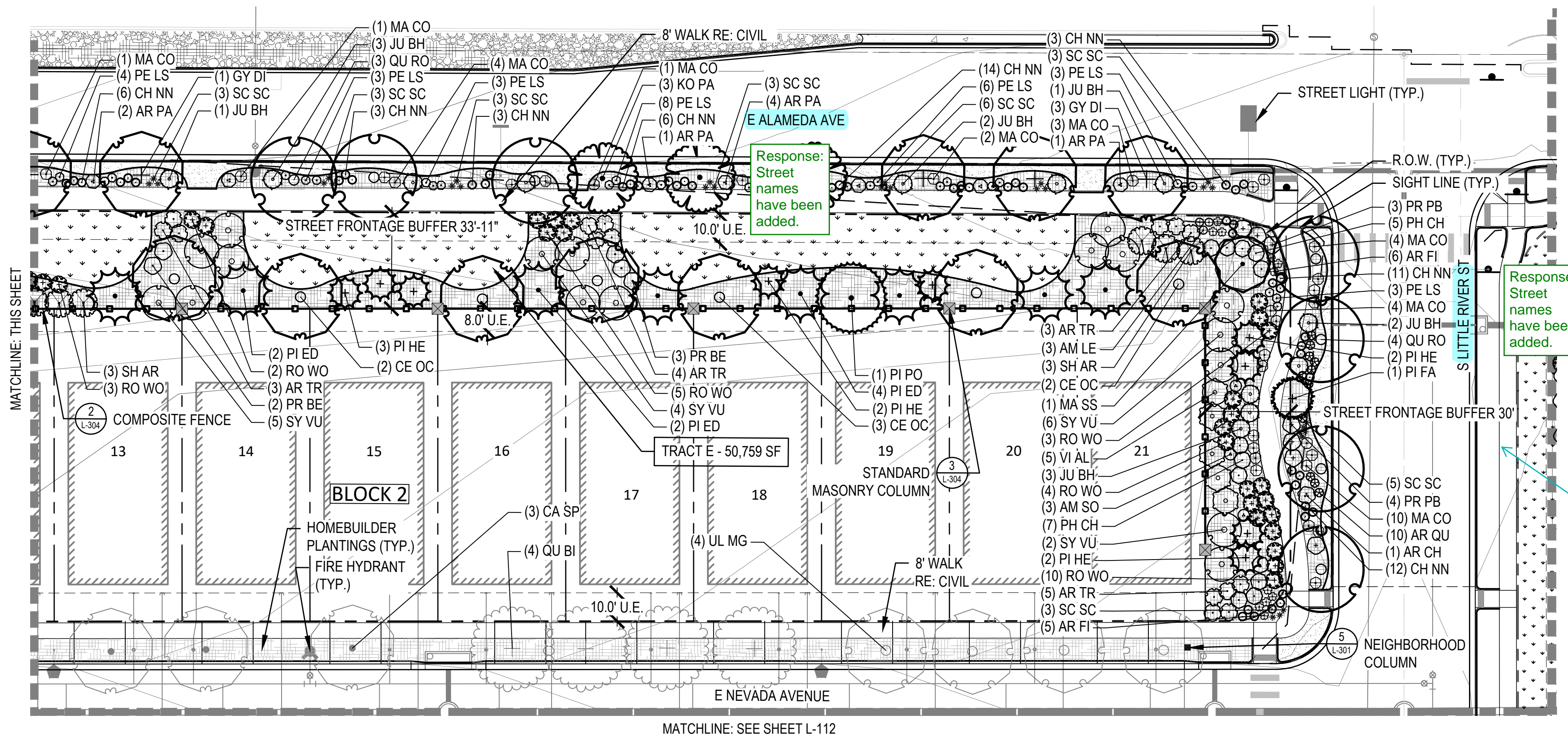
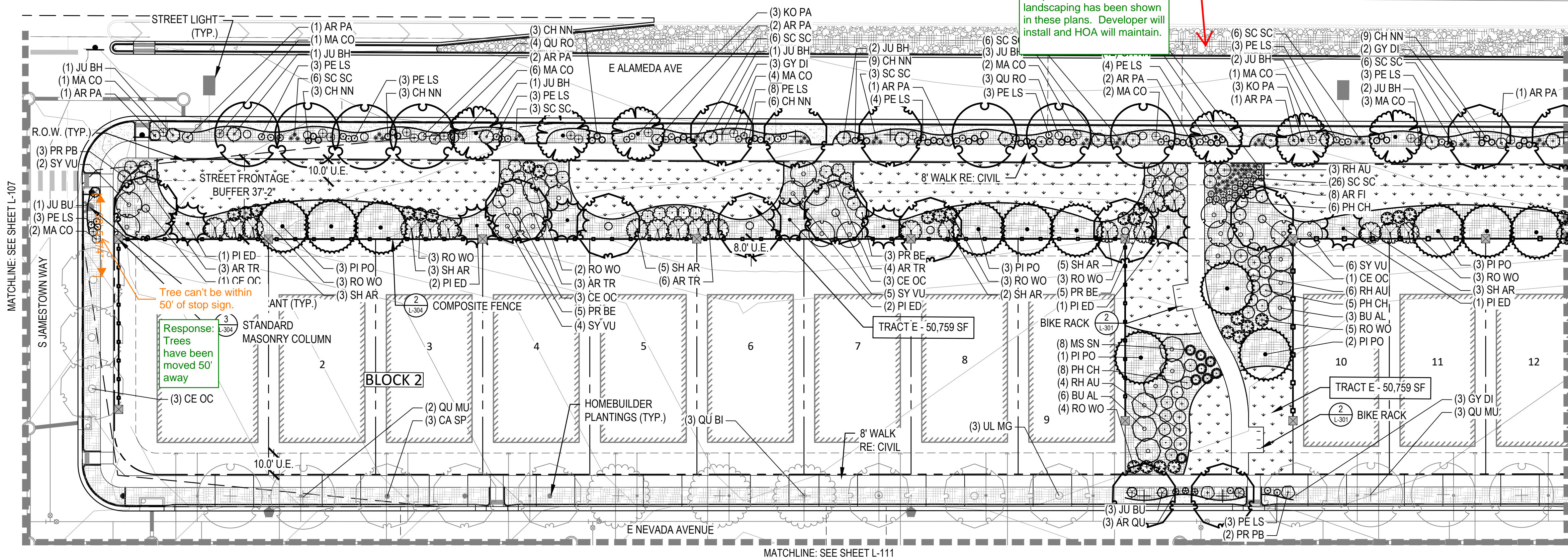
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO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

KEY MAP (NTS)



Was the median landscaping provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved.

Response: Median landscaping has been shown in these plans. Developer will install and HOA will maintain.



why is the curbside not included? There is landscape provided for the pond on sheet L-117 and the pond is not temporary.

Response: Curbside is shown in Fi. 2. Detention pond was required for storm water needs during fi. 1 and needed to be landscaped with this submittal.

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
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE
PLAN

L-109
SHEET 40

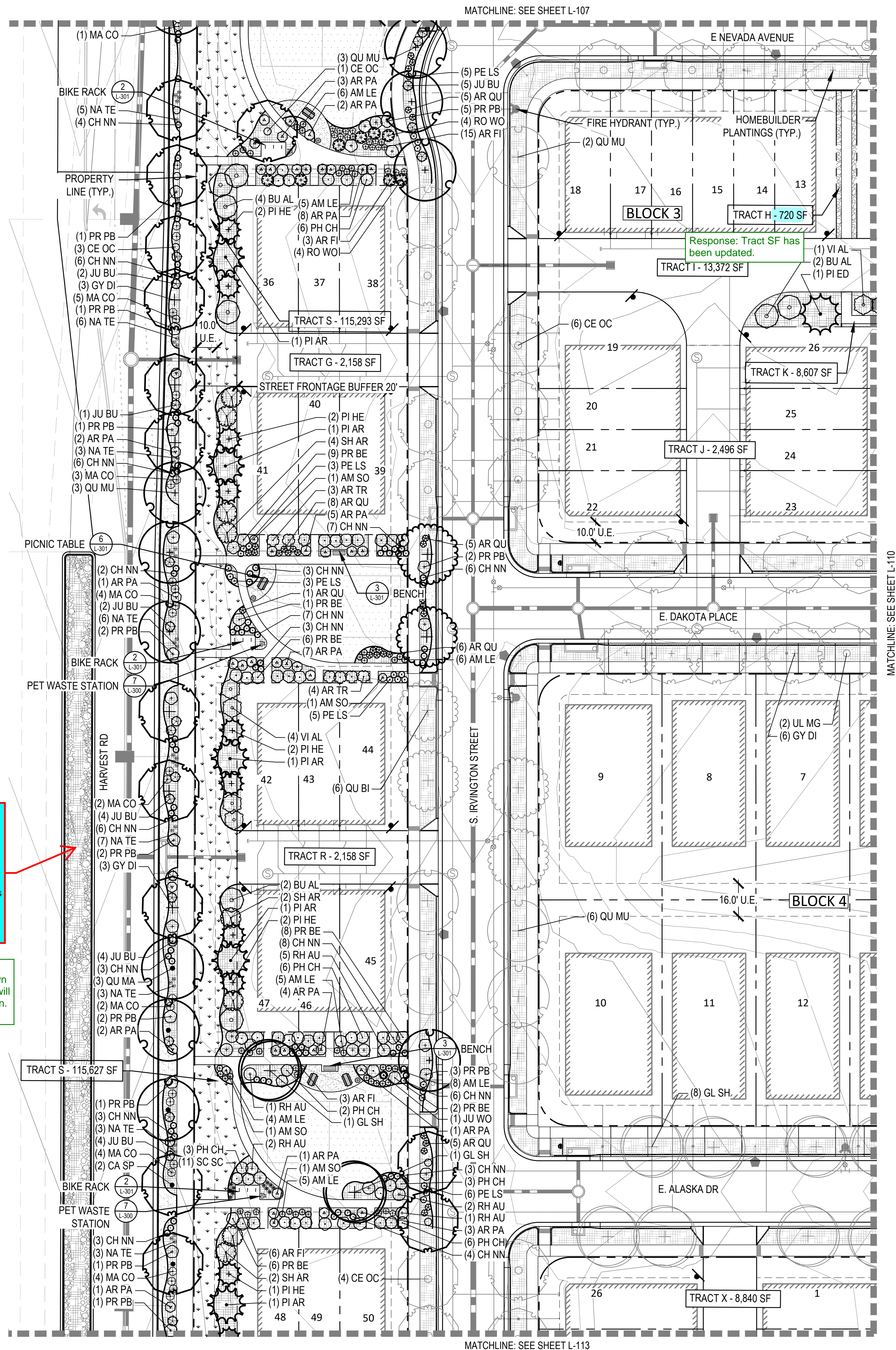
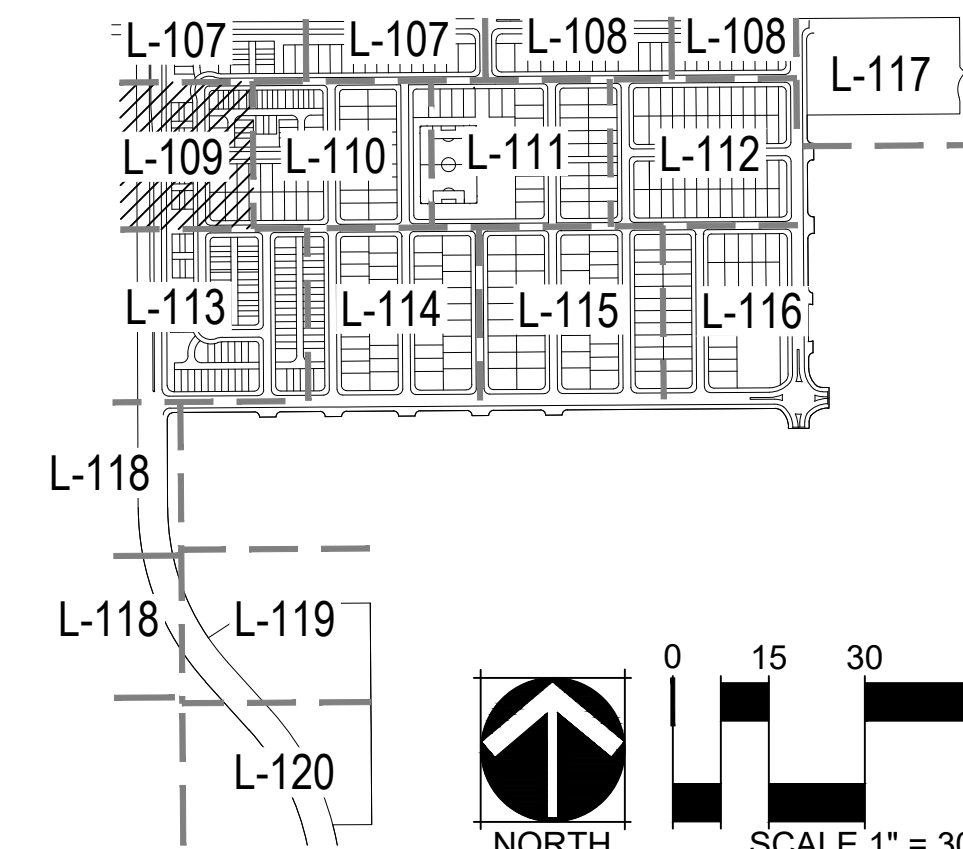
LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- 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
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
- PET PICKUP STATION
- FIRE HYDRANT
- 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)



Was the median landscaping provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved.

Response: Median landscaping has been shown in these plans. Developer will install and HOA will maintain.

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
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:
LANDSCAPE
PLAN

L-113
SHEET 44

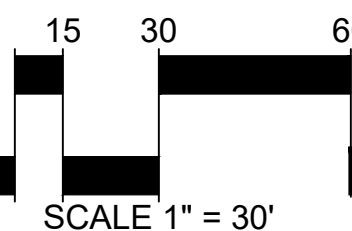
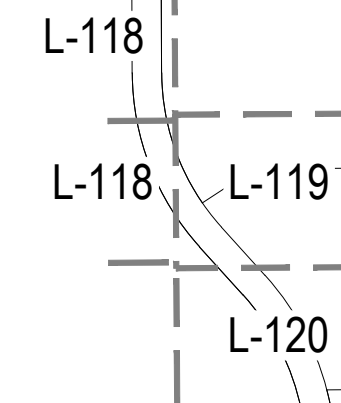
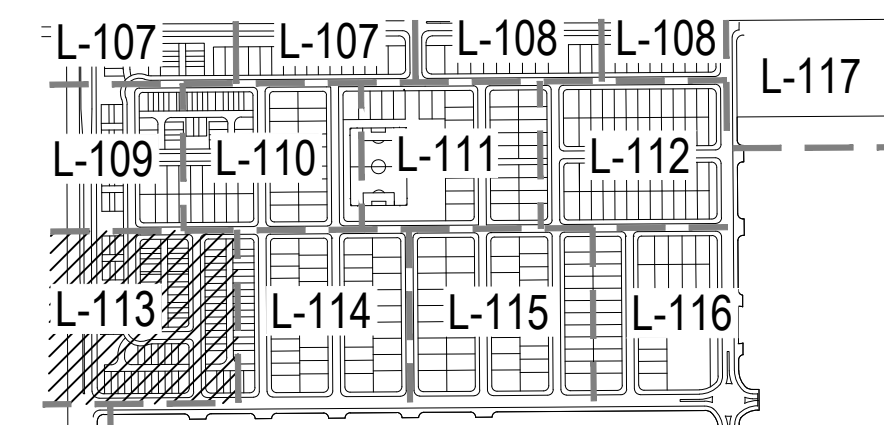
LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- POUR IN PLACE SURFACING
- 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
- STREET LIGHT
- STANDARD MASONRY COLUMN
- NEIGHBORHOOD COLUMN
- MAIL KIOSKS
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- 3-RAIL CEDAR FENCE (DTL 1/L-304)
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

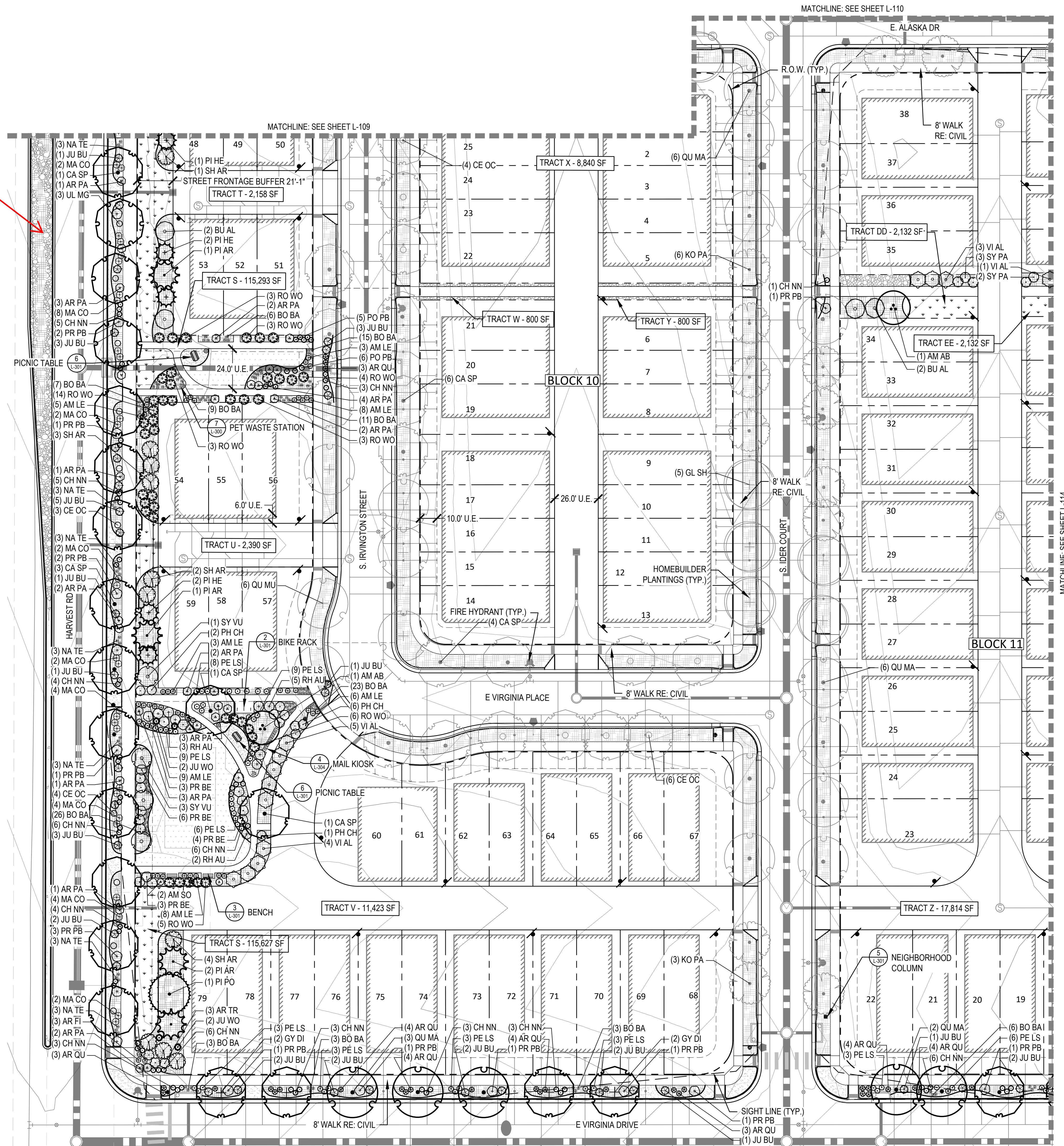
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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KEY MAP (NTS)



Was the median landscaping provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved.

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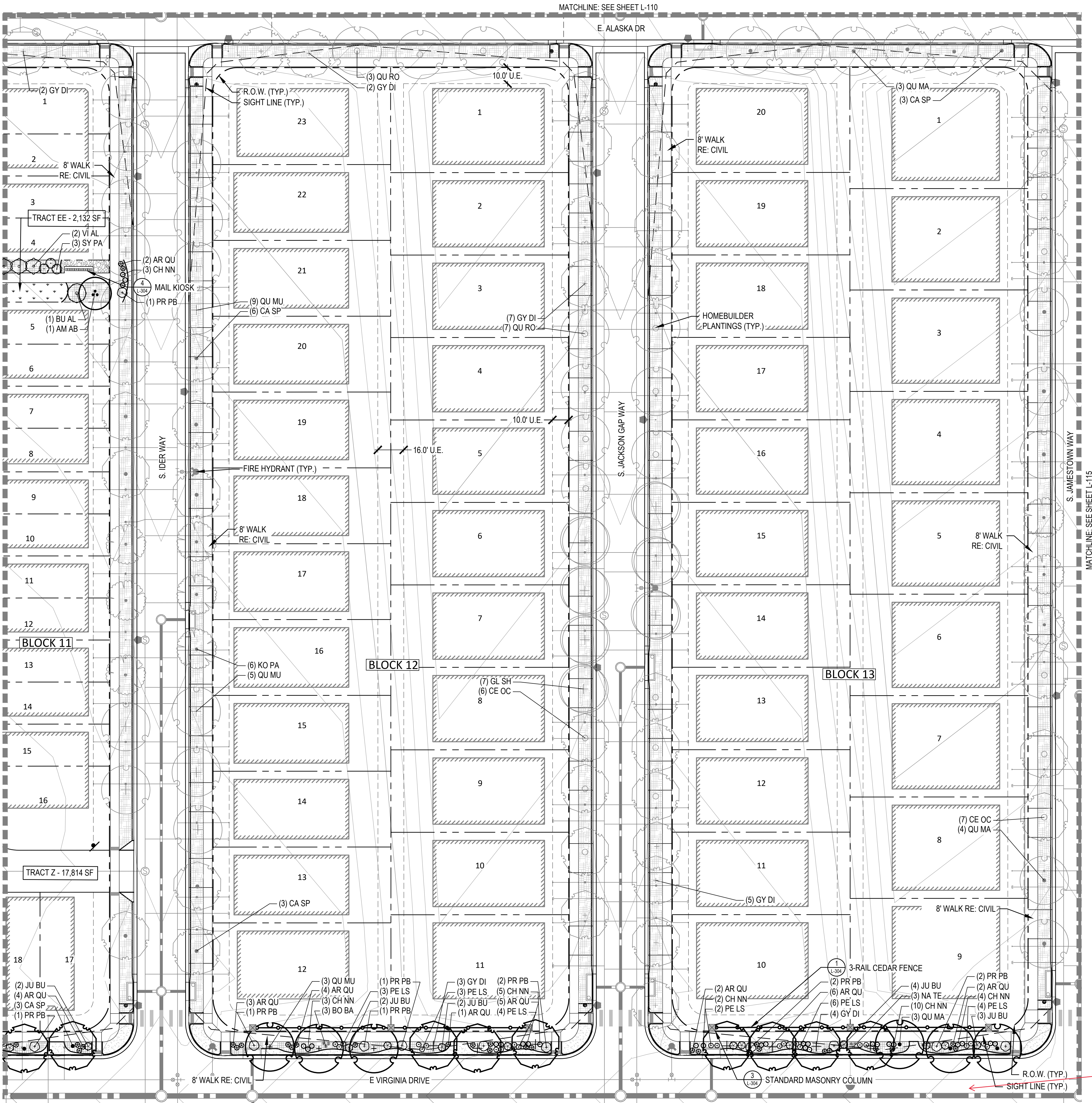
MATCHLINE: SEE SHEET L-114

MATCHLINE: SEE SHEET L-110

MATCHLINE: SEE SHEET L-109

BLOCK 10

BLOCK 11



LEGEND

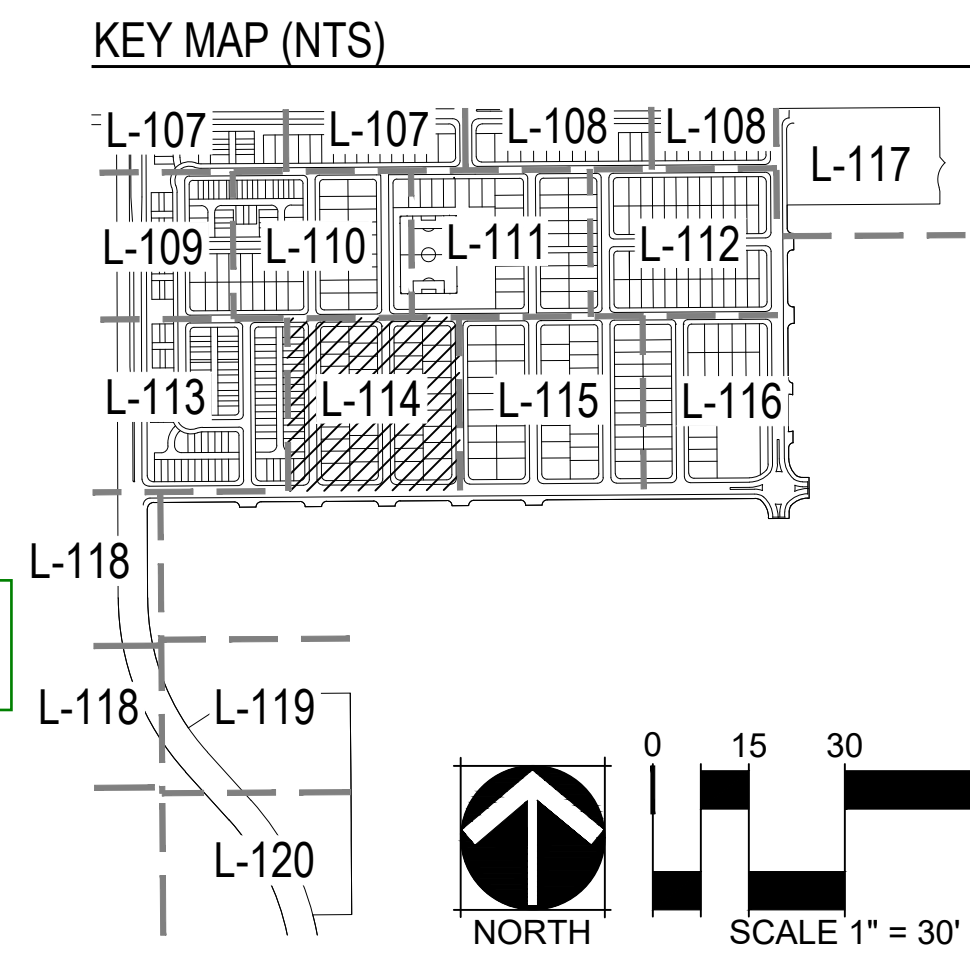
LANDSCAPE BED

LANDSCAPE BED - ROCK MULCH

- 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.



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
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DATE:

11/09/22 SITE PLAN 01
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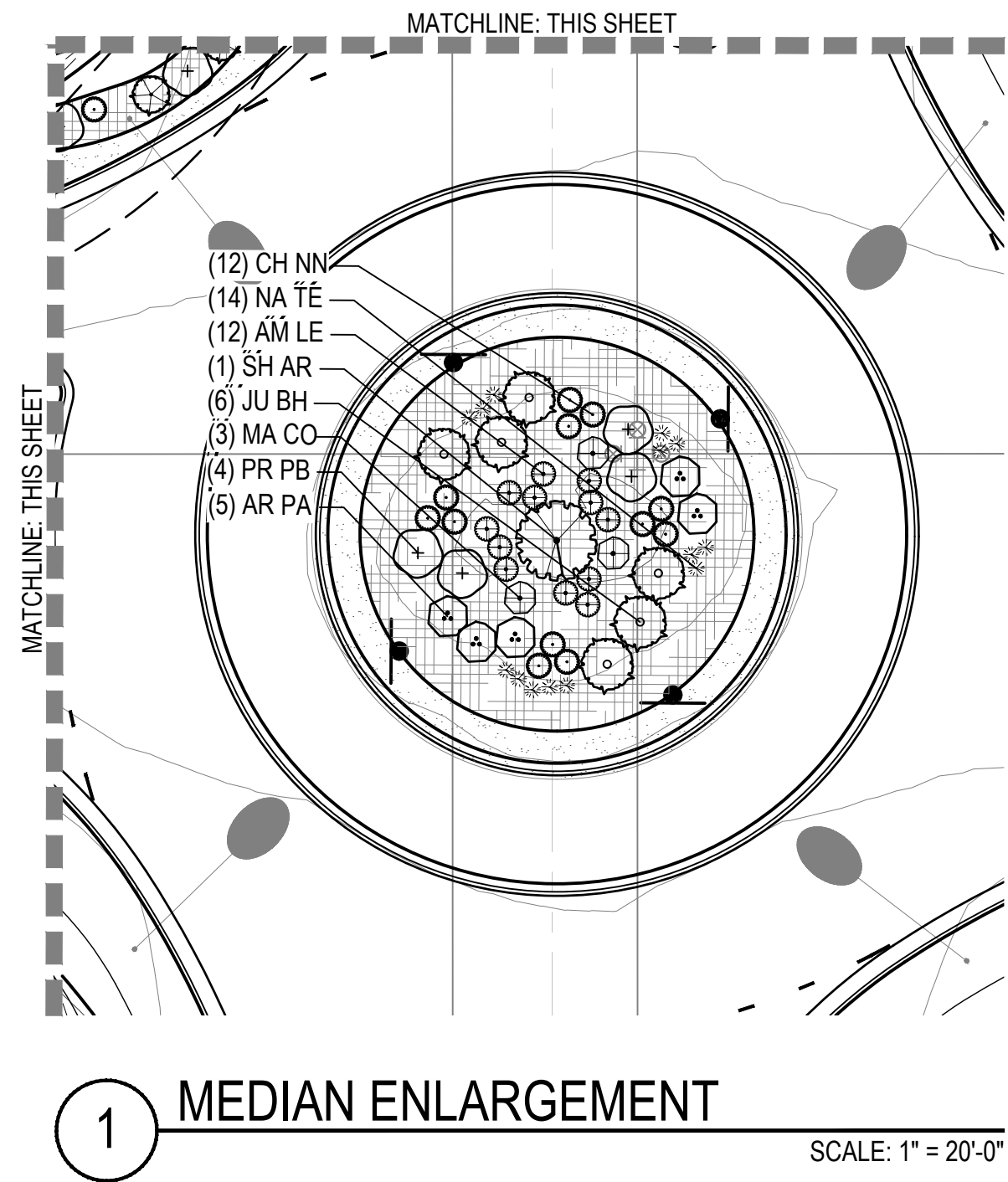
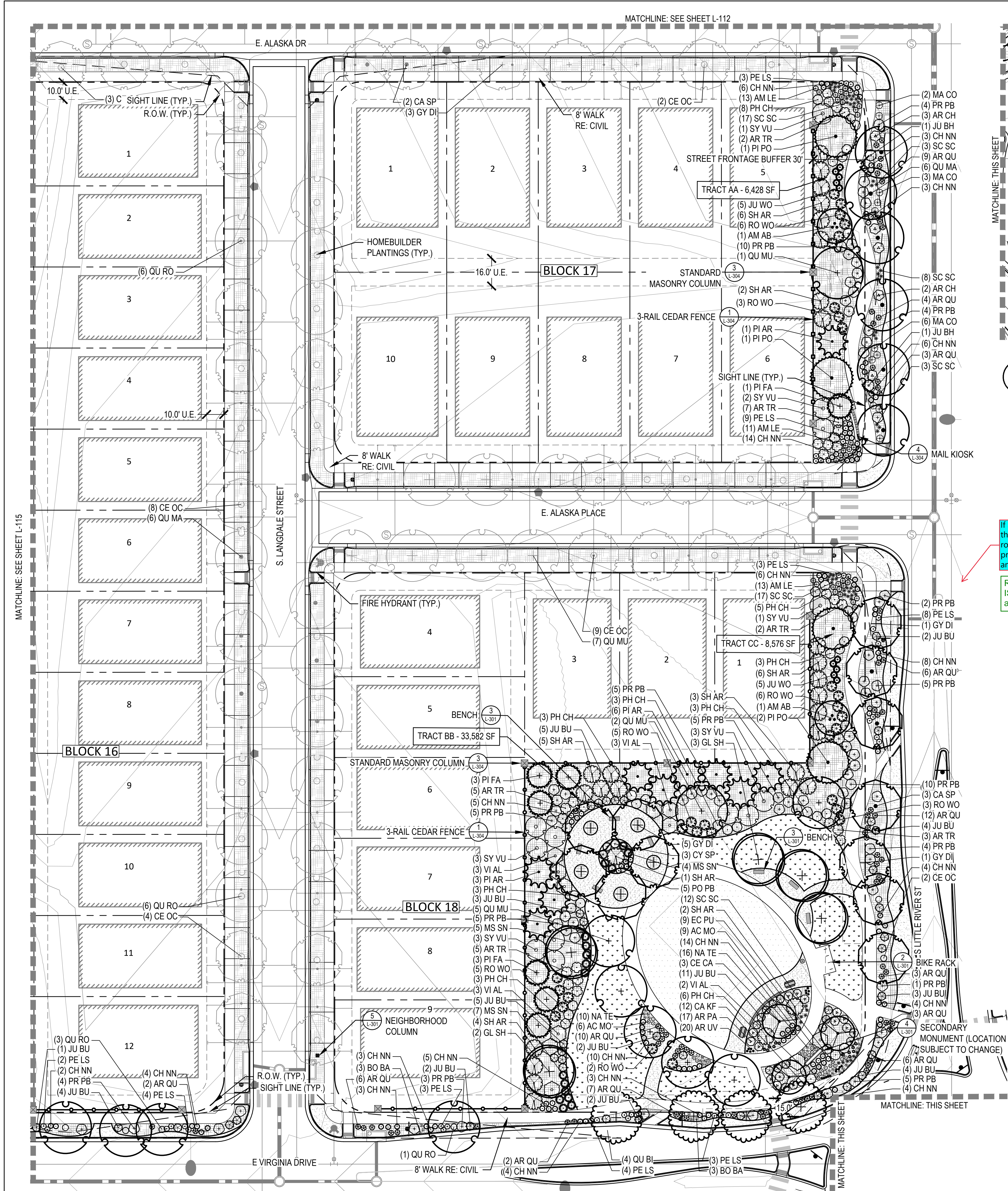
SHEET TITLE:

LANDSCAPE PLAN

L-114

SHEET 45

CHECKED BY: SM
DRAWN BY: CP



If an ISP # exist for this side of the roadway, please provide the name and CN#.

Response: Available CN and ISP #'s have been provided if applicable.

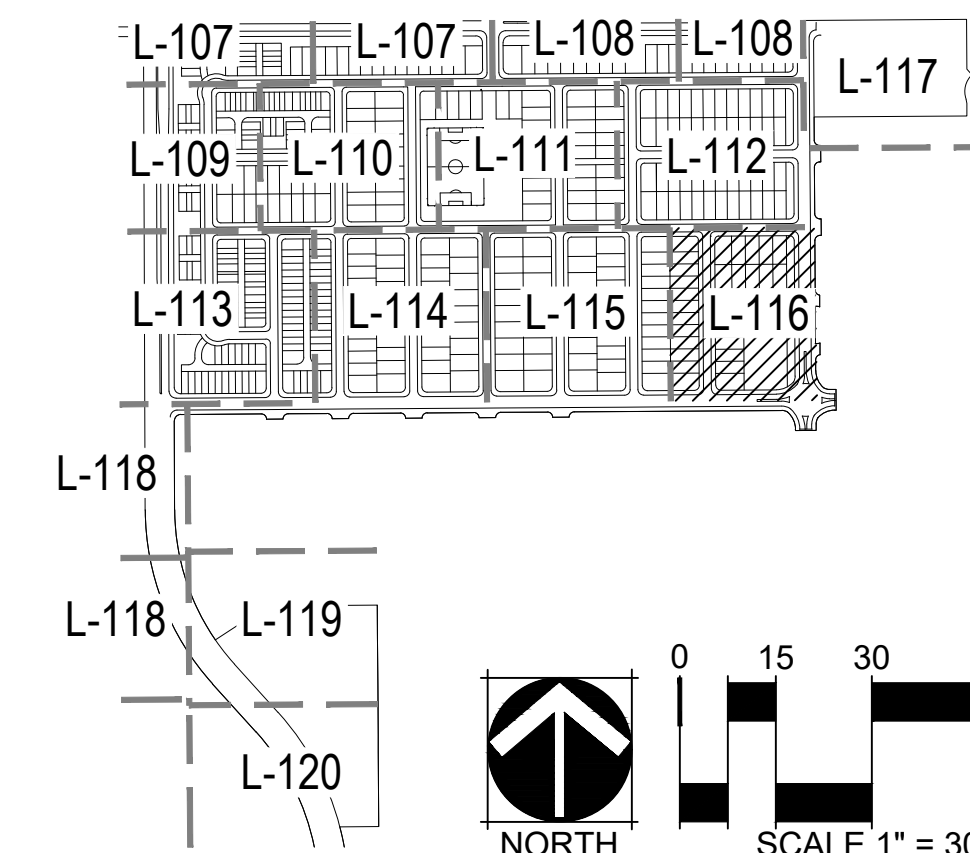
LEGEND

- 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
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- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
- ORNAMENTAL GRASSES AND PERENNIALS
- BIKE RACK
- TRASH RECEPTACLE
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KEY MAP (NTS)



THE PARKLANDS - VILLAGE 2

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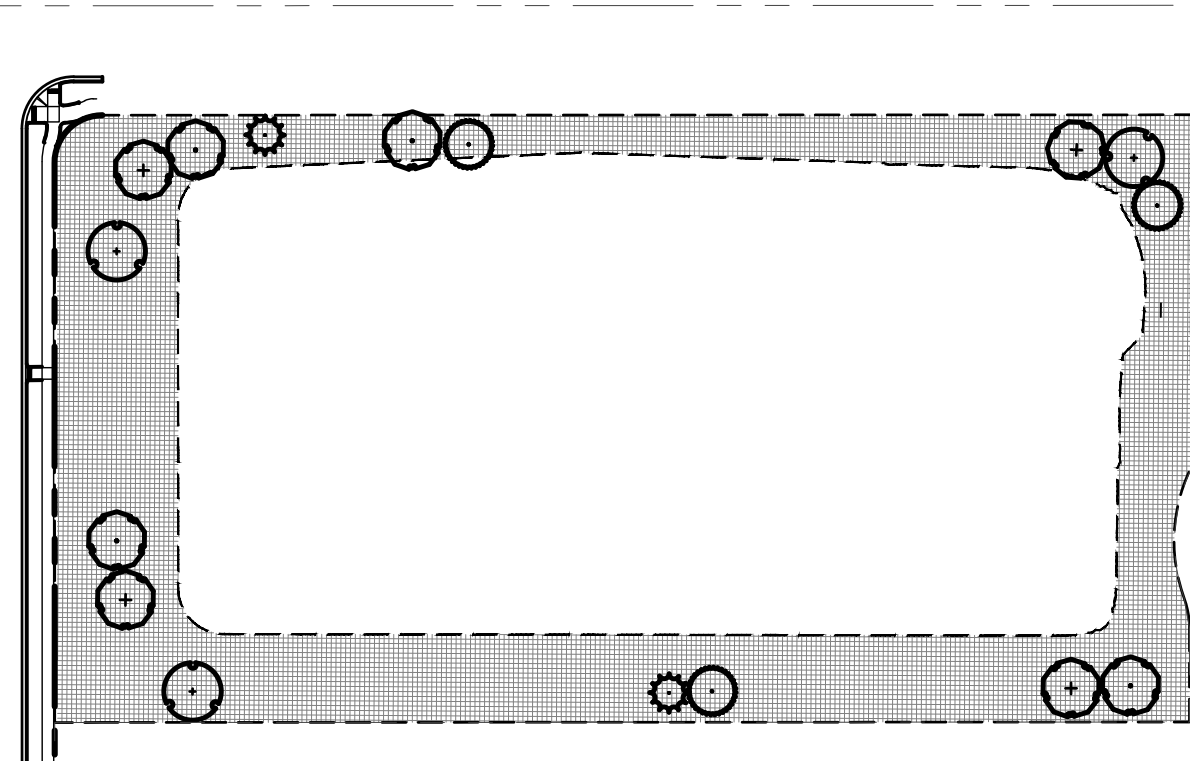
11/09/22 SITE PLAN 01
03/16/23 SITE PLAN 02
04/28/23 SITE PLAN 03
TECH 01 - 03/26/2024

SHEET TITLE:

HYDROZONE MAP

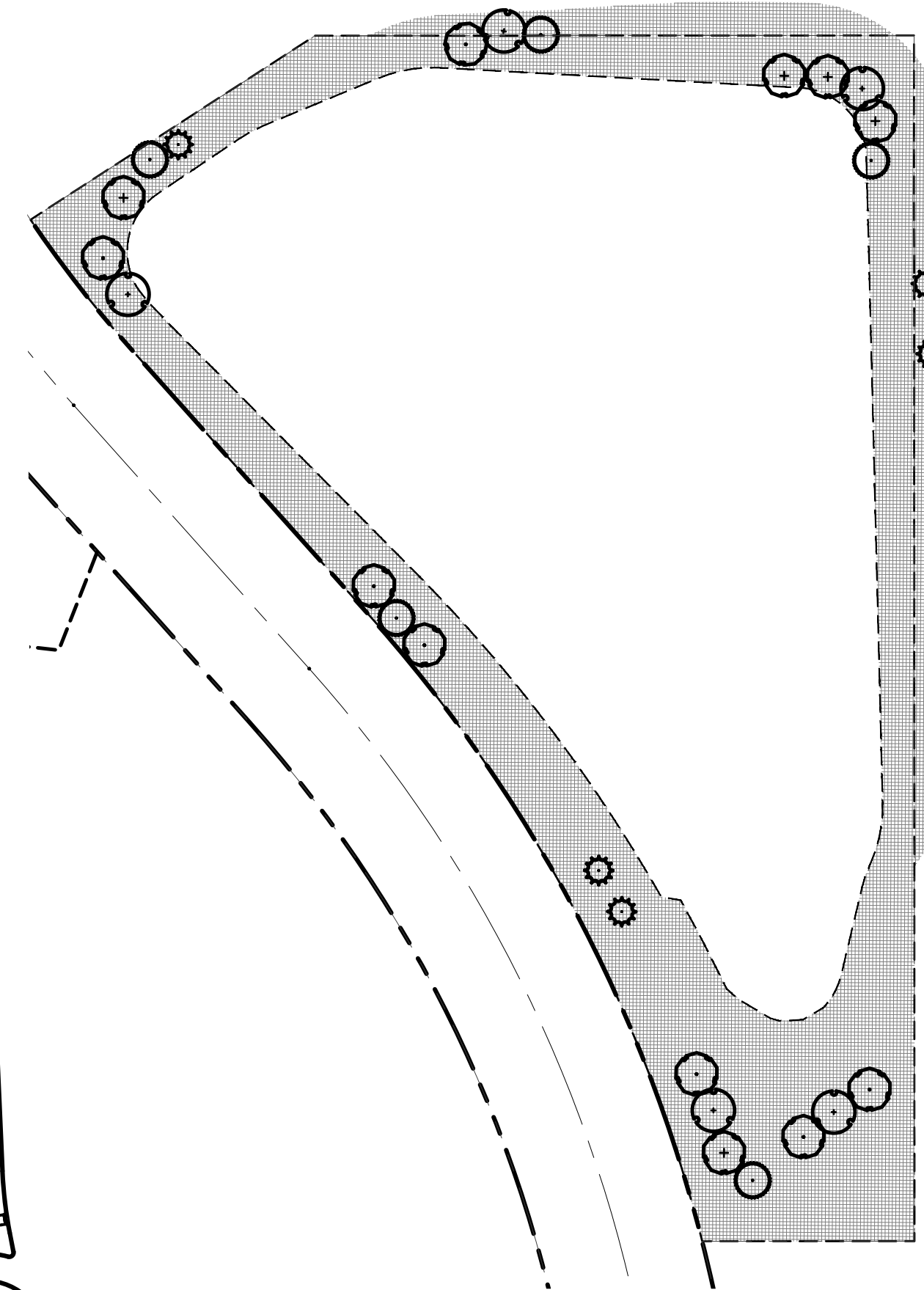
L-201

SHEET 53



1 TRACT F ENLARGEMENT

SCALE: 1" = 100'-0"

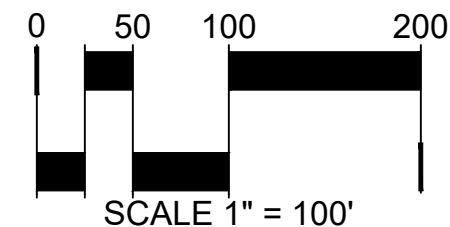


2 TRACT A ENLARGEMENT

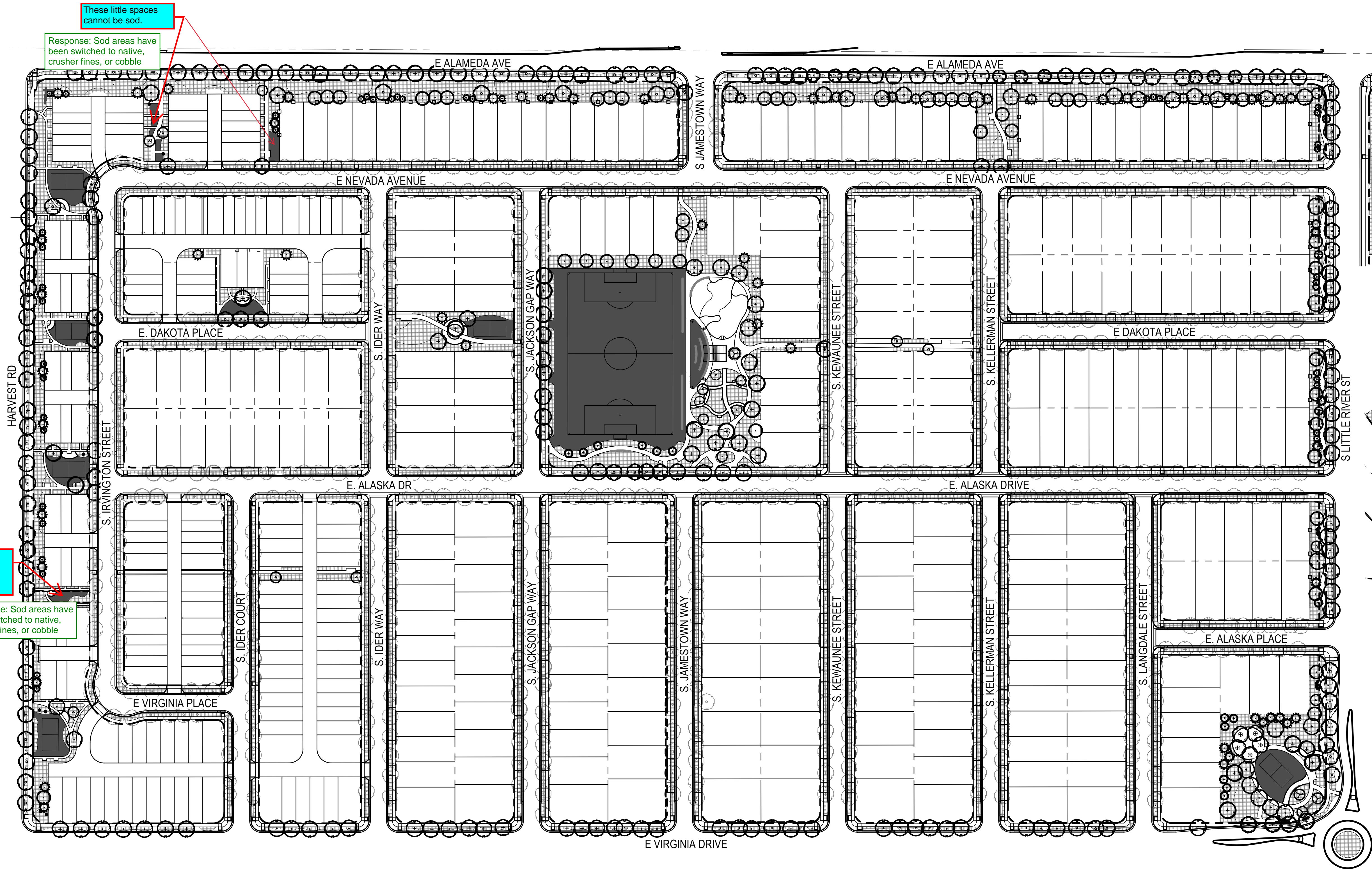
SCALE: 1" = 100'-0"

NOTES

- TRACT A IRRIGATION SERVICE AND LANDSCAPE INSTALLATION FOR THIS AREA WILL BE PROVIDED THROUGH FUTURE FILING 4, DE TO ITS REMOTE LOCATION AND ABSENCE OF CITY WATER LINES IN THE VICINITY.



SCALE 1" = 100'



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	113,750 SF	2.2%
LOW WATER USE	657,240 SF	13.1%
NON-IRRIGATED	4,264,980 SF	84.7%
TOTAL AREA	5,035,970 SF	100%

These little spaces cannot be sod.

Response: Sod areas have been switched to native, crusher fines, or cobble

This little space cannot be sod.

Response: Sod areas have been switched to native, crusher fines, or cobble



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



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



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.

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1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SCALE: NTS

SCALE: NTS

SCALE: NTS

- ① 4" STONE CAP
② NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS
③ STONE MASONRY VENEER

- ① 4" STONE CAP
② COLUMN SIGNAGE PROVIDED BY OTHERS
③ STONE MASONRY VENEER

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

Response: Text has been updated

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

Response: Text has been updated

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

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

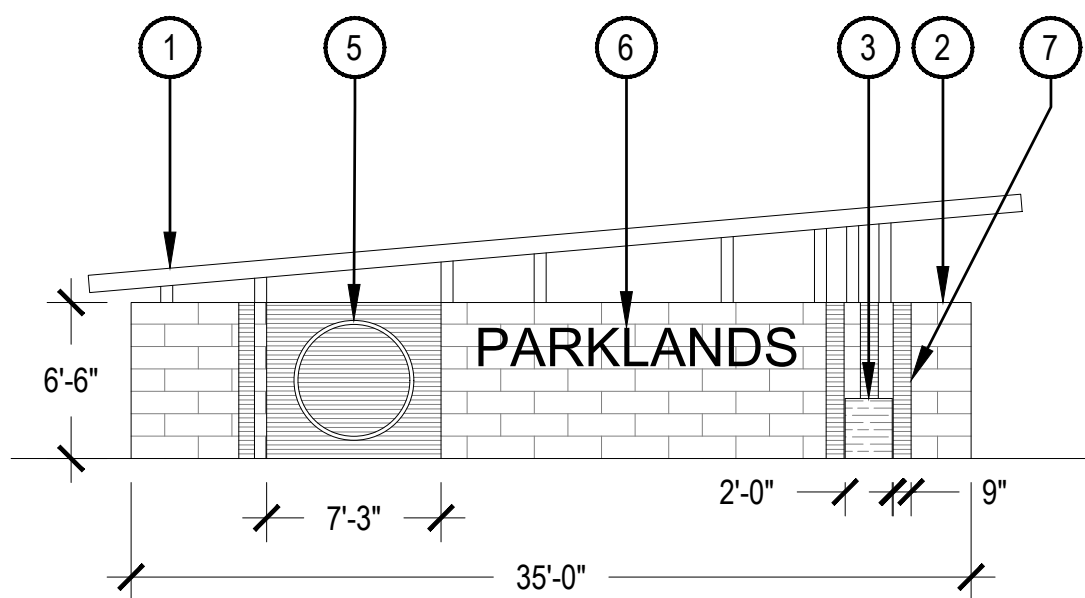
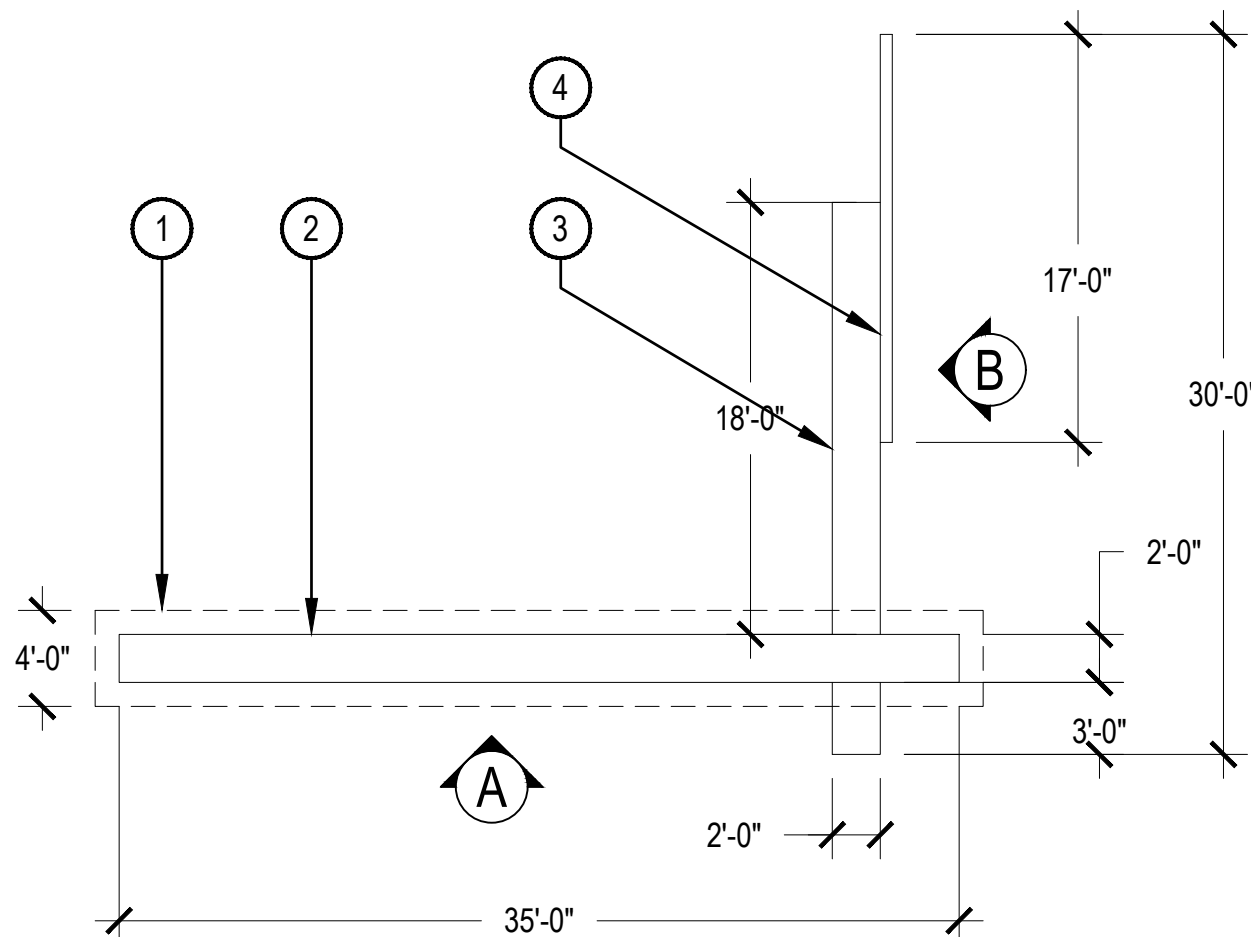
SCALE: 1/4" = 1'-0"

SCALE: NTS

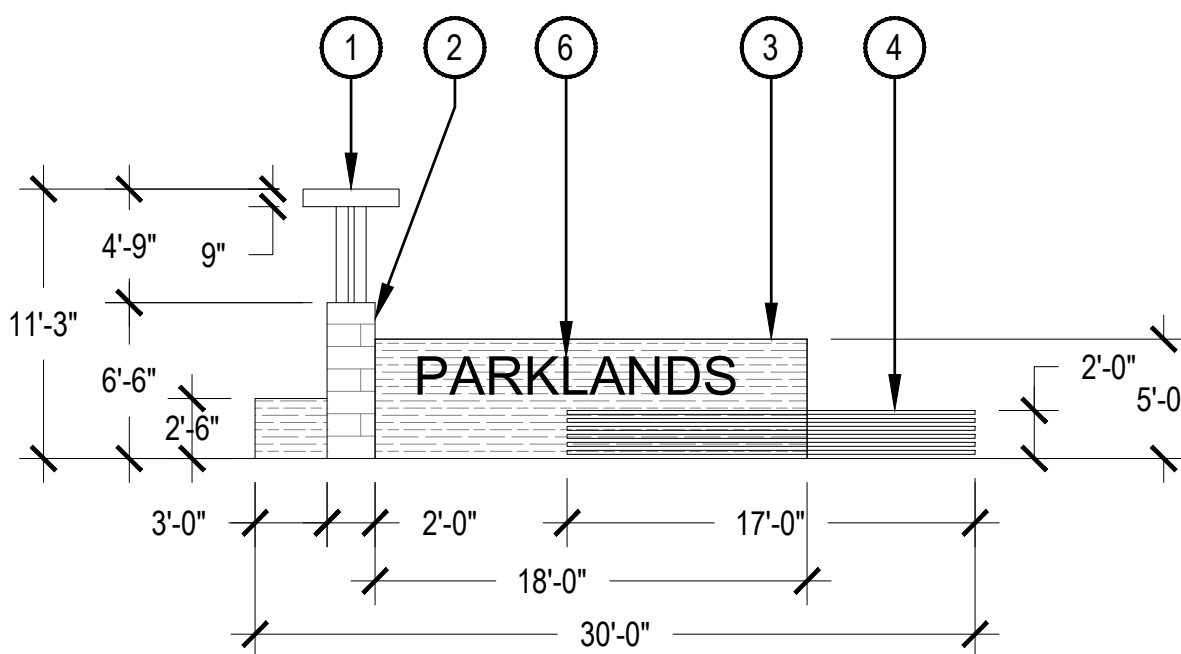
4 SECONDARY MONUMENT

5 NEIGHBORHOOD COLUMN

6 PICNIC TABLE



ELEVATION A



ELEVATION B

- ① METAL AWNING
② STONE MASONRY VENEER
③ FAUX WOOD STEM WALL
④ METAL SLAT WALL
⑤ DECORATIVE OVERLAY
⑥ NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS
⑦ DECORATIVE METAL OVERLAY

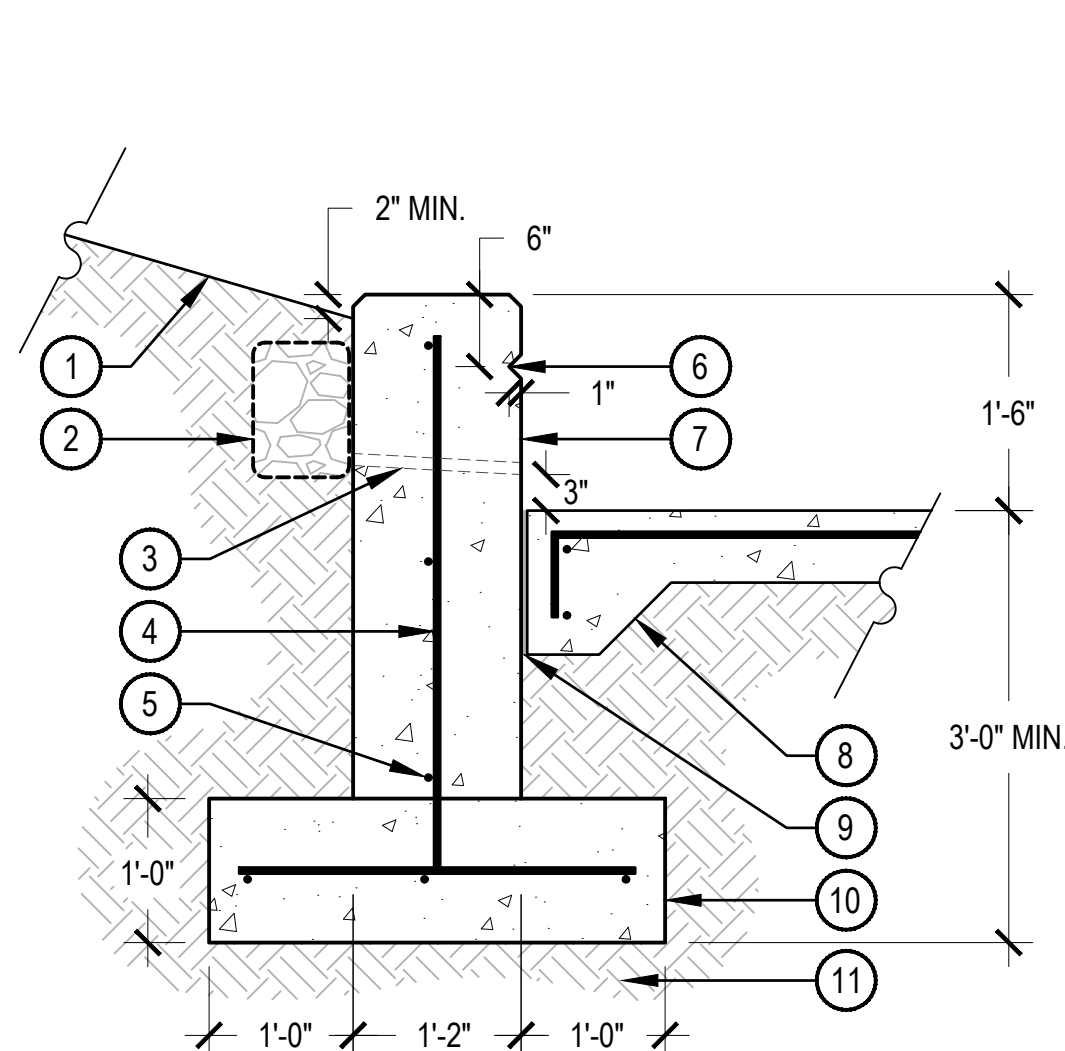
NOTES:
1. NORRIS DESIGN PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED

Response: Text has been updated

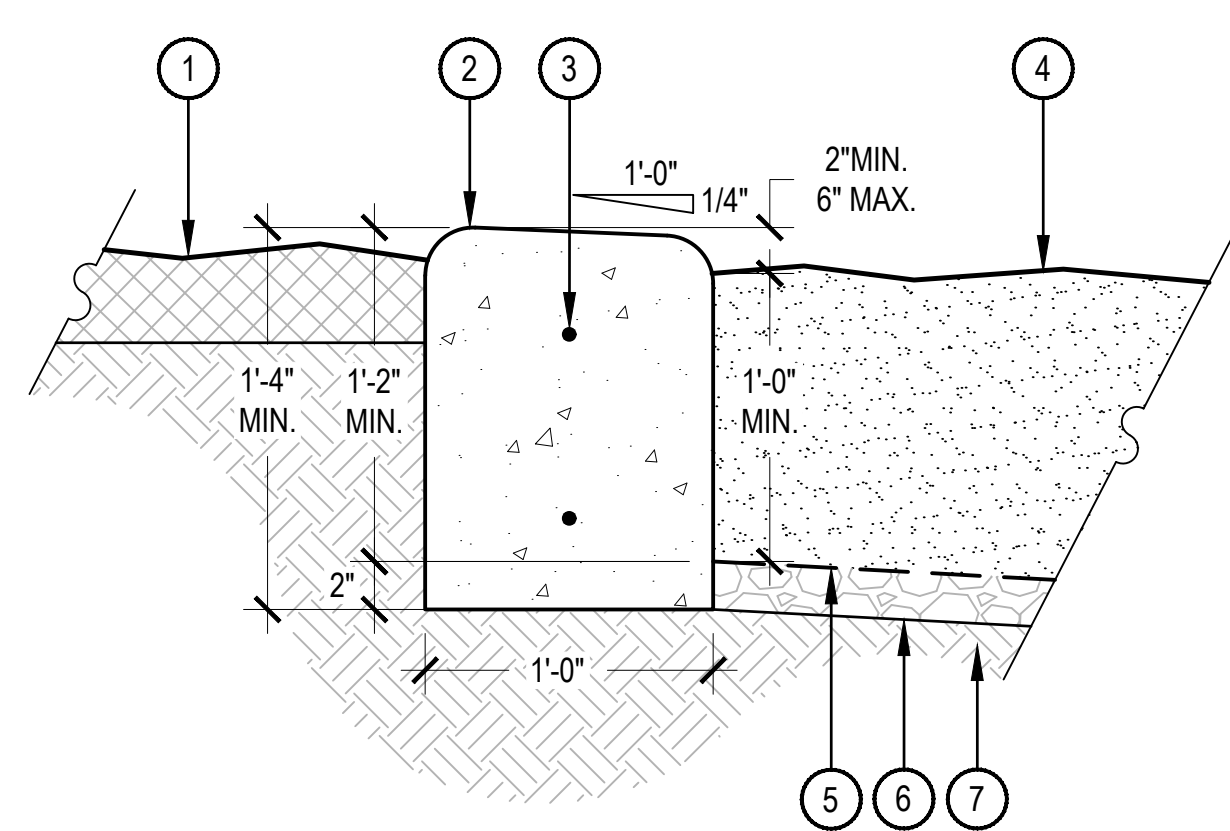
7 PRIMARY MONUMENT

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





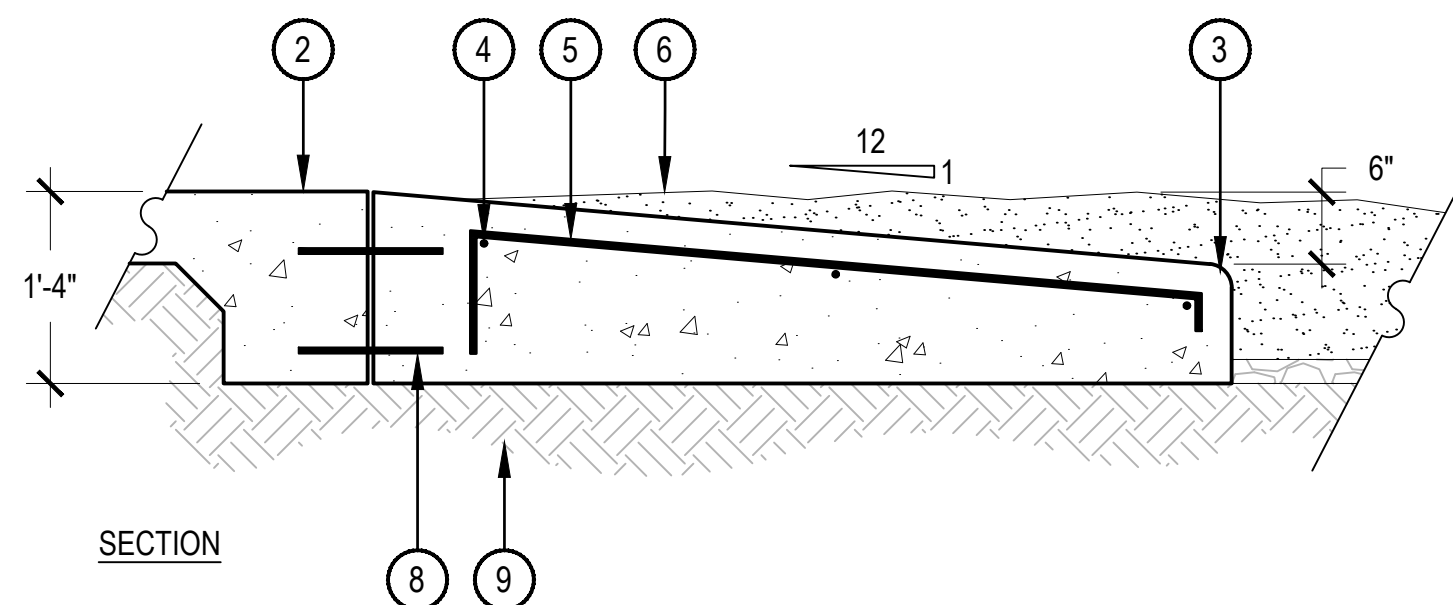
- 1 ADJACENT LANDSCAPE, REFER TO PLANS
- 2 CLASS C FILTER MATERIAL WITH MIRAFI 140 FILTER FABRIC TO SURROUND FILTER MATERIAL
- 3 1" SCHEDULE 60 PVC WEEPHOLE, MESH SCREEN ON FIELD SIDE, SPACE 4'-6" ON CENTER TYPICAL
- 4 #4 CONTINUOUS REBAR, 18" ON CENTER, ALTERNATE HOOKS ON VERTICAL
- 5 #4 CONTINUOUS 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



- 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.

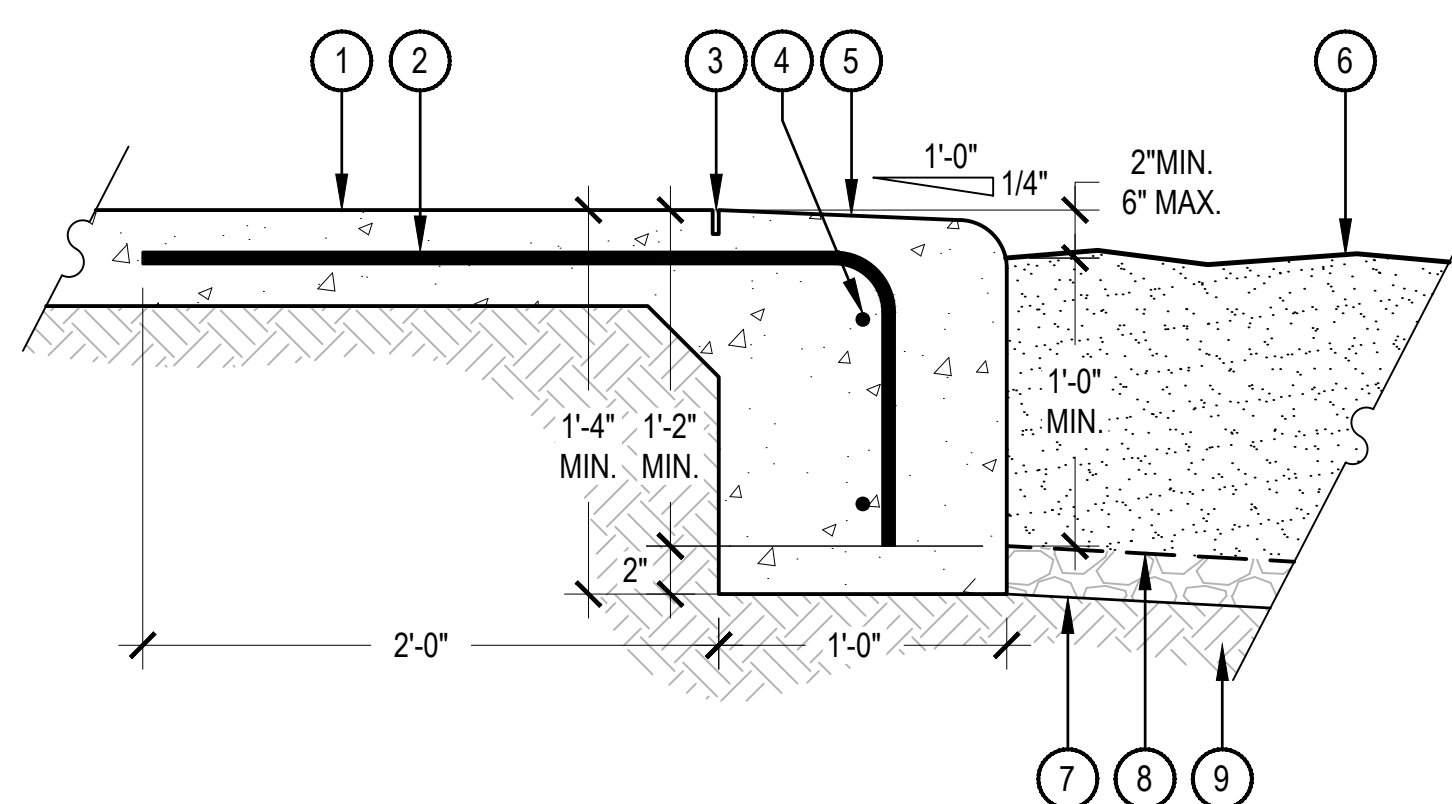
- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 3 (2) #4 REBAR 24" ON CENTER
- 4 ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 5 GEOTEXTILE FILTER / DRAINAGE MAT
- 6 3/4"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

1 CONCRETE SEATWALL



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

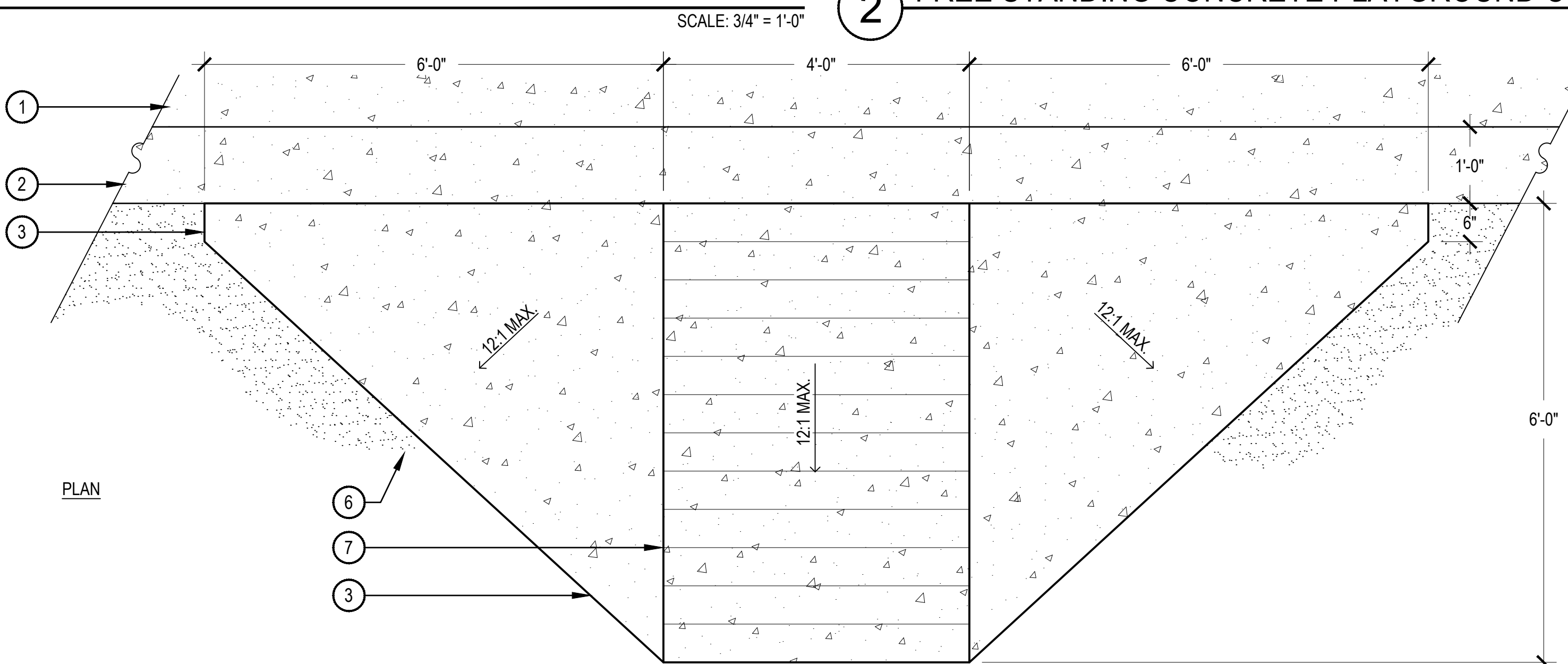
3 PLAYGROUND RAMP



- 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.

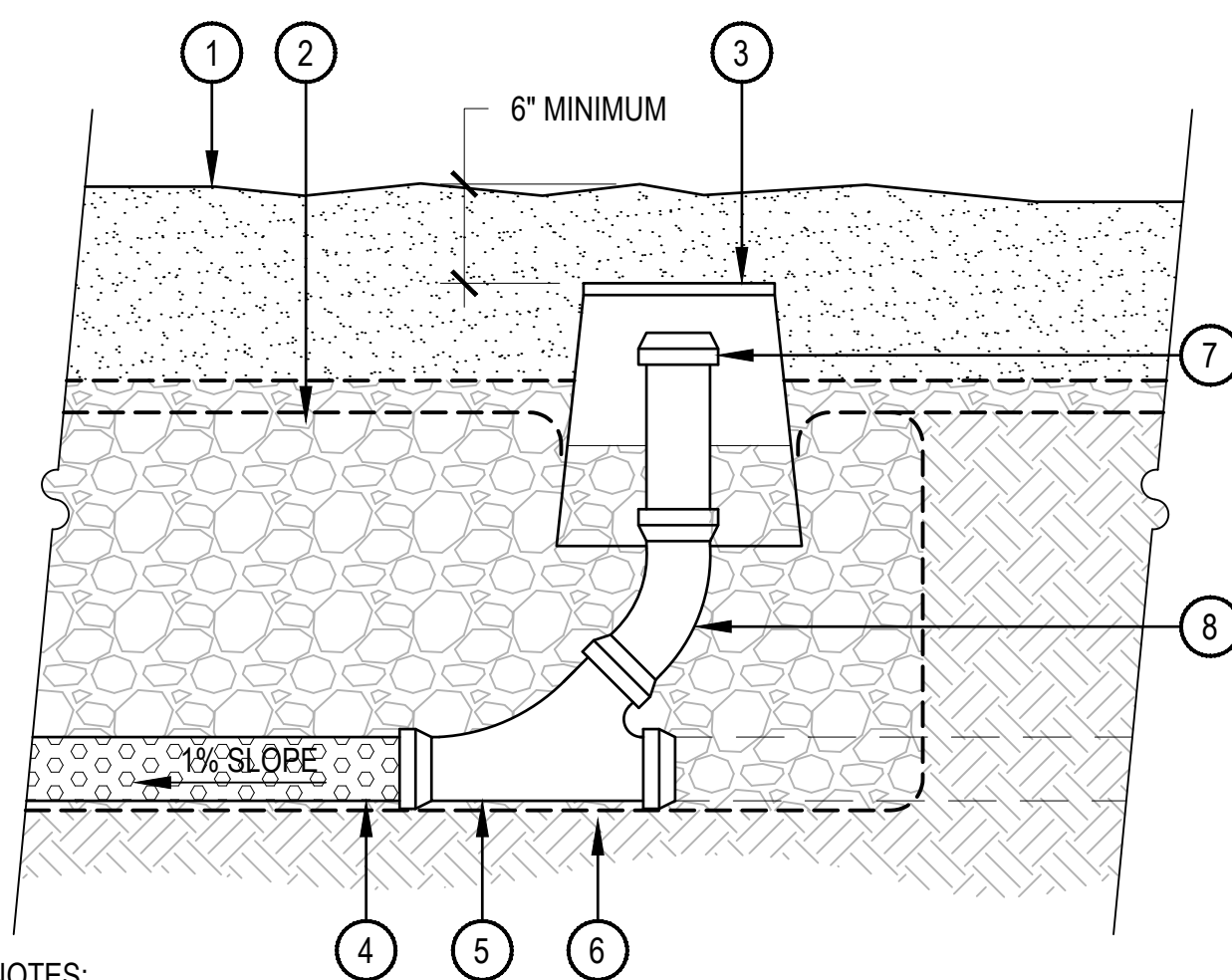
4 MONOLITHIC CONCRETE PLAYGROUND CURB

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



- 1 CONCRETE WALK
- 2 MONOLITHIC CONCRETE CURB, REFER TO DETAIL X, SHEET L-XXX
- 3 2" RADIUS ON ALL EXPOSED EDGES
- 4 (3) #4 REBAR
- 5 #4 REBAR 18" ON CENTER
- 6 PLAY SAFETY SURFACE, REFER TO DETAIL X, SHEET L-XXX
- 7 TOOLED SCORE JOINTS, 6" APART
- 8 (2) #4 DOWELS 18" ON CENTER
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

SCALE: 3/4" = 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.

5 PLAYGROUND DRAIN CLEANOUT

SCALE: 1" = 1'-0"



- NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 SHADE STRUCTURE

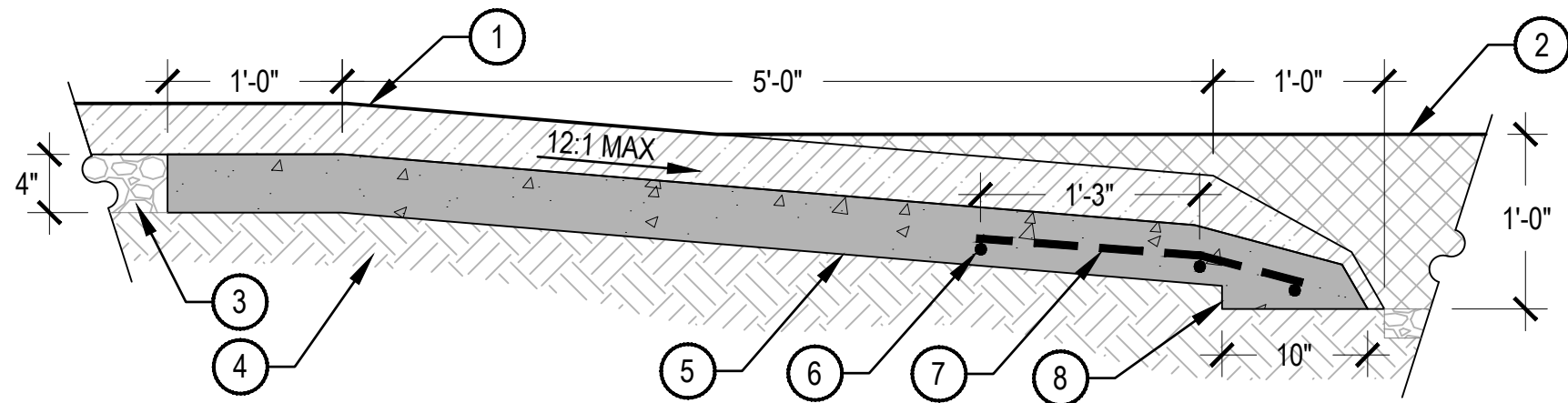
SCALE: NTS



Response: Text has been updated

delete

- 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".



- 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. 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

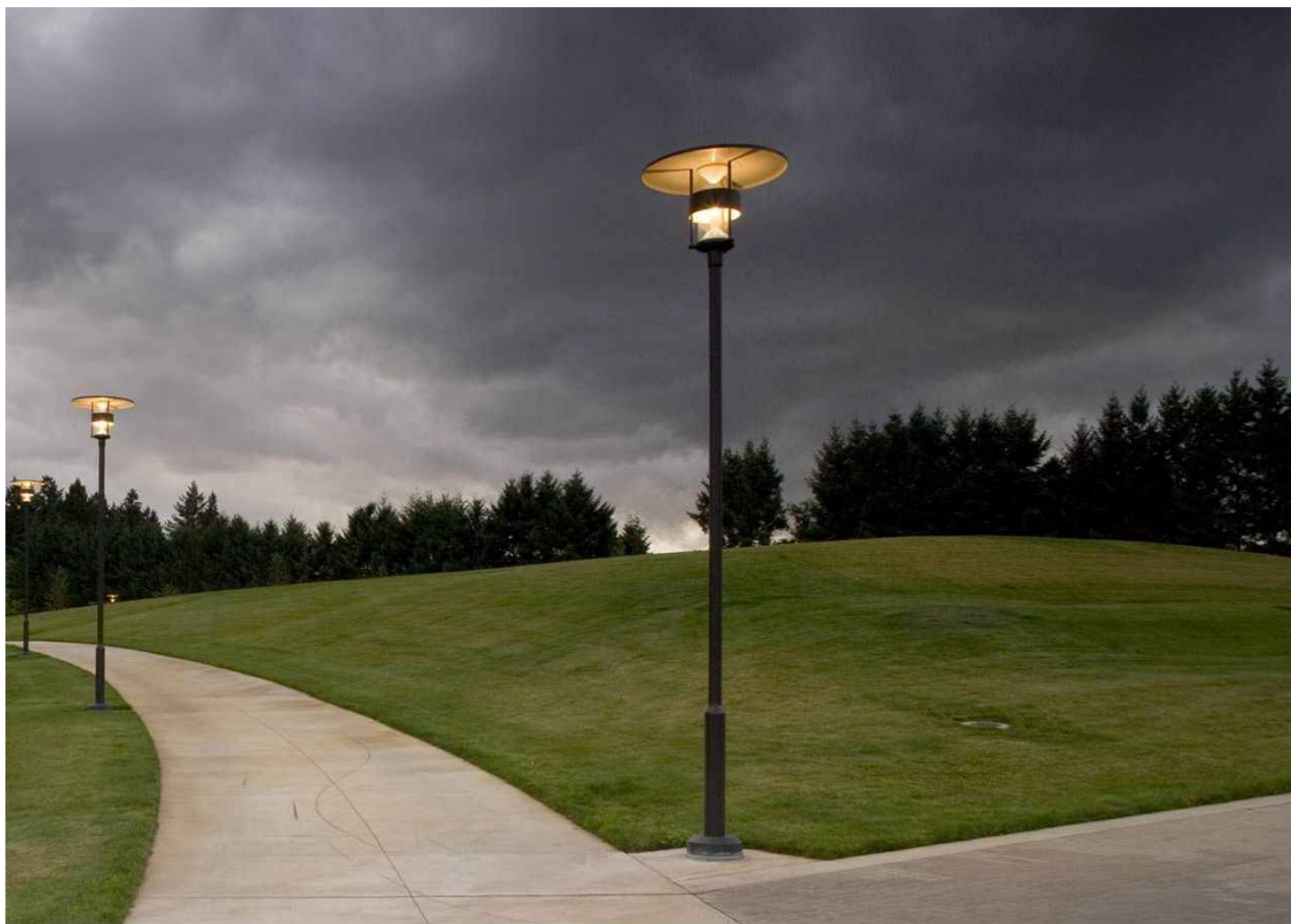
1 PIP/EFW PLAY SURFACE TRANSITION

SCALE: 1" = 1'-0"

2 PEDESTRIAN LIGHT

where is this used? there aren't any lights in the photometric plan with the same description.

Response: Pedestrian lights are shown in the neighborhood park on sheet L-111, 42.



LOUIS POULSEN

LUMINAIRE PRODUCT: TBD

POST PRODUCT: TBD

COLOR: GRAPH

MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS

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

what is height?

Response: Height has been provided

N.T.S.



CHECKED BY: LNS
DRAWN BY: KH TEAM

GENERAL NOTES: remove all contractor/installation notes. These plans are not for construction

This page has been removed. To be provided with Civil Plans. Not the total sheets went down to 67.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL EQUIPMENT SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKMEN'S IDENTIFICATION AND BADGING, SAFETY AND FIRE PROTECTION, BARRICADES, WARNING SIGNS, TRASH REMOVAL, CUTTING AND PATCHING.
- 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.
- THE CONTRACTOR SHALL PROVIDE LABOR TO RECEIVE, UNLOAD, STORE, PROTECT, AND TRANSFER TO POINT OF INSTALLATION FOR ALL FURNISHED ITEMS.
- 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.
- 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.
- ALL EXTERIOR WALL OPENINGS SHALL BE SLEEVED, PROPERLY CAULKED, AND SEALED WITH A HIGH QUALITY SEALANT TO PREVENT INFILTRATION OF MOISTURE AND OUTSIDE AIR.
- 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.
- 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.
- 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
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL WORK INVOLVING ALTERATIONS TO EXISTING SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE REVIEWED WITH THE OWNER BEFORE BEGINNING WORK.
- 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."
- 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.
- MATERIALS: ALL MATERIALS FURNISHED BY THIS CONTRACTOR, SHALL BE NEW AND BEAR THE LABEL OR LISTING OF A NATIONALLY RECOGNIZED INDEPENDENT TESTING LABORATORY.
- 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.
- 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.
- A TYPED DIRECTORY CARD SHALL BE PROVIDED IN EACH PANEL WITH ADDED CIRCUITS TO INDICATE THE LOADS ACTUALLY SERVED.
- GROUNDING: SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250. PROVIDE GROUND WIRES AS REQUIRED AND RESIZE CONDUIT IF NECESSARY.
- 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.
- ENCLOSURES: INSTALL ENCLOSURES AND BOXES PLUMB. ANCHOR SECURELY TO WALL OR STRUCTURAL SUPPORTS AT EACH CORNER. USE MANUFACTURER RECOMMENDED ANCHOR BOLTS FOR VARIOUS STRUCTURES.
- 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.
- 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.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT DETAILS AND TECHNICAL SPECIFICATIONS UNLESS NOTED OTHERWISE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES AS APPLICABLE.
- CONTRACTOR IS TO MAINTAIN A CLEAN PROJECT AREA, FREE FROM WORKMAN TRASH AND REFUSE, AT ALL TIMES.
- 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.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MANHOLES AT ALL TIMES DURING CONSTRUCTION. NO STORAGE LOCATIONS SHALL OBSTRUCT ACCESS.
- 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.
- 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.
- 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.
- 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.
- 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.



PRELIMINARY

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

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

SHEET TITLE:
ELECTRICAL
NOTES



LUMINAIRE SCHEDULE								
SYMBOL	QUANTITY	TYPE	DESCRIPTION	LUMENS	VOLTAGE	WATTS	FINISH	HEIGHT
	91	SL-1	SIGNIFY LUMEC - MPTC, TYPE 3, POST TOP	6000	120 V	55 W	GREY	20'
	4	SL-1	SIGNIFY LUMEC - MPTC, TYPE 3, POST TOP	6000	120 V	55 W	GREY	14'
	21	SL-3	SIGNIFY LUMEC - RFL, TYPE 2 MEDIUM, COBRA HEAD, 4' ARM LENGTH	15,500	120-277 V	120 W	GREY	30'
	16	SL-4	SIGNIFY LUMEC - RFL, TYPE 2 MEDIUM, COBRA HEAD, 4' ARM LENGTH	27,000	120-277 V	200 W	GREY	30'

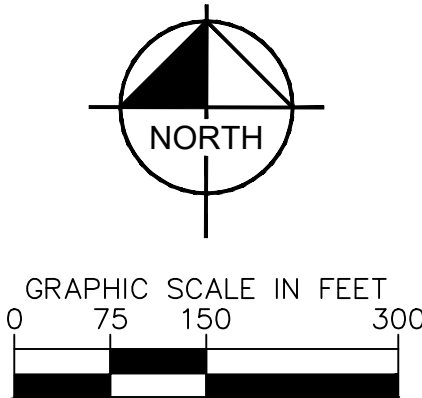
PHOTOMETRIC STANDARDS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE UNIFORMITY (AVE/MIN)	ILLUMINANCE (fc)
ARTERIAL	0.60	3.50	N/A
COLLECTOR	0.40	4.00	N/A
LOCAL	0.40	6.00	N/A
SIDEWALK	N/A	N/A	0.20

ROAD PHOTOMETRICS			
ROAD TYPE	LUMINANCE AVERAGE (Cd/SqM)	LUMINANCE MINIMUM (Cd/SqM)	LUMINANCE (AVE/MIN)
ARTERIAL	1.01	0.30	3.37
MINOR COLLECTOR	0.76	0.20	3.78
LOCAL	0.44	0.10	4.40

SIDEWALK PHOTOMETRICS	
	ILLUMINANCE AVERAGE (fc)
SIDEWALK	0.23

FYI - photometrics are not typically required with site plans. It is reviewed during civil plan review

Noted. On Future Site Plans for Parklands the photometric plans have been removed. Because filing 1 recieved Admin approval with the Photometric plan they have been left on. Comments received and addressed during Civil plans.



CHECKED BY: LNS
DRAWN BY: KH TEAM

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;

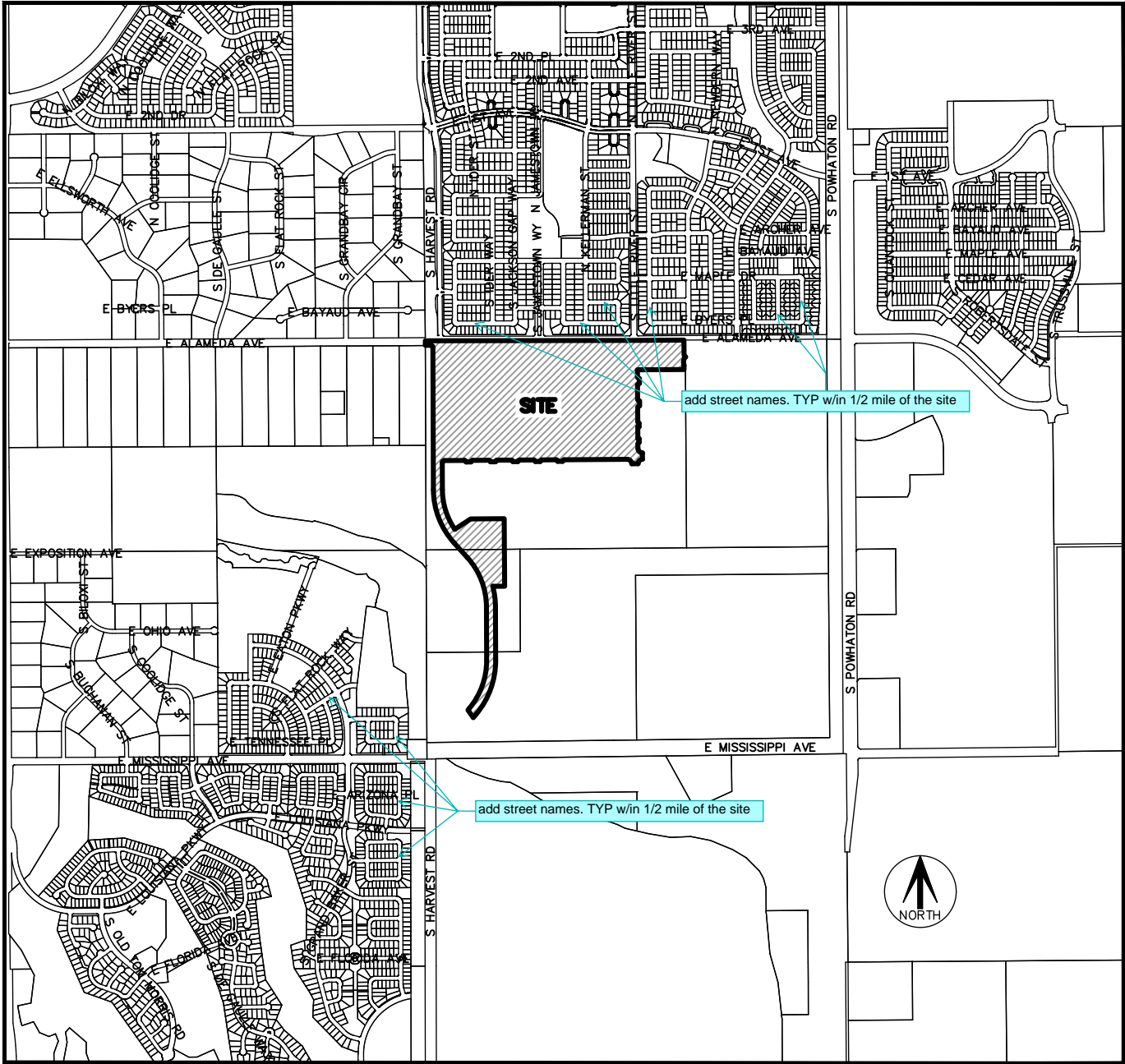
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

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'

There are more than a sufficient amount of street names already show on this vicinity map

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 _____

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: _____

SURVEYOR'S CERTIFICATE

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

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

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

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

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

CITY OF AURORA APPROVALS

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

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

AzTEC
CONSULTANTS, INC.

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

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 1 OF 21

LAST REVISED: 2024/03/26

AzTec Proj. No: 171021-02 Drawn By: BAM

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

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4--508, COLORADO REVISED STATUTE.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE 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".
- DATE OF FIELD SURVEY: JULY 19, 2022
- 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.
- 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".
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- ALL OWNERS OF LOTS 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.
- 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 AND BB ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- TRACTS C, D, G, J, L, R, T AND U ARE TO BE FIRE LANE, ~~UTILITY AND ACCESS~~ EASEMENTS IN THEIR ENTIRETY.
- TRACTS I, V, X AND Z ARE TO BE FIRE LANE AND ACCESS EASEMENTS IN THEIR ENTIRETY.
- 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.
- 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.
- THIS PLAT CONTAINS 437 LOTS AND 28 TRACTS.

move these Notes to the
Legends of the other pages.

Moved to overall
sheet legend

Water: According to Aurora Water Dept.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AzTEC
CONSULTANTS, INC.

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

AzTec Proj. No: 171021-02 Drawn By: BAM

DEVELOPER
VENTANA CAPITAL, INC

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

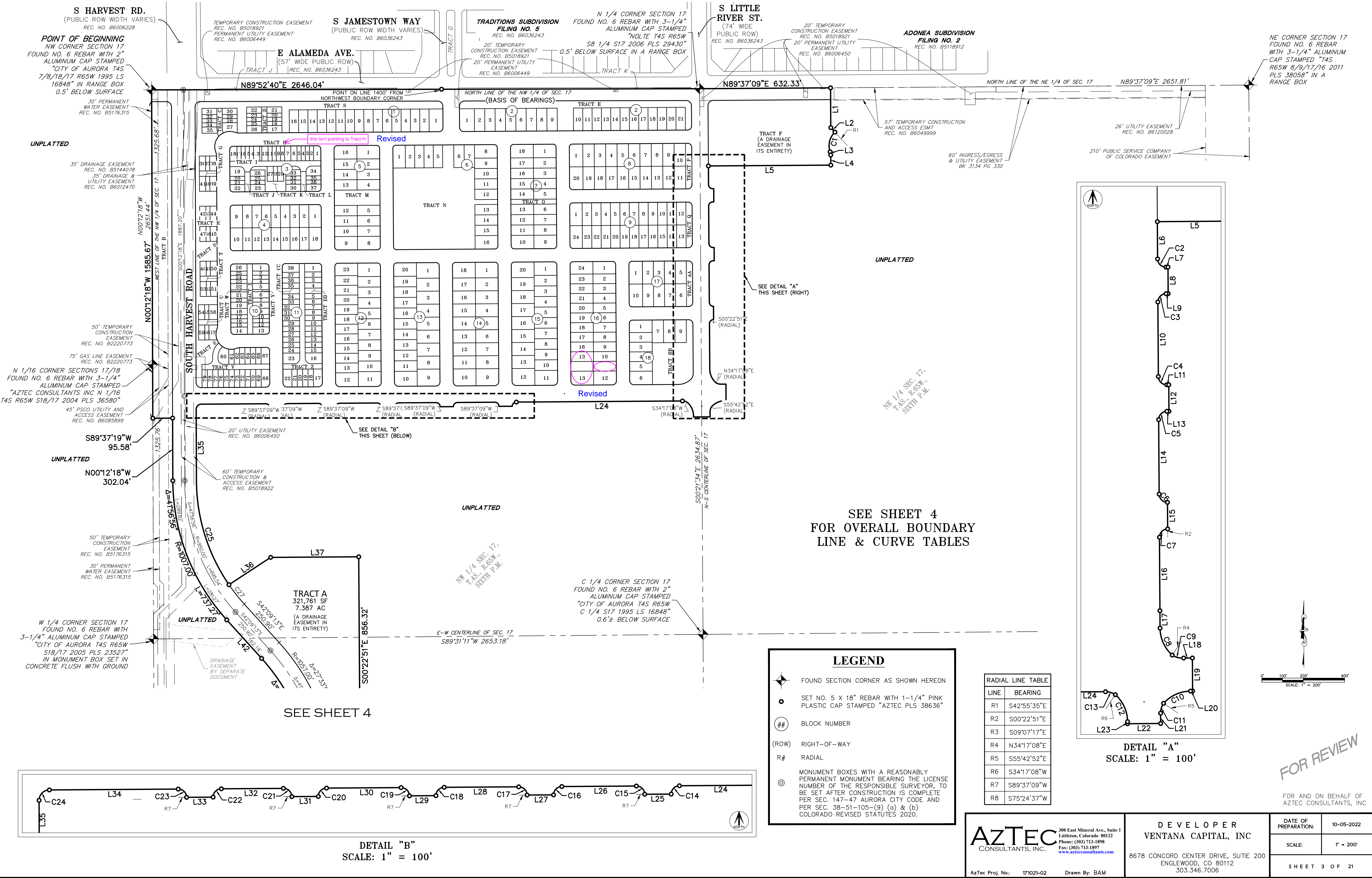
DATE OF
PREPARATION: 10-05-2022

SCALE: N/A

SHEET 2 OF 21

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.



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AzTec Proj. No: 170121-02 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: 1" = 200'

SHEET 3 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.

W 1/4 CORNER SECTION 17
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP STAMPED
"CITY OF AURORA T4S R65W
S18/17 2005 PLS 23527"
IN MONUMENT BOX SET IN
CONCRETE FLUSH WITH GROUND

50' TEMPORARY
CONSTRUCTION
EASEMENT
REC. NO. B5176315

30' PERMANENT
WATER EASEMENT
REC. NO. B5176315

UNPLATTED

DRAINAGE
EASEMENT
BY SEPARATE
DOCUMENT

TRACT A
321,761 SF
7.387 AC
(A DRAINAGE
EASEMENT IN
ITS ENTIRETY)

UNPLATTED

50' TEMPORARY
CONSTRUCTION &
ACCESS EASEMENT
REC. NO. B5018923

WATER LINE EASEMENT
REC. NO. B5176314

50' TEMPORARY
CONSTRUCTION EASEMENT
REC. NO. B5176314

20' UTILITY EASEMENT
REC. NO. B6006445

210' PUBLIC SERVICE COMPANY
OF COLORADO EASEMENT

60' UTILITY EASEMENT
(SEWAC)
REC. NO. E1153399

SW CORNER SECTION 17
FOUND NO. 6 REBAR
WITH 3-1/4" METAL
CAP STAMPED
"CITY OF AURORA T4S
R65W
S18/17/19/20 R65W
2006 LS 23527"

S 1/4 CORNER SECTION 17
FOUND 1-1/2" BRASS CAP
IN CONCRETE NO MARKINGS

NW 1/4 SEC. 17,
T4S, R65W.,
SIXTH P.M.,

SW 1/4 SEC. 17,
T4S, R65W.,
SIXTH P.M.,

add street name
street name added

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	90°00'00"	20.00'	31.42
C16	90°00'00"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'
C18	90°00'00"	20.00'	31.42'
C19	90°00'00"	20.00'	31.42'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	20.00'	31.42'
C22	90°00'00"	20.00'	31.42'
C23	90°00'00"	20.00'	31.42'
C24	89°49'27"	25.00'	39.19'
C25	34°18'19"	893.00'	534.67'
C26	14°23'06"	1057.00'	265.38'
C27	7°38'37"	893.00'	119.13'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N00°22'51"W	5.00'
L24	S89°37'09"W	802.20'
L25	S89°37'09"W	64.00'
L26	S89°37'09"W	180.00'
L27	S89°37'09"W	64.00'
L28	S89°37'09"W	180.00'
L29	S89°37'09"W	64.00'
L30	S89°37'09"W	180.00'
L31	S89°37'09"W	64.00'
L32	S89°37'09"W	150.00'
L33	S89°37'09"W	64.00'
L34	S89°37'09"W	311.17'
L35	S00°12'18"E	343.92'
L36	N56°45'05"E	240.66'
L37	N89°37'09"E	425.29'
L38	S89°37'45"W	150.71'
L39	S40°00'00"W	56.61'
L40	N34°32'26"W	118.28'
L41	N40°00'00"E	25.08'
L42	N42°09'13"W	250.90'
L43	S40°00'00"W	40.85'

FOUND SECTION CORNER AS SHOWN HEREON

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

(ROW) RIGHT-OF-WAY

R# RADIAL

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

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

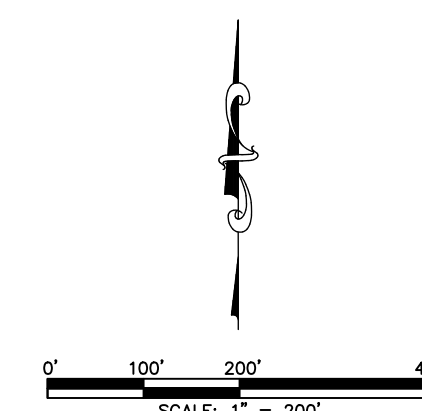
AzTec Proj. No.: 171021-02 Drawn By: BAM

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

DATE OF REPARATION:	10-05-2022
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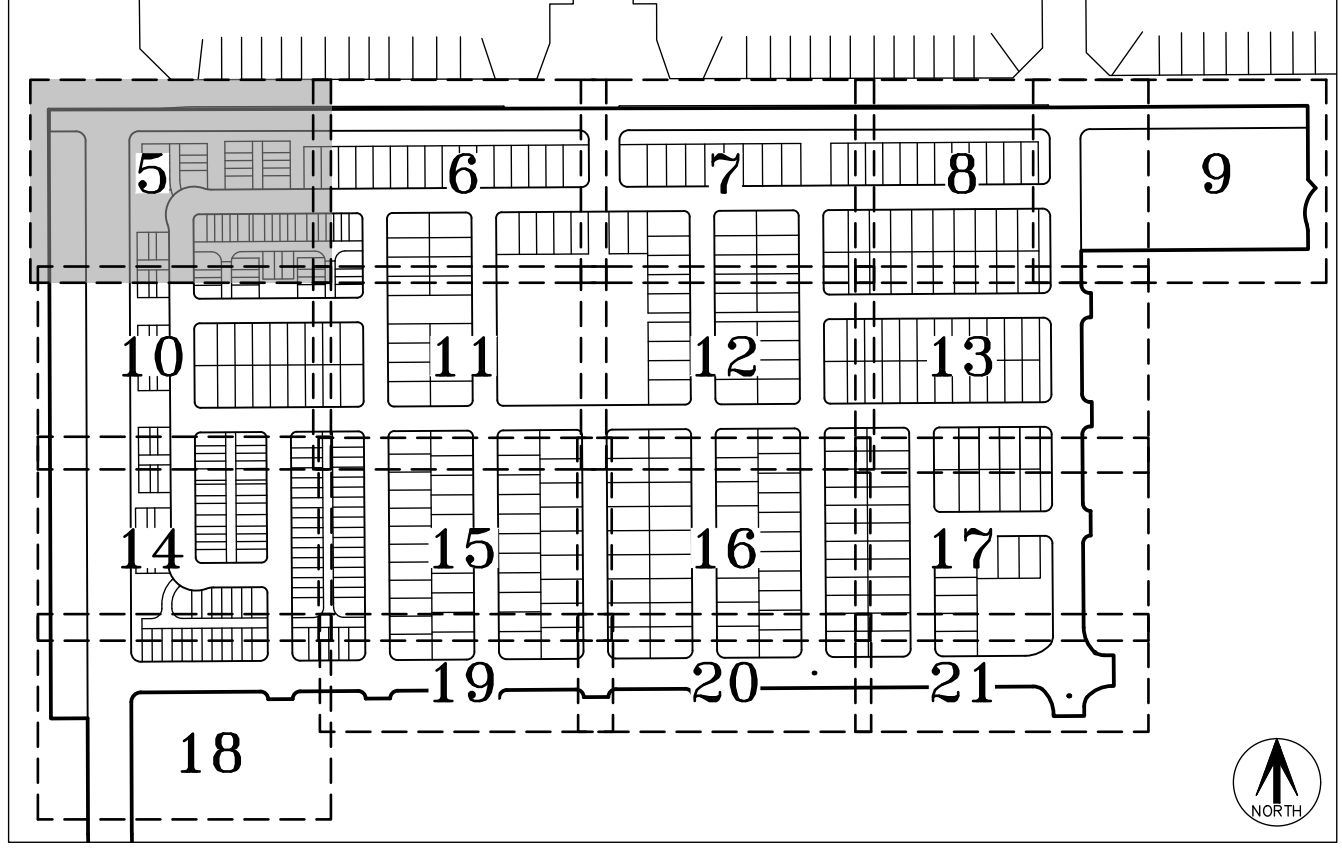
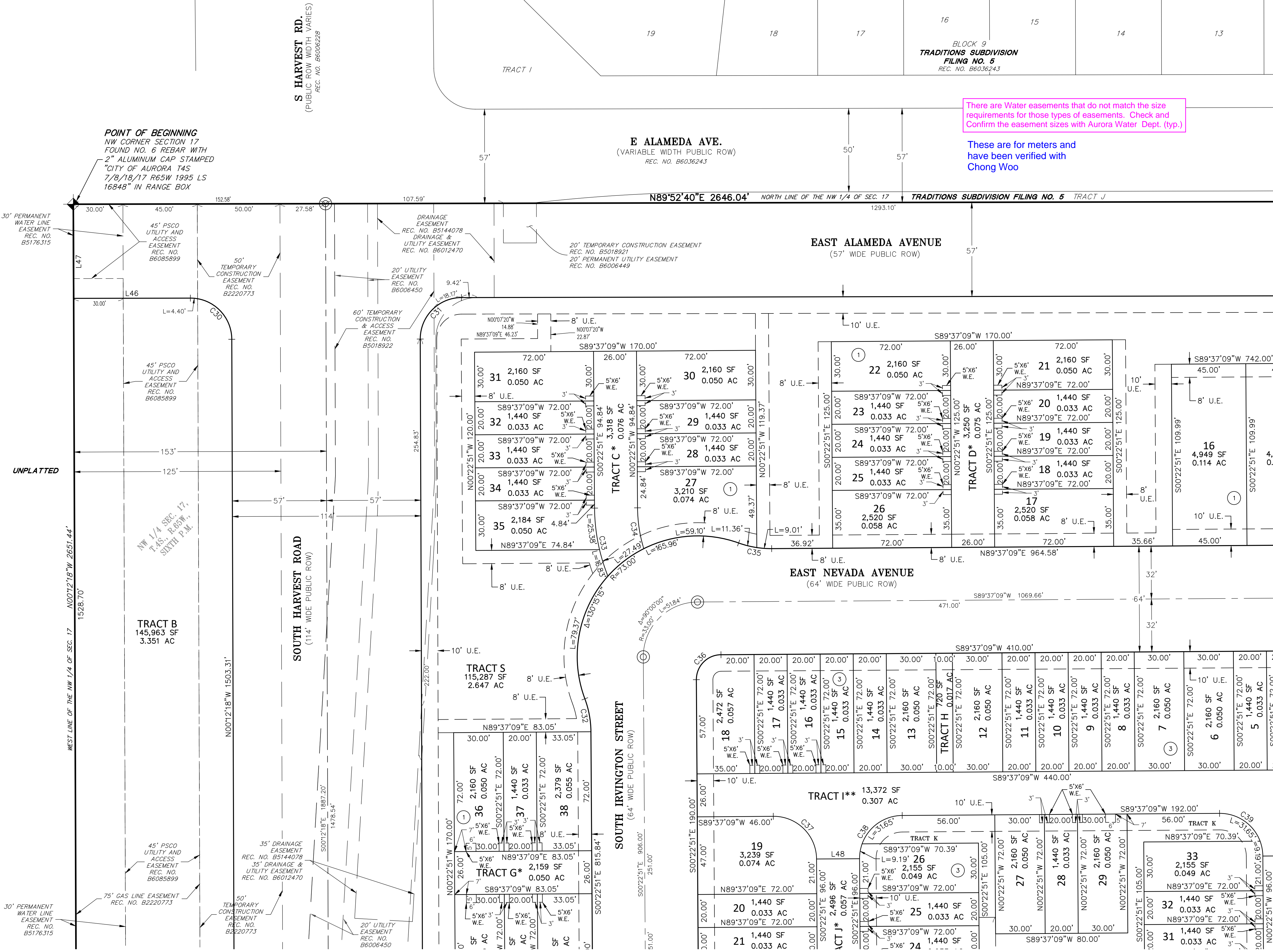
SCALE: 1" = 200'

SHEET 4 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.



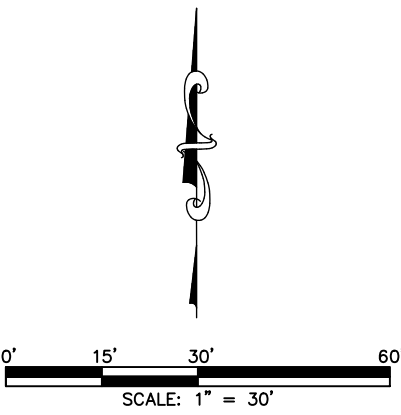
KEY MAP
SCALE: 1" = 500'

LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- BLOCK NUMBER
- RIGHT-OF-WAY
- GAS EASEMENT
- UTILITY EASEMENT
- WATER EASEMENT
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY
- FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

LINE TABLE		
LINE	BEARING	LENGTH
L46	S89°52'40"W	70.62'
L47	N00°12'18"W	56.97'
L48	S89°37'09"W	26.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C30	89°55'02"	25.00'	39.23'
C31	90°04'58"	25.00'	39.31'
C32	20°07'38"	58.00'	20.37'
C33	12°52'03"	113.00'	25.38'
C34	16°32'32"	87.00'	25.12'
C35	11°13'22"	58.00'	11.36'
C36	90°00'00"	15.00'	23.56'
C37	90°00'00"	26.00'	40.84'
C38	69°44'52"	26.00'	31.65'
C39	69°44'52"	26.00'	31.65'



FOR REVIEW

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DATE OF PREPARATION: 10-05-2022

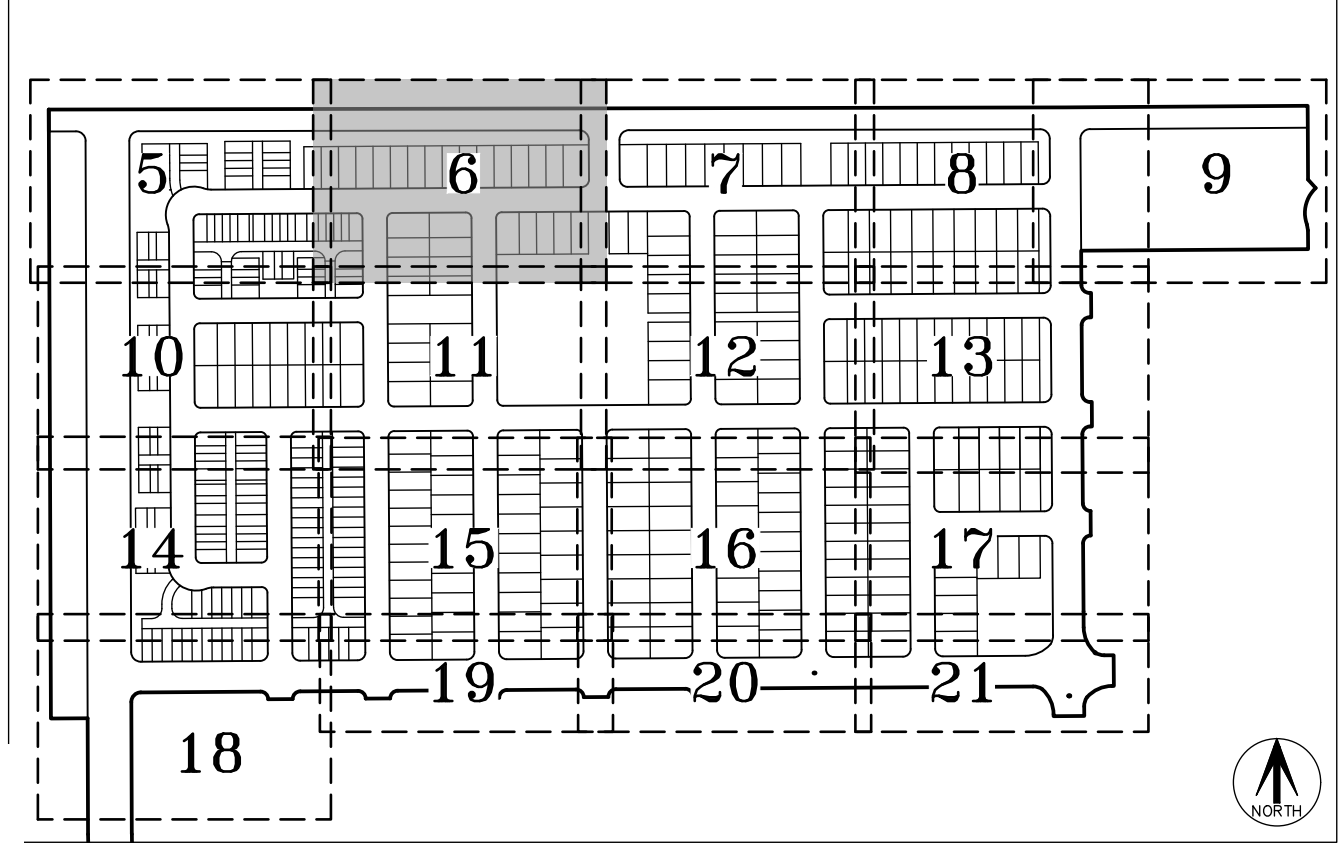
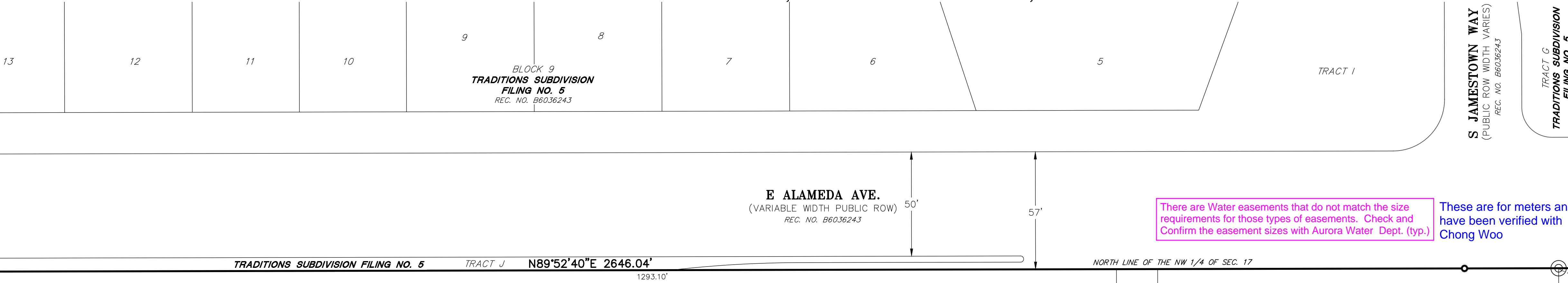
SCALE: 1" = 30'

SHEET 5 OF 21

AzTec Proj. No: 17021-02 Drawn By: BAM

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.



KEY MAP
SCALE: 1" = 500'

LEGEND

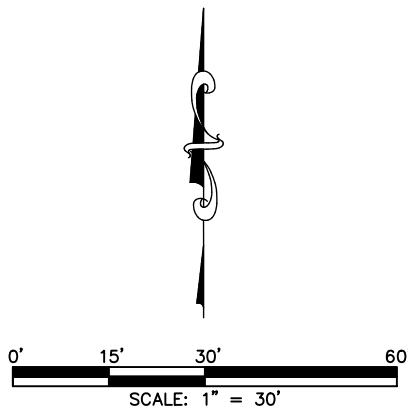
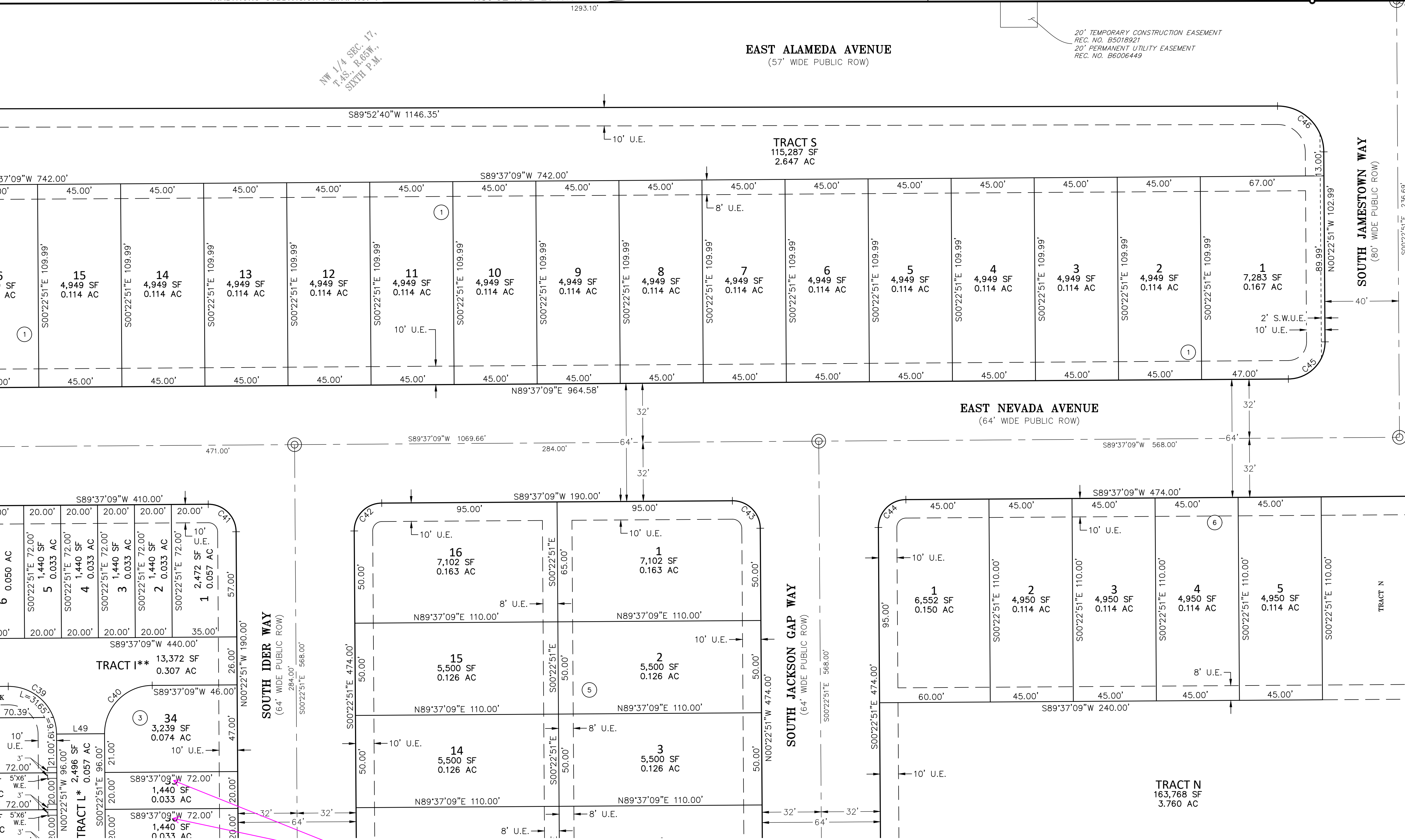
BLOCK NUMBER
(ROW) RIGHT-OF-WAY
G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT

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

** FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

LINE TABLE		
LINE	BEARING	LENGTH
L49	S89°37'09"W	26.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C39	69°44'52"	26.00'	31.65'
C40	90°00'00"	26.00'	40.84'
C41	90°00'00"	15.00'	23.56'
C42	90°00'00"	15.00'	23.56'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	90°00'00"	20.00'	31.42'
C46	89°44'29"	25.00'	39.16'



FOR REVIEW

AzTEC
CONSULTANTS, INC.

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DEVELOPER
VENTANA CAPITAL, INC

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

DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

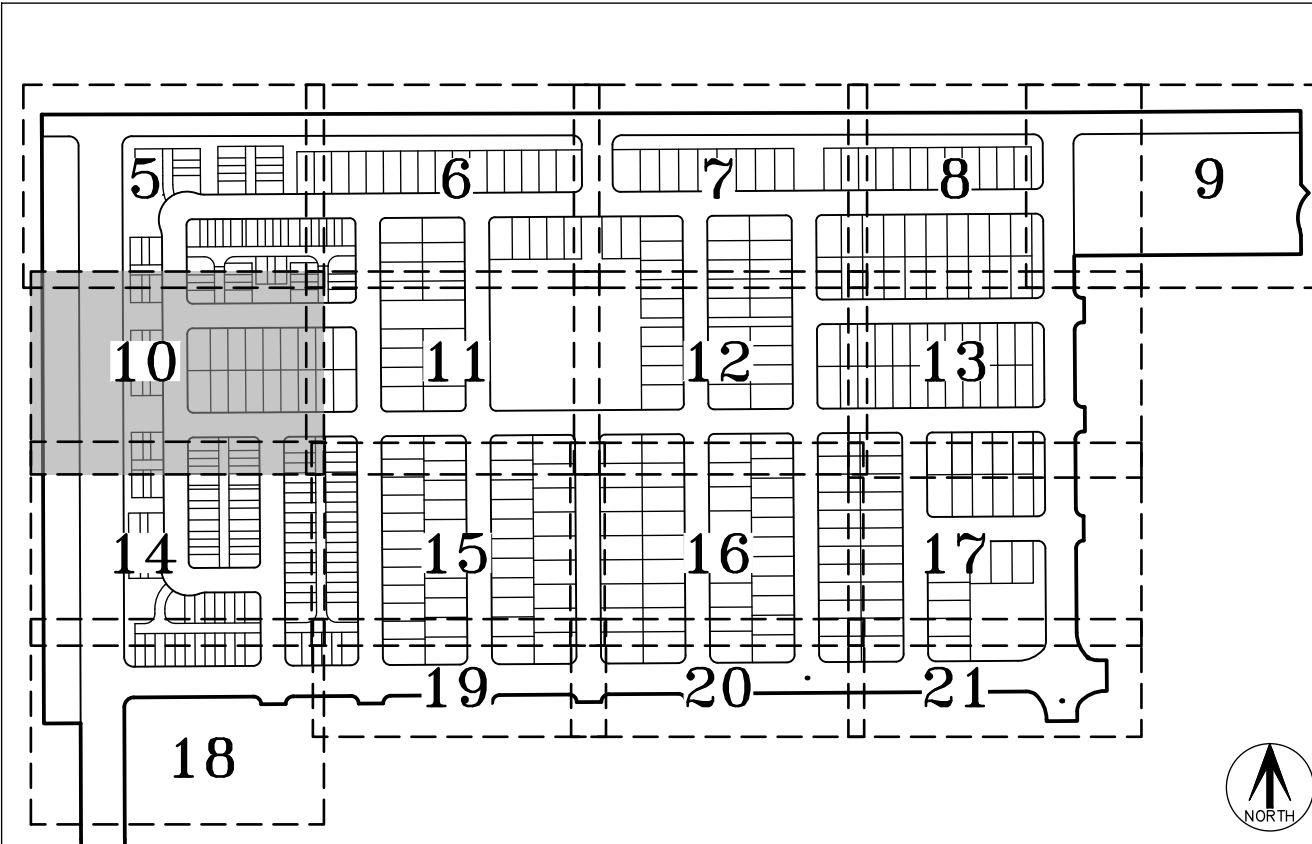
SHEET 6 OF 21

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.

There are Water easements that do not match the size requirements for those types of easements. Check and Confirm the easement sizes with Aurora Water Dept. (typ.)

These are for meters and have been verified with Chong Woo

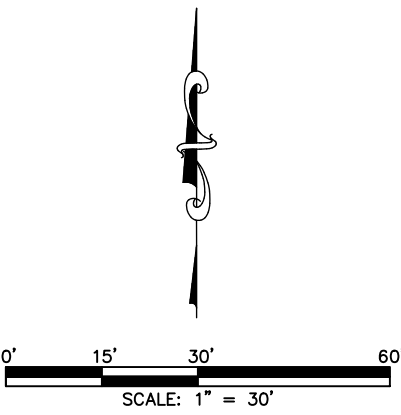


KEY MAP
SCALE: 1" = 500'

LEGEND

- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- * FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	90°00'00"	15.00'	23.56'
C60	90°00'00"	15.00'	23.56'
C61	90°00'00"	15.00'	23.56'
C62	90°00'00"	15.00'	23.56'



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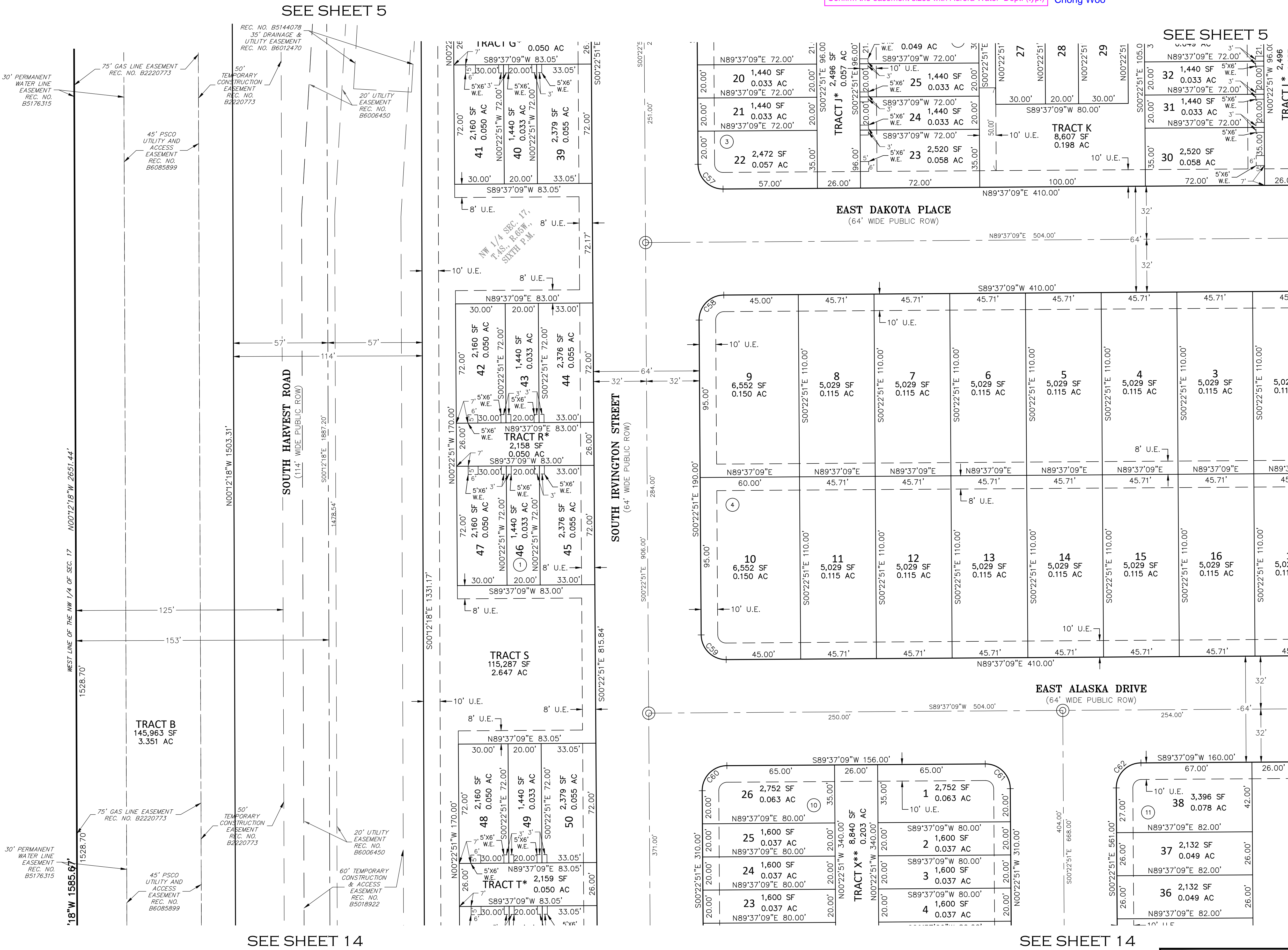
DEVELOPER
VENTANA CAPITAL, INC

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ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION: 10-05-2022

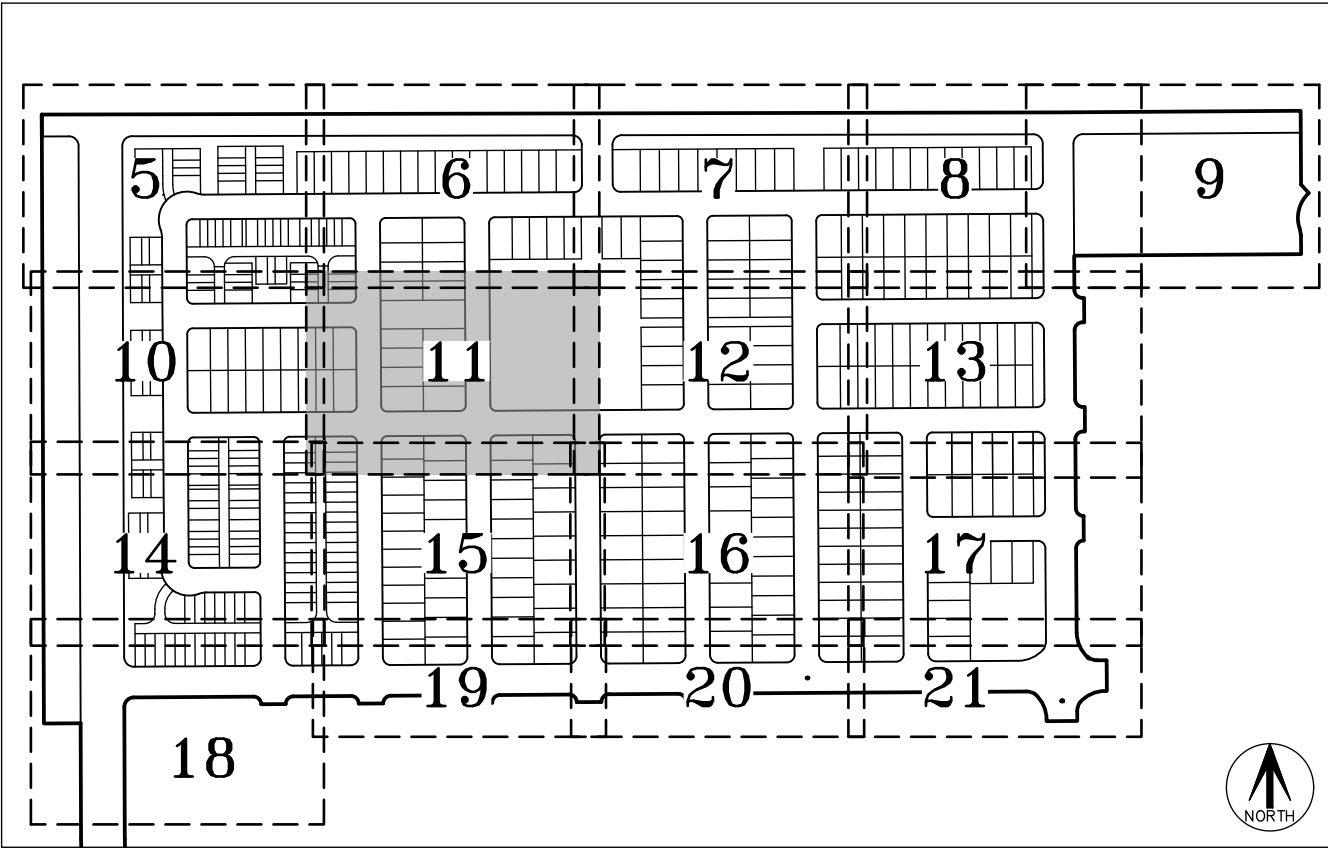
SCALE: 1" = 30'

SHEET 10 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.



KEY MAP
SCALE: 1" = 500'

SEE SHEET 12

SEE SHEET 12

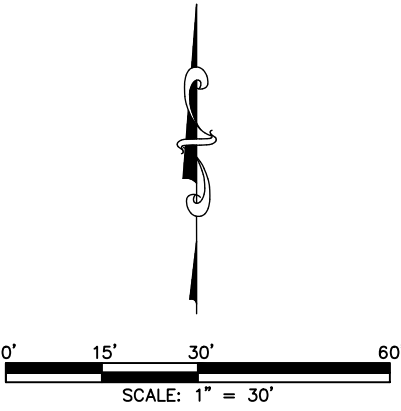
LEGEND

BLOCK NUMBER
(ROW) RIGHT-OF-WAY
G.E. GAS EASEMENT
U.E. UTILITY EASEMENT
W.E. WATER EASEMENT

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

* FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C63	90°00'00"	15.00'	23.56'
C64	90°00'00"	15.00'	23.56'
C65	90°00'00"	15.00'	23.56'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	90°00'00"	15.00'	23.56'
C69	90°00'00"	15.00'	23.56'
C70	90°00'00"	15.00'	23.56'
C71	90°00'00"	15.00'	23.56'
C72	90°00'00"	15.00'	23.56'
C73	90°00'00"	15.00'	23.56'



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DATE OF PREPARATION: 10-05-2022

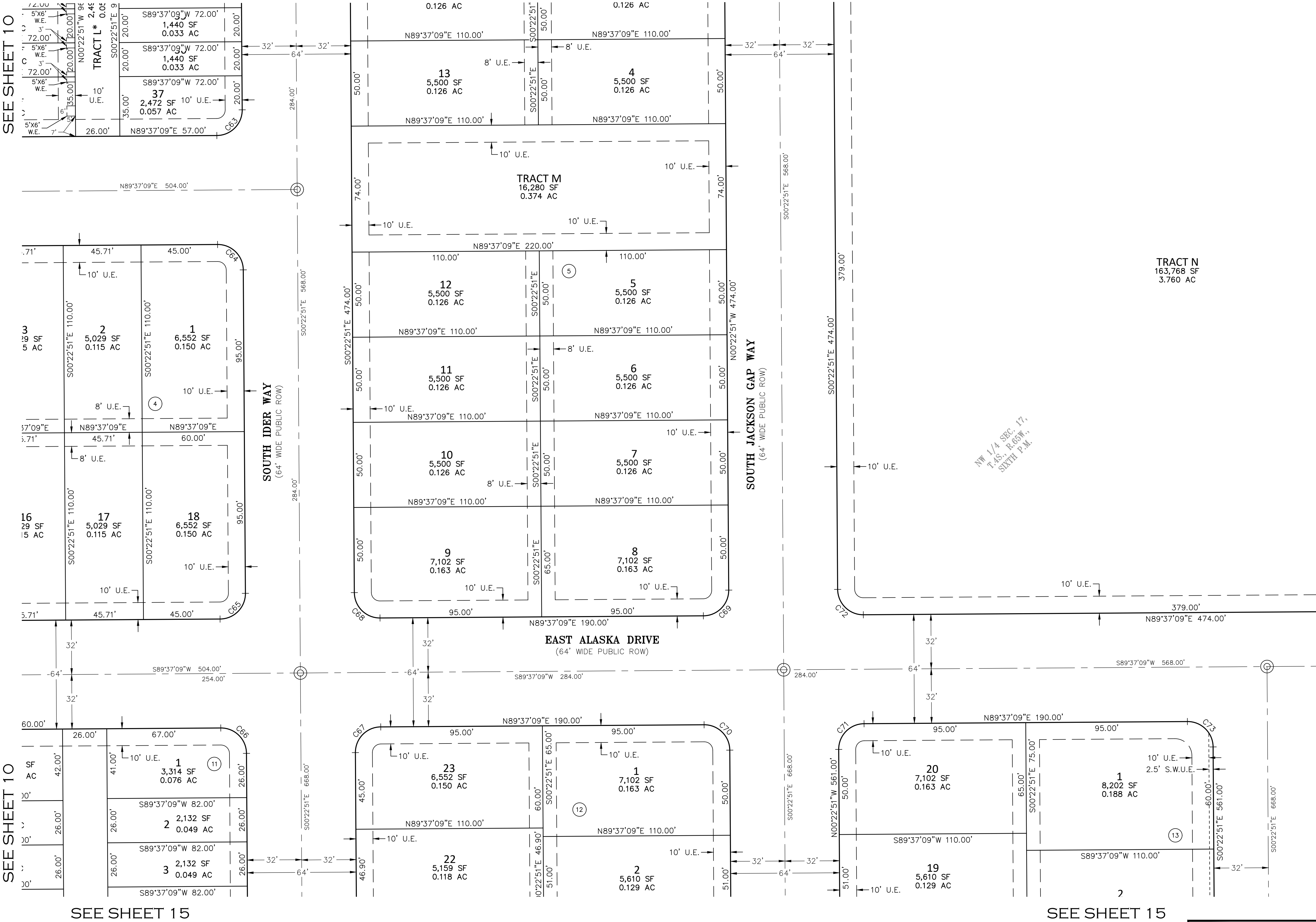
SCALE: 1" = 30'

SHEET 11 OF 21

AzTec Proj. No: 171021-02 Drawn By: BAM

SEE SHEET 6

SEE SHEET 6



SEE SHEET 10

SEE SHEET 15

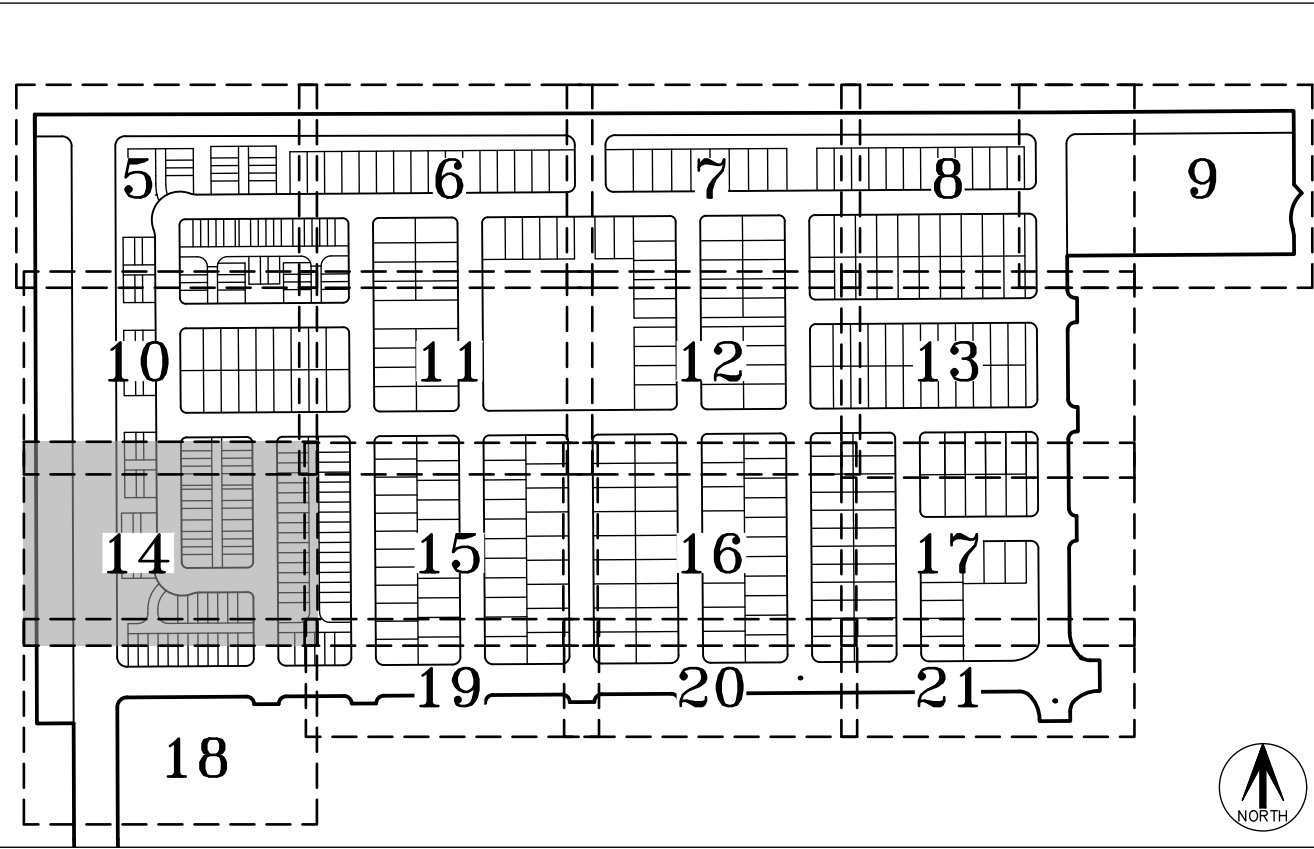
SEE SHEET 15

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.

There are Water easements that do not match the size requirements for those types of easements. Check and Confirm the easement sizes with Aurora Water Dept. (typ.)

These are for meters and have been verified with Chong Woo



KEY MAP
SCALE: 1" = 500'

LEGEND

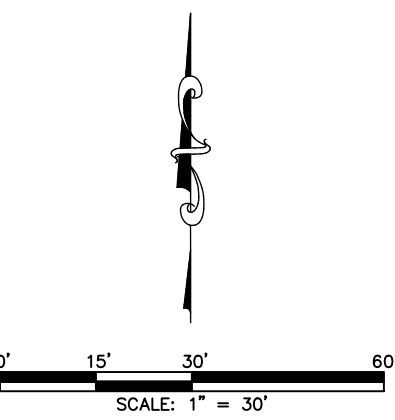
##	BLOCK NUMBER
(ROW)	RIGHT-OF-WAY
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
*	FIRE LANE, SANITARY SEWER, WATER, & ACCESS EASEMENT IN ITS ENTIRETY
**	FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

LINE TABLE

LINE	BEARING	LENGTH
L50	S44°50'20"W	5.41'
L51	S44°50'20"W	5.41'
L52	S00°22'51"E	11.35'
L53	S00°22'51"E	11.35'
L54	S89°37'09"W	26.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C91	20°07'38"	58.00'	20.37'
C92	90°00'00"	15.00'	23.56'
C93	90°00'00"	15.00'	23.56'
C94	45°13'11"	88.00'	69.45'
C95	45°13'11"	62.00'	48.93'
C96	90°00'00"	26.00'	40.84'
C97	90°00'00"	26.00'	40.84'
C98	20°07'38"	58.00'	20.37'
C99	90°00'00"	15.00'	23.56'
C100	90°00'00"	26.00'	40.84'



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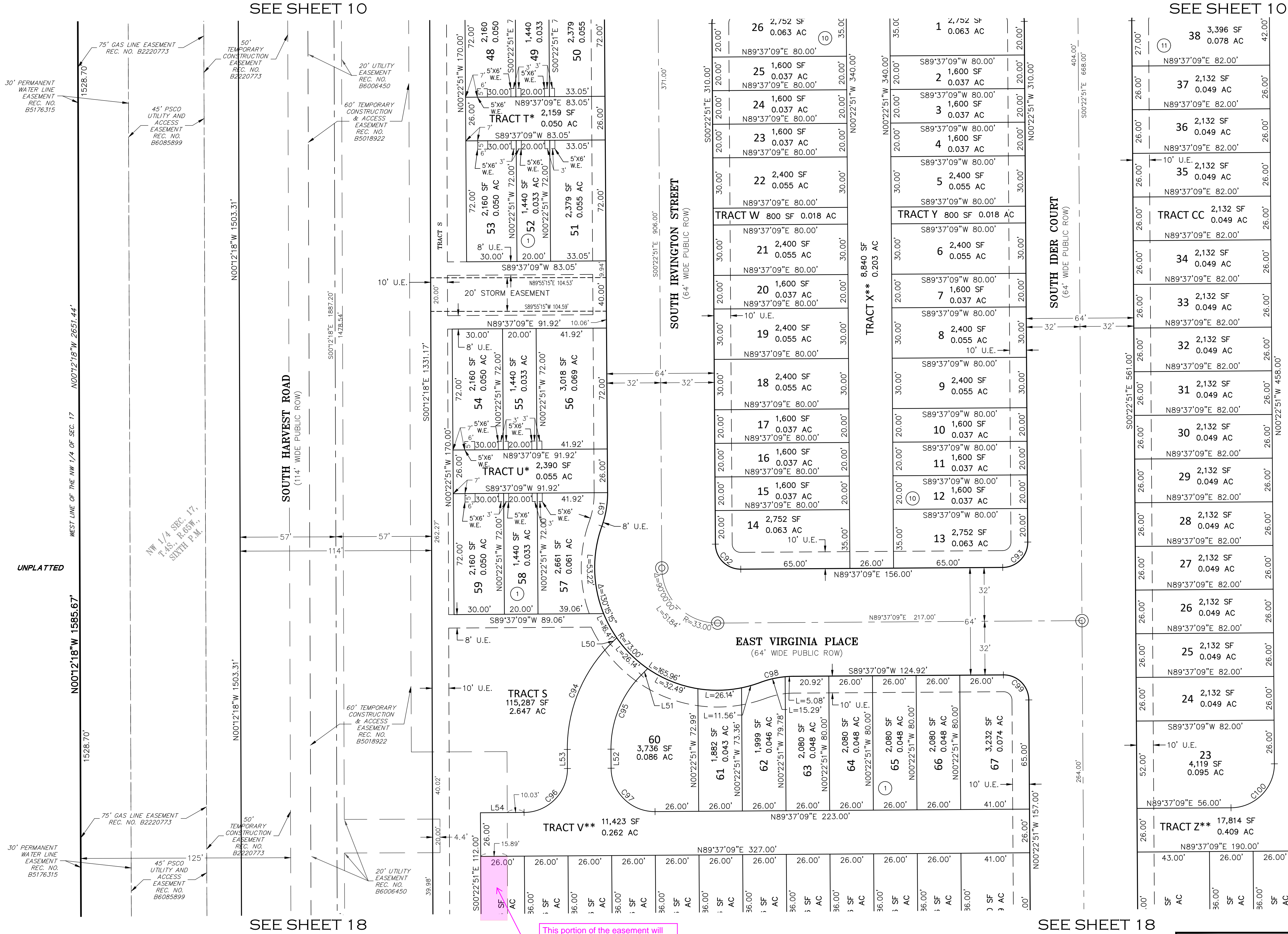
DEVELOPER
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303.346.7006

DATE OF PREPARATION: 10-05-2022

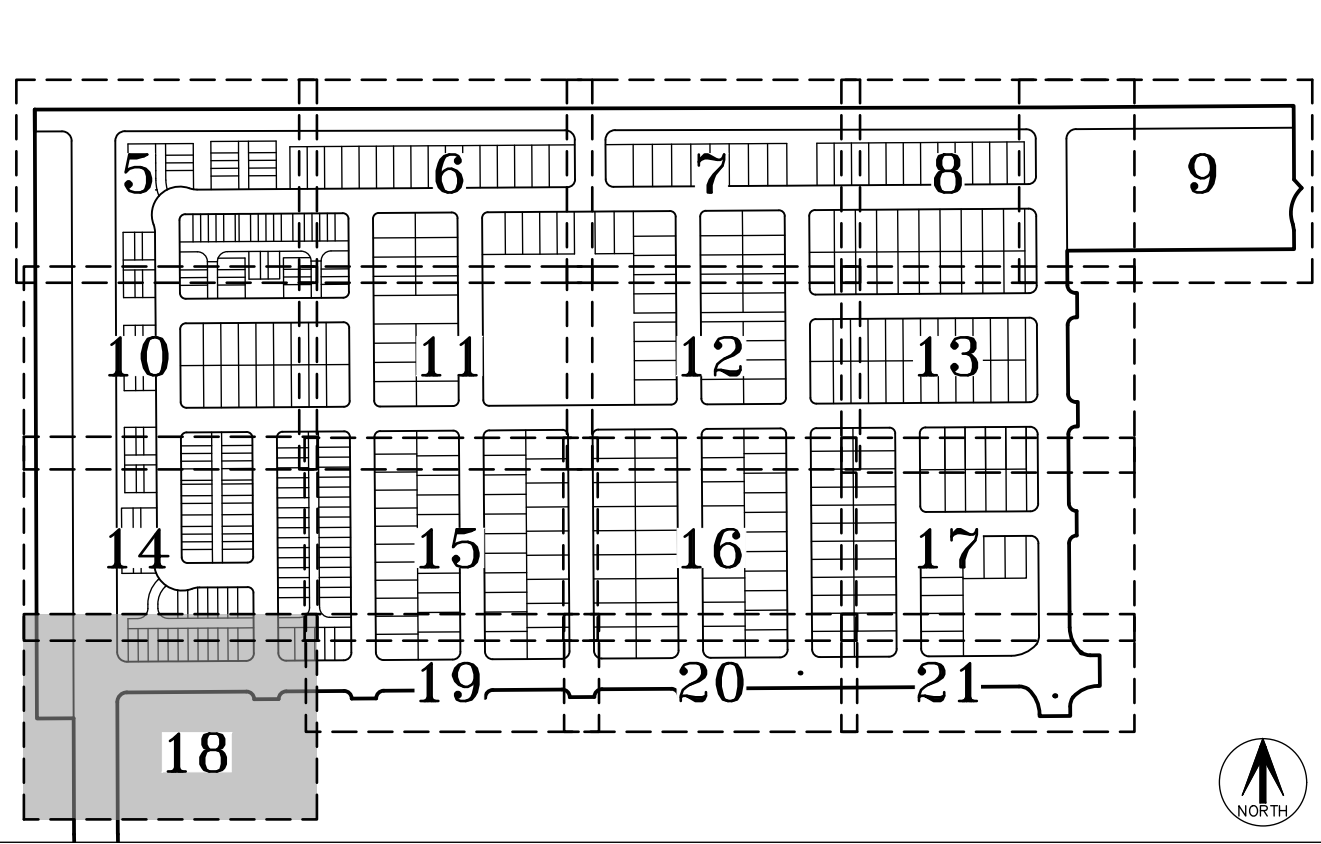
SCALE: 1" = 30'

SHEET 14 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.



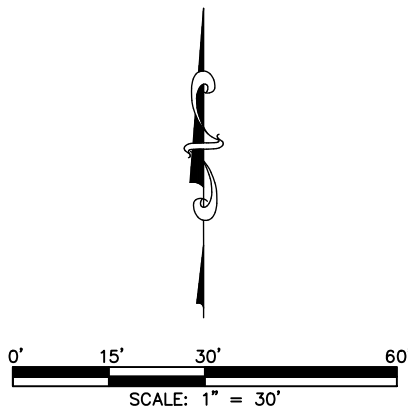
KEY MAP
SCALE: 1" = 500'

LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ## BLOCK NUMBER
- (ROW) RIGHT-OF-WAY
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- S.W.U.E. SIDEWALK & UTILITY EASEMENT
- ⊙ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- ** FIRE LANE, WATER, & ACCESS EASEMENT IN ITS ENTIRETY

LINE TABLE		
LINE	BEARING	LENGTH
L54	S89°37'09"W	26.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C106	90°10'33"	25.00'	39.35'
C107	90°00'00"	20.00'	31.42'
C108	90°00'00"	20.00'	31.42'



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DATE OF PREPARATION: 10-05-2022

SCALE: 1" = 30'

SHEET 18 OF 21

