The title should read: "Parkland - Village 2 Site Plan"

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

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

KH Responses

THE PARKLANDS-VILLAGE 2 FILING 1 SUBDIVISIONSITE PLAN?

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

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

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION

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

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 17;
THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, NORTH 89°52'40" EAST, A DISTANCE OF 2,646.04 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 17, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, NORTH 89°37'09" EAST, A DISTANCE OF 632.33 FEET;
THENCE DEPARTING SAID NORTH LINE, SOUTH 00°22'51" EAST, A DISTANCE OF 192.37 FEET;
THENCE SOUTH 42°15'31" EAST, A DISTANCE OF 29.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 87.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°15'31" EAST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°10'20", AN ARC LENGTH OF 103.52 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 45.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°03'00", AN ARC LENGTH OF 15.75 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 49.02 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 591.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 5.00 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 64.00 FEET;
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 179.68 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°15'34", AN ARC LENGTH OF 28.36 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 38.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 18°45'42" WEST;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°55'06", AN ARC LENGTH OF 17.19 FEET;
THENCE SOUTH 00°22'29" EAST, A DISTANCE OF 155.73 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 4.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 38.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'32", AN ARC LENGTH OF 12.70 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 45.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 09°07'17" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°15'34", AN ARC LENGTH OF 28.36 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 58.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89°37'39" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 88.86 FEET;
THENCE SOUTH 00°23'05" EAST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°23'04" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 88.84 FEET;
THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 56.57 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 88.86 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 798.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°37'09" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 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;
THENCE SOUTH 89°37'09" WEST, A DISTANCE OF 256.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°49'27", AN ARC LENGTH OF 39.19 FEET;
THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 343.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°18'19", AN ARC LENGTH OF 534.67 FEET;
THENCE NORTH 56°45'05" EAST, A DISTANCE OF 240.66 FEET;
THENCE NORTH 89°37'09" EAST, A DISTANCE OF 425.29 FEET;
THENCE SOUTH 00°22'51" EAST, A DISTANCE OF 856.32 FEET;
THENCE SOUTH 89°37'45" WEST, A DISTANCE OF 150.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75°24'37" WEST;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'06", AN ARC LENGTH OF 265.38 FEET;
THENCE SOUTH 00°12'18" EAST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1,057.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 741.71 FEET;
THENCE SOUTH 40°00'00" WEST, A DISTANCE OF 56.61 FEET;
THENCE NORTH 34°32'26" WEST, A DISTANCE OF 118.28 FEET;
THENCE NORTH 40°00'00" EAST, A DISTANCE OF 25.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 943.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°12'18", AN ARC LENGTH OF 661.71 FEET;
THENCE NORTH 00°12'18" WEST, A DISTANCE OF 676.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 943.00 FEET;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°07'51", AN ARC LENGTH OF 690.41 FEET;
THENCE NORTH 42°09'13" WEST, A DISTANCE OF 250.90 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,007.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 42°09'13" WEST;
THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°07'51", AN ARC LENGTH OF 737.27 FEET;
THENCE, NON-TANGENT TO SAID CURVE, SOUTH 89°47'42" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE, NORTH 00°12'18" WEST, A DISTANCE OF 1,320.00 FEET TO THE **POINT OF BEGINNING**.
CONTAINING AN AREA OF 116.269 ACRES, (5,064,691 SQUARE FEET), MORE OR LESS.

Data Block should include:
i. Number of buildings, square footage of each building and the gross square footage of all buildings on site.
ii. 2015 or 2021 IRC Construction Type of structure(s). Indicate if structures are fire sprinkled or non-fire sprinkled.
iii. Maximum Residential Height.
iv. Number of Stories (Average Height of Each Story)
v. Handicap Parking Spaces Provided.
vi. Handicap Parking Spaces Required.
vii. Parking Spaces Provided.
viii. Parking Spaces Required.

SITE PLAN DATA BLOCK

The data block is incomplete. Revise to include all items required by the Site Plan Manual.

MASTER PLAN	412
PRESENT ZONING CLASSIFICATION	413
SITE AREA	414
NUMBER OF UNITS PROPOSED	415
SINGLE-FAMILY DETACHED	290
MOTOR COURT	36
DUPLEX	34
TOWNHOME	55
PARKING SPACES REQUIRED	PER CODE
PARKING SPACES PROVIDED	PER CODE

ADJUSTMENTS

Remove this adjustment request. It has already been requested and approved on the Master Plan.

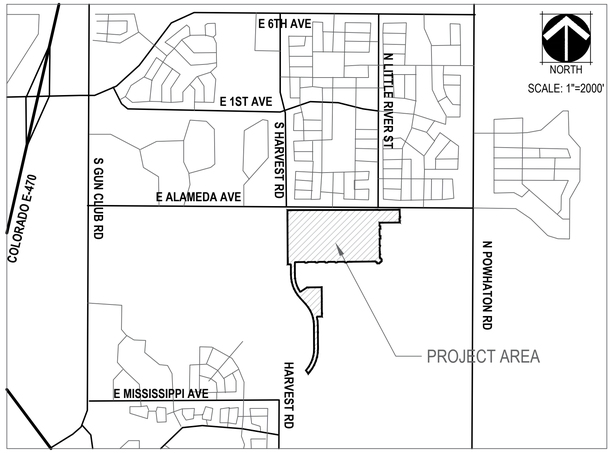
CODE SECTION: UDO SECTION 4.2.3.A.3.D

ADJUSTMENT REQUEST: INCREASE SMALL LOT PERCENTAGE FROM 50% TO 65%

JUSTIFICATION: THE PURPOSE OF THIS ADJUSTMENT IS TO CREATE A DIVERSE COMMUNITY WITH A VARIETY OF HOUSING TYPES AND PRICE POINTS. A THRIVING COMMUNITY DRAWS PEOPLE IN ALL STAGES O… EMPTY NESTER LOOKING TO DOWNSIZE AND EVERYTHING IN BETWEEN. AN INCREASE OF DENSITY ALLOWS PARKLANDS TO OFFER A WIDE VARIETY OF HOUSING OPTIONS FOR EVERY LIFESTYLE INCLUDING F… D HOMES, GREEN COURT AND MOTOR COURT HOMES, AND MOVE-UP AND EXECUTIVE HOUSING. INTEGRATING THESE DIFFERENT HOMES IN A FINE-GRAINED PATTERN THROUGHOUT THE COMMUNITY CREATES … DOMINATED BY FRONT PORCHES INSTEAD OF GARAGE DOORS. A ROBUST STREET NETWORK AND CLOSE PROXIMITY TO OPEN SPACE ARE KEY COMPONENTS TO CREATE A HIGH VALUE NEIGHBORHOOD WITH… NEIGHBORHOODS ARE IDENTIFIED IN THE MASTER PLAN AND ARE APPROXIMATELY 160 ACRES IN SIZE. ALL "SMALL LOT" REQUIREMENTS (UDO SECTION 146-4.2.3.A) WILL BE APPLIED ON A PER NEIGHBORHOOD… PERCENTAGE OF SMALL LOTS AND REQUIRED MITIGATION ARE ALSO APPLIED PER NEIGHBORHOOD BASIS INCLUDING ADJUSTMENTS FOR THE VARIOUS SMALL LOT REQUIREMENTS SUCH AS AMOUNTS AND DI… MITIGATION, PRODUCT MIX, ETC. THE EXPECTATION IS THAT THE ADJUSTMENTS FOR "SMALL LOTS" MUST BE REQUESTED IN CONJUNCTION WITH THE NEIGHBORHOOD'S FIRST SITE PLAN, OR THE NEIGHBORH…

1. PARKS OR PROGRAMMED OPEN SPACE, MINIMUM ½ ACRE IN SIZE, SHALL BE LOCATED NOT MORE THAN ¼ MILE WALKING DISTANCE FROM ANY HOMESITE.
2. MAXIMUM BLOCK LENGTH, AS DEFINED IN THE UDO, SHALL NOT EXCEED 1,000 FEET WITHOUT BEING BOUNDED BY A STREET ON ALL SIDES. ANY BLOCK GREATER THAN 700 FEET IN LENGTH SHALL INCLUDE A PEDESTRIAN TRACT, WITH A MINIMUM 5' WALK, NOT LESS THAN 60 FEET IN WIDTH. EXCEPTIONS FOR REGIONAL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, SCHOOL SITES, PARKS, AND NATURAL FEATURES WILL BE CONSIDERED AT TIME OF SITE PLAN.
3. MAXIMUM BLOCK WIDTH SHALL NOT EXCEED 300 FEET AS BOUNDED BY TWO STREETS. EXCEPTIONS FOR REGIONAL IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, SCHOOL SITES, PARKS, AND NATURAL FEATURES WILL BE CONSIDERED AT TIME OF SITE PLAN.
4. MAXIMUM CONTINUOUS FRONTAGE OF ANY HOUSING TYPE ALONG AN ARTERIAL SHALL BE 1,000 FEET. HOUSING TYPE SHALL BE DEFINED PER TABLE 4.2-8 EXCEPT FOR GREEN COURTS AND MOTOR COURTS. THEY SHALL BE DEFINED AS DIFFERENT HOUSING TYPES FOR PURPOSES OF THIS ADJUSTMENT.
5. GROUPINGS OF HOUSING TYPES SHALL BE DISPERSED THROUGHOUT THE NEIGHBORHOOD. NO MORE THAN 2 CONTIGUOUS BLOCKS OR 80 LOTS, WHICHEVER IS GREATER, OF THE SAME HOUSING TYPE MAY BE GROUPED TOGETHER. CONTIGUOUS IS DEFINED AS ANY SET OF BLOCKS THAT SHARE A PUBLIC OR PRIVATE RIGHT-OF-WAY. THE SAME HOUSING TYPE CADDIE CORNER IS ACCEPTABLE. REFER TO MASTER PLAN.
6. EACH HOUSING TYPE SHALL COMPROMISE A MINIMUM OF 10% OF THE TOTAL NUMBER OF HOMES IN A NEIGHBORHOOD.
7. TRAIL CONNECTIONS INTO COAL CREEK SHALL BE PROVIDED EVERY 700 FEET. CLEAR PEDESTRIAN CONNECTIONS SHALL BE PROVIDED THROUGHOUT THE NEIGHBORHOOD.

VICINITY MAP



SHEET INDEX

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2. NOTES SHEET
3. SITE PLAN DETAILS
4. SITE PLAN DETAILS
5. CONTEXT MAP
6. OVERALL SITE PLAN
17. GRADING & UTILITY PLAN
18. GRADING & UTILITY PLAN
19. GRADING & UTILITY PLAN
20. GRADI…
21. GRADI…
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27. LANDSCAPE NOTES
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52. PHOTOMETRIC PLAN
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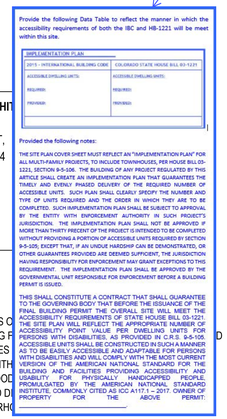
55. PHOTOMETRIC PLAN
56. PHOTOMETRIC PLAN
57. PHOTOMETRIC PLAN

PROJECT TEAM

DEVELOPER:	CIVIL ENGINEER:	LANDSCAPE ARCHIT…
VENTANA CAPITAL, INC.	KIMLEY-HORN	NORRIS DESIGN
8678 CONCORD CTR DR, #200	4582 S ULSTER, SUITE 1500,	1101 BANNOCK ST,
ENGLEWOOD, CO 80112	DENVER, CO 80237	DENVER, CO 80204
303.346.7006	303.228.2300	303.892.1166
THOMAS CLARK	TAMARA CONNOLLY	SEAN MALONE

Please fill out implementation plan required for 55 townhomes.


Provide the following Data Table to reflect the manner in which the accessibility requirements of both the IBC and HB-1221 will be meet within this site.

IMPLEMENTATION PLAN

2015 - INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS:	ACCESSIBLE DWELLING UNITS:
REQUIRED:	REQUIRED:
PROVIDED:	PROVIDED:

Provided the following notes:

THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS, TO INCLUDE TOWNHOUSES, PER HOUSE BILL 03-1221, SECTION 9-5-106. THE BUILDING 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 BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ICC A117.1 – 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

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

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY:		DATE:
PLANNING DIRECTOR:		DATE:
PLANNING COMMISSION:		DATE:
CITY COUNCIL:		DATE:
ATTEST:		DATE:

Remove PC and CC as they are not required with this application.

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____, COLORADO AT _____ O'CLOCK ___M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

AMENDMENTS

A Phasing plan is required w/ site and civil plan submittal. Phasing plan must illustrate and describe phasing to overall site and subsequent phasing, to include looped water and approved two points of access.

Check with other departments for required phasing provisions.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

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

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

APPLICANT
NL PARKLANDS V4 LAND CO, LLC

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

NOT FOR CONSTRUCTION

DATE:
11/09/2022

SHEET TITLE:
COVER SHEET

SHEET 1 OF 57

CHECKED BY: XX
DRAWN BY: XX

SITE PLAN NOTES

1. THE DEVELOPER, HIS OR HER SUCCESSORS, A[illegible]E RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUC[illegible]NS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.
3. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
6. 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.
7. AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
8. SIGNS SHALL BE PERMANENTLY LABELED AS NO PARKING—FIRE LANE COMPLYING WITH IFC FIGURE D103.6.
9. NL PARKLANDS, LLC. (9801 E EASTER AVE, CENTENNIAL CO 80112, 303.346.7006) SHALL BE RESPONSIBLE FOR PAYMENT OF 25%/50%/100% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF XXXX AND XXXX, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL 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.
10. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT

Add Influence on this line.

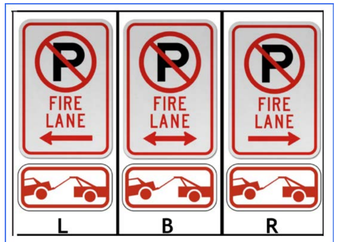
Remove note 1.

Remove notes 8 and 9.

Refer to the Site Plan Manual for a full set of required Site Plan Notes. Several notes are incomplete and need to be filled in.

As TIS progresses through review, these intersections will need to be identified, with associated percentage obligations.

Have you contacted USPS about kiosk locations? Has delivery method been approved?



FIRE LANE SIGNS AND NOTES:

1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH THE IFC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON THE PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

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Planning | Landscape Architecture | Branding

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www.norris-design.com

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

APPLICANT
NL PARKLANDS V4 LAND CO, LLC

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

NOT FOR CONSTRUCTION

DATE:
11/09/2022

SHEET TITLE:
NOTES

ABBREVIATIONS

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

Addressed

GENERAL SITE PLAN NOTES

1. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN A ENGINEER.
2. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY ER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN A AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
7. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
8. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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.

10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. 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.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.

LEGAL DESCRIPTION

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

BASIS OF BEARINGS

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

LEGEND

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

Note that the Tract ID's in this set do not correlate with the Plat Tract ID's and shall be updated.

Tract ID's have been updated to correlate with Plat Tract ID's in coordination with Aztec Consultants.

TRACT TABLE

TRACT ID	AREA (SF)	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	1828615	41.98	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	186868	4.29	LANDSCAPE*	HOA
TRACT B	3300	0.08	LANDSCAPE	HOA
TRACT C	3327	0.08	LANDSCAPE	HOA
TRACT D	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	
TRACT E	6434	0.15	LANDSCAPE/TRAIL CORRIDOR*	
TRACT F	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	
TRACT G	6600	0.15	LANDSCAPE	
TRACT H	6600	0.15	LANDSCAPE	
TRACT I	1572	0.04	LANDSCAPE	
TRACT J	14863	0.34	LANDSCAPE	
TRACT K	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	HOA
TRACT L	5328	0.12	LANDSCAPE	HOA
TRACT M	5328	0.12	LANDSCAPE	HOA
TRACT N	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT O	5328	0.12	LANDSCAPE	HOA
TRACT P	6428	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT Q	5328	0.12	LANDSCAPE	HOA
TRACT R	5328	0.12	LANDSCAPE	HOA
TRACT S	1572	0.04	LANDSCAPE	HOA
TRACT T	6010	0.14	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT U	19794	0.45	FIRE LANE/ PUBLIC ACCESS/ UTILITY ESMT	HOA
TRACT V	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	HOA
TRACT W	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	HOA
TRACT X	3375	0.08	PRIVATE ALLEY/PUBLIC UTILITY ESMT	HOA
TRACT Y	49343	1.13	LANDSCAPE/ TRAIL CORRIDOR*	HOA
TRACT Z	792	0.02	LANDSCAPE	HOA
TRACT AA	161788	3.71	NEIGHBORHOOD PARK	HOA
TRACT BB	18484	0.42	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT CC	26857	0.62	FIRE LANE/ PUBLIC ACCESS/ UTILITY ESMT	HOA
TRACT DD	321898	7.39	DRAINAGE EASEMENT IN ITS ENTIRETY (POND H)	HOA
TRACT EE	187023	4.29	DRAINAGE EASEMENT IN ITS ENTIRETY (POND J)	HOA
TRACT FF	141981	3.26	LANDSCAPE/PUBLIC ACCESS ESMT*	HOA
TRACT GG	4563	0.10	LANDSCAPE	HOA
TRACT HH	4563	0.10	LANDSCAPE	HOA

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

Per updated site plan layout, these tracts are no longer parking spaces.

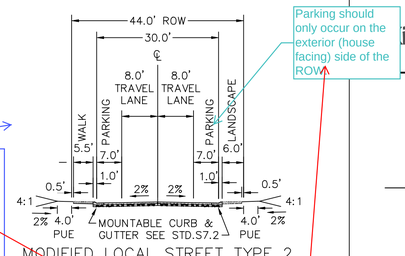
These Tracts are parking spaces but the material has not been noted as pervious on the plans.

Addressed.

Plat must reflect Fire Lane Easement

30' wide loop lanes typically require a 23' Fire Lane Easement with 7' for parking. This configuration appears to be outside our normal standard. Therefore, a meeting with Engineering, Planning, and Fire Life Safety to determine the appropriate requirements for the proposed loop lane.

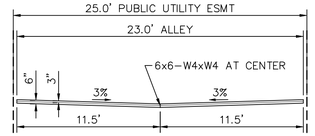
Parking should only occur on the exterior (house facing) side of the ROW.



MODIFIED LOCAL STREET TYPE 2 ALTERNATE

LOCAL TYPE 2 (PUBLIC) STREET I (LOOP) LESS THAN 250' IN LENGTH ONLY N.T.S.

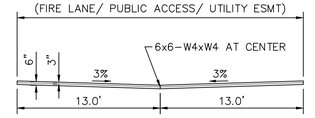
Modified local street section for loop lane is no longer used in this site plan per site plan reconfiguration.



TYPICAL 23' ALLEY CROSS SECTION

ALLEY S, T, U, V, W, & X, NOT TO SCALE

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



TYPICAL 26' ALLEY CROSS SECTION

ALLEY L, M, N, O, P, Q, & R, NOT TO SCALE

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

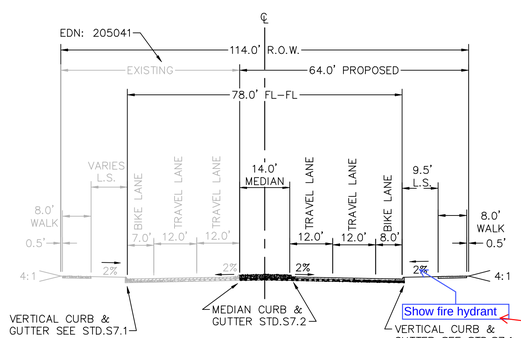
Tract table is not consistent with cross-sections and plat.

Noted, Plat adjusted to match

Sidewalks along collectors updated to 6' wide.

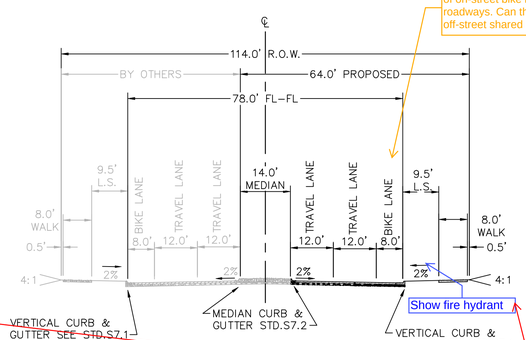
Match the master plan. It defines a 6' walk on both sides.

Coordination needed on the presence of on-street bike lanes on ~22k ADT roadways. Can this be moved to an off-street shared use path?



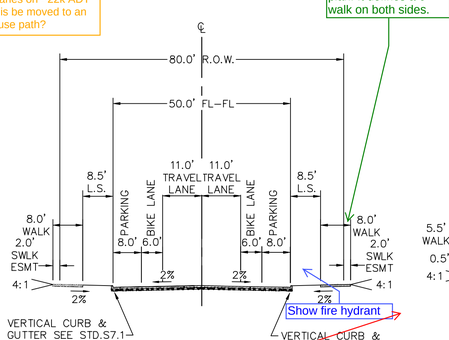
ALAMEDA AVENUE

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



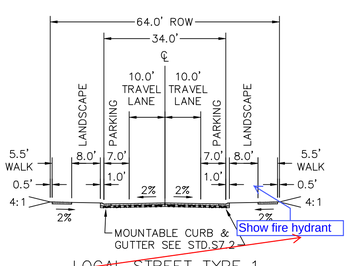
HARVEST ROAD

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



TWO LANE COLLECTOR

& S. LITTLE RIVER STREET) N.T.S.



LOCAL STREET TYPE 1

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

Fire hydrants shown on utility sheet. All hydrants placed 3.5' from back of curb

Show fire hydrant

CHECKED BY: TLC
DRAWN BY: KH TEAM

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(303) 228-2300
www.kimley-horn.com

THE PARKLANDS - VILLAGE 2 FILING NO. 1

AURORA, COLORADO

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

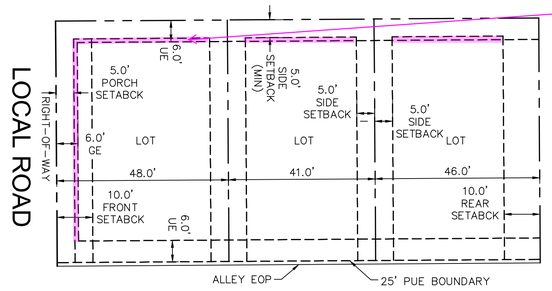
PRELIMINARY

NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

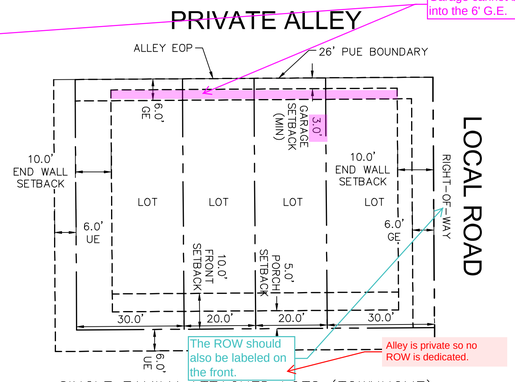
SHEET TITLE:
SITE PLAN DETAILS



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

Updated.

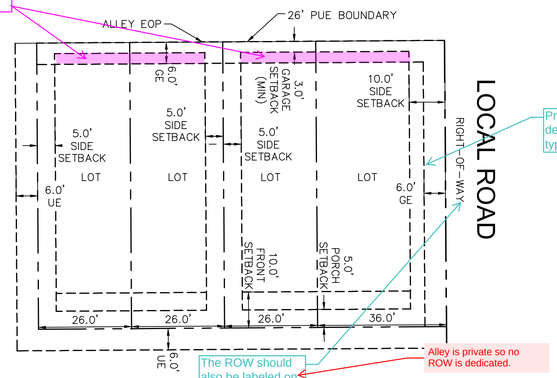
Garage can not be into the 6' G.E.



The ROW should also be labeled on the front.

Alley is private so no ROW is dedicated.

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



Added.

Provide the lot depth, typical on all types.

The ROW should also be labeled on the front.

Alley is private so no ROW is dedicated.

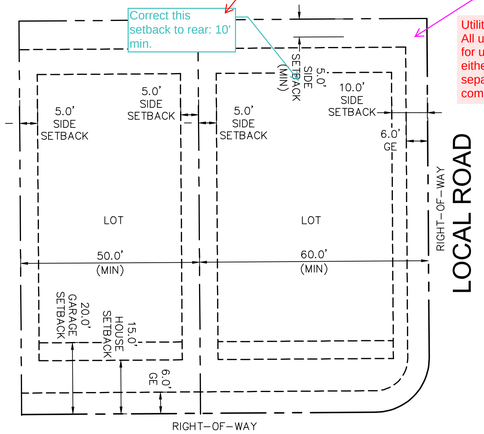
SINGLE FAMILY [illegible]OTS (DUPLEX)
TYPICAL BUILDING SETBACKS
N.T.S.

Delineate where G.E. & U.E. begin and end.

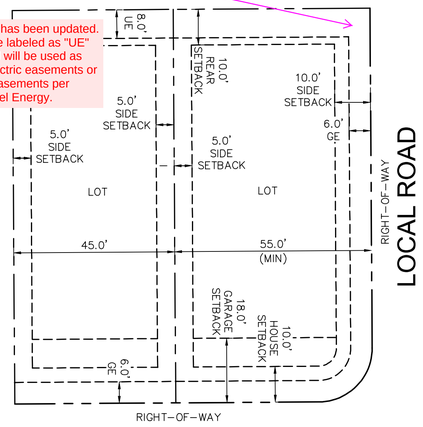
Addressed

Correct this setback to rear: 10' min.

Utility easement layout has been updated. All utility easements are labeled as "UE" for utility easement and will be used as either shared gas & electric easements or separate gas/electric easements per communication with Xcel Energy.



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



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

Provide a separate lot typical for greencourt units. This typical should show common area and required greencourt separation distances.

Added.

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

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

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
SITE PLAN DETAILS

CHECKED BY: TLC
DRAWN BY: KH TEAM

UNINCORPORATED ARAPAHOE COUNTY SINGLE FAMILY LOTS

HARVEST ROAD

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

SECTION LINE/ PROPERTY LINE

S LITTLE RIVER ST.

ADONEA FILINGS 1 & 2
ADONEA SUBDIVISION
REC # D0113067

S POWHATON ROAD

HARMONY NEIGHBORHOOD
POWHATON COMMUNITY
REC # E1175035

ALAMEDA AVE

E ALAMEDA AVE (ARTERIAL)

NW CORNER SECTION 17

SECTION LINE/ PROPERTY LINE

UNINCORPORATED ARAPAHOE COUNTY SINGLE FAMILY LOTS

HARVEST ROAD (ARTERIAL)

PROPOSED PARK

S LITTLE RIVER STREET (COLLECTOR)

PROPOSED POND J

PROPOSED POND OUTLET STRUCTURE, CONNECTION TO EXISTING STORM SEWER

STORM SEWER OUTLET INTO POND J

SECTION LINE/ PROPERTY LINE

SECTION LINE

PROPERTY LINE

S POWHATON MILE ROAD (ARTERIAL)

PARCEL ID: 1977-16-2-00-001
OWNER: SAND CREEK COMMERCIAL INVESTORS LLC.

±3,450 LF OF SANITARY SEWER CONNECTION TO SOUTH SENAC LINE

ROAD 4 (COLLECTOR)

FUTURE FILING NO. 2
"MEADOWS"

PARC
1977-16
OWNER: M
AURO
REC # D

Will you be constructing Harvest Road to the south of the residences? If so, please include in roadway details.

No, Harvest Road will not be constructed south of Road 4. ROW will be dedicated for necessary Storm and Sewer mains along with temporary access roads to them

±1,100 LF OF STORM SEWER TO POND H

FILING NO. 1 EXTENTS

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

N-S CENTERLINE OF SEC. 17

PROPERTY LINE

SECTION LINE/ PROPERTY LINE

STORM SEWER OUTLET INTO POND H

STORM SEWER OUTLET INTO COAL CREEK

PROPOSED POND H

E-W CENTERLINE OF SEC. 17

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

COAL CREEK

Offsite easement?

yes, this is a proposed offsite esmt

±650 LF OF STORM SEWER

HARVEST ROAD
114' RIGHT-OF-WAY
4-LANE ARTERIAL

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

FUTURE FILING NO. 4
"COAL CREEK"

PROPERTY LINE

FUTURE FILING NO. 3
"PARKVIEW"

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

SOUTH SENAC SANITARY SEWER CONNECTION TO EXISTING

CONNECTION TO SOUTH SENAC SANITARY SEWER LINE

±3,450 LF OF SANITARY SEWER CONNECTION TO SOUTH SENAC LINE

±500 LF OF SOUTH SENAC SANITARY SEWER LINE

WATERSTONE FLAGSHIP SUBDIVISION FILINGS NO. 1, 2, & 3

SECTION LINE

PROPERTY LINE

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

FUTURE SOUTH SENAC SANITARY SEWER LINE EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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

ROADWAY:

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

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

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

PRELIMINARY

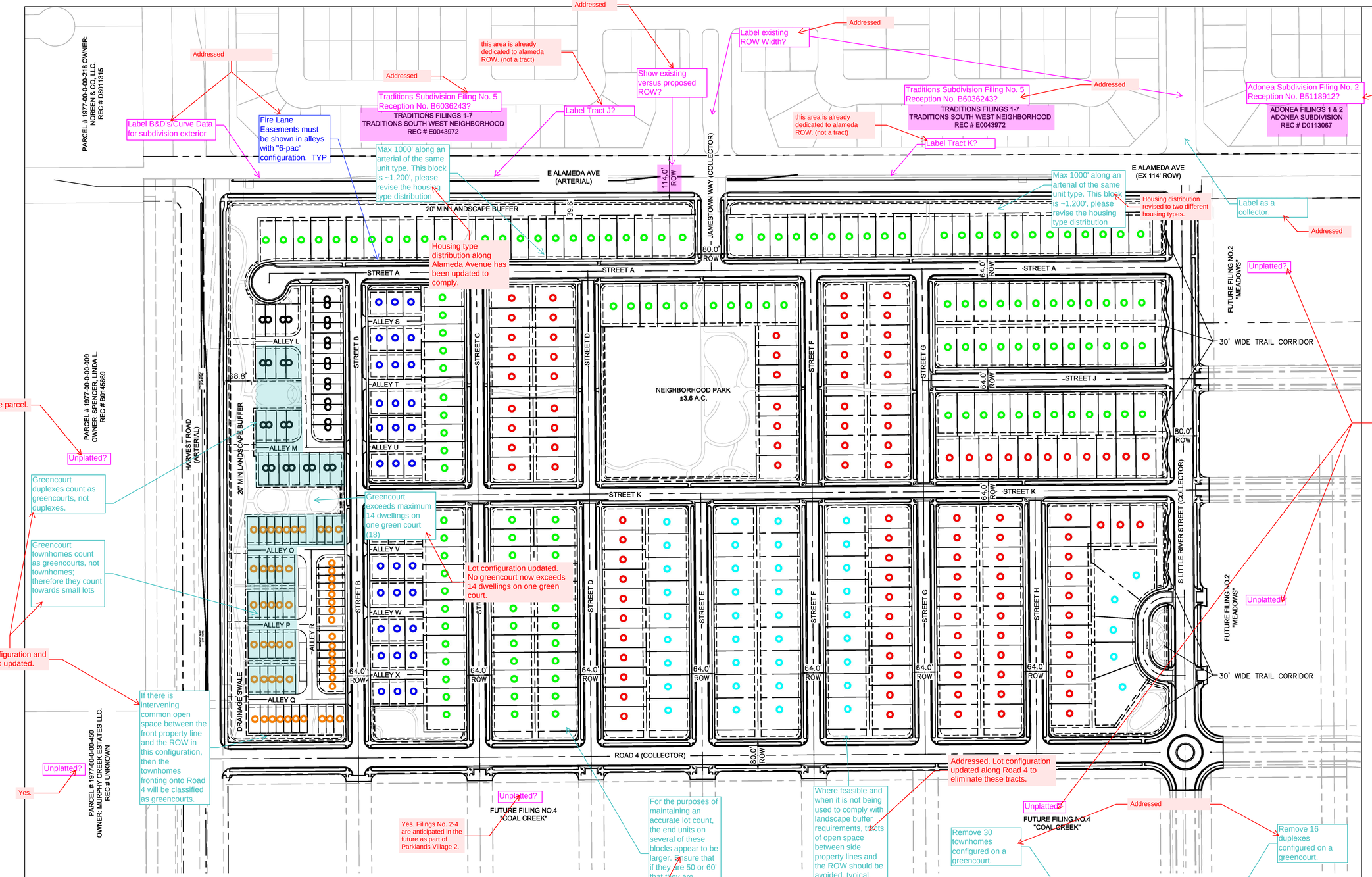
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
CONTEXT MAP

TLC
KH TEAM

CHECKED BY:
DRAWN BY:



LAND USE TABLE

UNIT TYPE	LOT SIZE	FRONT SETBACK (FT)	SIDE SETBACK (FT)	REAR SETBACK	CORNER SETBACK (FT)
SINGLE-FAMILY DETACHED	60' x 110'	20	5		+10
SINGLE-FAMILY DETACHED	50' x 110'	20	5		+10
SINGLE-FAMILY DETACHED	45' x 110'	20	5		+10
MOTOR COURT	41' x 62'	10	5		+10
DUPLEX	26' x 82'	10	0/5		+10
TOWNHOME	20' x 72'	10	0		+10

Lot distributions updated. 10' extra width added to lots with sides along local street ROW and 15' extra width added to lots with sides along collector street ROW due to building setback requirements. Therefore, the actual size of the housing product allowed on a lot is the same as the rest of the lots in its unit type category.

City of Aurora UDO 416-4.2.2 Table 4.2-2

LOT COUNT SUMMARY

UNIT TYPE	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
SINGLE-FAMILY DETACHED	○	60' x 110'	41	10%
SINGLE-FAMILY DETACHED	○	50' x 110'	112	27%
SINGLE-FAMILY DETACHED	○	45' x 110'	137	33%
MOTOR COURT	○	41' x 62'	36	9%
DUPLEX	○	26' x 82'	34	8%
TOWNHOME	○	20' x 72'	55	13%
TOTAL		N/A	415	100%

Add a line item for greencourt (46 units total)

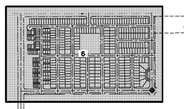
Addressed. Lot configuration and distribution updated. Current greencourt total = 53.

Highlighted units (plus 46 greencourt units) count toward the small lot total percentage: 253/415 = 61% small lots

A minimum of 4 housing types are required per Table 4.2-7 for this site plan. More than 4 are provided, so at least 4 of the unit types must retain at least 10% of the percentage of the total units to comply with the Master Plan adjustment standards.

Lot configuration and distribution updated to comply with Master Plan standards.

Lot configuration and distribution updated and small lot % has been added to sheet.



KEY MAP

NORTH

GRAPHIC SCALE IN FEET
60 120 240

TLC
CHECKED BY: KH TEAM
DRAWN BY:

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DENVER, CO 80237
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THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

PRELIMINARY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
OVERALL PLAN

Hannah

Addressed

label STOP sign

Traffic signal easement required

see snip from existing construction. it appears that directional ramps are already in place.

Update the opposing ramps to current standards (directional ramps).

Label existing ROW Width?

Addressed

Phase 1 improvements do not include STOP BAR on this approach

Traditions Subdivision Filing No. 5
Reception No. B6036243?

Updated.

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

Delineate Existing ROW and Proposed ROW?

Addressed

Tract J?

This area is off of the property, already dedicated ROW for Alemeda Ave.

S HARVEST R

EX. MEDIAN CURB

EX. PAVEMENT 45.1'

Addressed, stop bars removed

E ALAMEDA AVE
(ARTERIAL)

EX. PAVEMENT 28.1'

EX. MEDIAN CURB

PUBLIC ROW
41.98 AC.

114.0' ROW

29.0' PROPOSED PAVEMENT

PROP. MEDIAN CURB

PROP. MEDIAN CURB

R=25.00' TYP

5.0'

8.0' S/W

6.0' GE

8.0' UE

42.6' LANDSCAPE BUFFER

This stop sign is behind the street light here, should these be switched to avoid having the stop sign blocked.

1146.4'

PARCEL # 1977-00-0-00-218
OWNER: NORTH SUBURBAN C.
REC # B

Phase 1 improvements do not include STOP BAR on this approach

Addressed, stop bars removed

STOP sign (R1-1) required

Addressed

Addressed

Labeled Tract B on Plat? Make Tract Labeling consistent between Plat and Site Plan (Typical)

TRACT A
4.29 AC.

43.0' PROPOSED PAVEMENT

81.6' LANDSCAPE BUFFER

PROP. MEDIAN CURB

Addressed

Label Block #'s (Typical)

Addressed

Label 6' U.E.?

Addressed.

Show detectable warnings at sidewalks crossing alleys, typical.

Addressed

Show detectable warnings at all ADA ramps, typical.

8' FINE CRUSHER TRAIL

Label the crosspans, typical.

Addressed

legend provided on notes sheet (pg. 3)

Please provide a hatching legend, typical.

Base map changed. Cul-de-sac replaced by knuckle. FL radius labeled for new knuckle.

Label the FL radius of the cul-de-sac.

STREET A

279.23'
S89°37'09"W

309.00'
PUBLIC ROW
41.98 AC
S89°37'09"W

284.00'
S89°37'09"W

STREET A

R=15.00' TYP

64.0' ROW

34.0' FL-FL

5.5' S/W

6.0' GE

Addressed

Label B&D's/Curve Data for subdivision exterior

Addressed.

SIGHT VISIBILITY TRIANGLE (TYP)

Lot & Block #'s Need to Match Plat (Typical)

174

175
2132 SF

Addressed, now labeled as TRACT E

177
2132 SF

178
2132 SF

179
2132 SF

180
2132 SF

181
2132 SF

182
2132 SF

183
2132 SF

184
2132 SF

185
2132 SF

186
2132 SF

188
2971 SF

191
2132 SF

190
2132 SF

189
2132 SF

TRACT U
0.45 AC.

Plat shows U.E.? Plat and Site Plan need to be consistent with one another.

ALLEY L

S89°37'09"W

R=26.00'

195
2971 SF

192
2132 SF

193
2132 SF

194
2132 SF

196
2971 SF

197
2132 SF

ALLEY N

ALLEY M

95.00'
S89°37'09"W

TRACT FF
3.26 AC.

PROPERTY BOUNDARY/ SECTION LINE

PUBLIC ROW
41.98 AC.

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

114.0' ROW

14.78.54"
S01°21'18"E

HARVEST ROAD
(ARTERIAL)

74.4' LANDSCAPE BUFFER

29.0' PROPOSED PAVEMENT

PROP. MEDIAN CURB

16.0' STRM ESMT

6.0' TRM ESMT

Site plan layout has been changed. All utility easements are labeled as "UE". Communication with Aztec Consultants, Inc. has ensured consistency between Final Plat and Site Plan.

Site plan layout has been changed. All alleys are now shown as 26' width. Communication with Aztec Consultants, Inc. has ensured consistency between Final Plat and Site Plan.

PROP. MAIL KIOSK

Plat shows 30'? Be consistent between Site Plan and Plat (Typical)

Delineate where G.E & U.E. begin & end?

label easements (Typical)

Addressed.

MATCHLINE SEE SHEET 11 FOR CONTINUATION

TRACT S
0.04 AC.

All utility easements updated are shared utility easements and labeled as "UE".

Delineate where G.E & U.E. begin & end?

STREET B

STREET C

155
6002 SF

158
3240 SF

157
2767 SF

156
3105 SF

154
4950 SF

153
4950 SF

159
3240 SF

160
2767 SF

161
3105 SF

152
4950 SF

TRACT V
0.08 AC.

ALLEY S

135.0'
S89°37'09"W

Addressed, now labeled as TRACT G

Addressed, now labeled as TRACT H

Will this sidewalk continue onto the alley? Or will there be fencing along the back of Alley T?

164
3240 SF

163
2767 SF

162
3105 SF

TRACT X
0.08 AC.

ALLEY T

135.0'
S89°37'09"W

TRACT B
0.08 AC.

Addressed, now labeled as TRACT K

Lot layout has been updated. In new configuration when sidewalks end at alleys, no fencing will be constructed at the end of the alley to provide connectivity.

Addressed, now labeled as TRACT L

TRACT H
0.15 AC.

165
3240 SF

166
2767 SF

167
3105 SF

150
4950 SF

149
4950 SF

170
3240 SF

169
2767 SF

168
3105 SF

Addressed, now labeled as TRACT I

148
4950 SF

TRACT W
0.08 AC.

ALLEY U

135.0'
S89°37'09"W

147
4950 SF

label easements (Typical)

Addressed.

173
3105 SF

146
6442 SF

STREET K

568.00'
S02°22'51"E

270.99'
S02°22'51"E

568.00'
S02°22'51"E

MATCHLINE SEE SHEET 8 FOR CONTINUATION

137
6552 SF

138
5500 SF

139
5500 SF

140
5500 SF

141
5500 SF

142
5500 SF

143
5500 SF

144
5500 SF

145
6992 SF

SITE PLAN NOTES:

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

LEGEND:

Addressed

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2 ~~RFS-54W16LED3K-G2-R3M~~
- PROPOSED STREET LIGHT - SL3 ~~RFM-108W48LED3K-G2-R3M~~
- PROPOSED STREET LIGHT - SL1 25' ~~MPTC-55W48LED3K-G3-LE3~~
- PROPOSED PED LIGHT - SL3 14' ~~RFM-108W48LED3K-G2-R3M~~
- EXISTING STREET LIGHT

SIGN LEGEND:

STOP
R1-1

Keep the model numbers generic, include the pole height. Just specify the manufacturer and type. For ex: "SL-2: Signify Lumec, RoadFocus fixture"25' max pole height

For ex: "SL-3: Signify Lumec Roadfocus fixture" 30' Max pole height

"SL-1: Architectural Area Lighting, Providence Medium"20' Max pole height

If these are actually public pedestrian lights, please ensure they match one of the fixtures of the draft pre-approved public street light list.

Addressed

Please add the following note (typical):"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."

Addressed, added to site plan notes above

Kimley»Horn

(303) 228-2300

THE PARKLANDS - VILLAGE
FILING NO. 1
AURORA, COLORADO

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

PRELIMINARY

NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
SITE PLAN

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

TLC
KH TEAM

CHECKED BY:
DRAWN BY:

e eastern
See utility
e overall
fire

Traditions Subdivision Filing No. 5 Reception No. B6036243?

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

unknown. FL-FL labeled.

Label existing ROW Width?

Delineate Existing ROW and Proposed ROW?

Traditions Subdivision Filing No. 5 Reception No. B6036243?

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

JAMESTOWN WAY

Addressed

see snip from existing construction. it appears that directional ramps are already in place.

Update the opposing ramps to current standards (directional ramps).

EX. MEDIAN CURB
EX. PAVEMENT EDGE
PROP. MEDIAN CURB
EX. MEDIAN CURB
PROP. MEDIAN CURB
E ALAMEDA AVE (ARTERIAL)
PUBLIC ROW 41.98 AC.
28.2' EX. PAVEMENT
28.1' EX. PAVEMENT
29.0' PROPOSED PAVEMENT
38.9' PROPOSED PAVEMENT
114.0' ROW
51.0'

R=25.00'
R=20.00'
R=15.00' TYP
R1-1
C14L
C14R
C15
C16
C17
C18
C19
C20
C21
C22
C23
C24

Labeled Tract B on Plat? Make Tract Labeling consistent between Plat and Site Plan (Typical)

TRACT A 4.29 AC.

4.392 AC on Plat?

Plat shows 109.99'? Be consistent between site plan and plat (Typical)

Dimensions adjusted to maintain consistency.

Relocate fire hydrant.

Start 600' reconfigure from this fire hydrant.

Show where G.E. & U.E. begin and end?

All utility easements updated are shared utility easements and labeled as "UE".

Label Block # (Typical)

Lot & Block #'s Need to Match Plat (Typical)

Addressed

TRACT Y 1.13 AC.

39.4' LANDSCAPE BUFFER
16.9' LANDSCAPE BUFFER
8.0' S/W
2.0' SWLK ESMT
80.0' ROW
50.0' FL-FL
6.0' GE
4.0' UE
8.0' UE
5.5' S/W

15 4949 SF | 16 4949 SF | 17 4949 SF | 18 4949 SF | 19 4949 SF | 20 4949 SF | 21 4949 SF | 22 4949 SF | 24 7063 SF | 25 4949 SF | 26 4949 SF | 27 4949 SF | 28 4949 SF | 29 4949 SF | 30 4949 SF | 31 4949 SF

284.00' S89°37'09"W
64.0' ROW
34.0' FL-FL
314.66'
253.34' S89°37'09"W
284.00' S89°37'09"W

STREET A
STREET A

The ramps should line up.

Adjusted to line up.

SIGHT VISIBILITY TRIANGLE (TYP)

Typi. for all streets: coordinate with Phil Turner (pcturner@auroragov.org) to obtain street names for this subdivision. He will need the GIS/ CAD drawing to assign street names and addresses.

Lot & Block #'s Need to Match Plat (Typical)

Addressed

136 6552 SF | 135 5500 SF | 134 5500 SF | 133 5500 SF | 132 5500 SF | 131 5500 SF | 130 5500 SF | 129 5500 SF | 128 6992 SF

120 6002 SF | 119 4950 SF | 118 4950 SF | 117 4950 SF | 116 4950 SF | 115 4950 SF | 114 4950 SF | 113 4950 SF | 112 4950 SF | 111 6442 SF

121 5500 SF | 122 5500 SF | 123 5500 SF | 124 5500 SF | 125 5500 SF | 126 5500 SF | 127 6992 SF

102 6552 SF | 103 5500 SF | 104 5500 SF | 105 5500 SF | 106 5500 SF | 107 5500 SF | 108 5500 SF | 109 5500 SF | 110 6992 SF

STREET D
STREET D
STREET F
STREET F

MATCHLINE SEE SHEET 7 FOR CONTINUATION
MATCHLINE SEE SHEET 9 FOR CONTINUATION

Delineate where G.E & U.E. begin & end?

All utility easements updated are shared utility easements and labeled as "UE".

Label Easement Plat shows 8' U.E.?

Addressed.

If differing utilities show where U.E. and G.E. begin & end?

All utility easements updated are shared utility easements and labeled as "UE".

568.0' S0°22'51"E

PROPOSED NEIGHBORHOOD PARK
(REFERENCE LANDSCAPE PLANS FOR MORE DETAIL)

TRACT AA 3.71 AC.

Addressed

TRACT H 0.15 AC.
TRACT G 0.15 AC.

MATCHLINE SEE SHEET 12 FOR CONTINUATION

SITE PLAN NOTES:

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

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2 RFS-54W16LED3K-G2-R3M
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- PROPOSED STREET LIGHT - SL1 25' MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - SL3 14' RFM-108W48LED3K-G2-R3M
- EXISTING STREET LIGHT

SIGN LEGEND:

STOP
R1-1

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

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

PRELIMINARY

NOT FOR CONSTRUCTION
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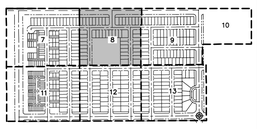
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
SITE PLAN



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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DRAWN BY: KH TEAM

Traditions Subdivision Filing No. 5
Reception No. B6036243?

Updated.

Label existing ROW Width?

Added.

Adonea Subdivision Filing No. 4
Reception No. B5118912?

Addressed

Delineate Existing ROW and Proposed ROW?

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

TEMP. STRIPING TO MERGE BACK INTO EXISTING NORTHERN ALAMEDA 2-LANE CONFIGURATION

Label existing easements (Typical)

EX. MEDIAN CURB

28.1' EX. PAVEMENT

E ALAMEDA AVE (ARTERIAL)

PUBLIC ROW 41.98 AC.

114.0' ROW

57.0'

EX. PAVEMENT EDGE

29.0' PROPOSED PAVEMENT

PROP. MEDIAN CURB

Update the opposing ramps to current standards (directional ramps).

TYPE 3 BARRICADES R=25.00'

Delineate Existing ROW and Proposed ROW?

See next sheet for delineation.

Make Tract Labeling consistent between Plat and Site Plan (Typical)

TRACT Y 1.13 AC.

1070.4'

8.0' UE

6.0' GE

4.0' UE

32.8' LANDSCAPE BUFFER

Addressed

Lot & Block #'s Need to Match Plat (Typical)

Label easement?

Addressed.

see snip from existing construction. It appears that directional ramps are already in place. Civil construction plans will evaluate existing ramps and slopes.

6.0' GE

4.0' UE

13.0' SWLK ESMT

2.0' SWLK ESMT

231.28' S0°22'51"E

R1-1

R=20.00'

MATCHLINE SEE SHEET 10 FOR CONTINUATION

284.00' S89°37'09"W

STREET A

R=15.00' TYP

663.00' S89°37'09"W

PUBLIC ROW 41.98 AC.

64.0' ROW 34.0' FL-FL

5.5' S/W

6.0' GE

All utility easements updated are shared utility easements and labeled as "UE".

Show where G.E. & U.E. begin and end?

ESMT 8.0' S/W

8.0' UE

180.0'

TRACT P 0.15 AC.

STREET G

STREET J

728.00' S89°37'09"W

R=20.00'

TYPE 3 BARRICADES

30.0' TRAIL CORRIDOR

S LITTLE RIVER STREET (COLLECTOR)

SIGHT VISIBILITY TRIANGLE (TYP)

TRACT G 0.15 AC.

TRACT N 0.15 AC.

FUTURE FILING NO.2 "MEADOWS"

Unplatted?

Yes. Filings No. 2-4 are anticipated in the future as part of Parklands Village 2.

MATCHLINE SEE SHEET 8 FOR CONTINUATION

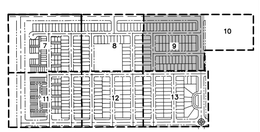
MATCHLINE SEE SHEET 13 FOR CONTINUATION

SITE PLAN NOTES:

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

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROPOSED STREET LIGHT - SL2
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- PROPOSED STREET LIGHT - SL1 25' MPTC-55W48LED3K-G3-LE3



KEY MAP
N.T.S.

NORTH

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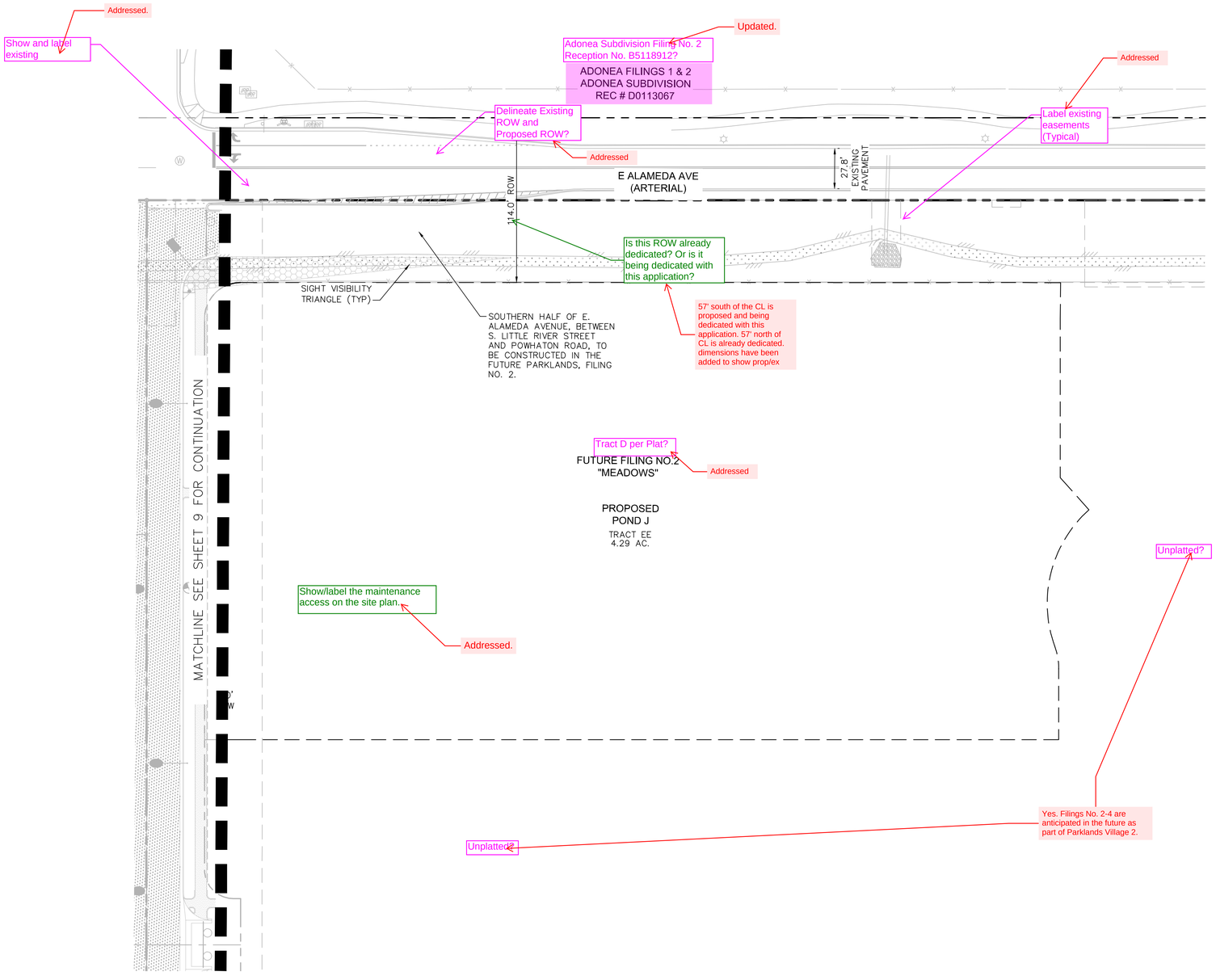
Kimley»Horn
Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
SITE PLAN

TLC
KH TEAM

CHECKED BY:
DRAWN BY:



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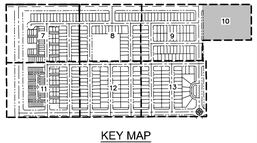
- EXISTING STREET LIGHT



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GRAPHIC SCALE IN FEET
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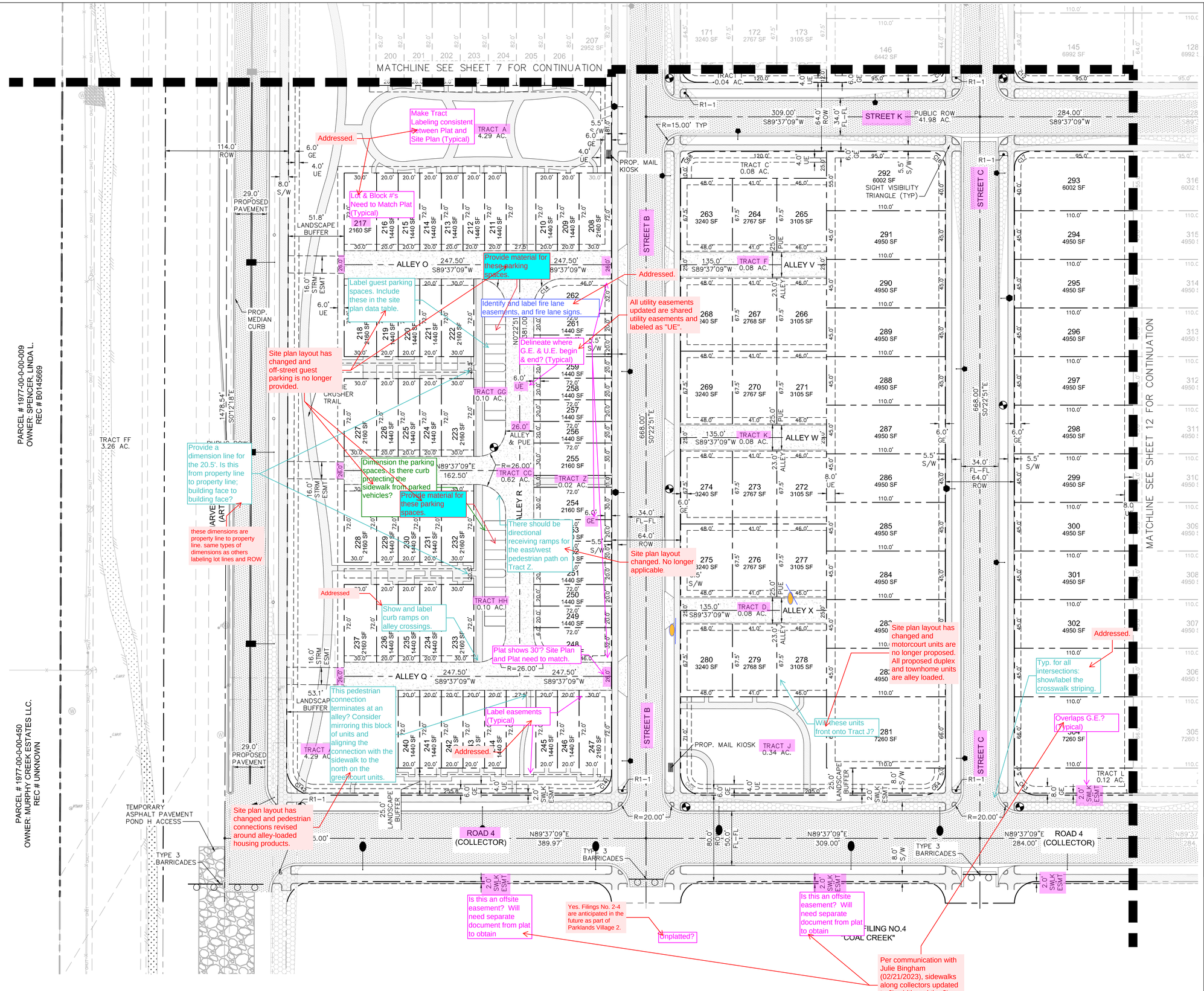

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- PROPOSED PED LIGHT - SL3 14' RFM-108W48LED3K-G2-R3M
- EXISTING STREET LIGHT

SIGN LEGEND:

STOP R1-1

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

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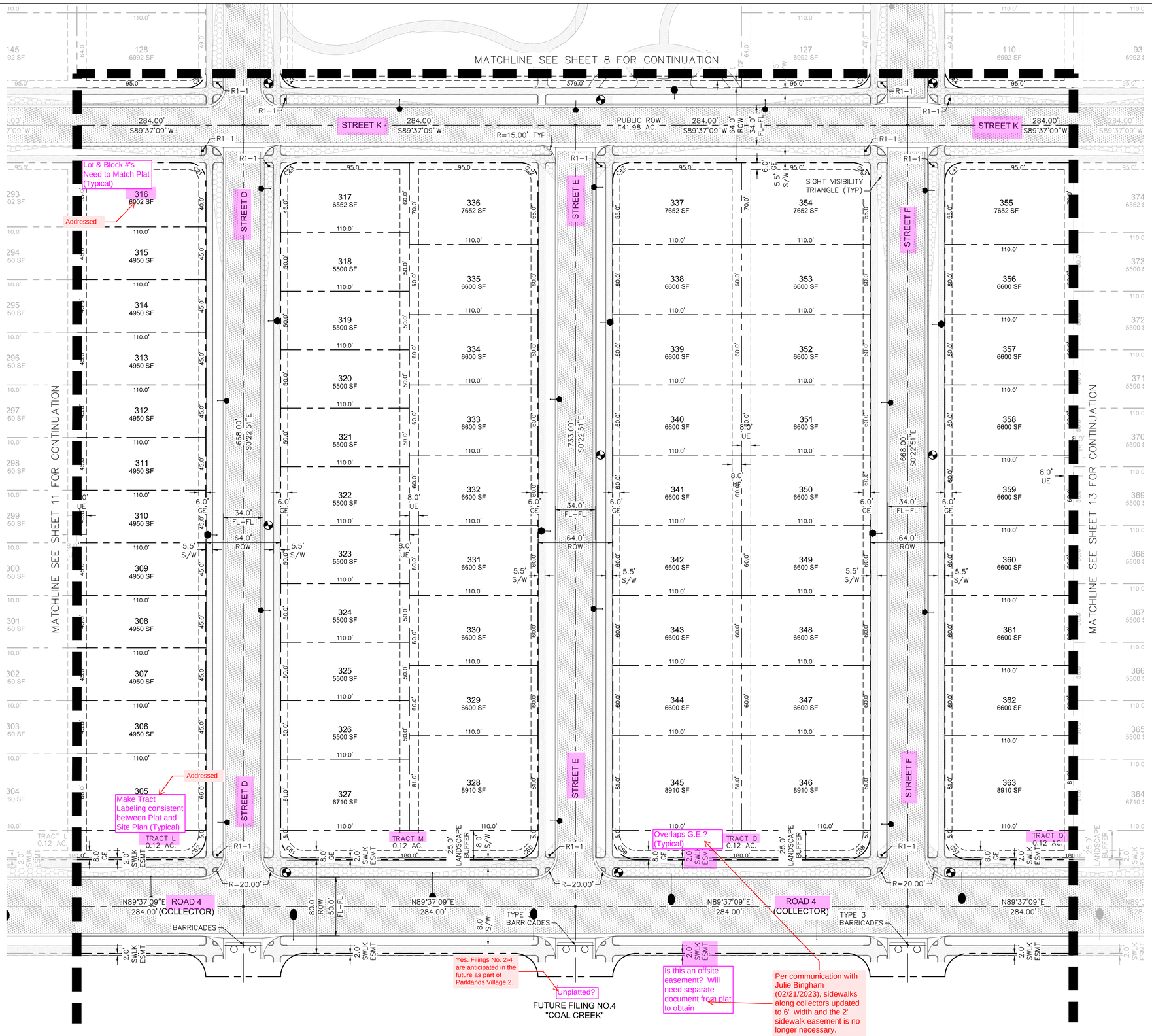

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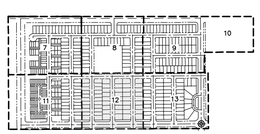

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
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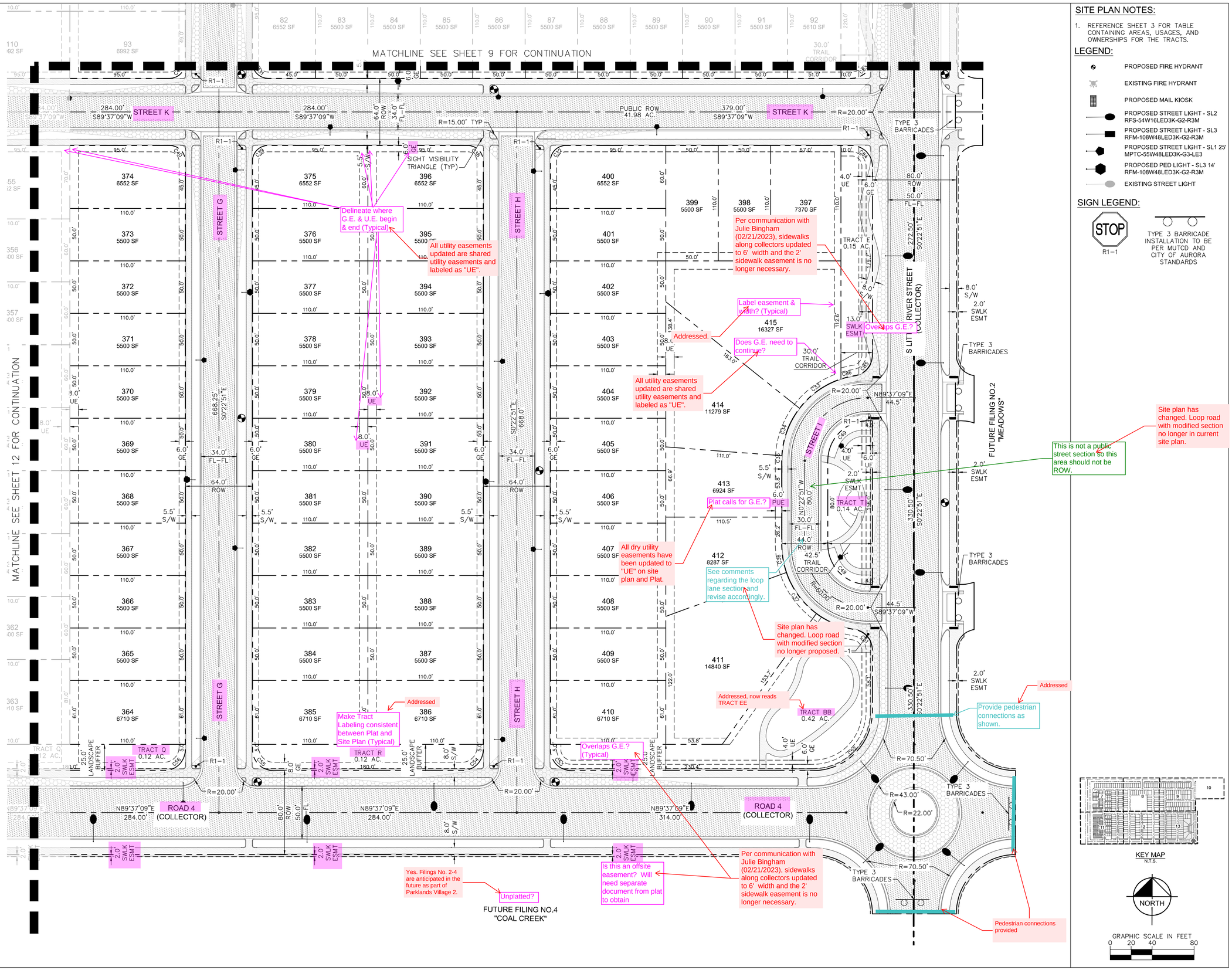

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SIGN LEGEND:

STOP R1-1

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SITE PLAN

KEY MAP N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	26.00'	40.84'	S44°37'09"W	36.77'	90°00'00"	26.00'
C4	26.00'	40.84'	S45°22'51"E	36.77'	90°00'00"	26.00'
C6	26.00'	40.84'	N45°22'51"W	36.77'	90°00'00"	26.00'
C7	15.00'	3.02'	N5°23'16"E	3.02'	11°32'13"	1.52'
C8	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C9	15.00'	23.56'	S44°37'09"W	21.21'	90°00'00"	15.00'
C10	15.00'	3.02'	N6°08'57"W	3.02'	11°32'13"	1.52'
C11	26.00'	40.84'	S44°37'09"W	36.77'	90°00'00"	26.00'
C12	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'
C13	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C14	26.00'	40.84'	N44°37'09"E	36.77'	90°00'00"	26.00'
C15	26.00'	40.84'	N45°22'51"W	36.77'	90°00'00"	26.00'
C16	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C17	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C19	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C20	15.00'	23.56'	S44°37'09"W	21.21'	90°00'00"	15.00'
C21	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C22	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C23	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C24	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C25	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C26	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C27	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C28	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C29	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'
C30	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C31	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'
C32	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C33	82.00'	49.18'	S54°19'10"W	48.45'	34°21'48"	25.35'
C34	82.00'	49.01'	S20°00'58"W	48.28'	34°14'37"	25.26'
C35	82.00'	4.69'	S1°15'25"W	4.69'	3°16'30"	2.34'
C36	82.00'	27.10'	S9°50'51"E	26.97'	18°56'02"	13.67'
C37	82.00'	49.26'	S36°31'24"E	48.52'	34°25'04"	25.40'
C38	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C39	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C40	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C41	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C42	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C43	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C44	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C45	15.00'	23.56'	S44°37'09"W	21.21'	90°00'00"	15.00'
C46	15.00'	23.56'	S45°22'51"E	21.21'	90°00'00"	15.00'
C47	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C48	38.00'	59.69'	N45°22'51"W	53.74'	90°00'00"	38.00'
C49	38.00'	59.69'	N44°37'09"E	53.74'	90°00'00"	38.00'
C50	82.00'	39.94'	S67°41'10"E	39.55'	27°54'29"	20.37'
C51	20.00'	28.36'	S41°00'38"E	26.05'	81°15'34"	17.16'
C52	56.57'	88.86'	S44°37'09"W	80.00'	90°00'00"	56.57'
C53	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C54	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C55	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C56	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C57	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C58	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C59	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C60	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C61	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C62	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C63	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C64	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C65	20.00'	31.42'	N45°22'51"W	28.28'	90°00'00"	20.00'
C66	15.00'	20.54'	N50°23'16"E	18.97'	78°27'47"	12.25'
C68	15.00'	23.56'	N44°37'09"E	21.21'	90°00'00"	15.00'
C69	52.00'	21.72'	S68°51'36"W	21.56'	23°55'39"	11.02'
C70	15.00'	23.56'	S44°37'09"W	21.21'	90°00'00"	15.00'
C71	52.00'	88.87'	S7°56'08"W	78.44'	97°55'17"	59.74'
C72	52.00'	110.59'	N78°03'01"E	90.89'	121°50'56"	93.52'
C77	25.00'	39.38'	N44°44'55"E	35.44'	90°15'31"	25.11'
C78	25.00'	39.16'	S45°15'05"E	35.28'	89°44'29"	24.89'
C79	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C80	20.00'	31.42'	S45°22'51"E	28.28'	90°00'00"	20.00'
C81	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C82	20.00'	31.42'	S45°22'51"E	28.28'	90°00'00"	20.00'
C83	20.00'	31.42'	S44°37'09"W	28.28'	90°00'00"	20.00'
C84	20.00'	31.42'	S45°22'51"E	28.28'	90°00'00"	20.00'
C85	20.00'	28.36'	S40°14'56"W	26.05'	81°15'34"	17.16'
C86	82.00'	13.42'	S76°11'24"W	13.41'	9°22'39"	6.73'
C102	20.00'	31.42'	N44°37'09"E	28.28'	90°00'00"	20.00'
C104	15.00'	23.56'	N45°22'51"W	21.21'	90°00'00"	15.00'
C141	20.00'	31.42'	N44°37'09"E	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C142	25.00'	39.35'	S45°17'34"E	35.41'	90°10'33"	25.08'
C145	25.00'	39.16'	S45°15'05"E	35.28'	89°44'29"	24.89'
C146	25.00'	39.16'	S45°15'05"E	35.28'	89°44'29"	24.89'

CHECKED BY: TLC
DRAWN BY: KH TEAM

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SUITE 1500
DENVER, CO 80237
(303) 228-2300
www.kimley-horn.com

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

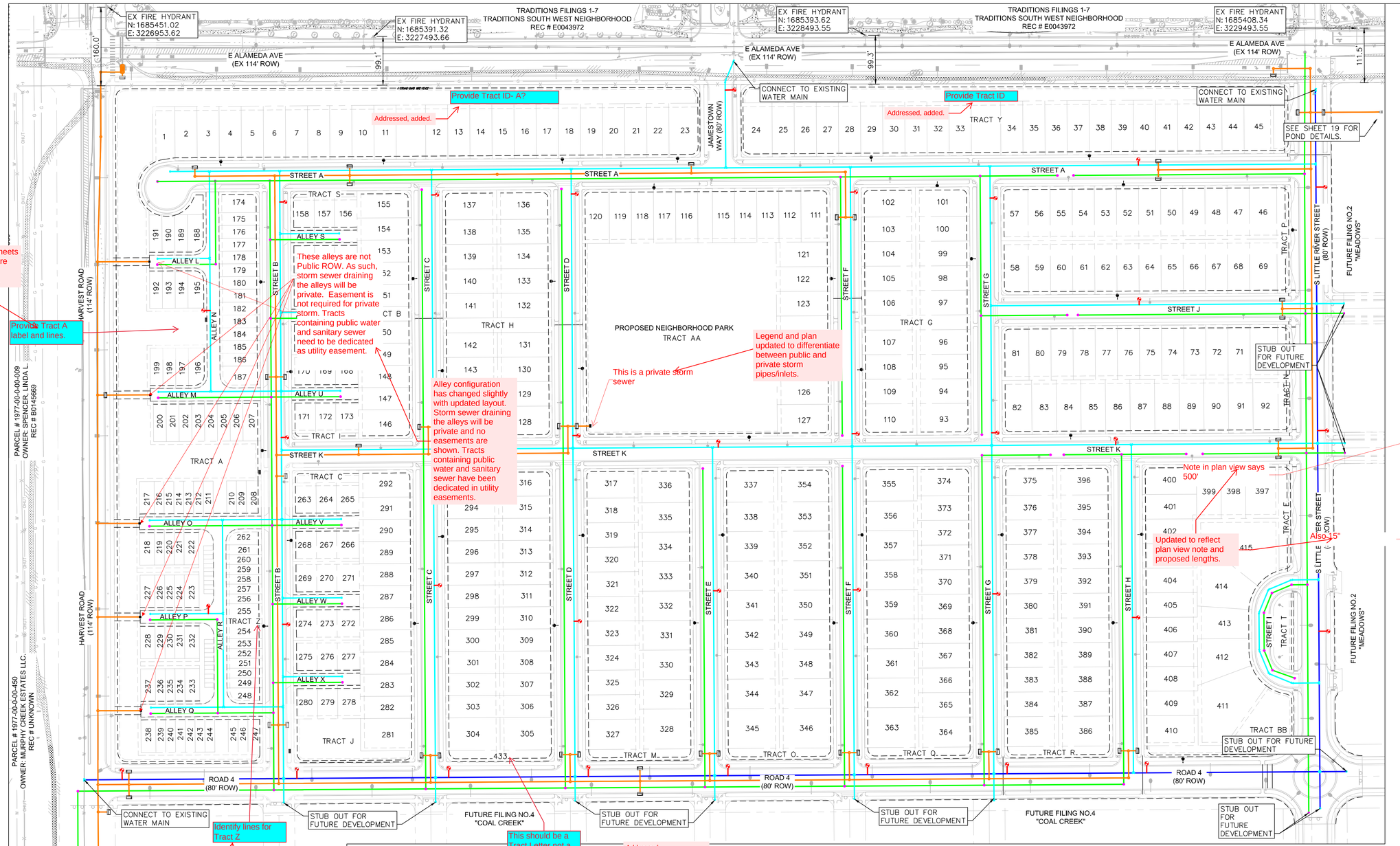
OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
303.346.7006

PRELIMINARY

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

DATE:
11/09/2022

SHEET TITLE:
SITE PLAN



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

LEGEND

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

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

ROADWAY:

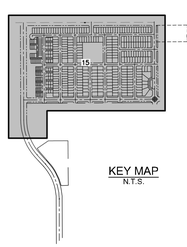
- HARVEST ROAD FROM E. ALAMEDA AVENUE TO INTERSECTION WITH ROAD 4 AS A FOUR-LANE ARTERIAL.
  -THIS PROJECT IS RESPONSIBLE FOR THE EAST HALF.
- E. ALAMEDA AVENUE FROM HARVEST ROAD TO S. LITTLE RIVER STREET AS A FOUR-LANE ARTERIAL. THE NORTHERN TWO LANES ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE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

WATER:

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

SANITARY SEWER:

- APPROXIMATELY 740 LF OF THE 30" SENAC WASTEWATER INTERCEPTOR FOR THE DOWNSTREAM CONNECTION POINT TO THE UPSTREAM SIDE OF COAL CREEK, TO BE REIMBURSED BY THE CITY
- 8" SANITARY SEWER IN HARVEST ROAD FROM ALAMEDA TO APPROXIMATELY HALFWAY BETWEEN ROAD 4 AND MISSISSIPPI AVENUE
- 10" SANITARY SEWER IN HARVEST ROAD FROM APPROXIMATELY HALFWAY BETWEEN ROAD 4 AND MISSISSIPPI AVENUE TO MISSISSIPPI AVENUE



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

TLC
KH TEAM

CHECKED BY:
DRAWN BY:

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Kimley-Horn and Associates, Inc.

DATE:
11/09/2022

SHEET TITLE:
OVERALL UTILITY PLAN

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

PARCEL # 1977-00-0-00-218
OWNER: NOREEN & CO, LLC.
REC # D8011315

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

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

S HARVEST R

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

E ALAMEDA AVE
(ARTERIAL)

145.1' EX. PAVEMENT
28.1' EX. PAVEMENT
114.0' ROW
29.0' PROPOSED PAVEMENT
57.0'

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

CONNECTION TO EXISTING
30" STORM SEWER PIPE
EDN: 205041

42.6' LANDSCAPE BUFFER

4 STRAND BARB WIRE FENCE

EX. UTILITY ESMT ESMT REC. NO. B6006450

43.0' PROPOSED PAVEMENT
35.0'

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

81.6' LANDSCAPE BUFFER

It is encouraged to not have slopes less than 0.8% to minimize maintenance and icing problems.

Addressed. most streets now show a min of 0.8% slope. roads that do not meet this criteria will be updated during final grading.

STREET A

STREET B

STREET C

ALLEY S

ALLEY L

ALLEY N

ALLEY T

ALLEY M

ALLEY U

TRACT S

TRACT FF

TRACT B

TRACT H

TRACT A

STREET K

Per updated site plan layout , all hydrants are located within dedicated public ROW and none are located in alleys.

Make sure hydrants are fully within ROW on civil drawings.

Sheet Notes deleted. No storm intended to be here.

Do not see any storm here

EX. GAS LINE ESMT REC. NO. B2220773

EX. TEMPORARY CONSTRUCTION ESMT REC. NO. B2220773

EX. WATER LINE ESMT REC. NO. B5176315

HARVEST ROAD
(ARTERIAL)

74.4' LANDSCAPE BUFFER

29.0' PROPOSED PAVEMENT

MATCHLINE SEE SHEET 20 FOR CONTINUATION

MATCHLINE SEE SHEET 17 FOR CONTINUATION

CHECKED BY: TLC
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.
2. 10' TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
3. 3' TYPE 'C' AREA INLET PER CITY & COUNTY OF DENVER & COA STD SPEC. 10.08.
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5. FIRE HYDRANT ASSEMBLY PER COA STD DTL 208.

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KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

OWNER:
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8678 CONCORD CENTER DR.
#200, ENGLEWOOD, CO
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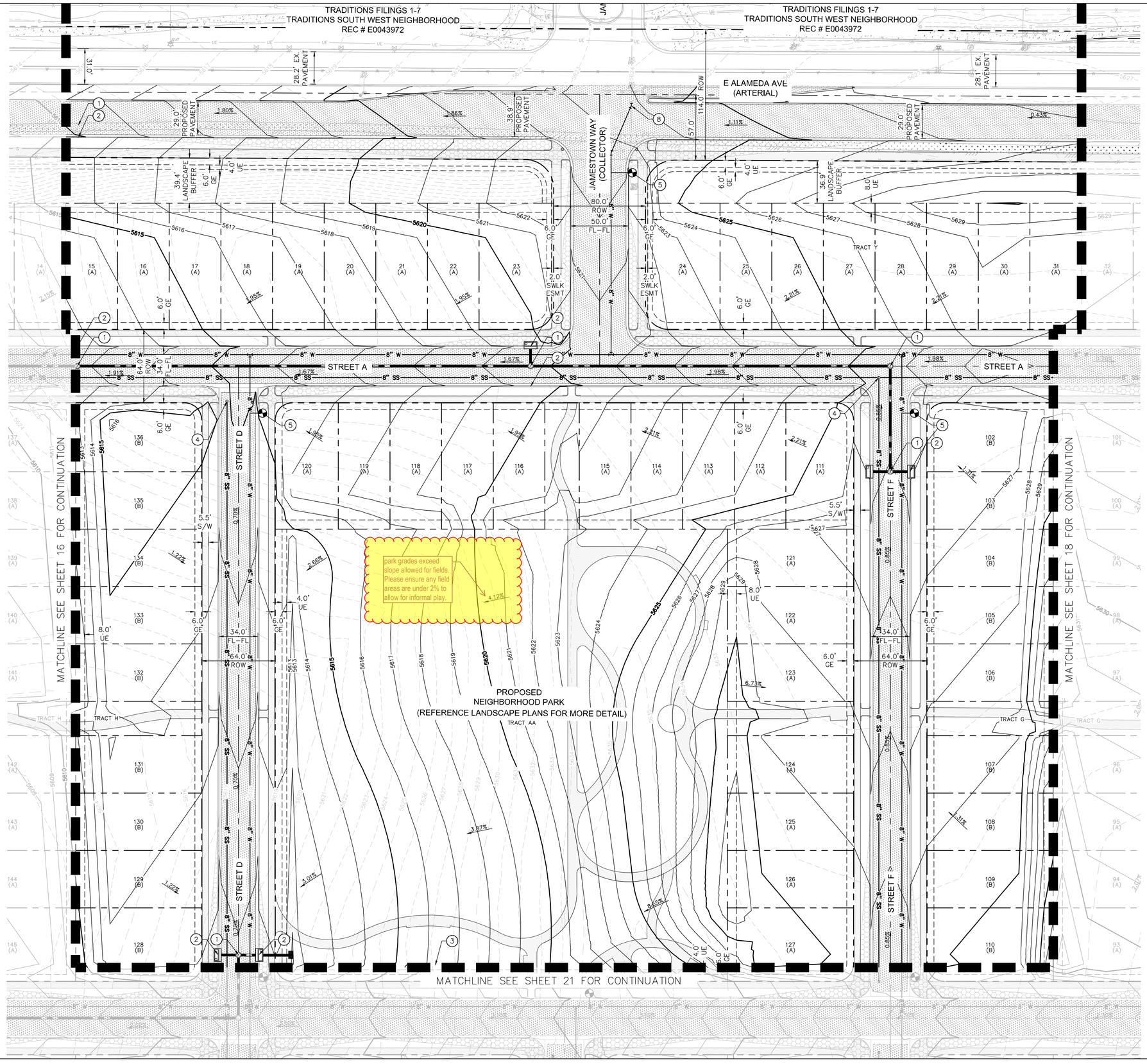

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8. PROPOSED WATERLINE CONNECTION TO EXISTING

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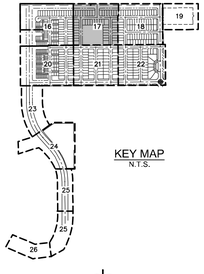

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SHEET TITLE:
GRADING & UTILITY PLAN

CHECKED BY: TLC
DRAWN BY: KH TEAM

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

E ALAMEDA AVE
(ARTERIAL)

28.1' EX. PAVEMENT
29.0' PROPOSED PAVEMENT
57.0' 114.0' ROW
38.8' PROPOSED PAVEMENT
6.0' GE
4.0' UE
6.0' UE
32.8' LANDSCAPE BUFFER
EX. TEMPORARY CONSTRUCTION EASEMENT REC. NO. B5018921
2.0' SWLK ESMT
13.0' SWLK ESMT
35.3' TRAIL CORRIDOR
TRACT Y

STREET A
64.0' ROW
34.0' FL-FL
8" W
8" SS

STREET G
STREET J
STREET P
TRACT G
TRACT N

S LITTLE RIVER STREET
(COLLECTOR)
80.0' ROW
50.0' FL-FL
12" W
8" SS

FUTURE FILING NO.2
"MEADOWS"

30.0' TRAIL CORRIDOR

MATCHLINE SEE SHEET 17 FOR CONTINUATION
MATCHLINE SEE SHEET 19 FOR CONTINUATION
MATCHLINE SEE SHEET 22 FOR CONTINUATION

GRADING & UTILITY PLAN NOTES:

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7. PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT
8. PROPOSED WATERLINE CONNECTION TO EXISTING
10. PROPOSED SANITARY SEWER CONNECTION TO EXISTING

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KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
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TLC
KH TEAM

CHECKED BY:
DRAWN BY:

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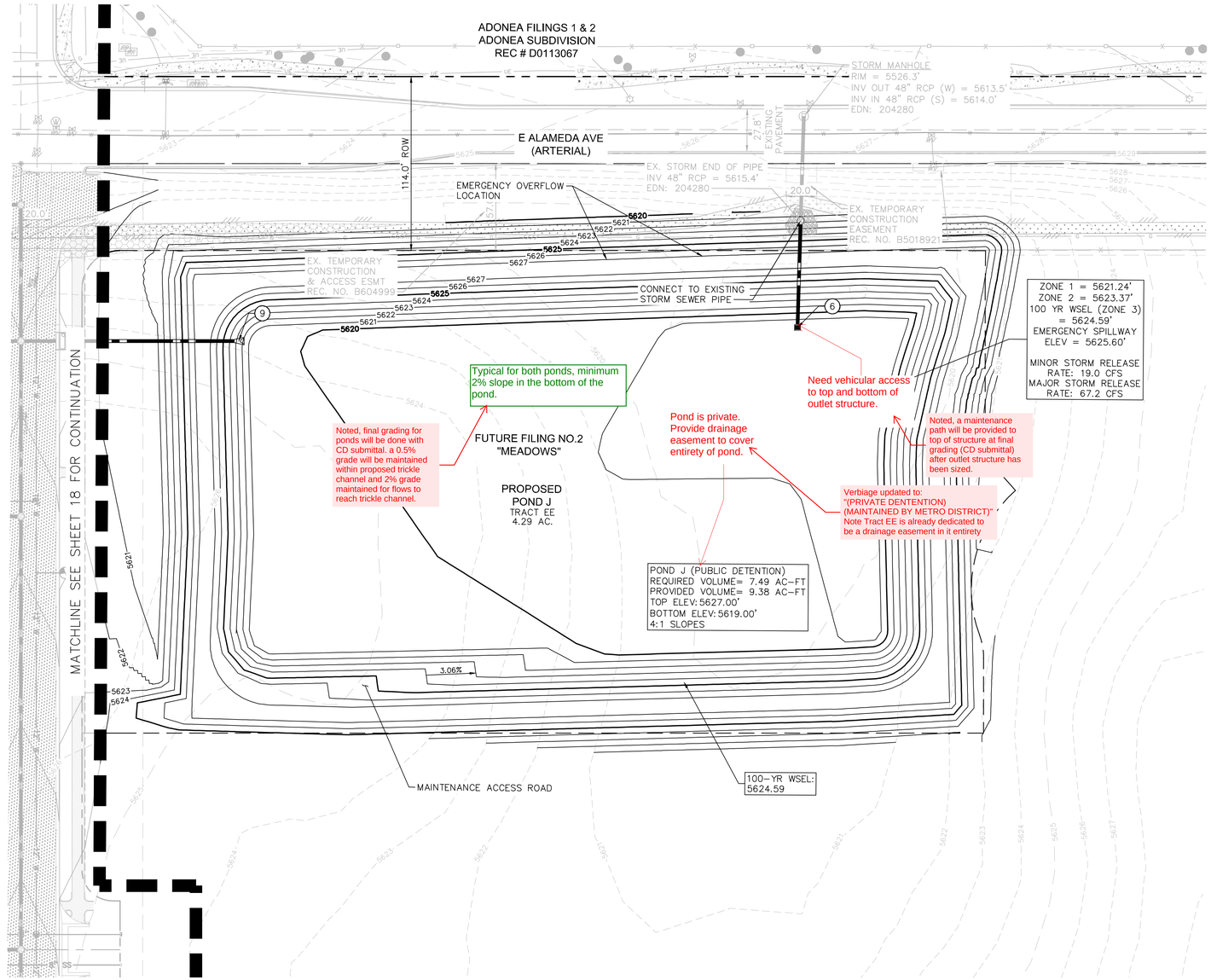

GRADING & UTILITY PLAN NOTES:

(6) POND OUTFALL STRUCTURE LOCATION.

(9) CONCRETE HEADWALL

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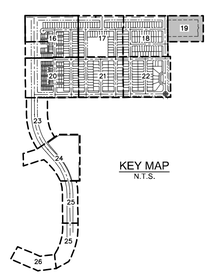

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GRADING & UTILITY PLAN

CHECKED BY: TLC
DRAWN BY: KH TEAM

MATCHLINE SEE SHEET 16 FOR CONTINUATION

MATCHLINE SEE SHEET 21 FOR CONTINUATION

MATCHLINE SEE SHEET 23 FOR CONTINUATION

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

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

HARVEST ROAD (ARTERIAL)

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

EX. UTILITY ESMT ESMT REC. NO. B6006450

EX. WATER LINE ESMT REC. NO. B5176315

TRACT A

TRACT C

TRACT FF

TRACT GG

TRACT HH

TRACT J

TRACT L

TRACT Z

TRACT CC

STREET B

STREET C

STREET K

ALLEY O

ALLEY P

ALLEY Q

ALLEY R

ALLEY V

ALLEY W

ALLEY X

ROAD 4 (COLLECTOR)

FUTURE FILING NO.4 "COAL CREEK"

Provide material and striping for parking spaces

Site plan has changed. No longer applicable.

Provide material and striping for parking spaces

GRADING & UTILITY PLAN NOTES:

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KEY MAP
N.T.S.

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GRAPHIC SCALE IN FEET
0 20 40 80

TLC
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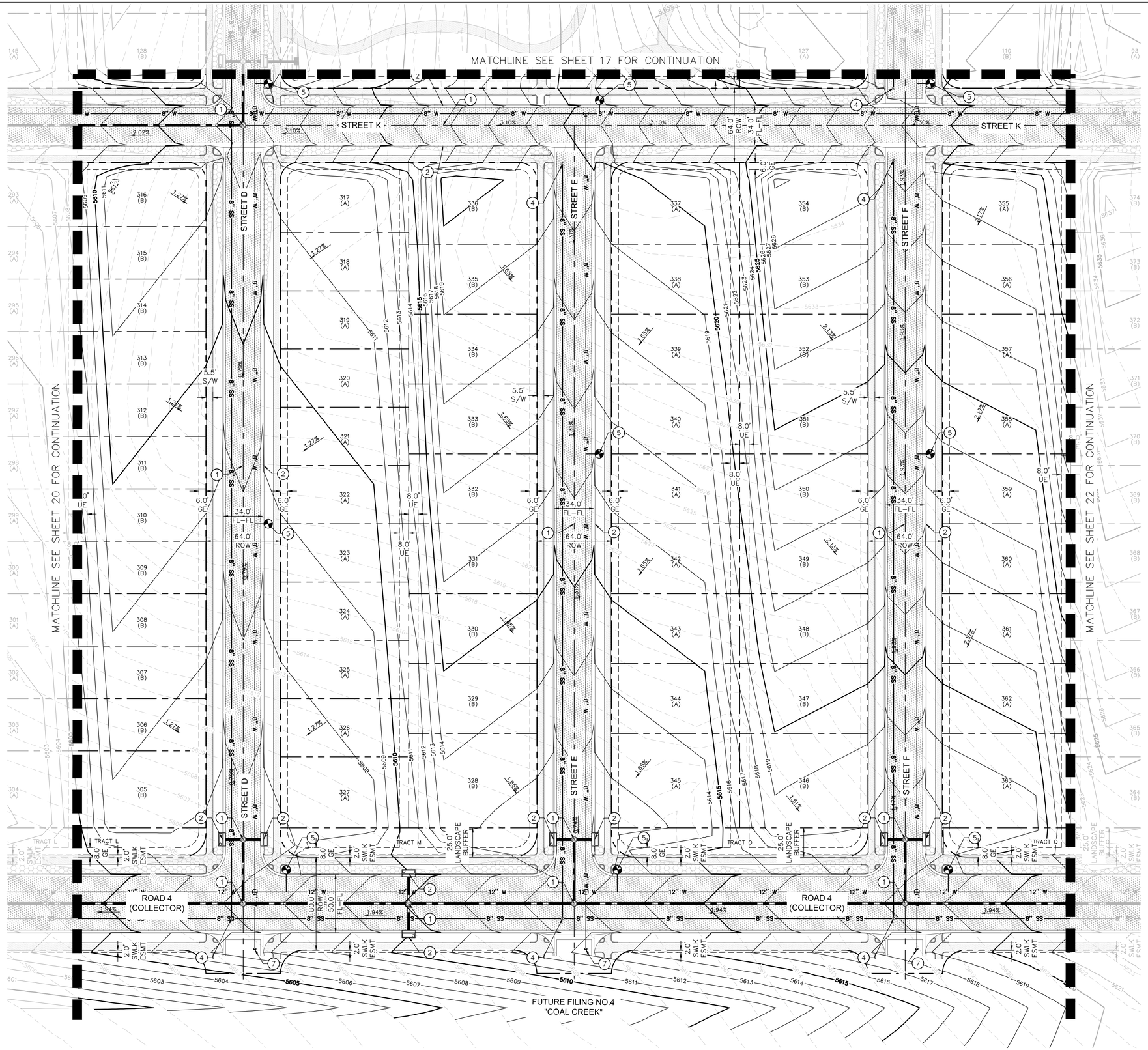

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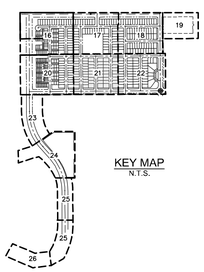
7. PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT

GENERAL NOTES

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SEWER SERVICES SHALL BE PRIVATE.
5. ¾ TYPE K COPPER WATER METERS SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.



CHECKED BY: TLC
DRAWN BY: KH TEAM

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

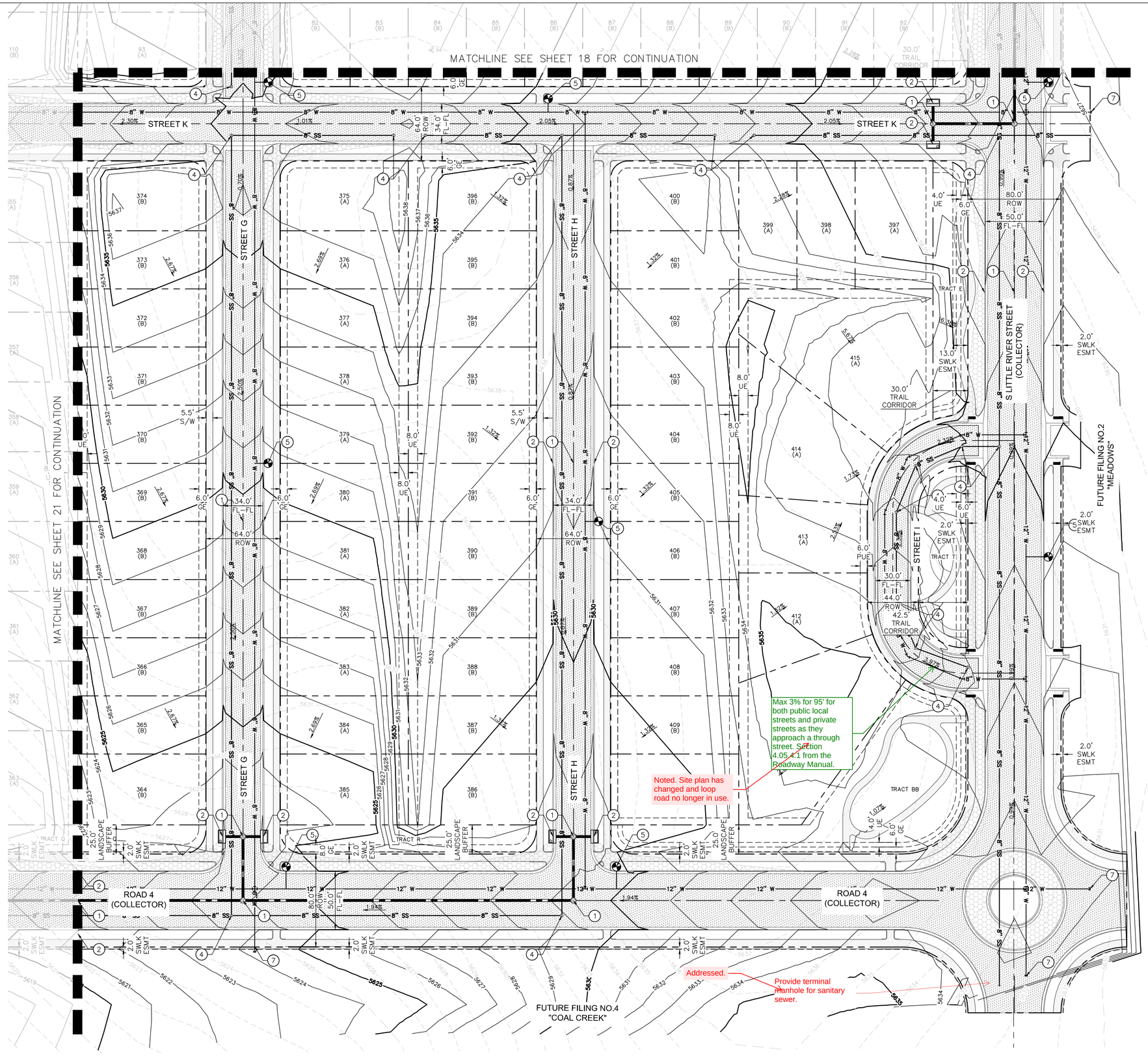
THE PARKLANDS - VILLAGE 2
FILING NO. 1
AURORA, COLORADO

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

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

DATE:
11/09/2022

SHEET TITLE:
GRADING & UTILITY PLAN



GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER PER COA STD SPEC. 10.03, 10.05, 10.08 & STD DTL 101, 102, 103, 104, & 105.
2. 10' TYPE 'R' INLET PER COA STD SPEC. 10.08 & STD DTL 400.
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.
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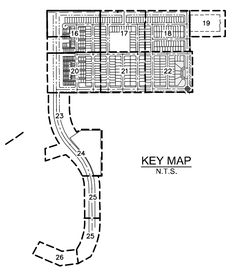

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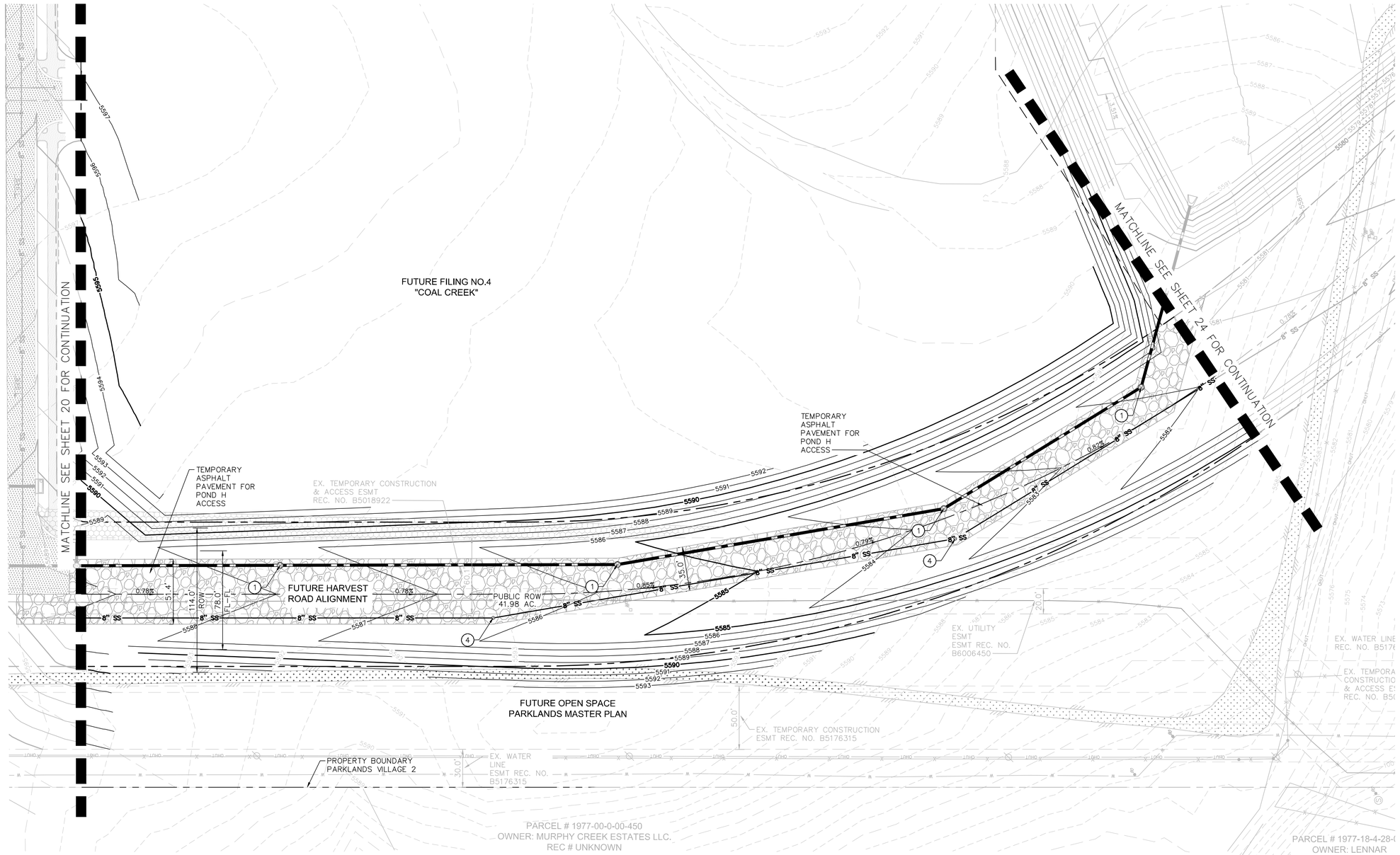

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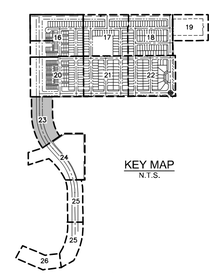
Addressed.

Include site plan sheets for these improvements.



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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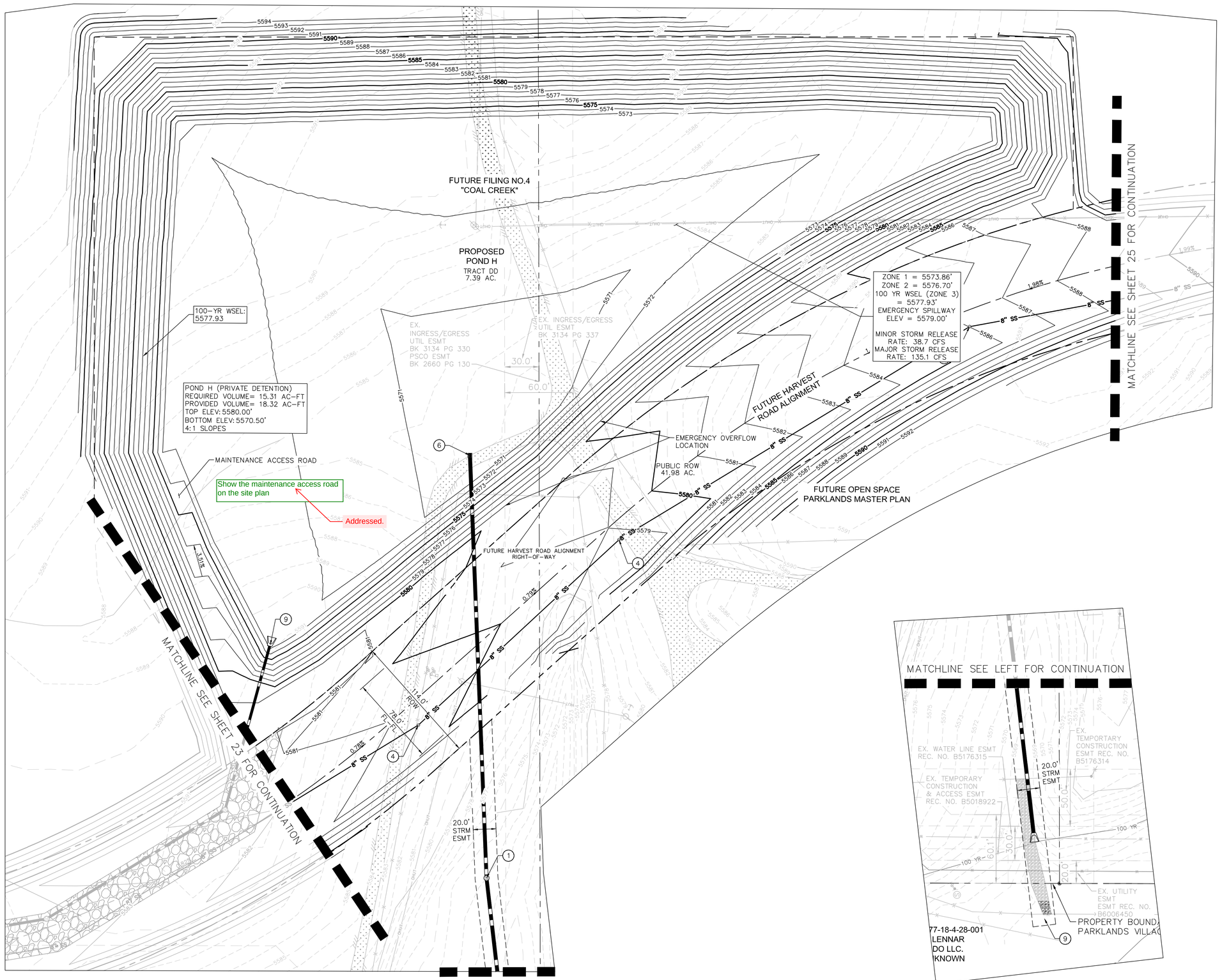

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6. POND OUTFALL STRUCTURE LOCATION.
9. CONCRETE HEADWALL

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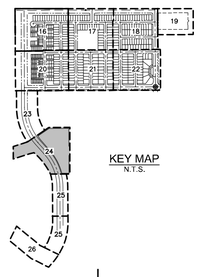

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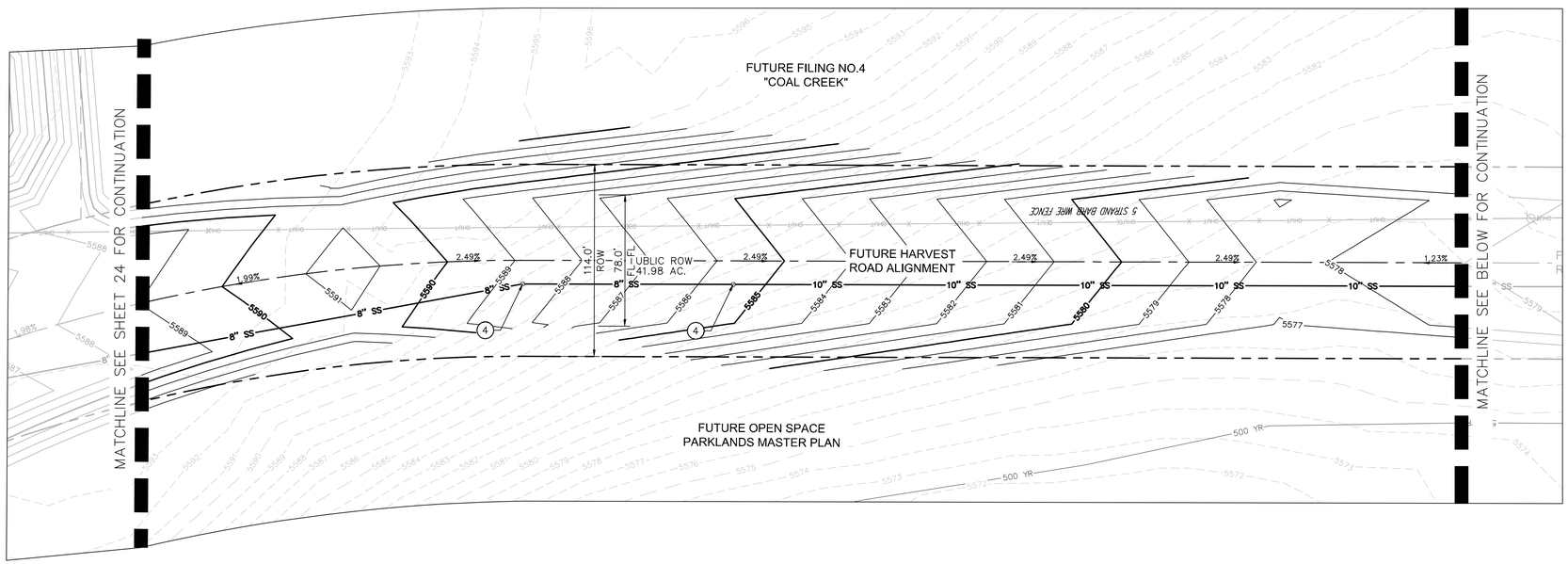

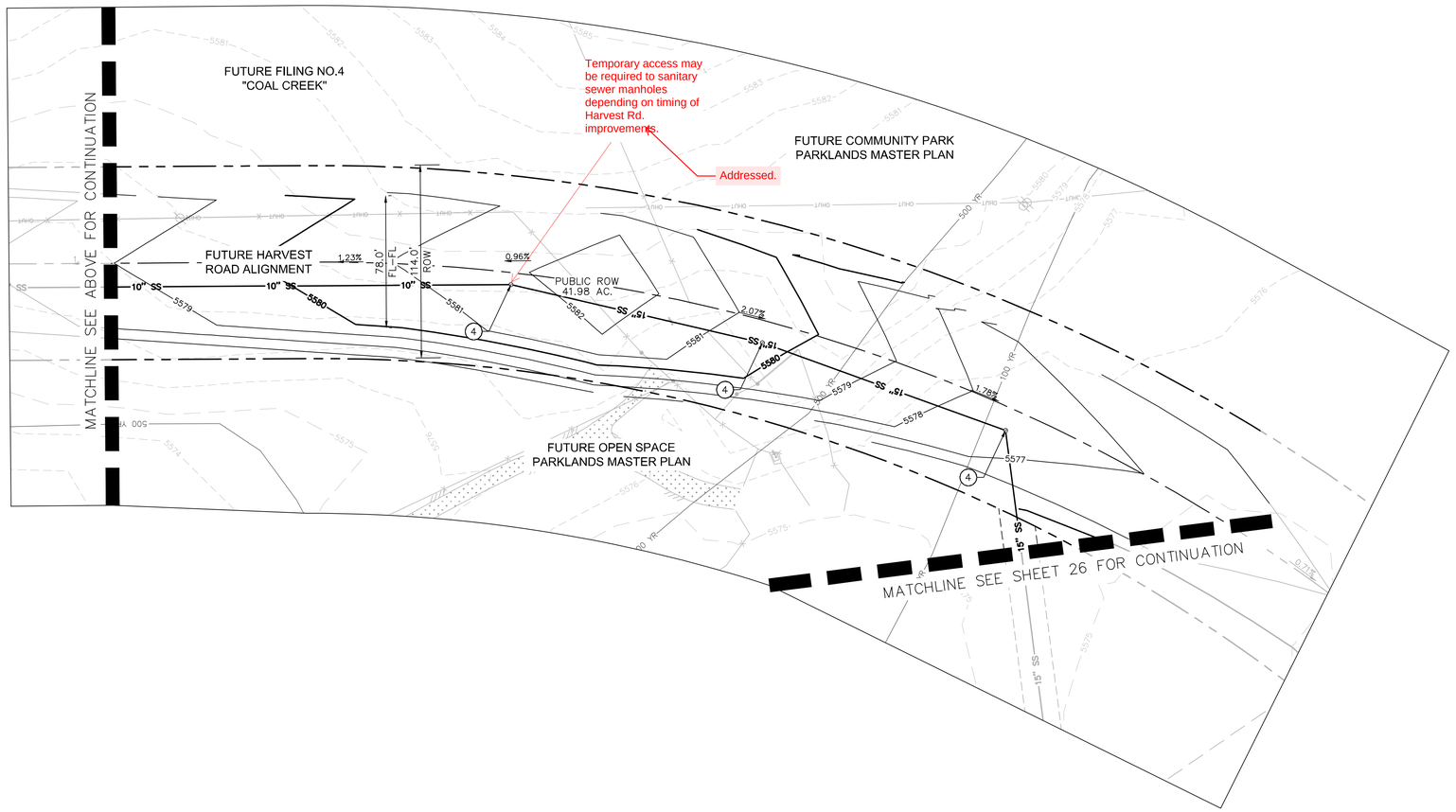

GRADING & UTILITY PLAN NOTES:

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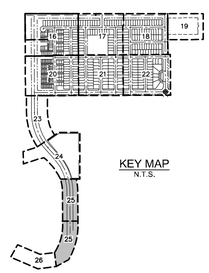

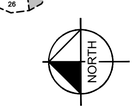

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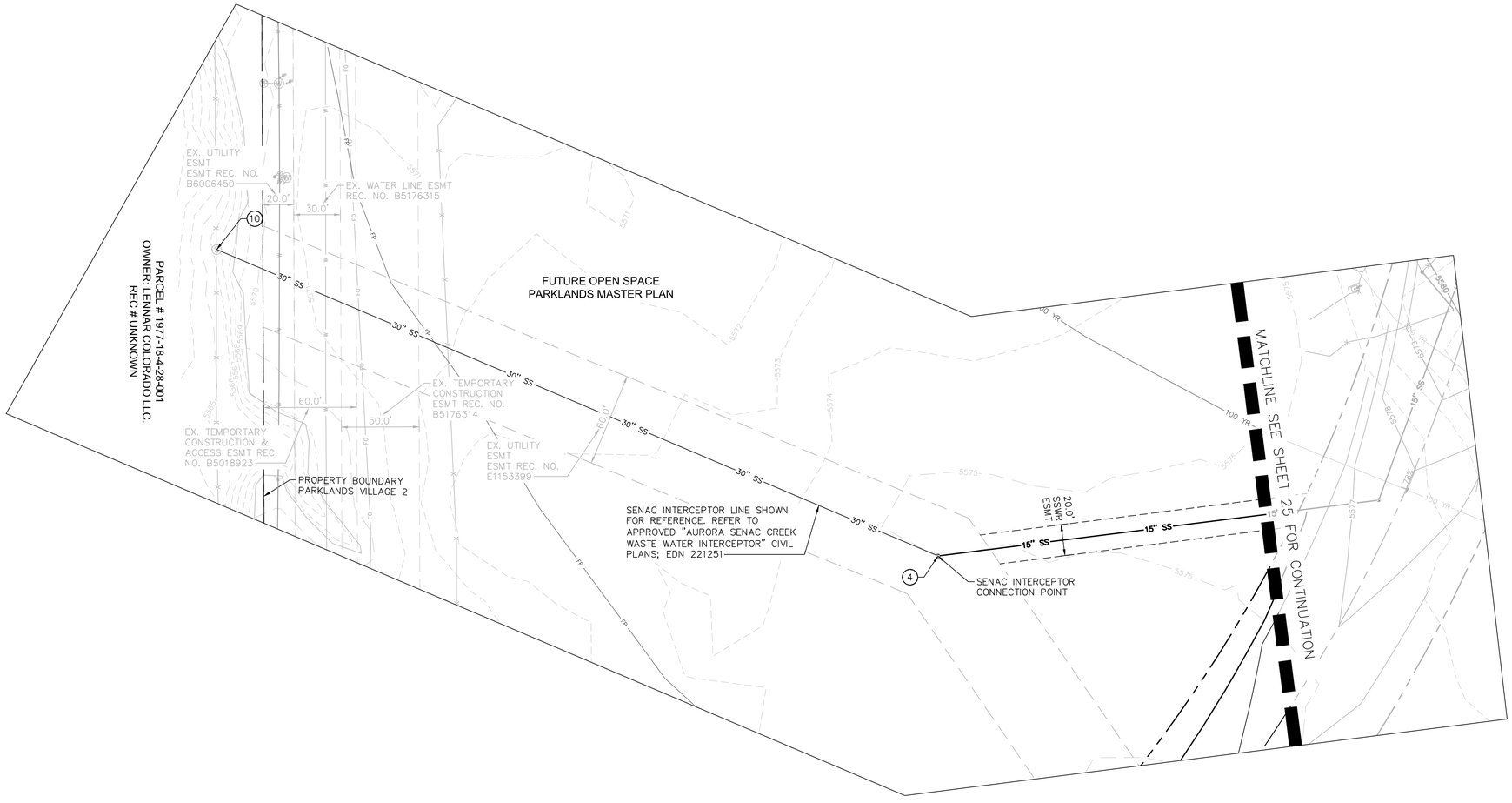
PARCEL # 1977-18-4-28-001
OWNER: LENNAR COLORADO LLC.
REC # UNKNOWN
EX. UTILITY ESMT ESMT REC. NO. B6006450
EX. WATER LINE ESMT REC. NO. B5176315
20.0'
30.0'
10
30" SS
FUTURE OPEN SPACE
PARKLANDS MASTER PLAN
EX. TEMPORARY CONSTRUCTION ESMT REC. NO. B5176314
60.0'
50.0'
EX. TEMPORARY CONSTRUCTION & ACCESS ESMT REC. NO. B5018923
EX. UTILITY ESMT ESMT REC. NO. E1153399
PROPERTY BOUNDARY PARKLANDS VILLAGE 2
SENAC INTERCEPTOR LINE SHOWN FOR REFERENCE. REFER TO APPROVED "AURORA SENAC CREEK WASTE WATER INTERCEPTOR" CIVIL PLANS; EDN 221251
4
SENAC INTERCEPTOR CONNECTION POINT
20.0' SSWR ESMT
15" SS
MATCHLINE SEE SHEET 25 FOR CONTINUATION
100 YR
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VICINITY MAP

NORTH

SCALE 1" = 5,000'

CITY OF AURORA NOTES

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

SHEET INDEX

27.	L-100	LANDSCAPE NOTES
28.	L-101	PLANTING LIST
29.	L-102	LANDSCAPE LOT TYPICALS
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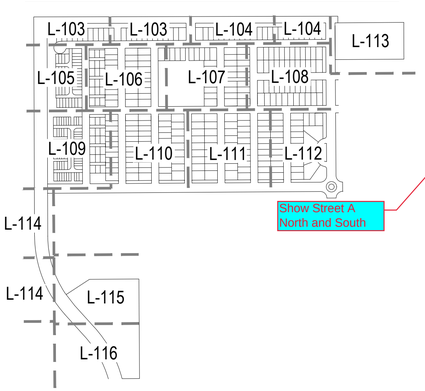
31.	L-104	LANDSCAPE PLAN
32.	L-105	LANDSCAPE PLAN
33.	L-106	LANDSCAPE PLAN
34.	L-107	LANDSCAPE PLAN
35.	L-108	LANDSCAPE PLAN
36.	L-109	LANDSCAPE PLAN
37.	L-110	LANDSCAPE PLAN
38.	L-111	LANDSCAPE PLAN
39.	L-112	LANDSCAPE PLAN
40.	L-113	LANDSCAPE PLAN
41.	L-114	LANDSCAPE PLAN
42.	L-115	LANDSCAPE PLAN
43.	L-116	LANDSCAPE PLAN
44.	L-200	MASTER FENCE & TRAIL PLAN
45.	L-201	HYDROZONE MAP
46.	L-203	TREE MITIGATION PLAN
47.	L-300	LANDSCAPE DETAILS
48.	L-301	LANDSCAPE DETAILS
49.	L-302	LANDSCAPE DETAILS
50.	L-304	LANDSCAPE DETAILS
51.	L-303	LANDSCAPE DETAILS

KEY MAP (NTS)



STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: Harvest Rd (West) (1 Tree and 10 Shrubs per 40 LF)	1,362	20	20	35	35	341	#5 Cont Shrubs	241
							13 Trees	130
Street Perimeter Buffer: E Alameda Ave (North) (1 Tree and 10 Shrubs per 40 LF)	2,273	20	20	57	57	569	#5 Cont Shrubs	501
							20 Trees	200
Street Perimeter Buffer: S Little River St (East) (1 Tree and 10 Shrubs per 40 LF)	994	20	20	25	25	249	#5 Cont Shrubs	236
							18 Trees	180
Street Perimeter Buffer: Road 4 (South) (1 Tree and 10 Shrubs per 40 LF)	1,865	20	20	47	47	467	#5 Cont Shrubs	509
							2 Trees	20
Totals:	6,494	-	-	164	164	1,626	2,017	

NOTES:

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

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

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

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Wetland Seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
A	145,645	11,870	-	29,353	186,868
B	1,822	-	-	1,478	3,300
C	3,140	-	-	187	3,327
E	4,671	-	-	1,763	6,434
G	3,935	-	-	2,665	6,600
H	3,773	-	-	2,827	6,600
I	1,427	-	-	145	1,572
J	8,134	4,810	-	1,919	14,863
L	5,178	-	-	150	5,328
M	5,178	-	-	150	5,328
N	5,206	-	-	1,222	6,428
O	5,178	-	-	150	5,328
P	5,206	-	-	1,222	6,428
Q	5,178	-	-	150	5,328
R	5,063	-	-	265	5,328
S	1,427	-	-	145	1,572
T	4,698	-	-	1,312	6,010
Y	47,692	-	-	1,651	49,343
Z	102	-	-	690	792
AA	46,497	84,630	-	30,661	161,788
BB	11,545	3,932	-	3,007	18,484
DD	321,898	-	-	-	321,898
EE	186,439		-	584	187,023
ROW	193,399	-	-	1,635,216	1,828,615
Totals:	1,022,431	105,242	-	1,716,912	2,844,585

CURBSIDE PLANTINGS

Note-South
Note-East
Note-East
Note-North

STREET	AREA (SF)	SHRUBS REQUIRED (1 SHRUB PER 40 SF)	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED (40% MAX)	TOTAL
E ALAMEDA AVE	21389	535	422	123	545
HARVEST RD	10626	266	211	68	279
LITTLE RIVER ST	12742	319	279	49	328
ROAD 4	12685	318	294	32	326
JAMESTOWN WAY (EAST)	1168	29	28	0	28
JAMESTOWN WAY (WEST)	1167	29	27	0	27
STREET A	6609	166	125	48	173
STREET B (EAST)	7374	185	151	35	186
STREET B (WEST)	2462	62	52	15	67
STREET D (EAST)	3923	98	80	18	98
STREET G (EAST)	3595	90	73	16	89
STREET K (NORTH)	8415	211	183	35	218
STREET K (SOUTH)	9895	248	199	59	258

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
Harvest Rd (East) (1 Tree / 40 LF)	1,362	35	36
E Alameda Ave (South) (1 Tree / 40 LF)	2,273	57	57 58
S Little River St (East) (1 Tree / 40 LF)	994	25	29
Road 4 (North) (1 Tree / 40 LF)	1,865	47	51
Jamestown Way (East) (1 Tree / 40 LF)	136	4	4
Jamestown Way (West) (1 Tree / 40 LF)	136	4	4
Street A (North) (1 Tree / 40 LF)	2,090	53	53
Street A (South) (1 Tree / 40 LF)	1,788	45	48 46
Street B (East) (1 Tree / 40 LF)	905	23	25 22
Street B (West) (1 Tree / 40 LF)	1,034	26	27
Street C (East) (1 Tree / 40 LF)	1,080	27	27
Street C (West) (1 Tree / 40 LF)	1,080	27	28 27
Street D (East) (1 Tree / 40 LF)	1,080	27	27
Street D (West) (1 Tree / 40 LF)	1,080	27	27 28
Street E (East) (1 Tree / 40 LF)	586	15	15
Street E (West) (1 Tree / 40 LF)	586	15	15
Street F (East) (1 Tree / 40 LF)	1,080	27	27
Street F (West) (1 Tree / 40 LF)	1,080	27	27
Street G (East) (1 Tree / 40 LF)	1,006	26	26
Street G (West) (1 Tree / 40 LF)	1,080	27	27
Street H (East) (1 Tree / 40 LF)	586	15	14 15
Street H (West) (1 Tree / 40 LF)	586	15	15
Street I (East) (1 Tree / 40 LF)	206	6	6 5 (due to stop sign)
Street J (North) (1 Tree / 40 LF)	581	15	13*
Street J (South) (1 Tree / 40 LF)	581	15	15
Street K (North) (1 Tree / 40 LF)	1,700	43	42
Street K (South) (1 Tree / 40 LF)	1,582	40	41
Totals:	28,143	713	726

NOTES:

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

2.) * Required trees could not be reasonably accommodated due to utility connections. Additional trees were placed along other streets to make up for the deficit.

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

OWNER:
NL PARKLANDS V4 LAND CO., LLC

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

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE NOTES

L-100
SHEET 27

CHECKED BY: SM
DRAWN BY: CP

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA SP	102	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE OC	145	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	51	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW
GY DI	163	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
KO PA	45	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2.5" CAL.	LOW
QU BI	57	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	LOW
QU MA	91	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	LOW
QU MU	72	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	55	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
UL MG	53	ULMUS X `MORTON GLOSSY` TM	TRIUMPH ELM	B & B	2.5" CAL.	LOW

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
JU WO	3	JUNIPERUS SCOPULORUM `WOODWARD`	WOODWARD COLUMNAR JUNIPER	B & B	6` HEIGHT	LOW
PI FA	17	PICEA PUNGENS `FASTIGATA`	FASTIGIATE COLORADO SPRUCE	B & B	6` HEIGHT	MOD
PI AR	28	PINUS ARISTATA	BRISTLECONE PINE	B & B	6` HEIGHT	LOW
PI ED	79	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT	LOW
PI HE	6	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HEIGHT	LOW
PI PO	61	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HEIGHT	LOW

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC HW	6	ACER TATARICUM `HOT WINGS`	HOT WINGS TATARIAN MAPLE	B & B	2" CAL.	LOW
AM AB	5	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL.	LOW
CE CA	1	CERCIS CANADENSIS	EASTERN REDBUD	B & B	2" CAL.	MOD
CR CR	3	CRATAEGUS CRUS-GALLI INERMIS `CRUSADER`	CRUSADER COCKSPUR HAWTHORN	B & B	2" CAL.	LOW
MA SS	8	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2" CAL.	MOD

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM SO	24	AMELANCHIER ALNIFOLIA `STANDING OVATION` TM	STANDING OVATION SERVICEBERRY	CONT.	#5	LOW
AM LE	52	AMORPHA CANESCENS	LEADPLANT	CONT.	#5	VERY LOW
AR FI	146	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT.	#5	VERY LOW
AR QU	198	ARTEMISIA LUDOVICIANA ALBULA 'SILVER QUEEN'	SILVER QUEEN SAGEBRUSH	CONT.	#5	VERY LOW
AR TR	258	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5	VERY LOW
BU AL	110	BUDDLEJA ALTERNIFOLIA `ARGENTEA`	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	LOW
CH NN	768	CHRYSOTHAMNUS NAUSEOSUS NAUCEOSUS	BABY BLUE RABBITBRUSH	CONT.	#5	VERY LOW
CY SP	6	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5	LOW
PE LS	438	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM	LITTLE SPIRE RUSSIAN SAGE	CONT.	#5	VERY LOW
PH CH	85	PHILADELPHUS LEWISII `CHEYENNE`	LEWIS MOCK ORANGE	CONT.	#5	LOW
PO PB	76	POTENTILLA FRUTICOSA `PINK BEAUTY`	PINK BEAUTY POTENTILLA	CONT.	#5	LOW
PR BE	225	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW
PR PB	196	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	LOW
RH AU	118	RHUS TRILOBATA `AUTUMN AMBER`	AUTUMN AMBER SUMAC	CONT.	#5	LOW
RO WO	379	ROSA WOODSII	MOUNTAIN ROSE	CONT.	#5	LOW
SH AR	163	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5	VERY LOW
SY PA	53	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	CONT.	#5	LOW
SY VU	263	SYRINGA VULGARIS	COMMON PURPLE LILAC	CONT.	#5	LOW
VI AL	76	VIBURNUM X RHYTIDOPHYLLOIDES `ALLEGHANY`	ALLEGHANY VIBURNUM	CONT.	#5	

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR CH	20	ARCTOSTAPHYLOS X COLORADOENSIS `CHIEFTAIN`	CHIEFTAIN MANZANITA	CONT.	#5	LOW
AR PA	152	ARCTOSTAPHYLOS X COLORADOENSIS `PANCHITO`	PANCHITO MANZANITA	CONT.	#5	LOW
JU BH	68	JUNIPERUS HORIZONTALIS `BAR HARBOR`	BAR HARBOR CREEPING JUNIPER	CONT.	#5	LOW
JU BU	120	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	#5	VERY LOW
MA CO	188	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	CONT.	#5	VERY LOW
PI DW	9	PINUS EDULIS	DWARF PINON PINE	CONT.	#5	LOW

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	69	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#5	VERY LOW
CA KF	6	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#5	LOW
MI ML	37	MISCANTHUS SINENSIS `MORNING LIGHT`	MORNING LIGHT MAIDEN GRASS	CONT.	#5	MOD
MS SN	50	MISCANTHUS SINENSIS 'GRACILLIMUS'	EULALIA GRASS	CONT.	#5	MOD
NA TE	150	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#5	LOW
SC SC	263	SCHIZACHYRIUM SCOPARIUM `BLAZE`	BLAZE LITTLE BLUESTEM	CONT.	#5	LOW

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MO	89	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	CONT.	#1	LOW
AR UV	62	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	CONT.	#1	LOW
EC PU	97	ECHINACEA PURPUREA	PURPLE CONEFLOWER	CONT.	#1	LOW
GA AR	180	GAILLARDIA ARISTATA	NATIVE BLANKET FLOWER	CONT.	#1	LOW
PE RR	21	PENSTEMON MEXICALI `RED ROCKS`	RED ROCKS PENSTEMON	CONT.	#1	LOW
RU FU	44	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	LOW

IRRIGATED NATIVE SEED MIX

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

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

IRRIGATED RECREATIONAL TURF

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

OPEN SPACE LANDSCAPE TRACT TABLE

Area (Tract)	*Description*	*Area (SF)*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	
A*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	186,868	47	48 141	468	#5 Cont Shrubs	566
B	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	3,300	1	2	9	#5 Cont Shrubs	10 12
C	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	3,327	1	1	9	#5 Cont Shrubs	10
E*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,434	2	7	17	#5 Cont Shrubs	51 62
G	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	6,600	2	2	17	#5 Cont Shrubs	18 17
H	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	6,600	2	2	17	#5 Cont Shrubs	19 22
I	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	1,572	1	0	4	#5 Cont Shrubs	16 47
J*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	14,863	4	5 4	38	#5 Cont Shrubs	42 77
L*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,328	2	7	14	#5 Cont Shrubs	43 48
M*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,328	2	7	14	#5 Cont Shrubs	43 52
N*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,428	2	9	17	#5 Cont Shrubs	48 93
O*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,328	2	7	14	#5 Cont Shrubs	43 49
P*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,428	2	9	17	#5 Cont Shrubs	54 90
Q*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,328	2	7	14	#5 Cont Shrubs	43 49
R*	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,328	2	7	14	#5 Cont Shrubs	43 49
S	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	1,572	1	0	4	#5 Cont Shrubs	16 63
T*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	6,010	2	6	16	#5 Cont Shrubs	17 16
Y*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	49,343	13	42 40	124	#5 Cont Shrubs	236
Z	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	792	1	0	2	#5 Cont Shrubs	12
AA	Neighborhood Park (1 Tree and 10 Shrubs per 4,000 SF)	161,788	41	45 41	405	#5 Cont Shrubs	309 412
BB*	Landscape Area / Trail Corridor (1 Tree and 10 Shrubs per 4,000 SF)	18,484	5	8	47	#5 Cont Shrubs	67
DD**	Landscape Area / Detention Pond (1 Tree and 10 Shrubs per 4,000 SF)	103,520	26	26	259	#5 Cont Shrubs	306
EE**	Landscape Area / Detention Pond (1 Tree and 10 Shrubs per 4,000 SF)	67,203	17	17	169	#5 Cont Shrubs	183
	Totals:	677,772	180	264	1,709	2,195	

NOTES:

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

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

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

CHECKED BY: SM
DRAWN BY: CP

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OWNER:
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ENGLEWOOD, CO 80112
303.346.7006

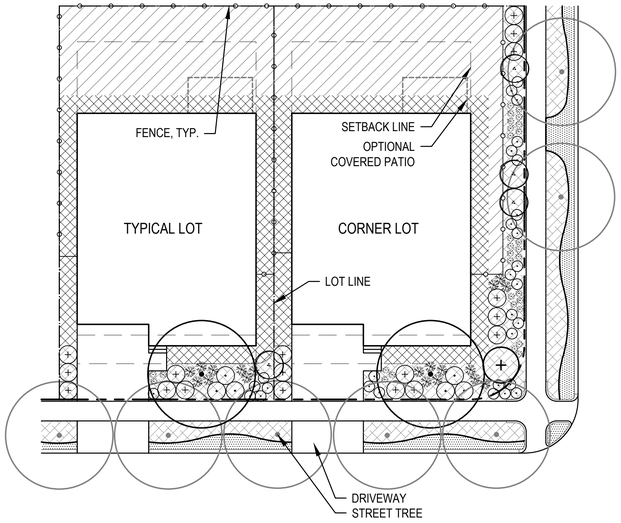
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

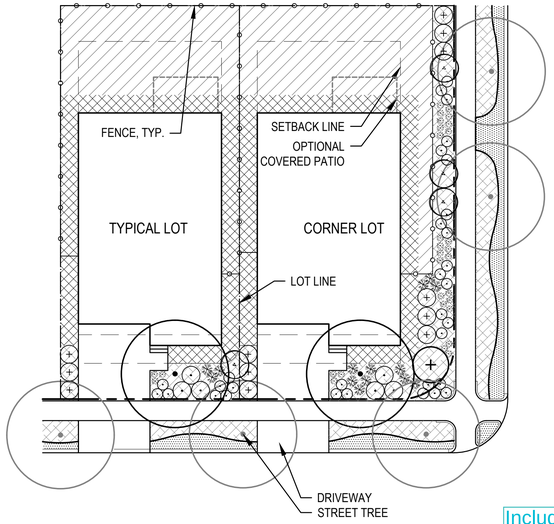
SHEET TITLE:
PLANTING LIST

L-101

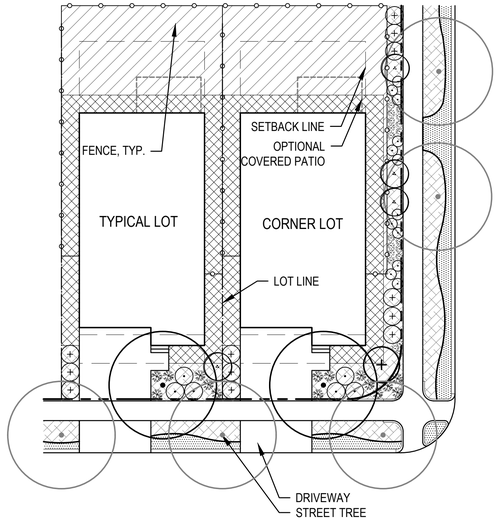
SHEET 28



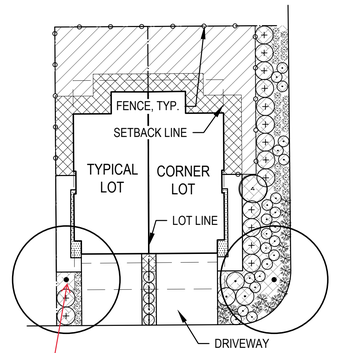
SINGLE FAMILY LOT TYPICAL (60'x110')



SINGLE FAMILY LOT TYPICAL (50'x110')



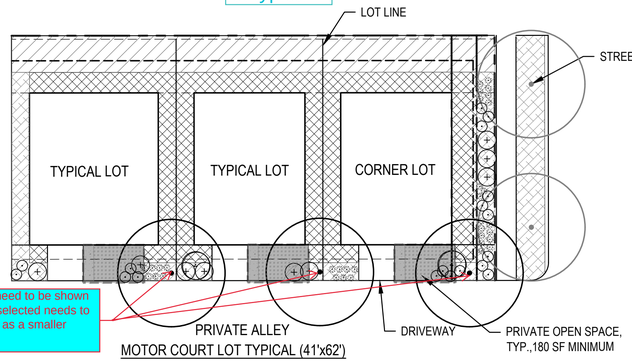
SINGLE FAMILY LOT TYPICAL (45'x110')



DUPLEX LOT TYPICAL (26'x80')

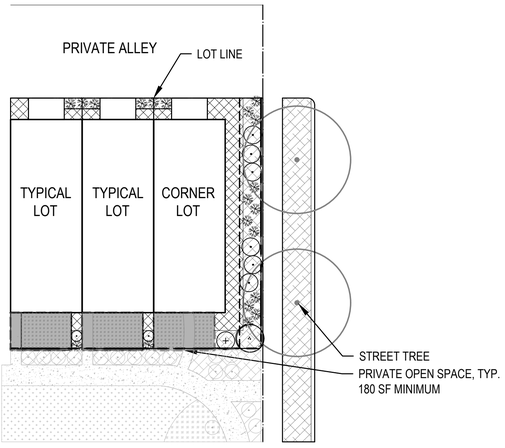
This tree needs to be a much smaller variety as the root space is very limited.

Include a greencourt landscape lot typical



These tree symbols need to be shown smaller and the tree selected needs to be carefully specified as a smaller variety.

MOTOR COURT LOT TYPICAL (41'x62')



TOWNHOUSE LOT TYPICAL (20'x70')

See example provided as what is being expected for the lot typicals. Provide a specific plant list. City staff needs to verify that the plant material being selected will work given the size of the lots.
Include a Plant List with sizes of plant material specified. The Plant List should be specific to what will ultimately fit in these lot typicals.
Include the approximate location of the utilities and driveways going to each lot and label any easements.
Provide a sheet designating the lot types and then under each lot type category, provide a list of expected plant material to be included in that lot type.

NOTES - SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED DUPLEX LOT TYPICAL

Clarify note 6.

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

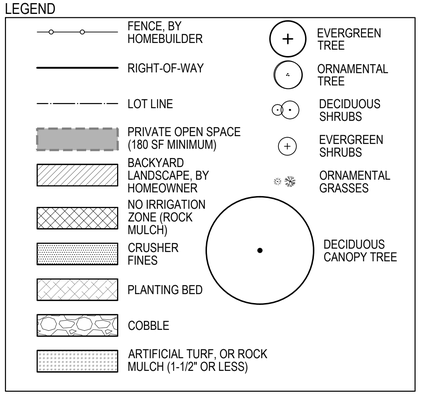
FRONT YARD LANDSCAPING:

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

SIDE YARD LANDSCAPING:

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

LEGEND



0 10 20 40

SCALE 1" = 20'

CHECKED BY: SM
DRAWN BY: CP

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OWNER:
NL PARKLANDS V4 LAND CO., LLC

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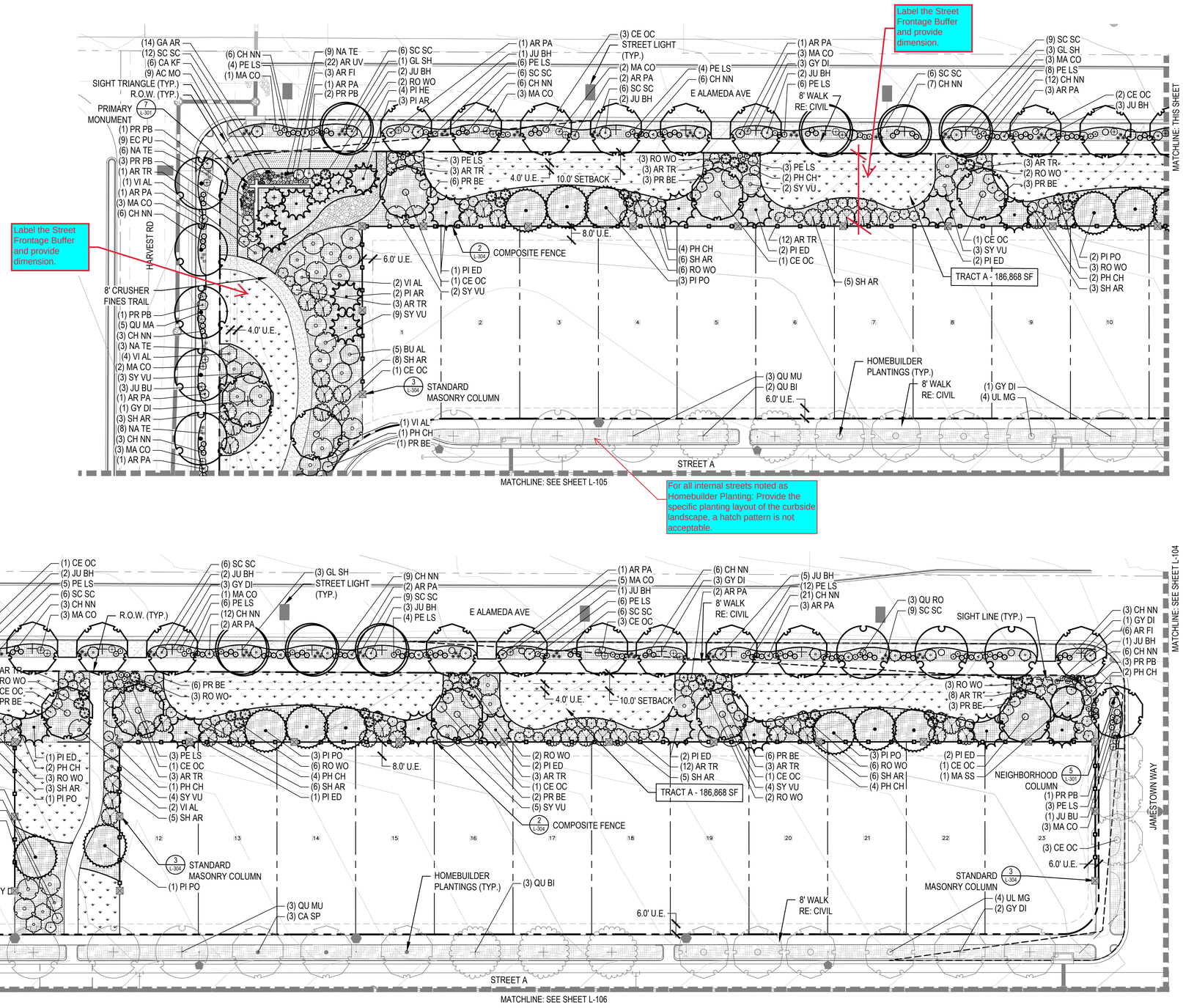
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE LOT TYPICALS

L-102
SHEET 29



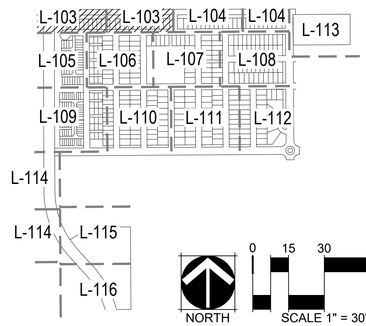
LEGEND

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

NOTES

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

KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SM
DRAWN BY: CP

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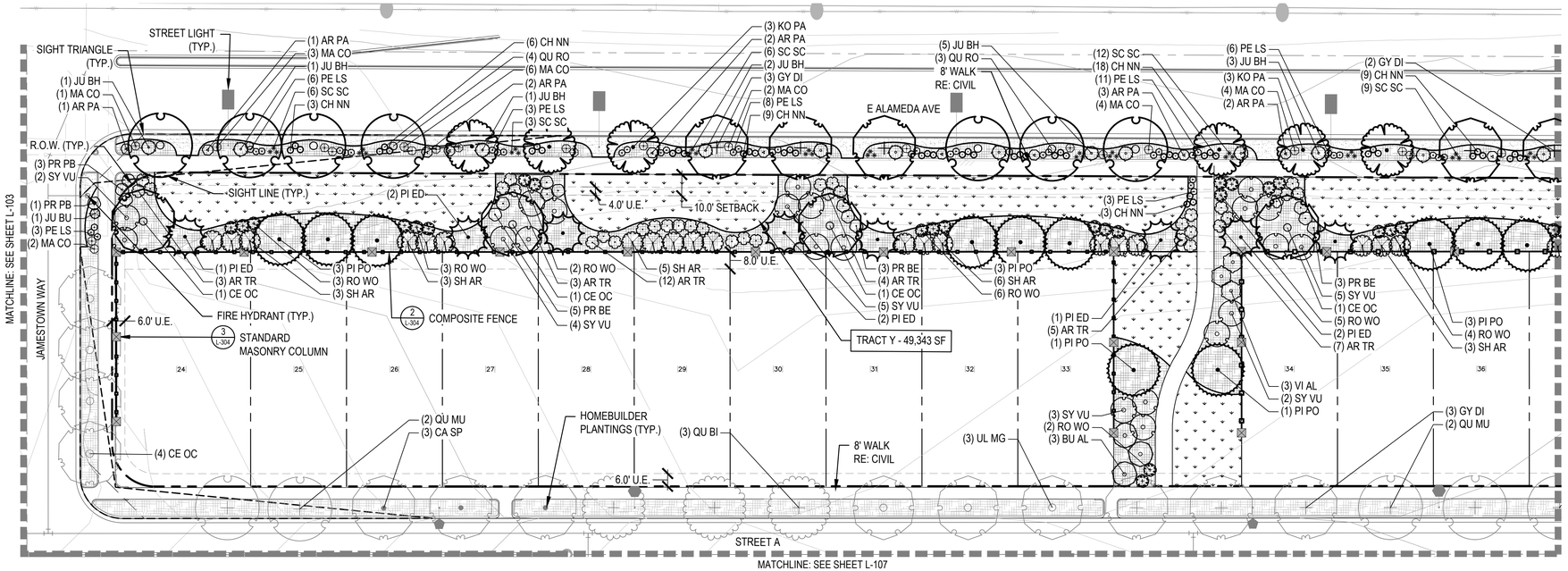
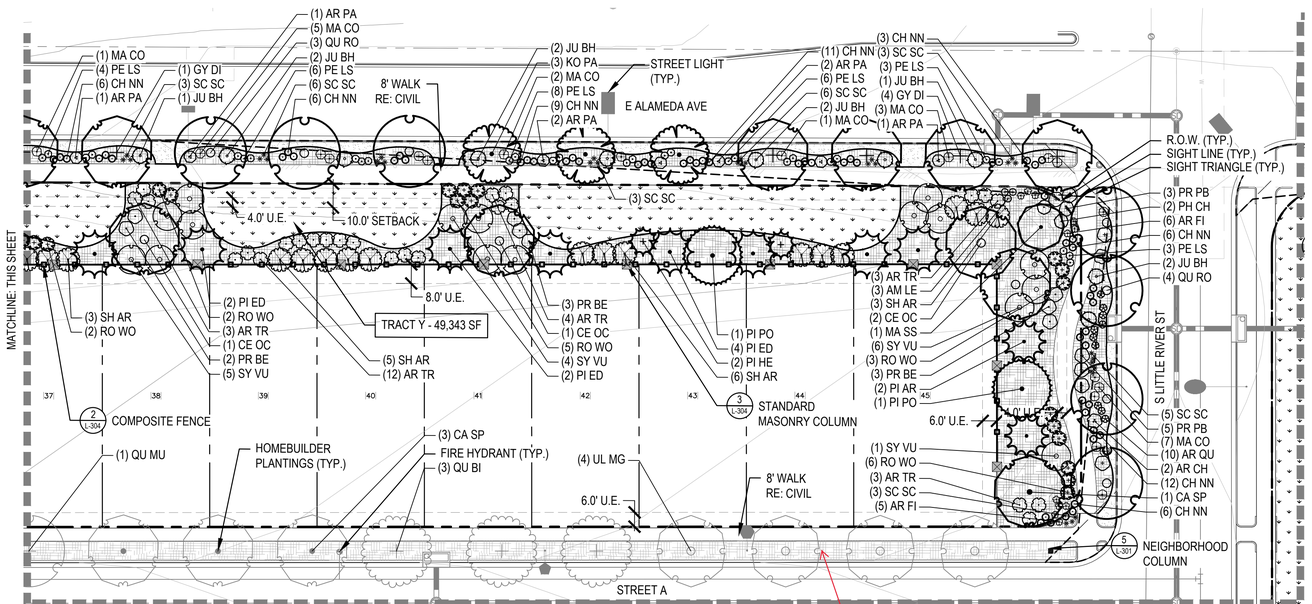
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-103
SHEET 30





For all internal streets noted as Homebuilder Planting: Provide the specific planting layout of the curbside landscape, a hatch pattern is not acceptable.

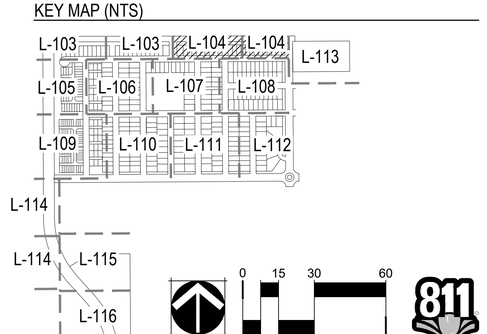
LEGEND

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

NOTES

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

KEY MAP (NTS)



CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

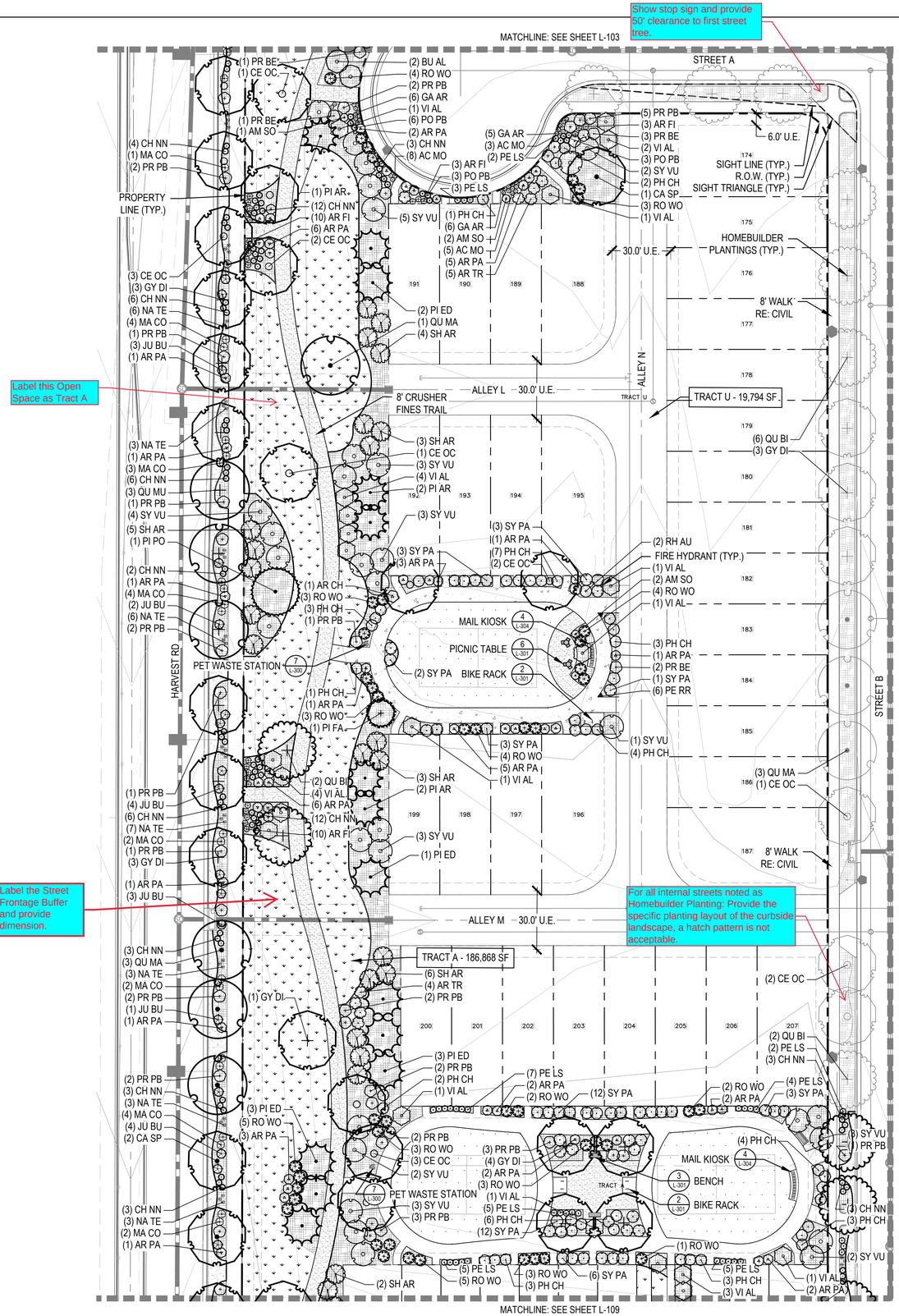
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-104
SHEET 31



LEGEND

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

NOTES

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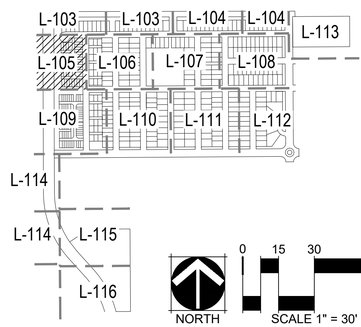
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

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303.346.7006

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DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-105
SHEET 32

CHECKED BY: SM
DRAWN BY: CP

Note and show stop sign. (Typical)

MATCHLINE: SEE SHEET L-103

STREET A

8' WALK RE: CIVIL

(3) UL MG

(2) UL MG

(10) CH NN
(17) PE LS
(12) SC SC
(2) BU AL
(6) AR PA
(12) MA CO

(4) JU BH

TRACT S - 1,572 SF

FIRE HYDRANT (TYP.)

(3) GY DI

6.0' U.E.

TRACT V - 3,375 SF

ALLEY S — TRACT V — 25.0' U.E.

(2) QU BI

(3) GY DI

8.0' U.E.

8' WALK RE: CIVIL

12.0' U.E.

6.0' U.E.

TRACT B - 3,300 SF

TRACT X - 3,375 SF

1 L-304 3-RAIL CEDAR FENCE

ALLEY T — TRACT X — 25.0' U.E.

(3) BU AL
(2) PI ED
(3) SY VU
(4) RO WO

STREET B

MATCHLINE: SEE SHEET L-105

STREET C

6.0' U.E.

(2) QU BI
(3) CA SP

SIGHT TRIANGLE (TYP.)

HOMEBUILDER PLANTINGS (TYP.)

(3) GY DI

(6) KO PA
(6) QU MU

8' WALK RE: CIVIL

16.0' U.E.

6.0' U.E.

6.0' U.E.

For all internal streets noted as Homebuilder Planting: Provide the specific planting layout of the curbside landscape, a hatch pattern is not acceptable.

(3) QU RO

4 L-304 MAIL KIOSK

(6) RO WO
(2) SY VU
(2) PI ED
(4) VI AL

1 L-304 3-RAIL CEDAR FENCE

TRACT H

TRACT H - 6,600 SF

(5) CH NN
(2) RO WO

3 L-304 STANDARD MASONRY COLUMN

8' WALK RE: CIVIL

(6) CA SP
(6) KO PA

(3) GL SH
(3) CE OC

(2) GY DI

(3) QU RO

8' WALK RE: CIVIL

6.0' U.E.

(3) QU MA

12.0' U.E.

TRACT W - 3,375 SF

(2) CE OC

ALLEY U — TRACT W — 25.0' U.E.

SIGHT LINE (TYP.)
R.O.W. (TYP.)
(4) AR PA
(10) MA CO
(2) SY VU
(6) SC SC
(8) NA TE
(14) CH NN
(6) AR QU
(11) PE LS
(3) JU BU
(3) PR PB

TRACT I - 1,572 SF

(3) GL SH

(3) GY DI

6.0' U.E.

R.O.W. (TYP.)
SIGHT LINE (TYP.)

STREET K

MATCHLINE: SEE SHEET L-110

SIGHT LINE (TYP.)
R.O.W. (TYP.)

8' WALK RE: CIVIL

(2) QU MA

6.0' U.E.
(1) PI FA

(1) PR PB
(3) PE LS
(3) SC SC
(3) CH NN
(2) JU BU

provide some seating for spectators on this side.

AR PA
RO WO
VI AL
(3) SY VU
(3) GL SH

(2) PR PB
(6) CH NN
(2) JU BU
(1) AR PA
(4) PE LS

Label Tract AA

STREET D

4.0' U.E.

(2) AR PA
(4) PR BE
(4) VI AL
(3) GY DI
(3) BU AL

(3) SC SC
(1) PR PB
(1) AR PA

(6) PE LS
(1) AR PA
(3) JU BU
(1) PR PB
(3) SC SC
(3) CH NN

MATCHLINE: SEE SHEET L-107

(4) RH AU
(4) SY PA
(4) VI AL
(3) QU MA
(3) SY VU

(2) PE LS
(2) JU BU
(3) SC SC
(2) CH NN

(2) PE LS
(2) JU BU
(2) CH NN
(3) SC SC

(2) RH AU
(1) PH CH
(1) BU AL
(1) PI FA

(2) PR PB
(6) CH NN
(2) JU BU
(1) AR PA
(4) PE LS

(1) MA SS
(1) SY VU

(2) CH NN
(1) QU MA
(3) AR QU

(2) CH NN
(2) JU BU
(3) NA TE
(2) PE LS

LEGEND

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

NOTES

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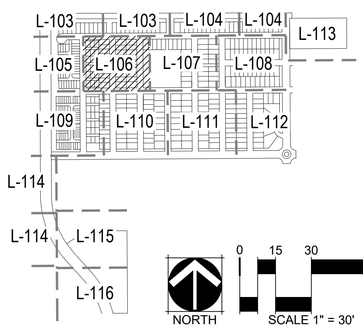
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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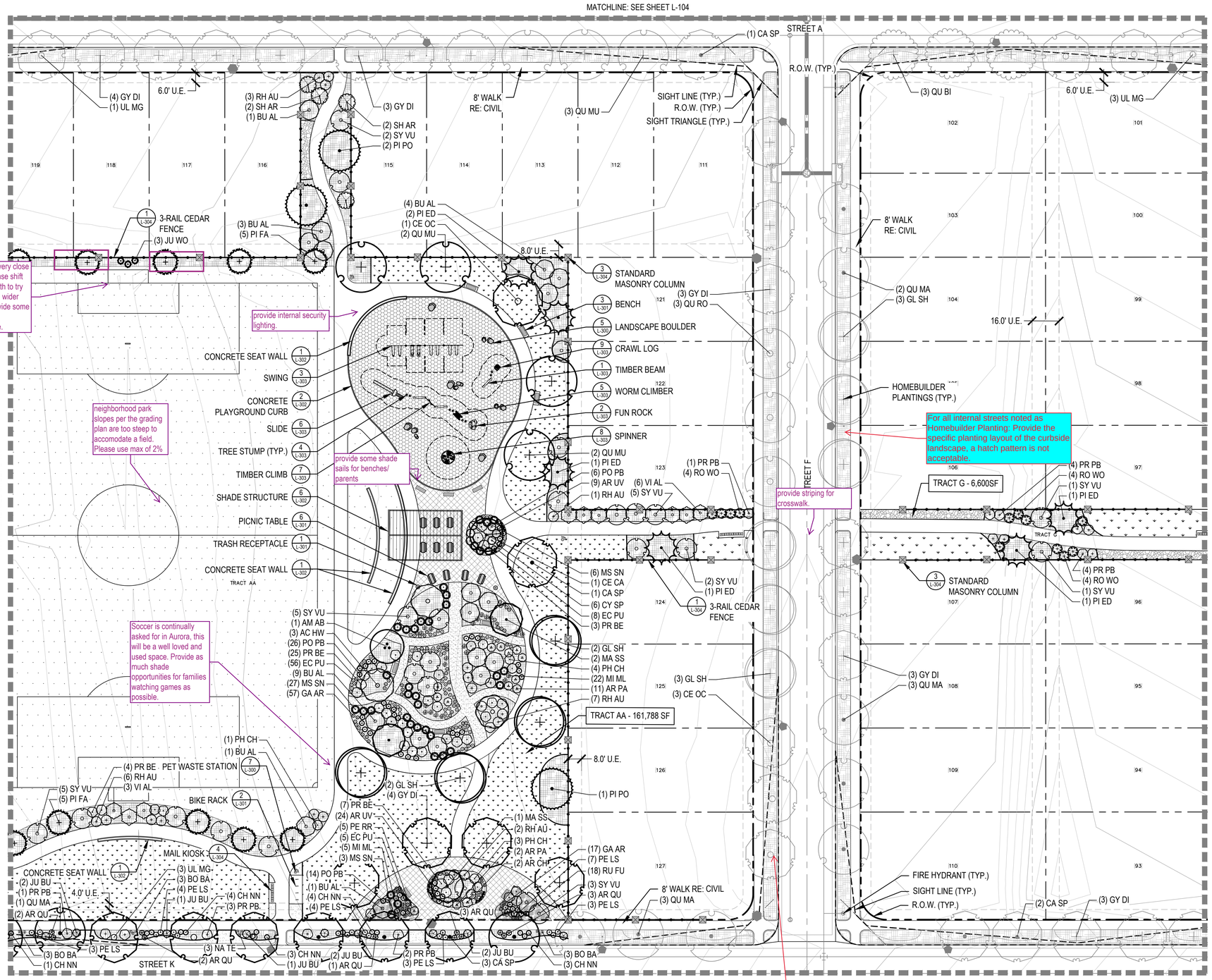
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-106
SHEET 33



LEGEND

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

NOTES

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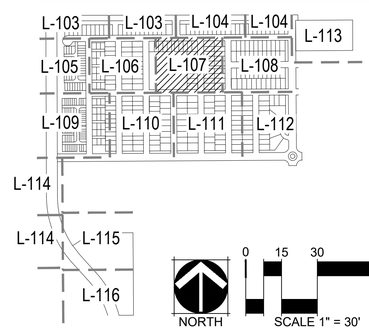
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SM
DRAWN BY: CP

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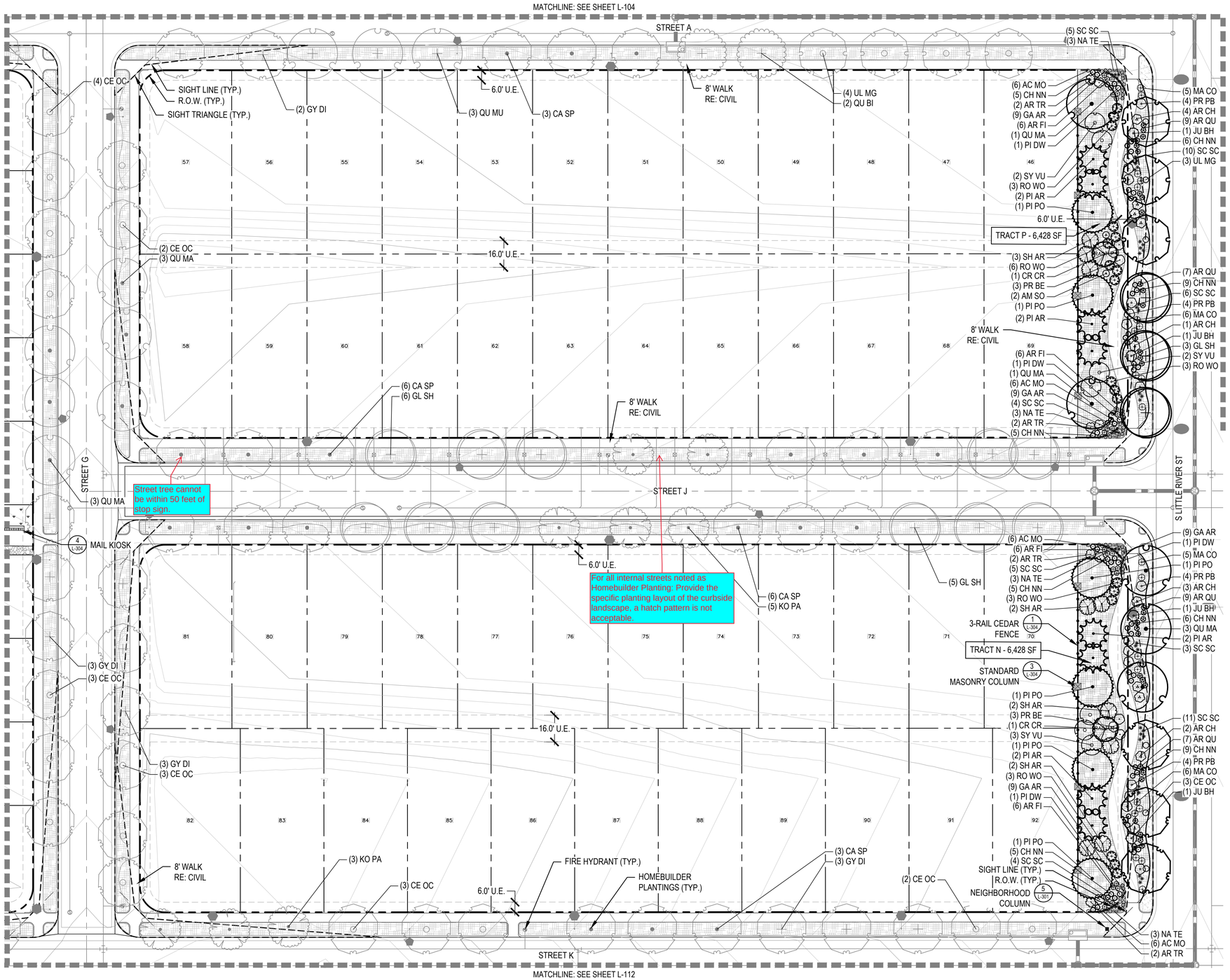
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-107
SHEET 34



LEGEND

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

NOTES

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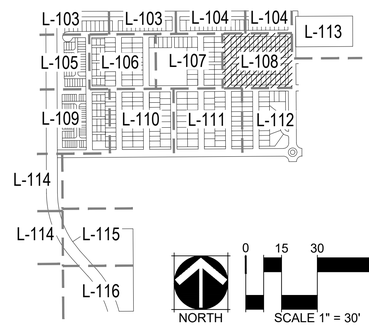
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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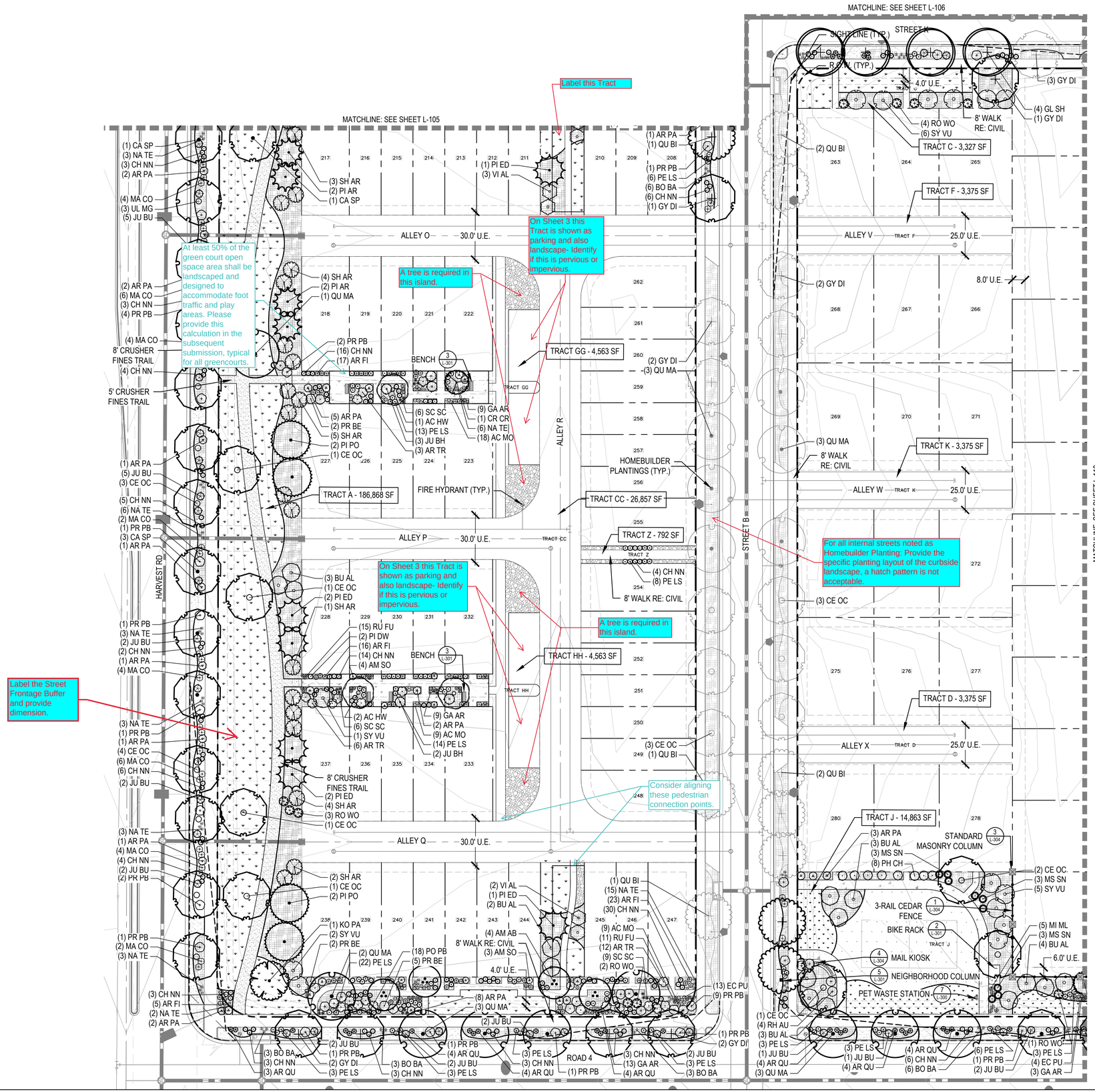
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-108
SHEET 35



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
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- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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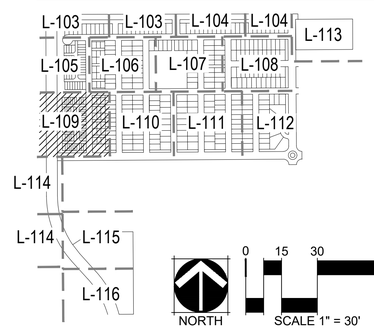

NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: SM
DRAWN BY: CP

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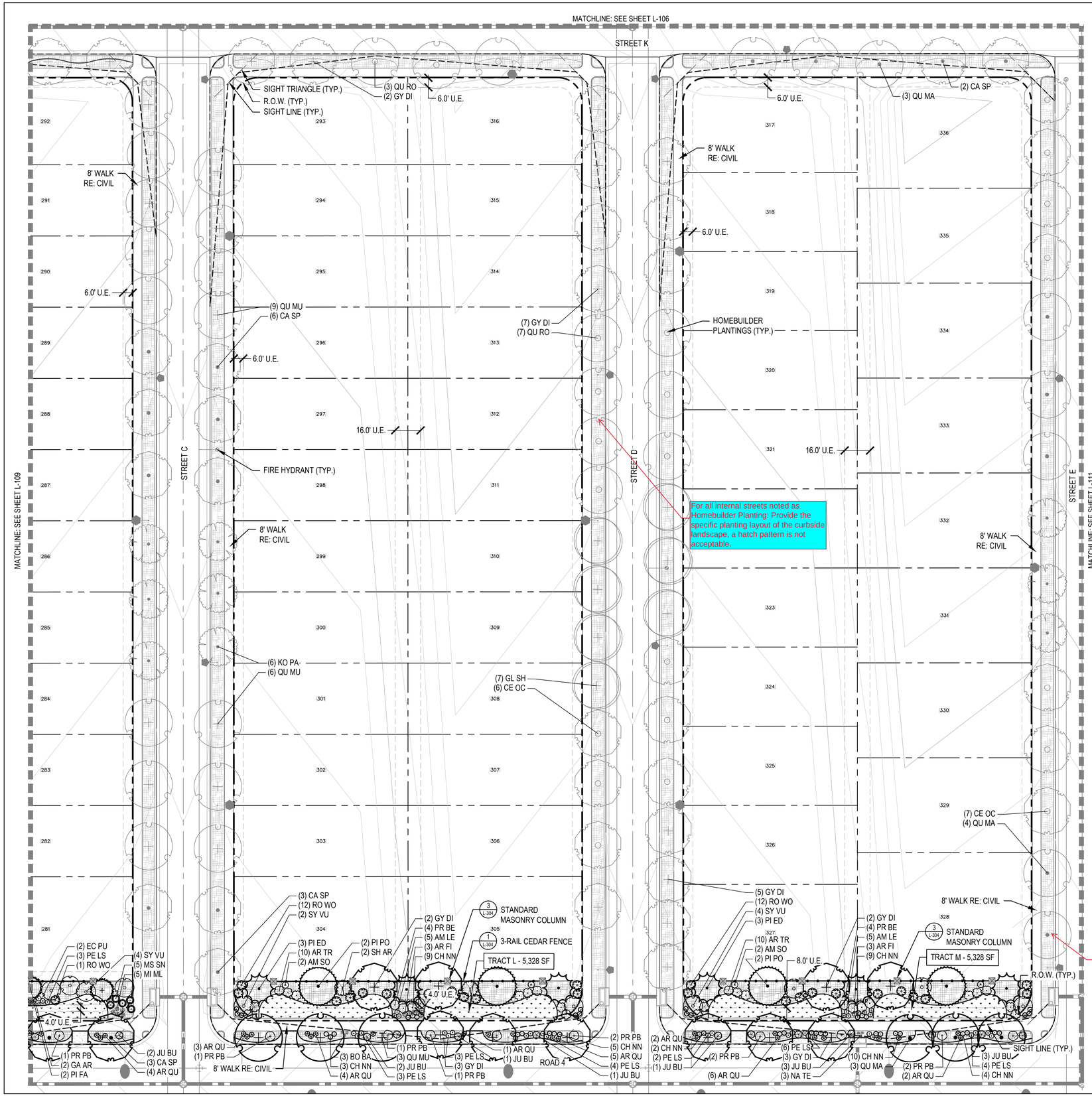
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-109
SHEET 36



CHECKED BY: SM
DRAWN BY: CP

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
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- FIRE HYDRANT
- LANDSCAPE BOULDER
- DOUBLE SIDED WOOD FENCE
- 3-RAIL CEDAR FENCE
- RIGHT OF WAY
- STEEL EDGER
- SIGHT LINE
- MATCHLINE

NOTES

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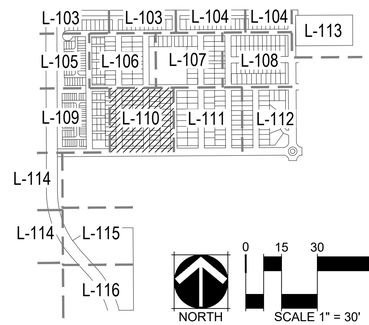

NORTH

0 15 30 60
SCALE 1" = 30'

811

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NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-110
SHEET 37

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
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NOTES

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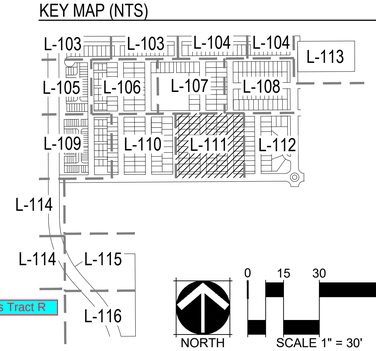
KEY MAP (NTS)



0 15 30 60
NORTH
SCALE 1" = 30'

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

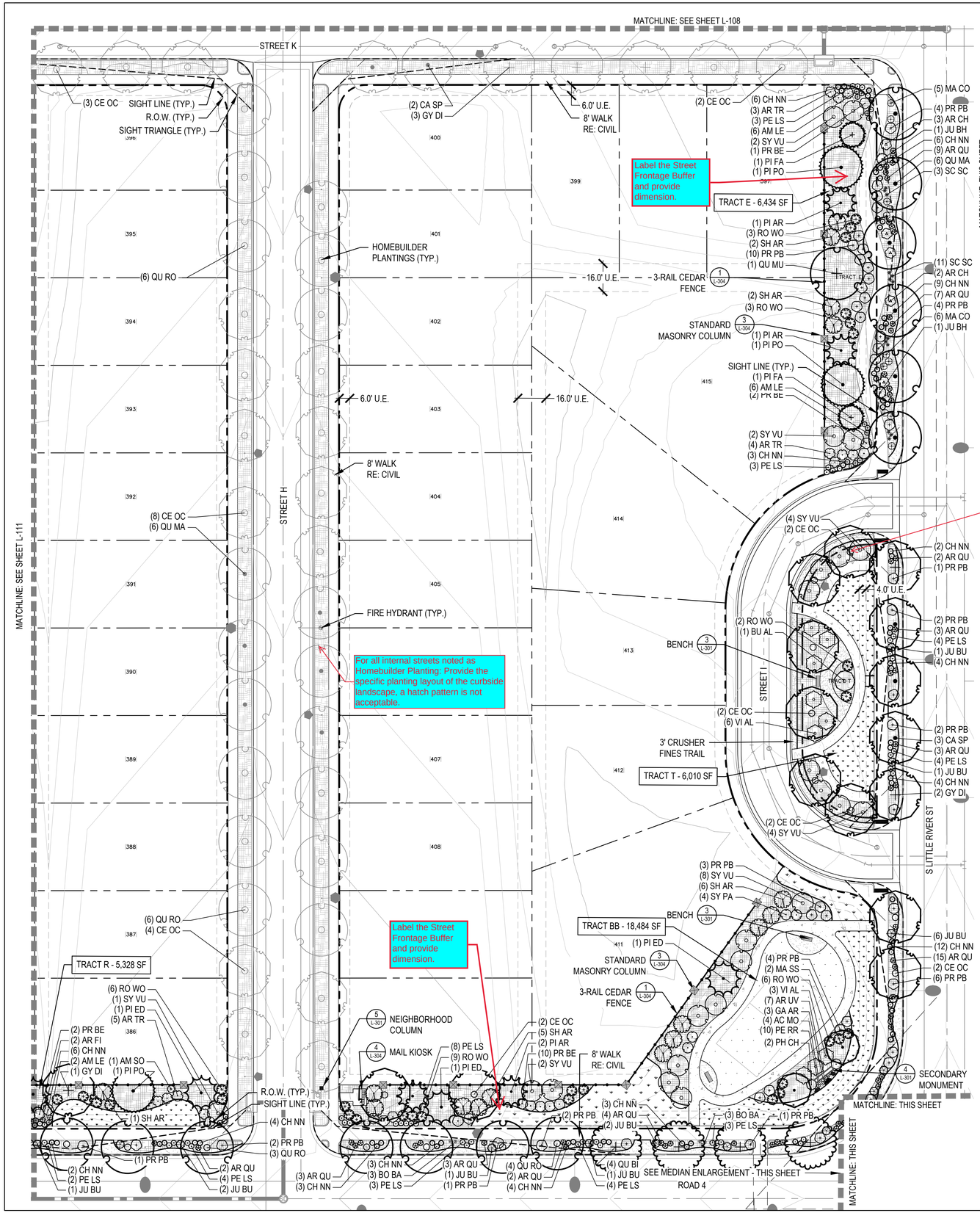
OWNER:
NL PARKLANDS V4 LAND CO., LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

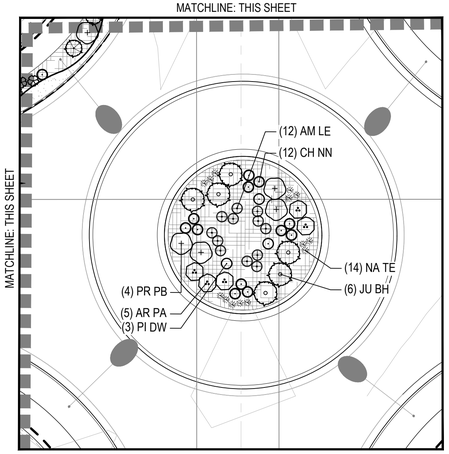
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-111
SHEET 38





1 MEDIAN ENLARGEMENT

SCALE: 1" = 20'-0"

Remove this street tree and show stop sign. Note that the ornamental tree may also need to be removed.

LEGEND

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

NOTES

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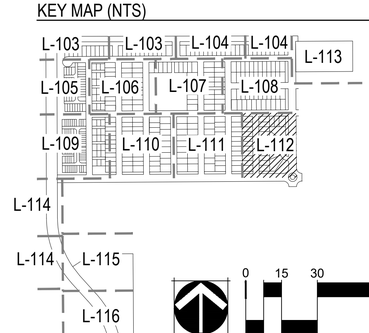
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

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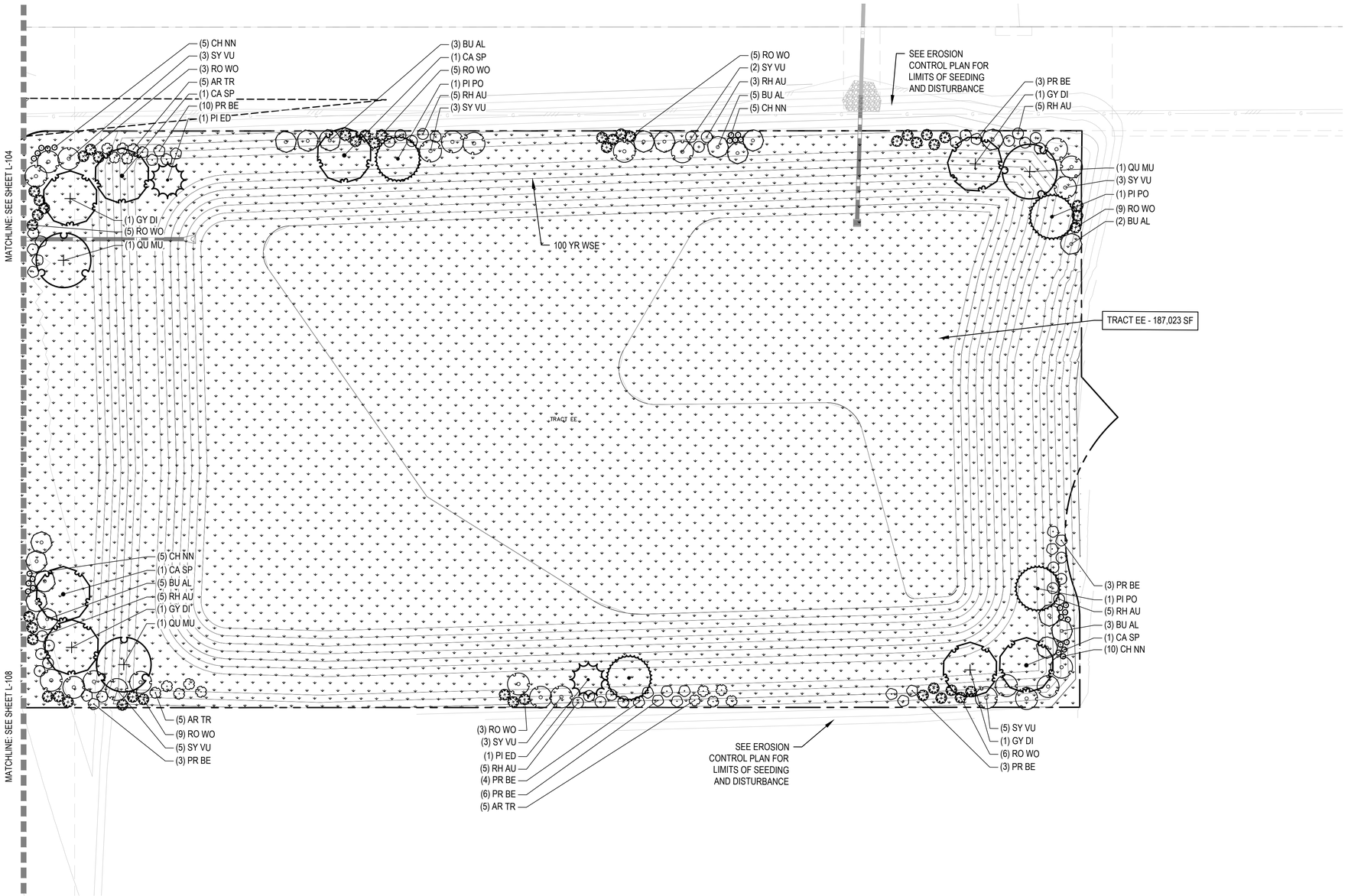
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-112
SHEET 39



LEGEND

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

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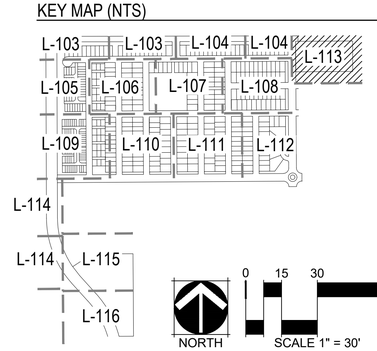

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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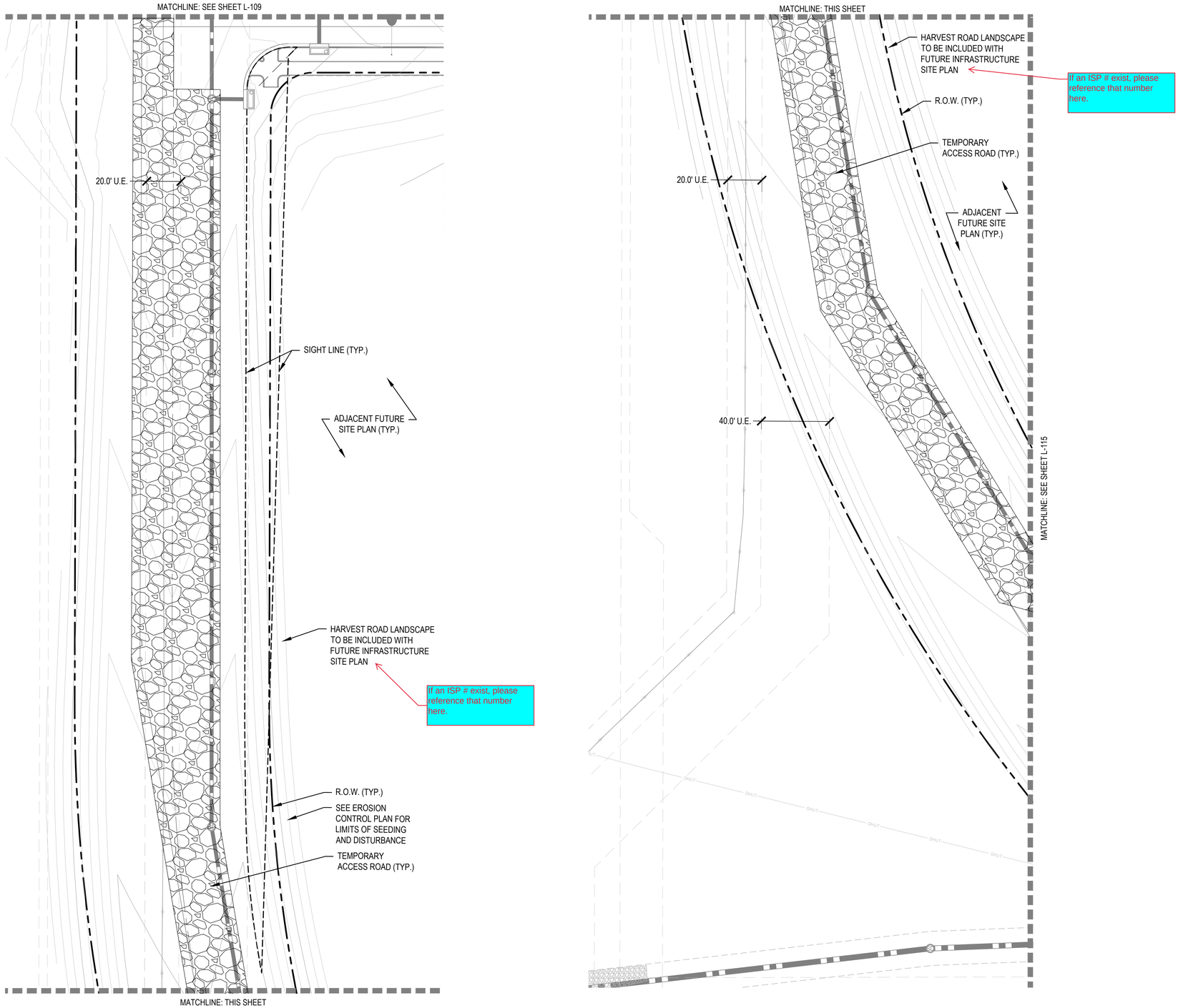
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-113
SHEET 40



LEGEND

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

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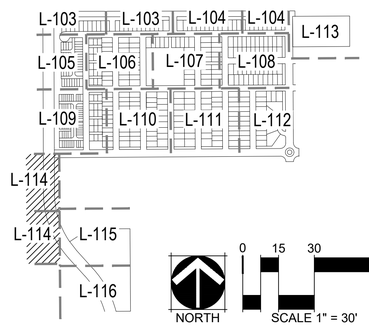
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

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303.346.7006

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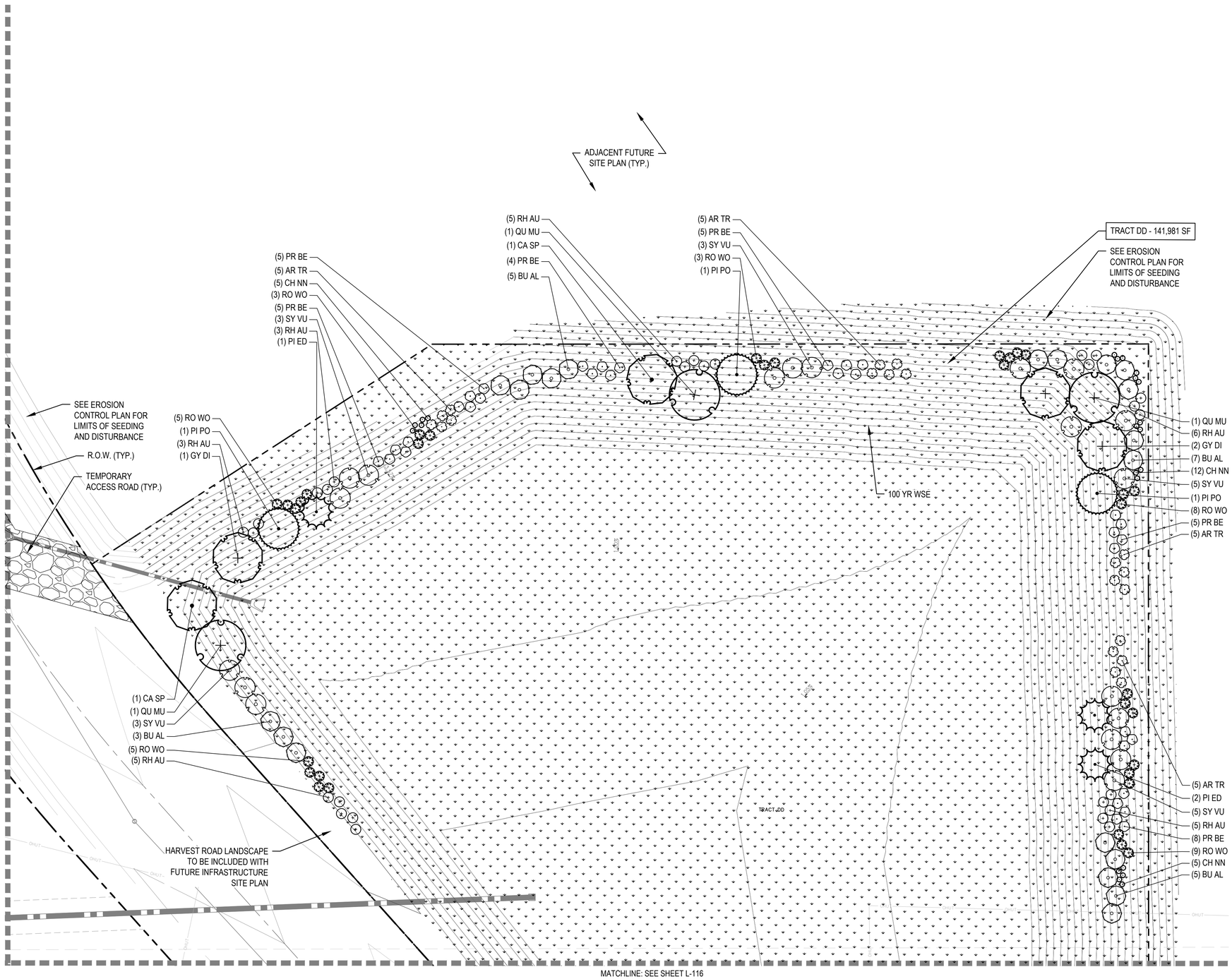
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-114
SHEET 41

CHECKED BY: SM
DRAWN BY: CP



LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED
  REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
- DECIDUOUS CANOPY TREES
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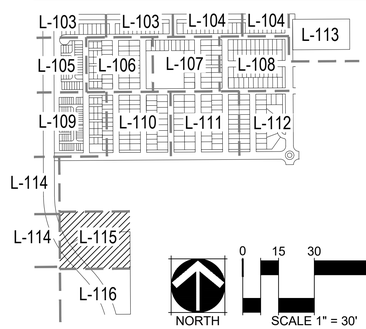

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: SM
DRAWN BY: CP

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NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-115
SHEET 42

MATCHLINE: SEE SHEET L-115

30.0' U.E.

R.O.W. (TYP.)

HARVEST ROAD LANDSCAPE TO BE INCLUDED WITH FUTURE INFRASTRUCTURE SITE PLAN

(5) AR TR
(5) RH AU
(3) SY VU
(5) BU AL

TRACT DD - 141,981 SF

(2) PI ED
(3) RH AU
(5) RO WO
(5) SY VU
(5) RH AU

PUBLIC R.O.W.

100 YR WSE

SEE EROSION CONTROL PLAN FOR LIMITS OF SEEDING AND DISTURBANCE

(1) PI PO
(5) BU AL
(6) RO WO
(2) CA SP
(3) CH NN
(6) RH AU
(2) SY VU
(5) AR TR

(3) PR BE
(5) RH AU
(10) CH NN
(3) BU AL

(5) SY VU
(6) RO WO
(3) PR BE
(1) BU AL
(1) CA SP
(5) RH AU

(1) CA SP
(1) QU MU
(1) GY DI
(3) RO WO
(3) SY VU
(1) PI PO
(3) RH AU
(4) BU AL

(2) CA SP
(6) PR BE
(3) RO WO

(3) RO WO
(1) QU MU

SEE EROSION CONTROL PLAN FOR LIMITS OF SEEDING AND DISTURBANCE

ADJACENT FUTURE SITE PLAN (TYP.)

LEGEND

- LANDSCAPE BED
- LANDSCAPE BED - ROCK MULCH
- CRUSHER FINES
- LANDSCAPE TURF
- PLAYGROUND SURFACING
- NATIVE SEED MIX
- HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET L-102
- HOMEBUILDER TREES
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS AND EVERGREEN SHRUBS
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- BIKE RACK
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- MAIL KIOSKS
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- FIRE HYDRANT
- LANDSCAPE BOULDER
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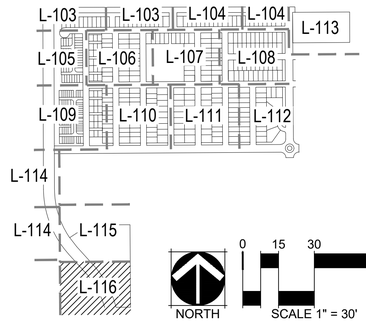
KEY MAP (NTS)



NORTH

0 15 30 60

SCALE 1" = 30'

811

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DRAWN BY: CP

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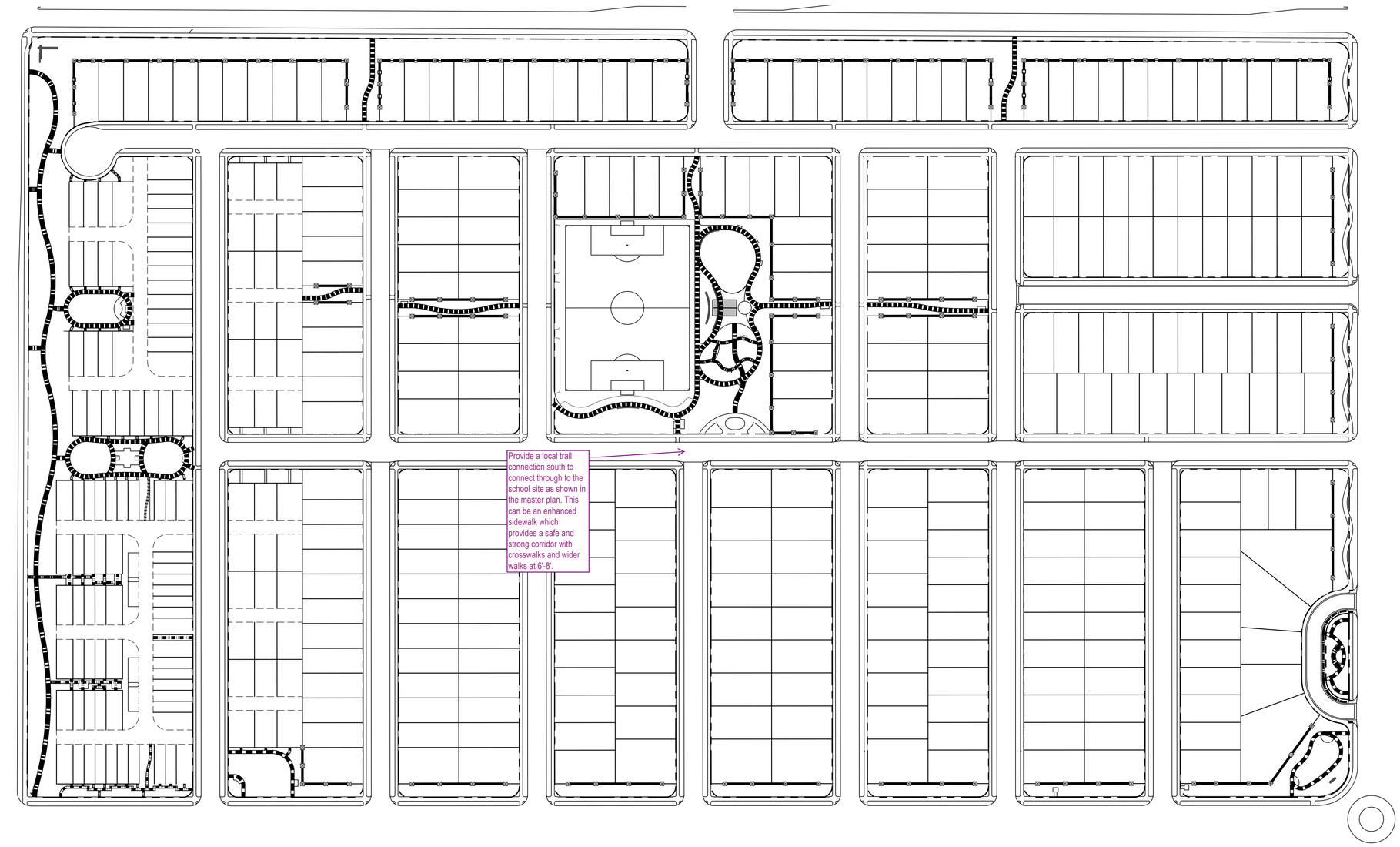
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

L-116
SHEET 43



LEGEND

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

NORTH

0 50 100 200

SCALE 1" = 100'

811

CHECKED BY: SM
DRAWN BY: CP

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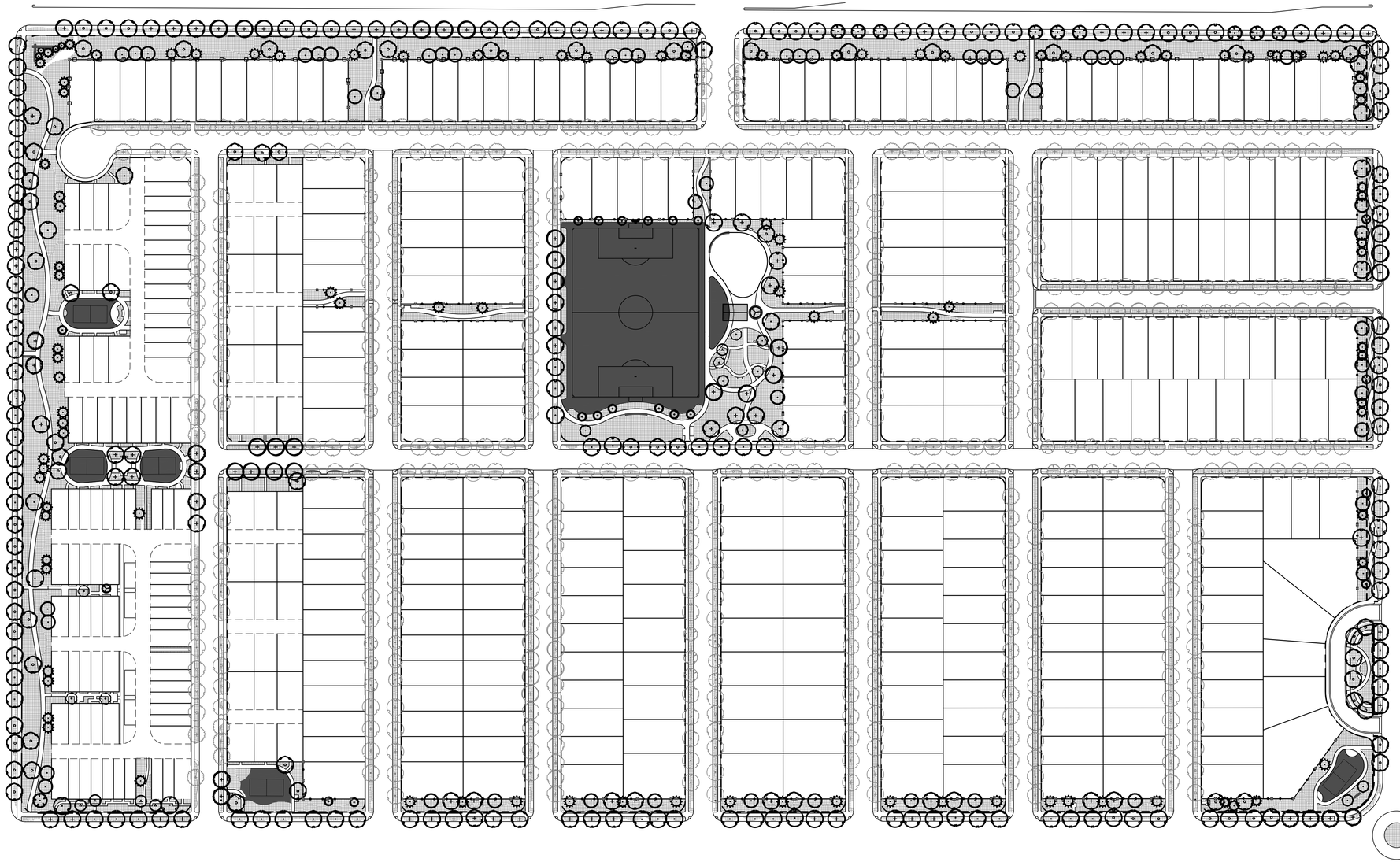
NOT FOR CONSTRUCTION

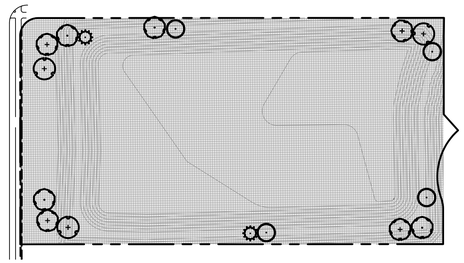
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
MASTER FENCE & TRAIL PLAN

L-200

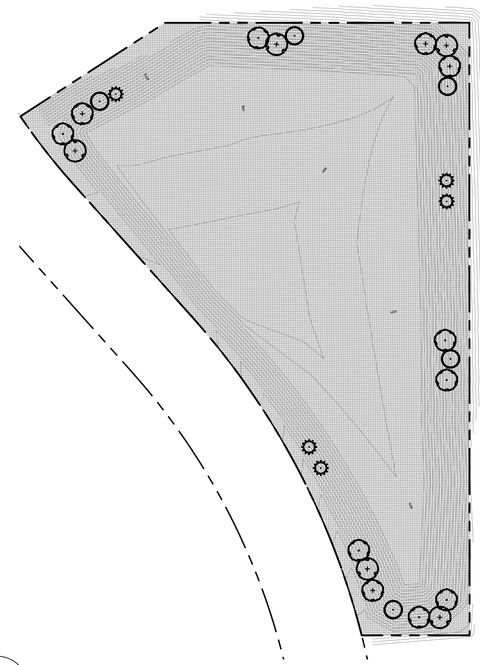
SHEET 44





1 TRACT EE ENLARGEMENT

SCALE: 1" = 100'-0"



2 TRACT DD ENLARGEMENT

SCALE: 1" = 100'-0"

LEGEND

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

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)
HIGH WATER USE	105,242 SF
LOW WATER USE	1,022,431 SF
NON-IRRIGATED	1,716,912 SF
TOTAL IRRIGATED AREA	**2,844,585 SF**

Provide the percentage of the overall landscape water uses.

NORTH

0 50 100 200

SCALE 1" = 100'

811

CHECKED BY: SM
DRAWN BY: CP

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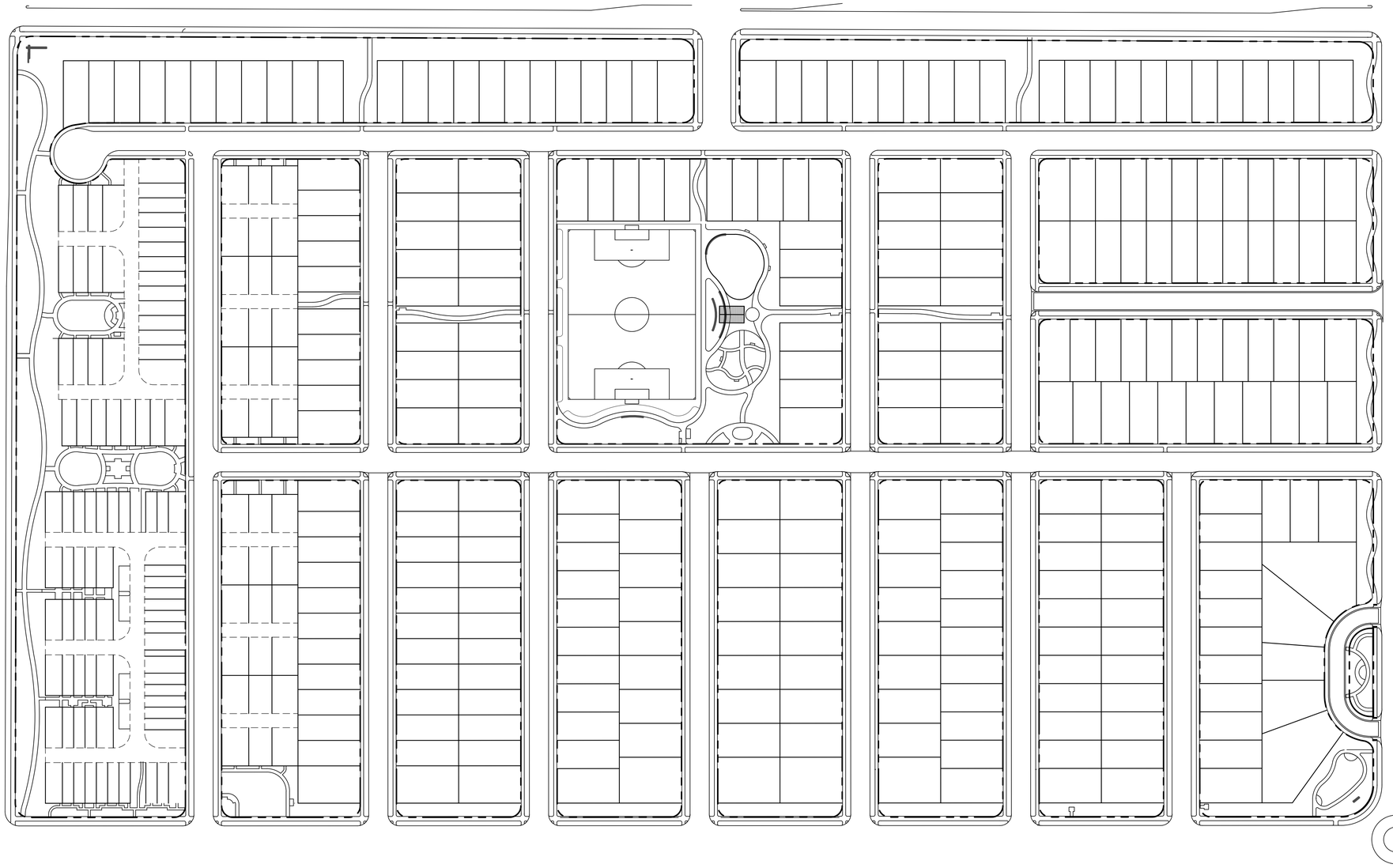
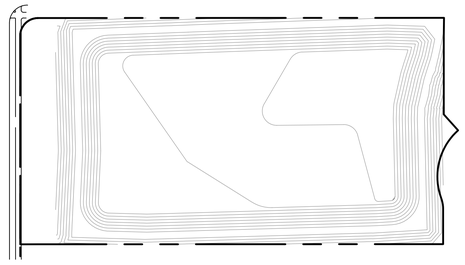
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
HYDROZONE MAP

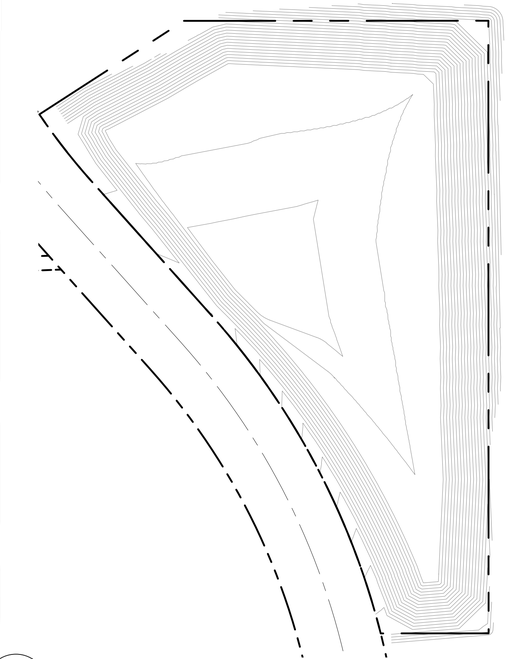
L-201
SHEET 45





1 TRACT EE ENLARGEMENT

SCALE: 1" = 100'-0"



2 TRACT DD ENLARGEMENT

SCALE: 1" = 100'-0"

LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

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

TREE PROTECTION PLAN SUMMARY

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

NORTH

0 50 100 200

SCALE 1" = 100'

811

CHECKED BY: SM
DRAWN BY: CP

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DATE:
11/09/22 SITE PLAN

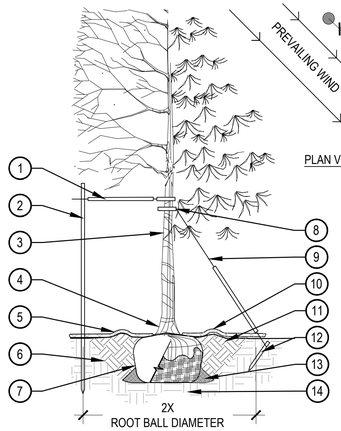
SHEET TITLE:
TREE MITIGATION PLAN

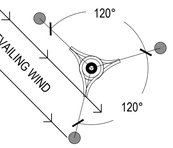
L-203

SHEET 46

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

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



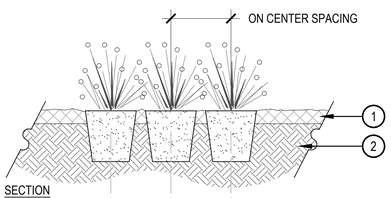


PLAN VIEW - THREE STAKES

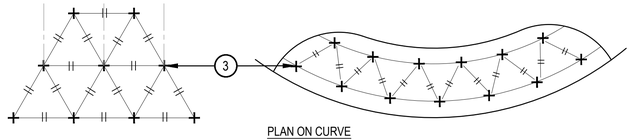
1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE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

1 TREE PLANTING DETAIL

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



SECTION



PLAN

PLAN ON CURVE

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

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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

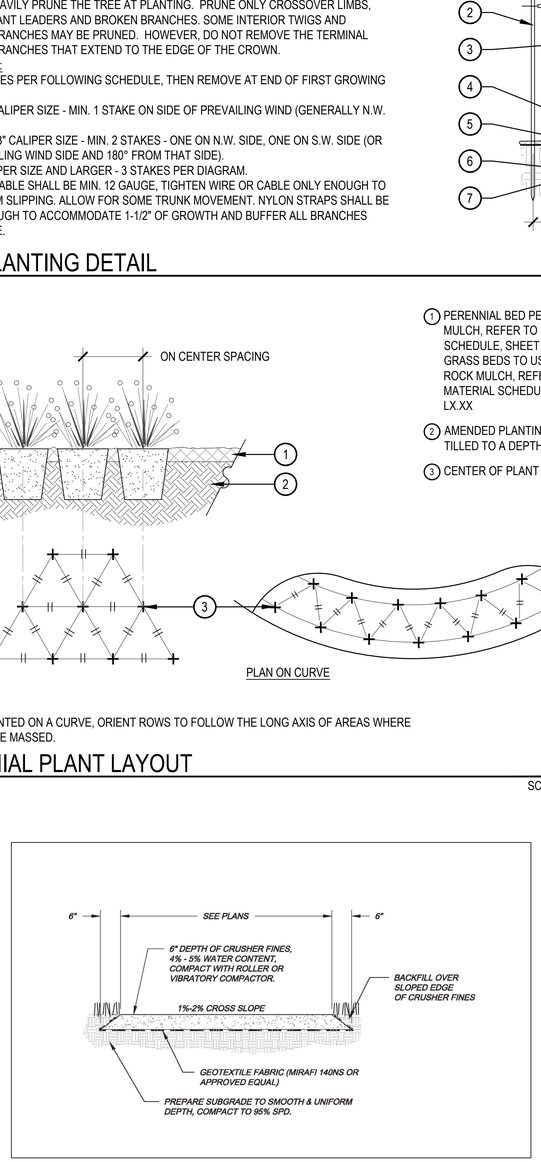
SECTION

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

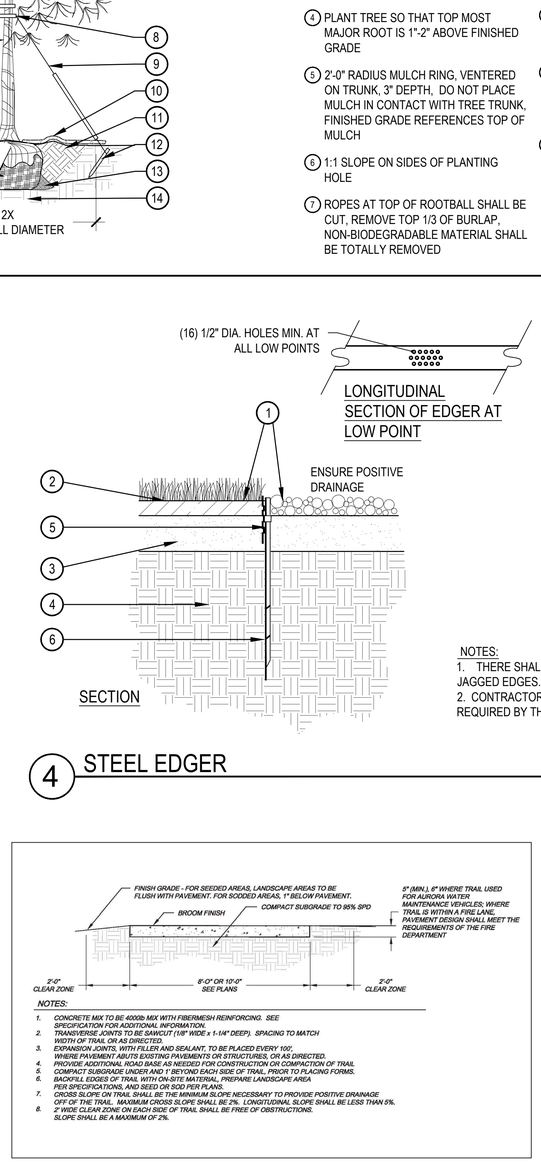
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

4 STEEL EDGER

SCALE: 1" = 1'-0"



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



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

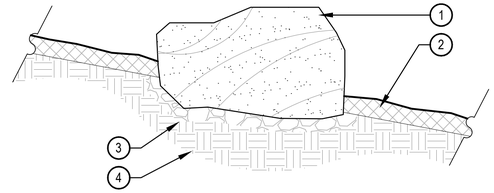
City of Aurora PARKS & OPEN SPACE DEPARTMENT Date: April 3, 2008	MULTI-USE TRAIL	P&OS T-1.0

6 CITY OF AURORA STANDARD TRAIL DETAILS

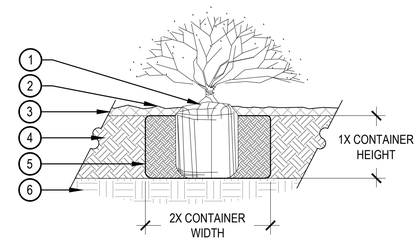
NTS

2 SHRUB PLANTING

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



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



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

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

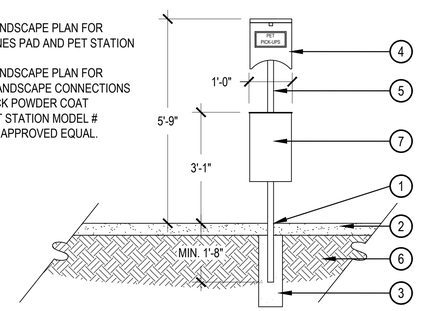
BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
0	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
0	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

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

5 LANDSCAPE BOULDER

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

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



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

7 PET WASTE STATION

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

CHECKED BY: SM
DRAWN BY: CP

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THE PARKLANDS - VILLAGE 2

E ALAMEDA AVE & S HARVEST RD
AURORA, CO 80018

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

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-300
SHEET 47

SITE PIECES

PRODUCT: ML-XXEDGE

DESCRIPTION: MONOLINE EDGE LITTER BIN

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

BODY AND LID: SOLID ALUMINUM,

BODY AND LID COLOR: TBD

RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

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

1 TRASH RECEPTACLE

SCALE: NTS

MAGLIN

PRODUCT: 2300 SERIES - ICONIC BIKE RACK

DESCRIPTION: U BIKE RACK

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

MATERIALS: CAST ALUMINUM, COLOR TBD

BIKE RACK TO BE SURFACE MOUNTED

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

2 BIKE RACK

SCALE: NTS

SITE PIECES

PRODUCT: ML-BENCH-72

DESCRIPTION: MONOLINE COLLECTION

SIZE: 72" x 27" x 38.5"H

FRAME MATERIAL: ALUMINUM FRAME, DESIGNER ALUMINUM SLATS

FRAME COLOR: TBD SEAT COLOR: TBD

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

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

3 BENCH

SCALE: NTS

SITE PIECES

PRODUCT: ML-CMT-82, ADA EXTENSION

DESCRIPTION: MONOLINE COMMUNITY TABLE

SIZE: 82" x 36.25" x 30.75"H

FRAME MATERIAL: ALUMINUM SLAT MATERIAL: ALUMINUM

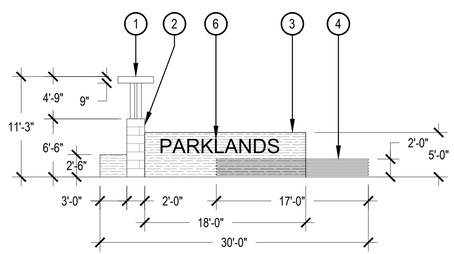
FRAME COLOR: TBD, SLAT COLOR: TBD

SURFACE MOUNTED

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

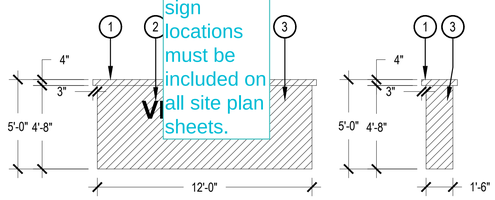
6 PICNIC TABLE

SCALE: NTS



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

ELEVATION B



Note for all signage: monument sign locations must be included on all site plan sheets.

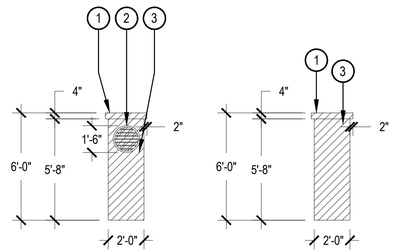
1. 4" STONE CAP
2. NEIGHBORHOOD SIGNAGE PROVIDED BY OTHERS
3. STONE VENEER

Note: monument sign details are required to match the monument sign on site. When engineering has been completed on these signs, please incorporate it into the plan set.

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

4 SECONDARY MONUMENT

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

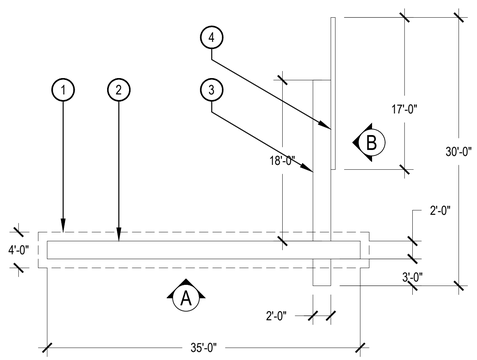


ELEVATION A

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

5 NEIGHBORHOOD COLUMN

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



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

7 PRIMARY MONUMENT

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

CHECKED BY: SM
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8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD, CO 80112
303.346.7006

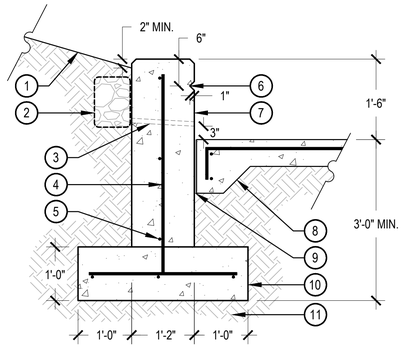
NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-301
SHEET 48

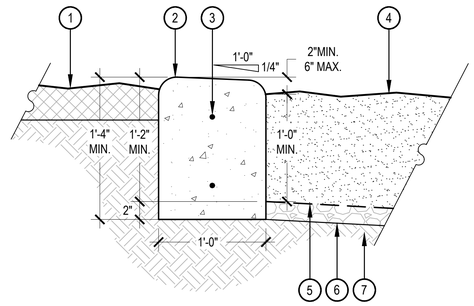
NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT 28 DAYS.
3. VERTICAL CONTROL JOINTS SHALL BE 10' ON CENTER WITH EXPANSION JOINTS 50' ON CENTER, UNLESS OTHERWISE NOTED.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



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

1 CONCRETE SEATWALL

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

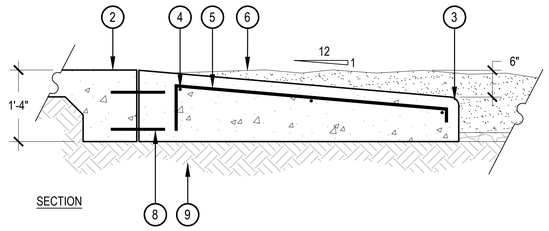


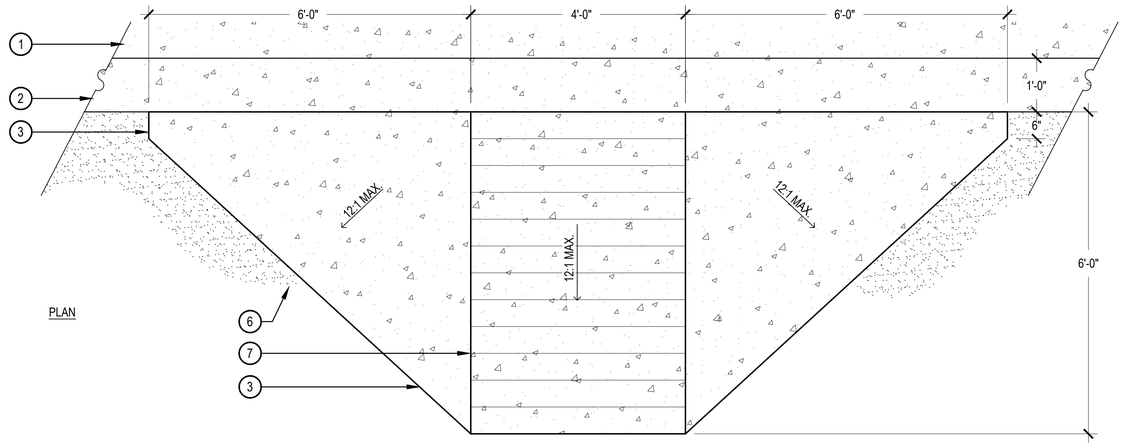
NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS SHALL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

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

2 FREE STANDING CONCRETE PLAYGROUND CURB

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



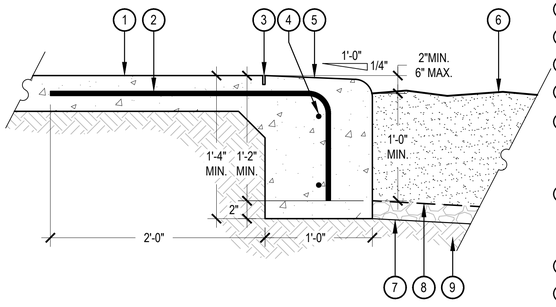


1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL X, SHEET L-XXX
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER TO DETAIL X, SHEET L-XXX
7. TOOLED SCORE JOINTS, 6' APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95%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

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

3 PLAYGROUND RAMP

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

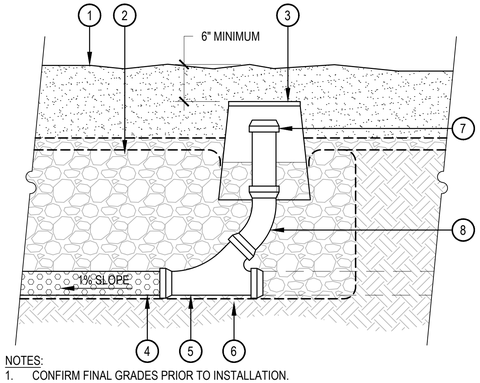


1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE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

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

4 MONOLITHIC CONCRETE PLAYGROUND CURB

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



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

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

5 PLAYGROUND DRAIN CLEANOUT

SCALE: 1" = 1'-0"

NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

POLIGON

PRODUCT: REK, 30 x 44

DESCRIPTION: GABLE ROOF RECTANGLE

SIZE: 30 x 44

FRAME MATERIAL: STEEL FRAME, METAL SEEM ROOM

FRAME COLOR: XXX

6 SHADE STRUCTURE

SCALE: NTS

CHECKED BY: SM
DRAWN BY: CP

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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

SHEET TITLE:
LANDSCAPE DETAILS

L-302

All neighborhood parks are required to provide at least one inclusive element. Please provide and identify within the details. Ensure an accessible pathway is provided to structure.

LITTLE TIKES COMMERCIAL

PRODUCT: 200202851

DESCRIPTION: NU-EDGE STACKED TIMBER BALANCE BEAM

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

1 TIMBER BEAM

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202737

DESCRIPTION: FUN ROCK - MEDIUM

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

2 FUN ROCK

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200096626

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

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

3 SWING

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202720

DESCRIPTION: NU-EDGE TREE STUMPS PINE

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

4 TREE STUMP

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202244

DESCRIPTION: WORM CLIMBER

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

5 WORM CLIMBER

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200203585

DESCRIPTION: HYPERSONIC SLIDE 8' WITH STEPLADDER

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

6 SLIDE

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202801

DESCRIPTION: DOUBLE STACKED TIMBER CLIMB WITH NET

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

7 TIMBER CLIMB

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200203413

DESCRIPTION: REVOLUTION INCLUSIVE SPINNER

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

8 SPINNER

SCALE: NTS

LITTLE TIKES COMMERCIAL

PRODUCT: 200202970

DESCRIPTION: NU-EDGE CRAWL LOG

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

9 CRAWL LOG

SCALE: NTS

CHECKED BY: SM
DRAWN BY: CP

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OWNER:
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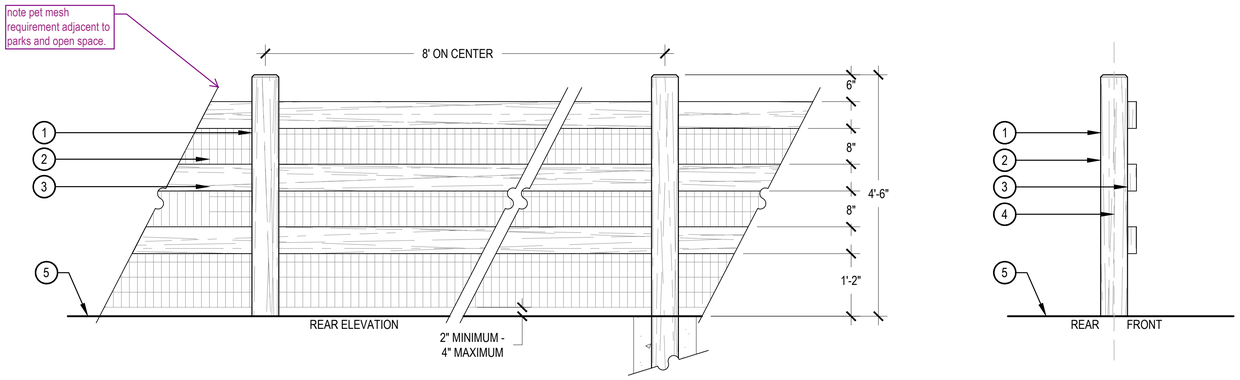
ENGLEWOOD, CO 80112
303.346.7006

NOT FOR CONSTRUCTION

DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-303
SHEET 50

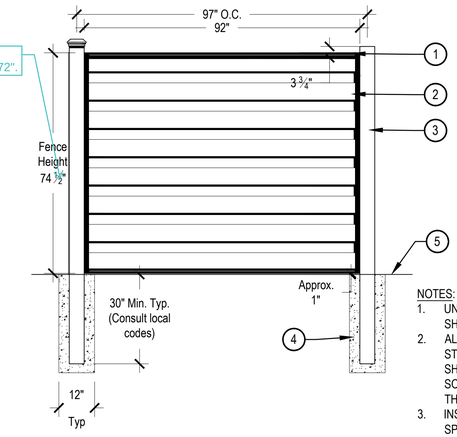


1. 4"X6" WOOD POST WITH 1" CHAMFER
2. 2"X4" WELDED GALVANIZED 1 GUAGE HEAVY DUTY WIRE MESH
3. 2"X6" WOOD RAIL
4. PROPERTY LINE, WHEN APPLICABLE
5. FINISHED GRADE

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

1 3-RAIL CEDAR FENCE

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

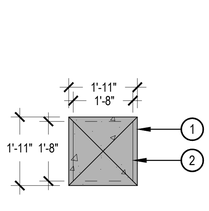


1. TOP HORIZONTAL TOP RAIL
2. HORIZONTAL RAIL
3. POST
4. CONCRETE FOOTING
5. FINISH GRADE

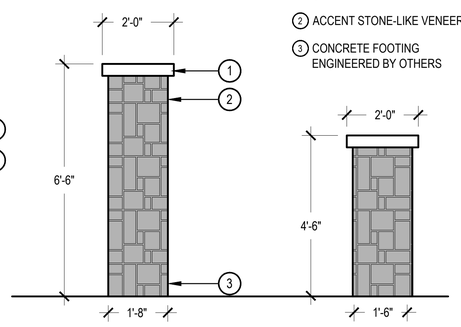
NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE.
2. ALL FENCE PANELS SHALL BE SET LEVEL WITH STEPS TO FOLLOW GRADE. THE MAXIMUM STEP SHALL BE 6". ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN A 6" GAP FROM THE BOTTOM RAIL TO FINISHING GRADE.
3. INSTALL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

2 6' HORIZONTAL COMPOSIT FENCE

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



PLAN



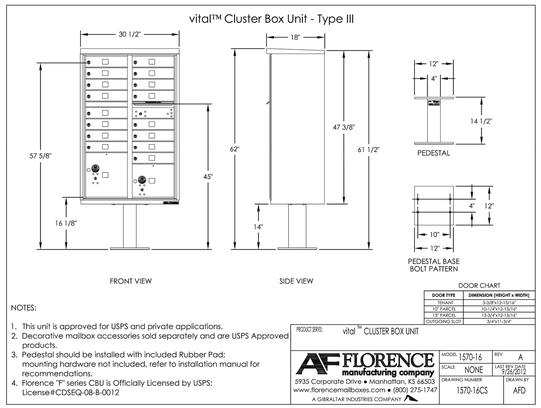
ELEVATION

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

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

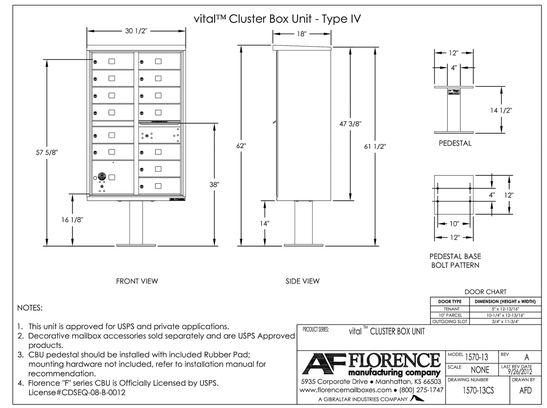
3 STANDARD MASONRY COLUMN

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



4 MAIL KIOSK TYPE A

N.T.S.



4 MAIL KIOSK TYPE B

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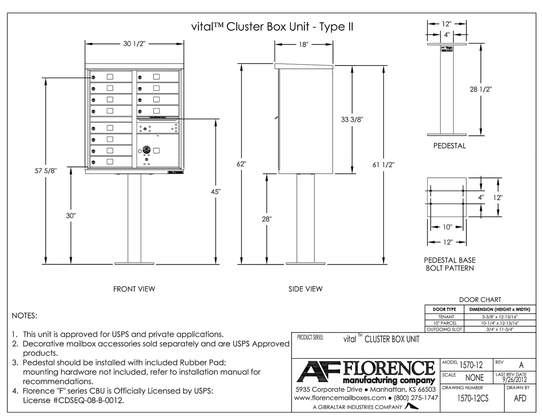
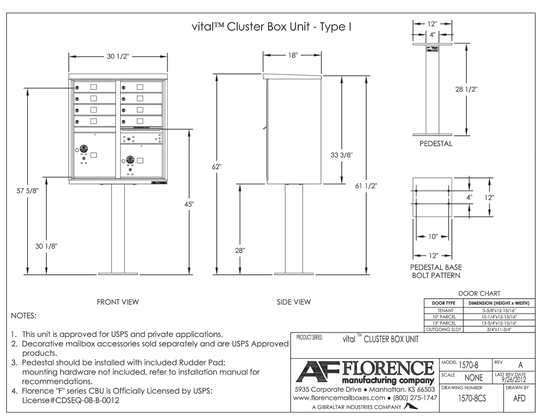


4 MAIL KIOSK TYPE C

N.T.S.



4 MAIL KIOSK TYPE D

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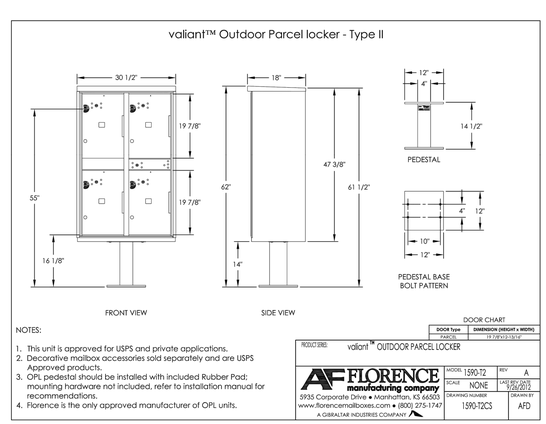

4 MAIL KIOSK TYPE E

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ENGLEWOOD, CO 80112
303.346.7006

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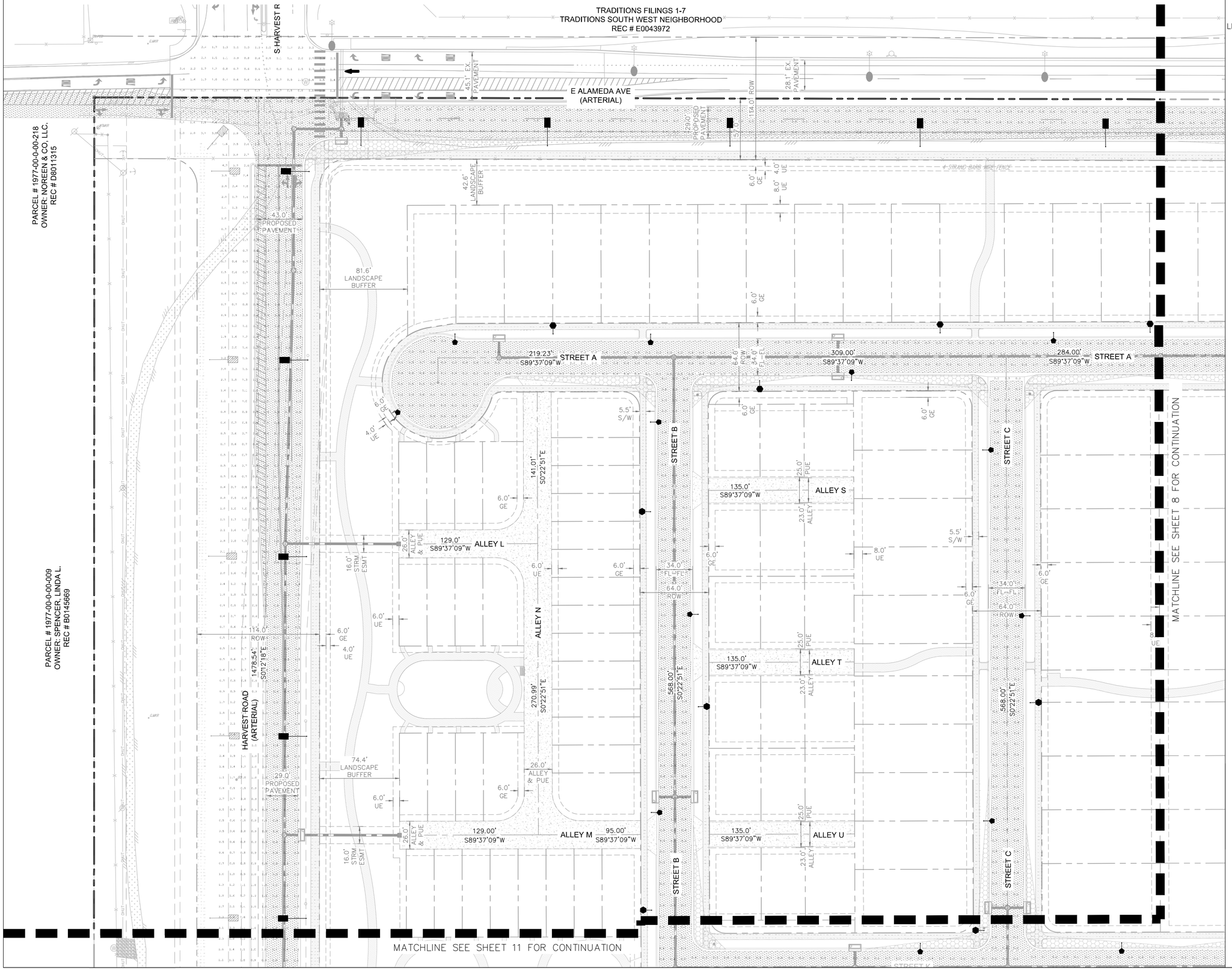
DATE:
11/09/22 SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

L-304
SHEET 51



CHECKED BY: TLC
DRAWN BY: KH TEAM

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SUITE 1500
DENVER, CO 80237
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www.kimley-horn.com

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

OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
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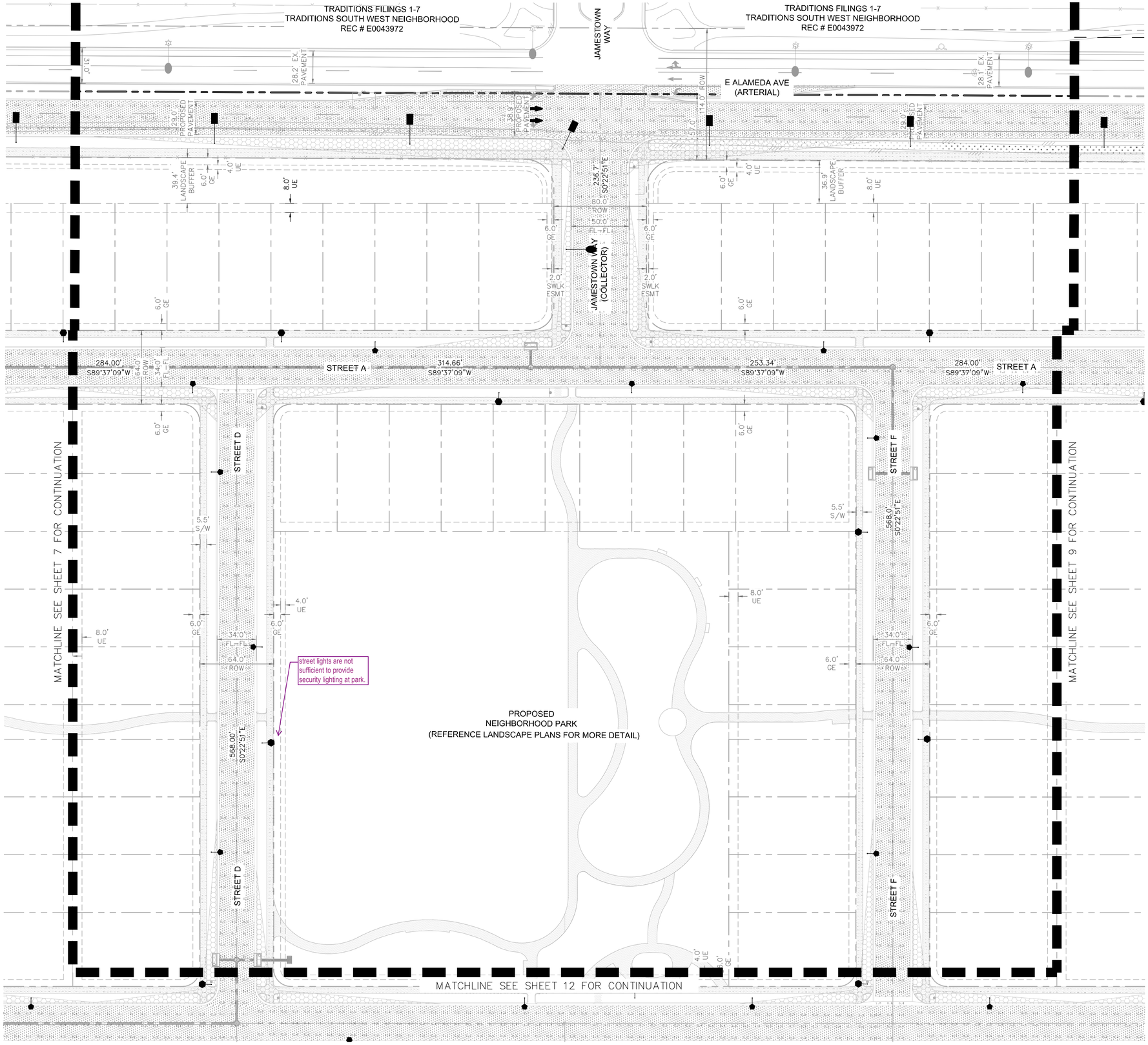
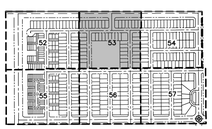
DATE:
11/09/2022

SHEET TITLE:
PHOTOMETRIC PLAN



LEGEND:

- PROPOSED STREET LIGHT - SL2 RFS-54W16LED3K-G2-R3M
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20' MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - PL1 14' MPTC-55W48LED3K-G3-LE3



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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DATE:
11/09/2022

SHEET TITLE:
PHOTOMETRIC PLAN

TRADITIONS FILINGS 1-7
TRADITIONS SOUTH WEST NEIGHBORHOOD
REC # E0043972

E ALAMEDA AVE
(ARTERIAL)

28.1' EX. PAVEMENT
29.0' PROPOSED PAVEMENT
57.0'
114.0' ROW
38.8' PROPOSED PAVEMENT
8.0' UE
6.0' GE
4.0' UE
32.8' LANDSCAPE BUFFER
6.0' GE
4.0' UE
13.0' SWLK ESMT
2.0' SWLK ESMT
231.28'
S0°22'51"E
35.3' TRAIL CORRIDOR
6.0' GE

284.00'
S89°37'09"W
STREET A
64.0' ROW
34.0' FL-FL
663.00'
S89°37'09"W
STREET A

6.0' GE
80.0' ROW
50.0' FL-FL
6.0' GE
13.0' SWLK ESMT
8.0' UE
284.00'
S0°22'51"E

MATCHLINE SEE SHEET 8 FOR CONTINUATION

STREET G
284.00'
S0°22'51"E
6.0' GE
34.0' FL-FL
64.0' ROW
6.0' GE
8.0' UE
8.0' UE
284.00'
S0°22'51"E
SETTLE RIVER STREET
(COLLECTOR)
30.0' TRAIL CORRIDOR
6.0' GE
64.0' ROW
34.0' FL-FL
728.00'
S89°37'09"W
STREET J
6.0' GE
6.0' GE
13.0' SWLK ESMT
2.0' SWLK ESMT
FUTURE FILING NO.2
"MEADOWS"
8.0' UE
8.0' UE
284.00'
S0°22'51"E
STREET G
30.0' TRAIL CORRIDOR

MATCHLINE SEE SHEET 13 FOR CONTINUATION

LEGEND:

- PROPOSED STREET LIGHT - SL2
  RFS-54W16LED3K-G2-R3M
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3
  RFM-108W48LED3K-G2-R3M
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20'
  MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - PL1 14'
  MPTC-55W48LED3K-G3-LE3

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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

OWNER:
NL PARKLANDS V4
LAND CO., LLC
8678 CONCORD CENTER DR.
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DATE:
11/09/2022

SHEET TITLE:
PHOTOMETRIC PLAN

MATCHLINE SEE SHEET 7 FOR CONTINUATION

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

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

HARVEST ROAD (ARTERIAL)

1478.54'
S0°12'18"E

114.0' ROW

6.0' GE
4.0' UE

29.0' PROPOSED PAVEMENT

51.8' LANDSCAPE BUFFER

16.0' STRM ESMT
6.0' UE

ALLEY O
247.50'
S89°37'09"W

247.50'
S89°37'09"W

N0°22'51"W
381.00'

5.5' S/W

6.0' UE

26.0' ALLEY & PUE

ALLEY P
N89°37'09"E
162.50'

16.0' STRM ESMT

ALLEY R
N0°22'51"W
381.00'

6.0' GE

34.0' FL-FL
64.0' ROW

STREET B

668.00'
S0°22'51"E

ALLEY Q
247.50'
S89°37'09"W

247.50'
S89°37'09"W

53.1' LANDSCAPE BUFFER

16.0' STRM ESMT

29.0' PROPOSED PAVEMENT

25.0' LANDSCAPE BUFFER

6.0' GE
4.0' UE
2.0' SWLK ESMT

ROAD 4
(COLLECTOR)

N89°37'09"E
389.97'

80.0' ROW
50.0' FL-FL

2.0' SWLK ESMT

6.0' GE
4.0' UE

309.00'
S89°37'09"W

6.0' GE
4.0' UE

34.0' FL-FL
64.0' ROW

STREET K

284.00'
S89°37'09"W

4.0' UE
6.0' GE

135.0'
S89°37'09"W

25.0' PUE

ALLEY V

23.0' ALLEY

ALLEY W

ALLEY X

STREET C

5.5' S/W

668.00'
S0°22'51"E

6.0' GE

8.0' UE

25.0' LANDSCAPE BUFFER

2.0' SWLK ESMT

N89°37'09"E
309.00'

N89°37'09"E
284.00'

ROAD 4
(COLLECTOR)

MATCHLINE SEE SHEET 12 FOR CONTINUATION

FUTURE FILING NO.4
"COAL COAL"

LEGEND:

- PROPOSED STREET LIGHT - SL2 RFS-54W16LED3K-G2-R3M
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20' MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - PL1 14' MPTC-55W48LED3K-G3-LE3

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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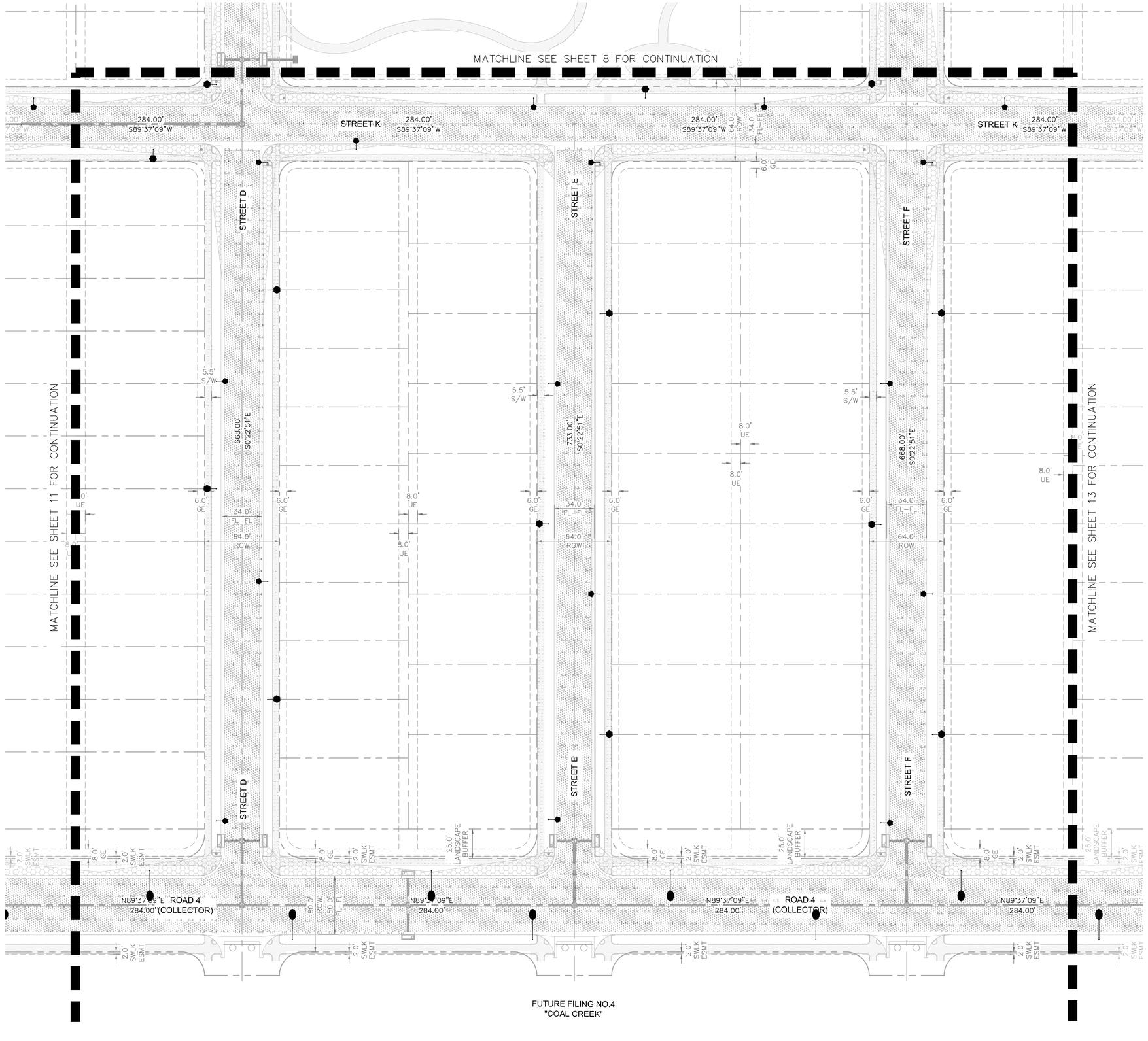
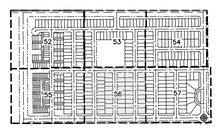
SHEET TITLE:
PHOTOMETRIC PLAN



LEGEND:

- PROPOSED STREET LIGHT - SL2 RFS-54W16LED3K-G2-R3M
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20' MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - PL1 14' MPTC-55W48LED3K-G3-LE3



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CHECKED BY: TLC
DRAWN BY: KH TEAM

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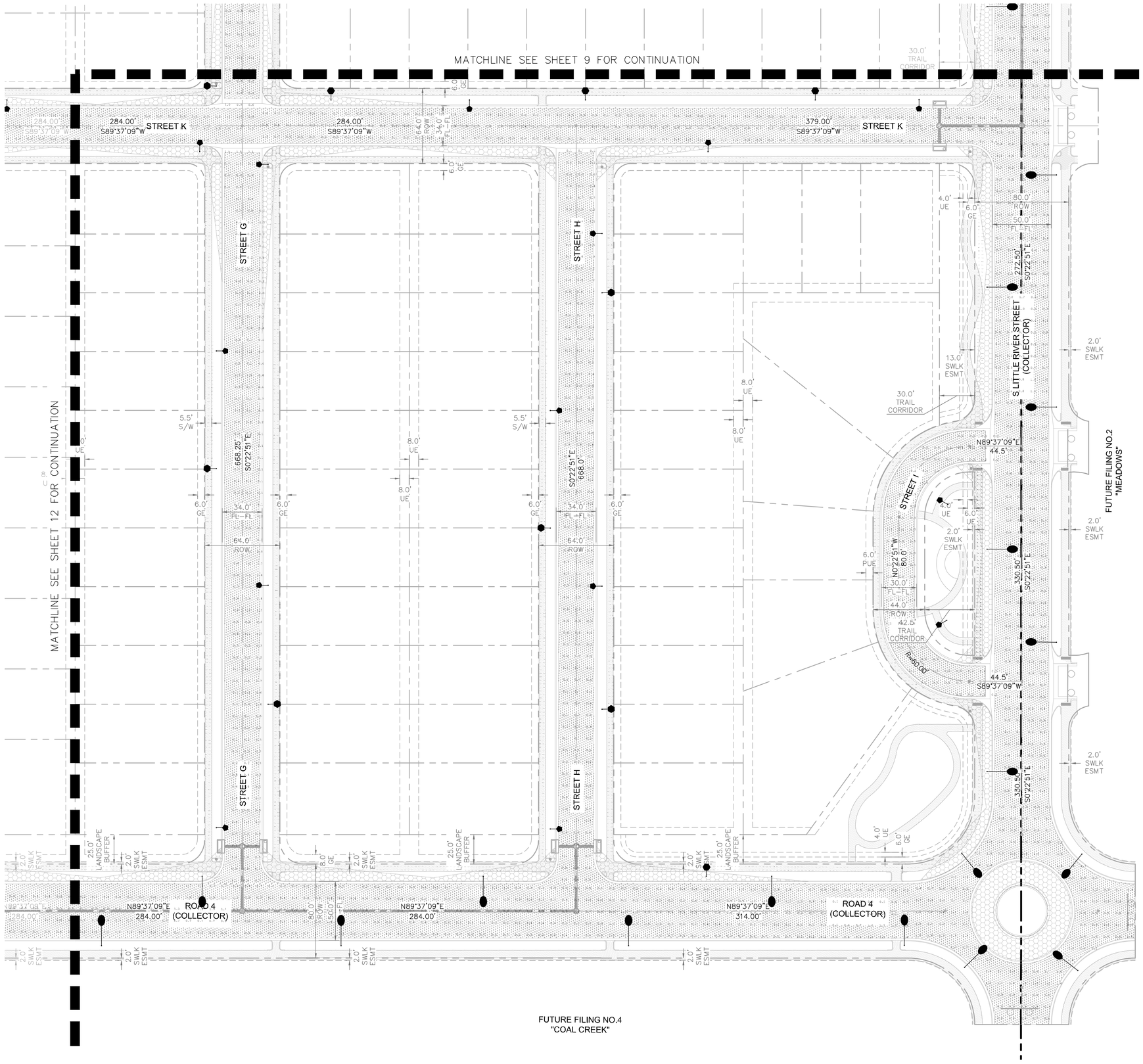
SHEET TITLE:
PHOTOMETRIC PLAN



LEGEND:

- PROPOSED STREET LIGHT - SL2 RFS-54W16LED3K-G2-R3M
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT - SL3 RFM-108W48LED3K-G2-R3M
- FUTURE STREET LIGHT
- PROPOSED STREET LIGHT - SL1 20' MPTC-55W48LED3K-G3-LE3
- PROPOSED PED LIGHT - PL1 14' MPTC-55W48LED3K-G3-LE3

KEY MAP
N.T.S.

NORTH

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