Planning and Business Development

City of Aurora

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

AuroraGov.org

November 14, 2024

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

Re: **Second Submission Review:** Parklands Village 1 Phase 3 - Site Plan and Plat
Application Number: DA-2289-07
Case Numbers: 2024-3037-00; 2024-4017-00

Dear Tom Clark:

Thank you for your second submission, which we started to process on October 23, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before December 6, 2024.

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

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

Sincerely,

Stacy Wasinger

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Mark Nickless OMSC, LLC
Brit Vigil, ODA
Filed: K:\$DA\DA 2289-07rev2

Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Land Development Services plat comments (see Item 13).
- Please address the attached Excel/PSCo comments with the resubmittal (see Item 15).
- Please reach out to staff with any questions on addressing repeat comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

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

2. Completeness and Clarity of the Application

Site Plan:

2A. *Repeat comment*: Sheet 3: Should Detail #3 be a setback rather than a utility detail? For small lots, include lot frontage as in Detail #1.

- *Update*: Thank you for updating the label to setback. Please update to include frontage.
  RESPONSE: FRONTAGE INCLUDED IN DETAIL #1 AND DETAIL #3 ON SHEET 3.

2B. *Repeat comment*: There are more variations of lot typicals for landscaping than on the site plan. Please clarify the large lot and any other sub-type in the site plan lot typicals as well (sheet 3).
RESPONSE: LOT TYPICAL VARIATIONS SHOWN ON SHEET 37 REFERENCED ON SHEET 3 INDICATING WHICH SUB-TYPE MATCHES WHICH ON SHEET 3.

3. Site Plan and Plat Comments

3A. Thank you for the work on the lot and unit tracker included in this package, as well as the notes on sheet 5. The Master Plan adjustments for small lots in Tab 1 include a statement that "*all "small lot" requirements (UDO Section 146-4.2.3.A) will be applied on a per neighborhood basis*."

- Each filing does not have to satisfy all requirements internally. However, the neighborhood tracker will need to include the standards in the UDO, including the distribution of lots indicated in 146-4.2.3.A.3, and how those are met across the full neighborhood distribution. Consider adding notes or references to the unit-type table to track this information overall in the neighborhood.
  RESPONSE: ADDED 60+ LOTS TO TABLE AND WILL SUBMIT NEW SMALL LOT EXHIBIT

Site and Landscape Plan:

3B. *Repeat comment*: Please add widths to all tracts separating lots from a double frontage (i.e. along Jewell Avenue and Louisiana Avenue).

- *Update*: Thank you for adding dimensions. Some dimensions appear to be to the utility easements rather than the tract boundary. Please confirm and revise.
  RESPONSE: TRACTS DIMENSIONS ARE CORRECT.

3C. *Repeat comment*: Sheet 33: What style of fencing is proposed on the side of lots along S Kewaunee St. and internal streets? This is not clear in the overall fence plan.

- *Update*: Thank you for the clarification. Please either add the fence type to the fence plan or include a note referencing the landscape lot typical for this information.
  RESPONSE: ADDED NOTE TO FENCING PLAN

3D. *Repeat comment*: Please include a tract color map or diagram in the site plan showing the location, use, ownership, and maintenance to coordinate with the Tract Table on Sheet 2.

- *Update*: Thank you for the response. Staff requests this diagram with the Site Plan to be comprehensive. License agreements are typically not noted on the plans. Staff can provide an example of this type of diagram in another Site Plan if requested.
  RESPONSE: added tract color pam to the site plan on sheet 5

4. Signage & Lighting Comments

4A. *Repeat comment*: The data table on Sheet 1 indicates that no monument signs are proposed with this site plan but the details on Sheet 31 include monument signs and entry columns. Please clarify if any monument signs are proposed off Jewell Avenue or elsewhere in this site plan?

- *Update*: Thank you for the additional note in the data table. Please also identify on the site plan the proposed location (i.e. on Sheet 5 or a subsequent sheet).

RESPONSE: PROPOSED LOCATIONS FOR MONUMENT SIGNS AND ENTRY COLUMNS ADDED AND LABELED IN SITE PLAN SHEETS.

4B. Sheet 31: Please include in the sign detail notes that the details are illustrative. The notes include that materials and colors will be defined with the sign permit, but this should be expanded for the sign as a whole. Otherwise, an amendment to the site plan may be needed if the details change.

RESPONSE: NOTE ADDED

5. Landscaping Issues (Tammy Cook / tdcook@auroragov.org / Comments in bright teal)

5A. Sheet 21: *Repeat comment*: Include Detention Pond Planting requirements table as the planting is proposed on sheet 29. One tree and 10 shrubs per 4,000 square feet above the 100-year water surface elevation.

RESPONSE: ADDED DETENTION POND PLANTING TO OPEN SPACE TABLE

5B. *Repeat comment*: Include curbside landscaping required for S. Kewaunee Street (East).

RESPONSE: THIS WILL BE COMPLETED IN FUTURE FILINGS AND WILL BE INCLUDED IN THE CORNER LOT LANDSCAPE TYPICALS

5C. *Repeat comment*: The ornamental grasses cannot exceed 40% of the total shrub count. Revise the quantities on this table and on the Planting Plans.

RESPONSE: REVISED

5D. Sheet 22: The curbside landscape shrubs and ground cover are required here where there are no single-family homes.

RESPONSE: THIS WILL BE COMPLETED IN FUTURE FILINGS AND WILL BE INCLUDED IN THE CORNER LOT LANDSCAPE TYPICALS

5E. Reference in the curbside landscape and street trees and screen it back on this side of the street and provide the project name and CN# for this side of the street.

RESPONSE: THIS WILL BE COMPLETED IN FUTURE FILINGS

5F. Sheet 25 & 26: Repeat comment: Adjust trees within 50' of stop sign.

RESPONSE: REVISED

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

6A. No further comment at this time.

7. Transportation Planning Tom Worker Braddock / 303-739-7340 / tworker@auroragov.org)

7A. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

Site Plan:

8A. Sheet 4: Advisory Note: This site plan includes 1 row of homes that are in group 1H. We are evaluating this based on development of planning area 1I and 1J. The PIP boundaries for planning areas need to match the submitted site plans on future site plans. The City will permit this change. Otherwise, additional improvements for entire planning area, deferrals, or PIP update would be required.

RESPONSE: Noted, thank you.

8B. Sheet 9: Include note on grading plans (typ.) all notes regarding ramps crossing Jewell Ave when intersections are signalized.

RESPONSE: Note added to grading plans: “Pedestrian ramps crossing Jewell Avenue shall not be

constructed until intersection is signalized."

8C. Sheet 14: Advisory Note: Slopes at alleys are being directed to the lots (typ.) See note 7 on this sheet. Slopes need to be shown as being directed away from buildings on civil plans.

RESPONSE: The area being referred to is not an alleyway. The linework shown indicates a Utility Easement between lots that is now labeled for clarity. The slopes being shown directed towards building footprints are a result of overlot grading conditions. The final civil plans will show final construction conditions with proper drainage away from building footprints.

9. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Site Plan:

9A. No further comment at this time.

Traffic Impact Study:

9B. Update # SFDDUs, pg 12

RESPONSE: NARRATIVE REVISED ACCORDINGLY.

9C. Fig 24, repeat comment to Jewell & Harvest signal warrant not being met in analysis

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

9D. Fig 25, warrant sheet indicates Jewell & Harvest still not warranted

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

9E. Fig 27, warrant analysis indicates Jewell & Louisiana not warranted

RESPONSE: The signal being accelerated to 2029 is due to failing movements with stop control in 2029. The signal is not warranted based on volume until the next horizon evaluation (2031). With this only being one horizon evaluation period later, signal control could be considered sooner to allow for this intersection to operate acceptably. We have provided a stop control in the recommendations until the volumes meet warrants.

9F. Fig 28, warrant analysis indicates Jewell & Louisiana is warranted in '31

RESPONSE: The signal being accelerated to 2029 is due to failing movements with stop control in 2029. The signal is not warranted based on volume until the next horizon evaluation (2031). With this only being one horizon evaluation period later, signal control could be considered sooner to allow for this intersection to operate acceptably. We have provided a stop control in the recommendations until the volumes meet warrants.

9G. Warrant Analyses worksheets need MUTCD Fig 4C-1.

RESPONSE: MUTCD Fig 4C-1 has provided for this intersection in the revised traffic study.

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

Site Plan:

10A. Please provide a Phasing Plan To include a narrative and illustration showing each phase of construction.

RESPONSE: Construction will not be phased, no phasing plan will be provided.

10B. Please show how a Looped Water Supply will be maintained during each Phase of Construction.

RESPONSE: Construction will not be phased. A looped water supply will be provided via the connection under S. Muscadine Way and the connections under S. Kewaunee Street.

11. Aurora Water (Samantha Bayliff / 303-739-7490 / sbayliff@auroragov.org / Comments in red)

11A. Sheet 1: Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.

RESPONSE: Noted, thank you.

11B. Sheet 15: Labels should actually be pointing at inlets.

RESPONSE: Storm labels updated to properly match inlet locations.

11C. Sheet 16: Extra floating label.

RESPONSE: Extra floating label removed.

11D. Sheet 16: Correct inlet labels.

RESPONSE: Inlet labels corrected.

11E. Sheet 16: Label not pointing to the correct location.
RESPONSE: Inlet label locations corrected.

11F. Sheet 17: Match lines are a bit off. This portion of the site is not really included in either this sheet or sheet 14.
RESPONSE: Match lines updated on all sheets. The indicated portion is now properly shown on Sheet 17.

11G. Sheet 17: What is 19?
RESPONSE: Sheet note list updated to include Note 19: "Connect Storm Inlet to Existing Storm Stub"

11H. Sheet 18: Missing inlet labels.
RESPONSE: Inlet labels added.

11I. Sheet 18: Update sheet reference at top.
RESPONSE: Sheet references on all matchlines updated.

12. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)

Site Plan:

12A. Sheet 14: Please label the longitudinal grade and widths of all sidewalks, trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards.
RESPONSE: All sidewalks and trails slopes labelled to show ADA compliance.

Landscape Plan:

12B. Sheet 26: Include bike racks within the neighborhood park. Provide an associated detail.
RESPONSE:ADDED

12C. Sheet 26: Standard play surfacing and inclusive play surfacing should be included in the legend on all applicable sheets.
RESPONSE:ADDED

12D. Sheet 32: Please include the dimensions of the picnic shelter. Section 6.22.E of the PROS Dedication and Development Criteria Manual requires shade structures in neighborhood parks be a minimum of 600 square feet with seating for 15 people. Please note if picnic tables are to be included in the shelter and provide a detail.
RESPONSE:ADDED

12E. Sheet 32: Please include a single, stand-alone inclusive play feature. Consider an at-grade merry-go-round or similar equipment.
RESPONSE:ADDED

13. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

13A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
RESPONSE: Noted

13B. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
RESPONSE: Noted

13C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
RESPONSE: Noted

13D. (Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
RESPONSE: Noted

13E. (**Advisory Comment**) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus

adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording**.

RESPONSE: Noted

13F. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

RESPONSE: Noted

Plat:

13G. Sheet 1: Covenants – The site plan also calls for the E ½ of Kewaunee St to be developed.

RESPONSE: added to plat note

13H. Sheet 2: Show control monument for north end of the N-S ¼ Section Line.

RESPONSE: line shown for reference, not a controlling line

13I. Sheet 2: Detail – Show existing easements and label the width of easements.

RESPONSE: added

13J. Sheet 4: Show existing abutting easements.

RESPONSE: added

Site Plan:

13K. Sheet 2: Add the required Real Property Note for crossings or encroachments into easements and rights-of-way.

RESPONSE: Note in question added as Note 11 within General Site Plan Notes.

13L. Sheet 4: Label Tract M and indicate if Filing No 3 will create the required drainage easement?

RESPONSE: Tract M and newly platted Tracts N and O (required drainage easement tracts) labelled.

13M. Sheet 8: Match the plat geometry and bearings and distances for the exterior boundary.

RESPONSE: Exterior boundary labels updated to match newest plat details.

13N. Sheet 9: Match the lot dimensions as shown on the plat.

RESPONSE: Lot dimensions matched to plat.

14. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

14A. No further comment at this time.

15. PsCO/Xcel Energy (Donna George/ 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

15A. See attached letter

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

16A. There has been no change in the number and type of residential units proposed for this application. APS has no additional comments at this time.

Right of Way & Permits

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

November 4, 2024

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

Attn: Stacy Wasinger

Re: Parklands Village 1 Phase 3 and Subdivision Filing No. 3 – 2nd referral
Case # DA-2289-07

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has concerns with **Parklands Village 1 Phase 3 and Subdivision F3**. PSCo acknowledges the requested 8-foot-wide utility easements added to the plat.

However, while there is some general language about "interfering objects" on the plat, this paragraph explains further what those objects can be; and, the second sentence should not be excluded from the plat:

> *Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

RESPONSE:noted, this is a COA note, it is up to them if this is added

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

PARKLANDS VILLAGE 1 SITE PLAN - SITE PLAN NO. 3

LOCATED AT THE NORTHEAST CORNER OF E JEWELL AVENUE AND S KEWAUNEE STREET

LOCATED IN THE SOUTH HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Noted, thank you.

Advisory: Site plan will not be approved until Preliminary Drainage Report is approved.

2nd Submittal

Comments in green were made by Development Services reviewer Sergio Um. Please reach out to him at sum@auroragov.org for any comments or questions.

Ready for technical referral, minor comments regarding grading. Also see advisory notes on plans.

Thank you.

See comment responses on the plans.

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED WITHIN THE SOUTH HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 20, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 89°35'57" WEST, A DISTANCE OF 2670.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 86°13'50" WEST, A DISTANCE OF 990.08 FEET TO SOUTHEASTERLY CORNER OF LOT 3, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. _____, IN SAID RECORDS AND THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1, NORTH 00°07'11" WEST, A DISTANCE OF 1,379.91 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°52'49" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 205.83 FEET;

THENCE NORTH 89°52'49" EAST, A DISTANCE OF 2,074.56 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 174.00 FEET;

THENCE SOUTH 89°52'49" WEST, A DISTANCE OF 10.01 FEET;

THENCE SOUTH 01°02'16" EAST, A DISTANCE OF 124.05 FEET;

THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 8.26 FEET;

THENCE NORTH 87°54'41" EAST, A DISTANCE OF 140.04 FEET;

THENCE NORTH 71°39'56" EAST, A DISTANCE OF 70.80 FEET;

THENCE NORTH 48°44'07" EAST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 82°51'35" EAST, A DISTANCE OF 443.21 FEET TO THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. E3006478 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 07°55'47" EAST, A DISTANCE OF 59.91 FEET;
2. SOUTH 18°46'06" EAST, A DISTANCE OF 300.00 FEET;
3. SOUTH 25°57'39" EAST, A DISTANCE OF 202.00 FEET;
4. SOUTH 35°25'21" EAST, A DISTANCE OF 325.00 FEET;
5. SOUTH 34°49'38" EAST, A DISTANCE OF 235.60 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE AS ESTABLISHED BY RECEPTION NO. B9105255, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 3,367.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 77.788 ACRES, (3,388,461 SQUARE FEET), MORE OR LESS.

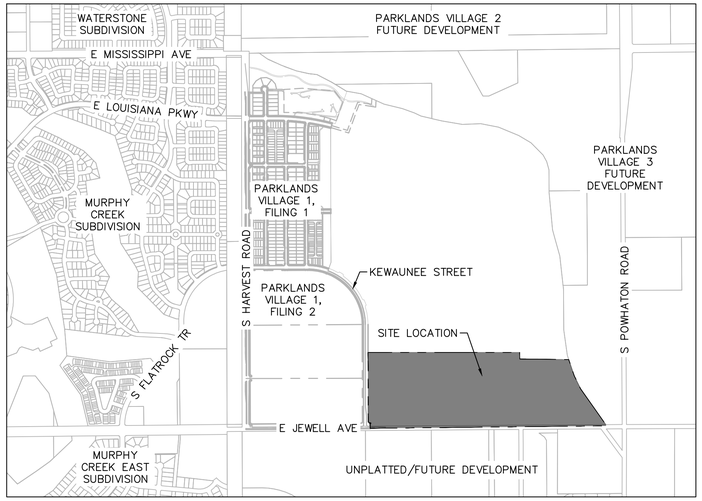
PROJECT TEAM:

DEVELOPER:
VENTANA CAPITAL, INC.
8678 CONCORD CTR DR, #200
ENGLEWOOD, CO 80112
(303) 346-7006
THOMAS CLARK

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES
6200 S SYRACUSE WAY, #300
GREENWOOD VILLAGE, CO 80111
(720) 689-6653
LIAM SHANNON

LANDSCAPE ARCHITECT/PLANNER:
TERRACINA DESIGN
10200 E GIRARD AVE #A-314
DENVER, CO 80231
(303) 632-8867
ANTHONY FILES

OWNER:
NL PARKLANDS VILLAGE 4 LAND CO, LLC
8678 CONCORD CENTER DRIVE, #200
ENGLEWOOD CO 80112
(303) 346-7006
THOMAS CLARK



NORTH

VICINITY MAP:

GRAPHIC SCALE IN FEET
0 500 1000 2000

SIGNATURE BLOCK:

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD. _____.

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO

COUNTY OF _____

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

AMENDMENTS:

REV	DATE	DESCRIPTION
ORIGINAL ISSUE DATE: XX/XX/2024		

PROJECT DATA TABLE:

TOTAL LAND AREA WITHIN PROPERTY LINES	77.79 AC.
LANDSCAPE AREA	18.14 AC. (23.32% OF SITE)
HARDSCAPE AREA	7.39 AC. (9.50% OF SITE)
LOT AREA	31.89 AC. (40.99% OF SITE)
DETENTION AREA	20.37 AC. (26.19% OF SITE)
TOTAL NUMBER OF DWELLING UNITS PROPOSED:	242
SINGLE FAMILY RESIDENTIAL UNITS	242
DUPLEX UNITS	N/A
TOWNHOME UNITS	N/A
CURRENT ZONING	R-2
CONSTRUCTION TYPE	SINGLE-FAMILY V-B, NON-SPRINKLERED
PROPOSED BUILDING HEIGHT	38-FT MAXIMUM
2021 IBC OCCUPANCY CLASSIFICATION	SINGLE-FAMILY R-3
CODE CYCLE	2021 I-CODES, 2019 NFPA 13 & 72, AND 2017 ANSI A117.1
GUEST PARKING SPACES PROVIDED	0 SPOTS (ON STREET PARALLEL PARKING SPOTS ON ALL LOCAL STREETS)
AREA PER MONUMENT SIGN ALLOWED	96 S.F. & 6' MAX HEIGHT, 2 PER ENTRANCE AT AN ARTERIAL/COLLECTOR ENTRANCE
MONUMENT SIGNS PROPOSED	2

SHEET INDEX:

1	COVER SHEET
2-3	SITE PLAN DETAILS
4	CONTEXT MAP
5	OVERALL SITE PLAN
6-11	SITE PLAN
12	CURVE TABLES
13	OVERALL UTILITY
14-19	GRADING & UTILITY PLAN
20-38	LANDSCAPE PLANS

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
COVER SHEET

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): N/A
SCALE (V): N/A
DATE: JUNE 2024
SHEET NO.: 1
PROJECT NO.: 196480001
DWG. NAME: CV-F3-480001.dwg

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\CV-F3-480001.dwg Sep 16, 2024 marcus.donovan
USER: marcus.donovan
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ABBREVIATIONS

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

GENERAL SITE PLAN NOTES

1. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
2. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
3. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
7. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONE 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 MAXIMUM SLOP OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WITH 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.
8. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
9. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
11. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
13. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
14. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
15. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
16. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
17. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
18. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
19. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
20. ALL STORM DRAIN OUTSIDE OF R.O.W. TO BE MAINTAINED BY HOA. ALL STORM DRAIN WITHIN R.O.W. TO MAINTAINED BY THE CITY OF AURORA.
21. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
22. PER CITY REQUIREMENTS IN CONFORMANCE WITH COGCC GUIDELINES, ALL ACTIVE OUTDOOR RECREATION USES REQUIRE A SETBACK OF 350'FROM ANY OIL AND GAS WELL PAD PROPERTY LINES. THIS WOULD INCLUDE SETBACKS TO ANY NEIGHBORHOOD PARKS OR TRAIL CORRIDORS. IT APPEARS THAT THIS IS BEING MET WITHIN THE DESIGN AND SHOULD BE NOTED WITHIN THE SITE PLAN.
23. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES AT MAXIMUM 750' SPACING ALONG ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUJIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
24. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
25. APPLICANT (NL VILLAGE 1 LAND CO, LLC, 8678 CONCORD CENTER DRIVE #200, ENGLEWOOD, CO 80112, (303) 346-7006) IS RESPONSIBLE FOR A PORTION OF THE PAYMENT OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTIONS ADJACENT TO THE SITE BASED ON THE INTERSECTIONS' GEOMETRY. PER THE TRAFFIC IMPACT STUDY, THE APPLICANT IS RESPONSIBLE FOR 25% OF THE PAYMENT OF THE TRAFFIC SIGNAL AT THE INTERSECTIONS BETWEEN E. MISSISSIPPI AVENUE & HARVEST ROAD AND S. KEWAUNEE STREET & HARVEST ROAD. THE APPLICANT IS RESPONSIBLE FOR 50% OF THE PAYMENT OF THE TRAFFIC SIGNAL AT THE INTERSECTION BETWEEN E. LOUISIANA PARKWAY & HARVEST ROAD. FUTURE SITE PLANS FOR PARKLANDS VILLAGE 1, PHASES 2 & 4 WILL DETERMINE ADDITIONAL ESCROW PAYMENTS FOR OTHER ADJACENT INTERSECTIONS. IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED, TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE 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 BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 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 FOR THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
26. PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
27. 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.

Real Property requires the note below in addition to Note 10.
All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, 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.

Note added as Note #11.

SIGNING AND LIGHTING NOTES

1. 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.
2. PROPOSED SIGN LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE SUBMITTED WITH SIGNING & STRIPING PLANS INCLUDED IN THE CIVIL PLAN SUBMITTAL.
3. SIGN LOCATION, MOUNTING HEIGHT, ORIENTATION, AND MAINTENANCE TO COMPLY WITH THE FHWA MUTCD SECTIONS 2A.16-2A.23.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S00°06'53"E, A DISTANCE OF 2627.22 FEET, MONUMENTED AS SHOWN HEREON.

TRACT TABLE

TRACT ID	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	20.02	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT B	0.30	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT C	0.30	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT D	0.30	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT E	0.80	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT F	0.15	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT G	0.30	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT H	3.54	NEIGHBORHOOD PARK*	HOA
TRACT I	0.73	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT J	0.68	LANDSCAPE/TRAIL CORRIDOR & DRAINAGE EASEMENT	HOA
TRACT K	0.07	LANDSCAPE & DRAINAGE EASEMENT	HOA
TRACT L	0.07	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT M	19.80	STORM SEWER & DRAINAGE EASEMENT	CITY OF AURORA

1.Please provide a Phasing Plan To include a narrative and illustration showing each phase of construction.
2.Please show how a Looped Water Supply will be maintained during each Phase of Construction.

Construction will not be phased, no phasing plan will be provided.

STREET LIGHT ROADWAY CLASSIFICATION

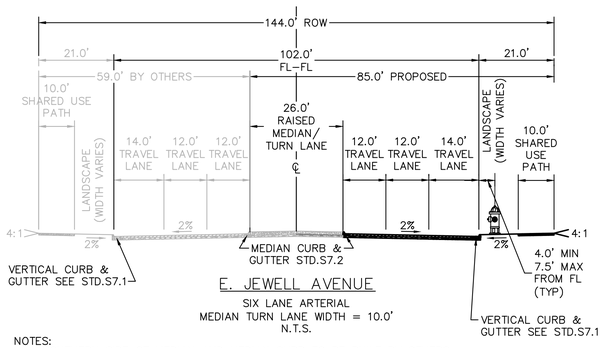
STREET NAME	CLASSIFICATION	# OF LANES	BACK-TO-BACK CURB WIDTH	PEDESTRIAN ACTIVITY LEVEL	PAVEMENT TYPE
STREET A , B, C, D,E, F, G, H	LOCAL - SL1 TYPE LIGHT	2	18'	LOW	R3
E KEWAUNEE ST	COLLECTOR - SL3 TYPE LIGHT	2	26'	LOW	R3
E LOUISIANA PKWY	COLLECTOR - SL 3 TYPE LIGHT	2	26'	LOW	R3

PHOTOMETRIC LIGHTING STANDARDS

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

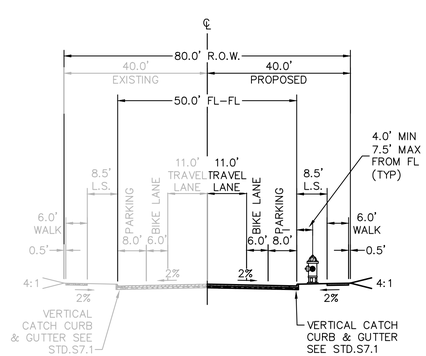
LEGEND

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

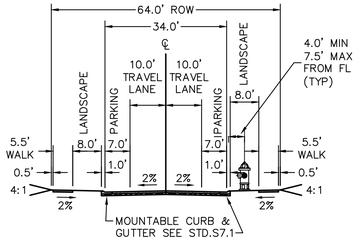


E. JEWELL AVENUE
SIX LANE ARTERIAL
MEDIAN TURN LANE WIDTH = 10.0'
N.T.S.

NOTES:
1. SOUTHERN SIDE OF MEDIAN AND MEDIAN CURB TO BE BUILT BY OTHERS
2. 10.0' MINIMUM LANDSCAPE SEPARATION TO WALK/ SHARED USE PATH ALONG ARTERIAL STREETS.
3. ADDITIONAL WIDTH REQUIRED AT BUS STOP LOCATIONS (MINIMUM 8.0' WIDTH REQUIRED).
4. ADDITIONAL ROW MAY BE NECESSARY TO ACCOMMODATE DOUBLE LEFT TURNS AND SEPARATE RIGHT TURN AUXILIARY LANES, AS APPROPRIATE.



STANDARD TWO LANE COLLECTOR
(E. LOUISIANA PARKWAY & ULTIMATE S. KEWAUNEE ST.)
N.T.S.



STANDARD LOCAL STREET TYPE 1
STD DTL S1.1 LOCAL TYPE 1 (PUBLIC)
N.T.S.

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN DETAILS

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

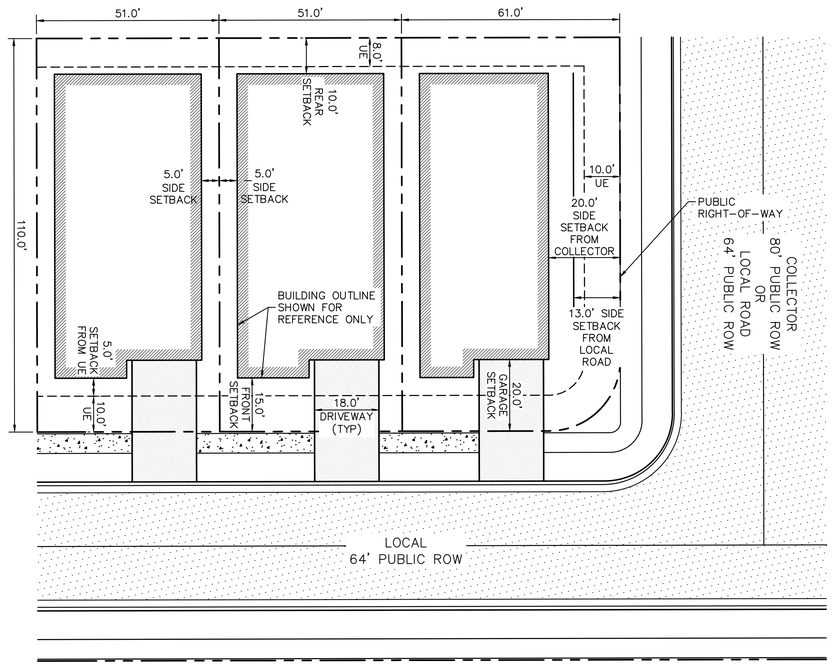
2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

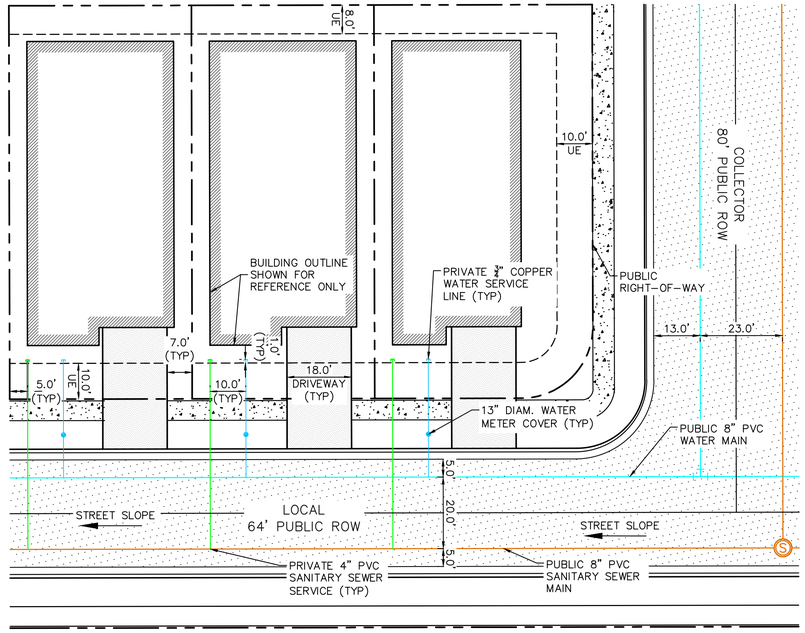
SCALE (H): N/A
SCALE (V): N/A
DATE: JUNE 2024
SHEET NO. 2
PROJECT NO. 196480001
DWG. NAME SP-DTLS-F3-480001.dwg

CASE NO.: TBD

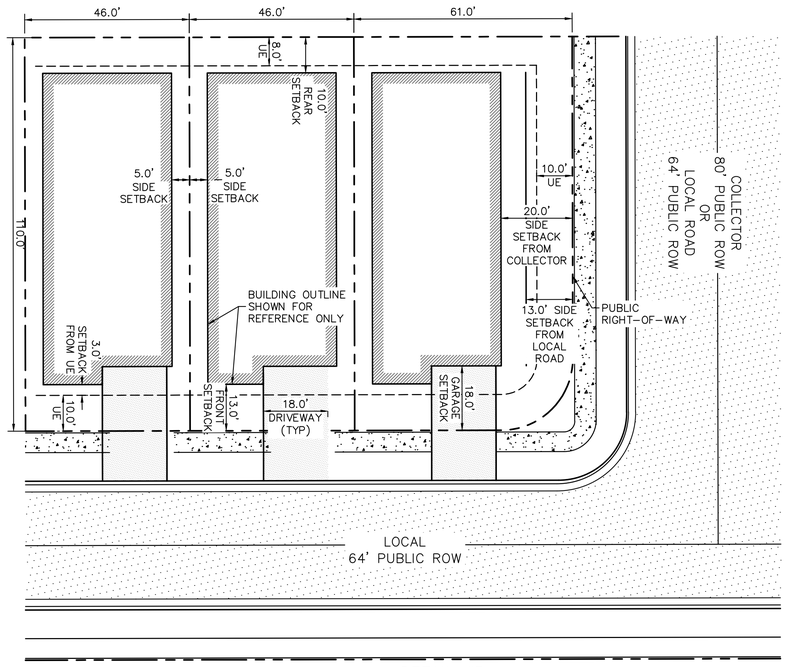
K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\SP-DTLS-F3-480001.dwg Sep 16, 2024 marcus.donovon
THESE PLANS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY AND ALL OTHER USE, INCLUDING BUT NOT LIMITED TO USE ON OTHER PROJECTS, EXTENSIONS TO THIS PROJECT, ACCELERATED USE OF THIS PROJECT OR USE BY ANY ENTITY OTHER THAN THOSE FOR WHICH THE PROJECT WAS PREPARED, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



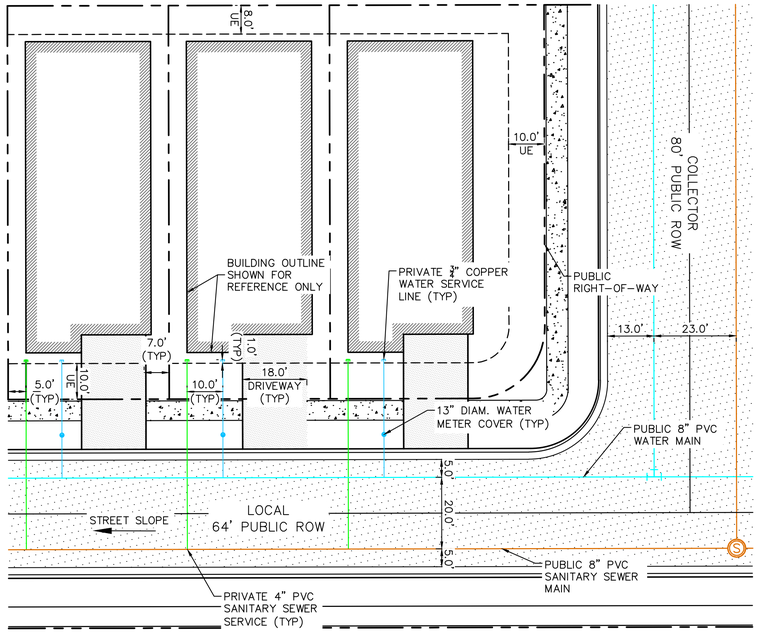
DETAIL #1
STANDARD SINGLE-FAMILY DETACHED LOT
TYPICAL LOT SETBACK DETAIL
≥50' FRONTAGE
1" = 20'



DETAIL #2
STANDARD SINGLE-FAMILY DETACHED LOT
TYPICAL UTILITY DETAIL
≥50' FRONTAGE
1" = 20'



DETAIL #3
SMALL, SINGLE-FAMILY DETACHED LOT
TYPICAL LOT SETBACK DETAIL
1" = 20'



DETAIL #4
SMALL, SINGLE-FAMILY DETACHED LOT
TYPICAL LOT UTILITY DETAIL
1" = 20'

K:\DEN_Civil\196480001_Parklands Village 1\C-ADD\Filing 3\Plansheets\Site Plan\SP-DTLS-F3-480001.dwg Sep 16, 2024 marcus.donovan
XREFS: TB-480001.dwg, TP-480001.dwg, XS-480001.dwg, XS-480002.dwg
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THE PARKLANDS
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SITE PLAN DETAILS

Kimley»Horn

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2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 20'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-DTLS-F3-480001.dwg
SHEET NO. 3

CASE NO.: TBD

E. MISSISSIPPI AVENUE

S.E. COR. OF SEC. 18

PARCEL ID: 1977-00-0-00-048
OWNER: PUBLIC SERVICE CO OF COLORADO (PSCO)

COAL CREEK

±2,250 LF OF SOUTH SENAC SANITARY SEWER LINE

60.0' UTILITY EASEMENT
REC. NO.: E115339

PARCEL ID: 1977-20-1-01-001
OWNER: PUBLIC SERVICE CO. OF COLORADO
(POWHATON ELEC. SUB-STATION
REC. B9099423)

OWNER: PARKLANDS LAND CO., LLC.
FUTURE FILING NO. 7

MURPHY CREEK SUBDIVISION
FILING NO. 4
EDN: 200201

PARCEL ID: 1977-19-1-00-011
OWNER: PUBLIC SERVICE CO.
OF COLORADO

PARCEL ID: 1977-20-1-00-004
OWNER: EASTERN HILLS, LLC. &
CHERRY CREEK VISTA PARTNERS

REGIONAL TRAIL
CORRIDOR

REGIONAL DETENTION
POND A

PARCEL ID: 1977-20-2-00-002
OWNER: EASTERN HILLS, LLC. &
CHERRY CREEK VISTA PARTNERS

E. LOUISIANA PKWY

E. LOUISIANA PKWY (COLLECTOR)

CONNECTION TO SOUTH
SENAC SANITARY SEWER
LINE

DRAINAGE CHANNEL A

N-S ℄ OF SECTION 17

COAL CREEK FLOODWAY

100-YR FLOODPLAIN

500-YR FLOODPLAIN

COAL CREEK

S. HARVEST ROAD (ARTERIAL)

EXISTING HARVEST ROAD:
EDN #210087
REC. NO. B0150914

VILLAGE 1, FILING NO. 1

ZONING DISTRICT:
R-2, SUB AREA C

EXISTING POWHATON ROAD (ARTERIAL)

EAST COR., SEC. 19

DRAINAGE CHANNEL A

E-W ℄ OF SECTION 17

MURPHY CREEK SUBDIVISION
FILING NO. 4
EDN: 200201

S. KEWAUNEE ST. (COLLECTOR)

S. FLATROCK TRAIL

VILLAGE 1, FILING NO. 2
BOUNDARY

VILLAGE 1, FILING NO. 2

PARCEL ID: 1977-19-4-00-019
OWNER: MURPHY CREEK, LLC.

PARCEL ID: 1977-19-4-00-010
OWNER: PUBLIC SERVICE CO.
OF COLORADO

PARCEL ID: 1977-19-4-00-018
OWNER: MURPHY CREEK, LLC.

S. HARVEST ROAD (ARTERIAL)

FUTURE MULTI-FAMILY
DEVELOPMENT
SUPER PAD ONLY

VILLAGE 1, FILING NO. 3
EXTENTS

S. KEWAUNEE ST. (COLLECTOR)

VILLAGE 1, FILING NO. 3
EXTENTS

PROPOSED CONNECTION
TO SOUTH SENAC
SANITARY SEWER LINE

VILLAGE 1, FILING NO. 3

S MUSCADINE WAY (COLLECTOR)

TRACT M
PARKLANDS VILLAGE 1
SUBDIVISION FILING NO. 3

FUTURE COMMERCIAL ACTIVITY
CENTER DEVELOPMENT
SUPER PAD ONLY

EXISTING REGIONAL
DETENTION
POND C
FOUNDRY FILING 1
EDN #224086

S.E. COR., SEC. 19

EXISTING JEWELL AVENUE:
REC. NO. B1905255

E. JEWELL AVENUE (ARTERIAL)

PARCEL ID: 1977-00-0-00-525
OWNER: HARVEST & JEWELL, LLC.

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

PARCEL ID: 1977-29-1-03-028
OWNER: CENTURY LAND
HOLDINGS, LLC.

PARCEL ID: 1977-00-0-00-193
OWNER: CENTURY LAND
HOLDINGS, LLC.

SECTION LINE/ PROPERY LINE

SOUTH ¼ COR. OF SEC. 20

NOTES:

1. THE FOLLOWING IMPROVEMENTS ARE REQUIRED AS PART OF THE DEVELOPMENT OF VILLAGE 1, FILING NO. 3, GROUP 3, PER THE APPROVED PUBLIC IMPROVEMENT PLANS.
2. PER PUBLIC IMPROVEMENT PLANS GROUP 3 – "EACH INDIVUAL PLANNING AREA MAY BE EVALUATED INDIVIDUALLY AS DEVELOPMENT PROGRESSES AND IMPROVEMENTS PHASED ACCORDINGLY

ROADWAY NOTES:

- JEWELL AVE FROM HARVEST ROAD TO POND C. FULL BUILDOUT IS A SIX–LANE ARTERIAL. PARKLANDS IS RESPONSIBLE FOR THE NORTHERN HALF OF THE ROADWAY. THE TIMING AND PHASING OF ROADWAY IMPROVEMENTS, INCLUDING NUMBER OF LANES, ARE TRIGGERED BY ADJACENT DEVELOPMENT OR AS TRAFFIC WARRANTS.
- E. LOUISIANA FROM JEWELL AVE TO STREET A (LOCAL) AS A TWO–LANE COLLECTOR OR ALTERNATIVE TWO–LANE COLLECTOR.
- S KEWAUNEE ST FROM JEWELL AVE TO CONNECTION WITH VILLAGE 1 FILING NO 2. (LOCAL) AS A TWO–LANE COLLECTOR OR ALTERNATIVE TWO–LANE COLLECTOR. WESTERN CURB & GUTTER AND PAVEMENT UP TO CENTERLINE TO BE COMPLETED BY VILLAGE 1 FILING NO. 1. EASTERN ½ FULL BUILDOUT TO BE COMPLETED BY THIS FILING. WESTERN SIDEWALK TO BE COMPLETED WITH DEVELOPMENT OF MULTI–FAMILY AND COMMERCIAL SUPERPAD PARCELS.
- ROADWAY IMPROVEMENTS INTERNAL TO EACH PLANNING AREA.
- TRAFFIC SIGNALS WHEN WARRANTED AT:
  - JEWELL AVE AND HARVEST ROAD
  - LOUISIANA PKWY AND JEWELL AVE
  - S KEWAUNEE ST AND JEWELL AVE

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
CONTEXT MAP

Kimley»Horn

© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228–2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 150'
SCALE (V): N/A
DATE: NOVEMBER 2024
PROJECT NO. 196480001
DWG. NAME SP–CM–F3–480001.dwg
SHEET NO. 4

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\C400 Filing 3\Plansheets\Site Plan\SP–CM–F3–480001.dwg, Nov 18, 2024 - marcus.donovan
ADDITIONAL XREFS: ..\..\..\..\Public\CAD\Standards\Xrefs\SIG–PARCELS_XBM–FI–480001.xBM–FIC–480001.dwg
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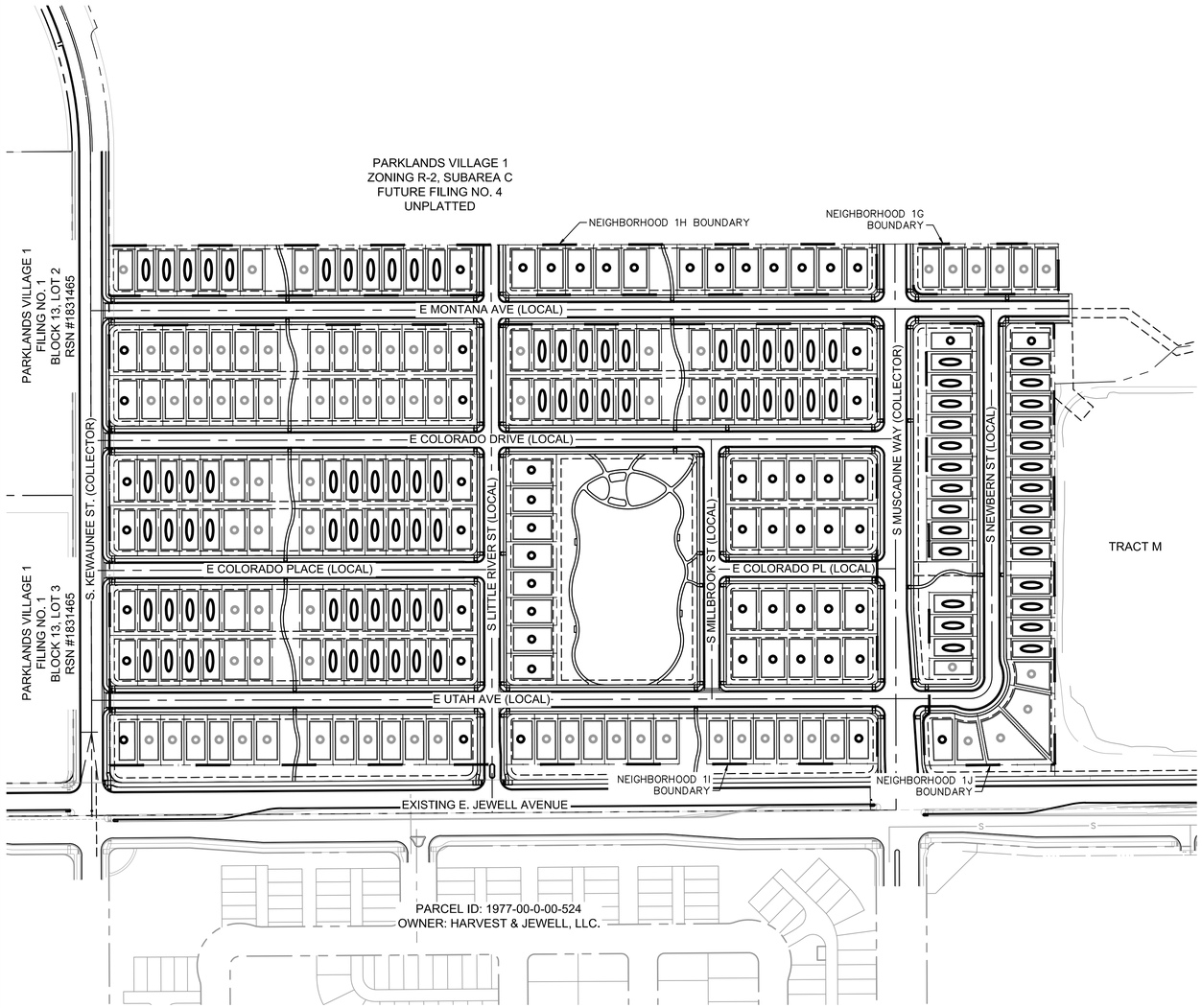

FILING NO. 3 LOT COUNT SUMMARY

TYPE**	UNIT DESCRIPTION	MARKER	LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
2	SINGLE-FAMILY DETACHED, LARGE LOT		61' X 110'	62	26%
3	SINGLE-FAMILY DETACHED, STANDARD LOT		51' X 110'	80	33%
4	SINGLE-FAMILY DETACHED, SMALL LOT*		46' X 110'	100	41%
TOTAL			N/A	242	100%

*TOTAL SMALL LOT UNITS (MAX 65% PER MP) = 100 (41% OF TOTAL)
**LOT TYPE IS DETERMINED BY CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE 4.2.3.A.8 TABLE 4.2-8.

NEIGHBORHOOD 1I SUMMARY:		
	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	174	5.4
MAX PER MASTER PLAN	257	8.0

NEIGHBORHOOD 1J SUMMARY:		
	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	35	4.9
MAX PER MASTER PLAN	72	10.0

NEIGHBORHOOD 1H SUMMARY:		
	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	27	0.6
MAX PER MASTER PLAN	360	8.0

NEIGHBORHOOD 1G SUMMARY:		
	UNIT COUNT	DENSITY (DU/AC)
PROPOSED	6	0.12
MAX PER MASTER PLAN	485	10.0

ONLY PORTIONS OF NEIGHBORHOODS 1H AND 1G ARE INCLUDED WITHIN THIS FILING. ADDITIONAL UNITS ARE TO BE ADDED WITHIN A FUTURE PHASE.

VILLAGE 1 HOMESTEAD NEIGHBORHOOD LOT MIX TRACKER

LOT TYPE**	LOT TYPE DESCRIPTION	MIN LOT FRONTAGE/WIDTH	MIN LOT AREA (SF)	LOT COUNT	% OF TOTAL LOTS
2	LARGE, FRONT-LOADED SINGLE-FAMILY	60'	6,000	62	26%
3	STANDARD, FRONT-LOADED SINGLE-FAMILY	50'	4,500	80	33%
4	SMALL, FRONT-LOADED SINGLE-FAMILY	45'	4,500	100	41%

NOTE
1. NO MORE THAN 35% OF THE LOTS WITHIN VILLAGE 1 MAY BE FRONT-LOADED SMALL LOTS.
2. NO MORE THAN 60% OF THE TOTAL NUMBER OF LOTS WITHIN VILLAGE 1 MAY BE THE SAME TYPE.
3. A MINIMUM OF 40% OF THE LOTS MUST MEET OR EXCEED THE STANDARDS FOR MINIMUM LOT WIDTH AND LOT AREA FOR SINGLE-FAMILY DETACHED, STANDARD.
4. A MINIMUM OF 10% OF THE TOTAL NUMBER OF LOTS MUST BE AT LEAST 60' LOT FRONTAGE AND 6,000 S.F.

LAND USE TABLE

UNIT TYPE	MIN LOT SIZE	FRONT SETBACK (FT)	PORCH SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)*	REAR SETBACK (FT)
SINGLE-FAMILY DETACHED	61' X 110'	15	N/A	20	5	11
SINGLE-FAMILY DETACHED	51' x 110'	15	N/A	20	5	11
SINGLE-FAMILY DETACHED	46' X 110'	13*	N/A	18	5	11

*MINIMUM SIDE SETBACKS INCREASED WHEN SIDE LOT IS ALONG A PUBLIC ROAD:
MINIMUM SIDE SETBACK ALONG A LOCAL ROAD IS 13' AND ALONG A COLLECTOR IS 20'.

Table 4.2-8
Lot/Housing Types for Developments with Small Residential Lots

1.	Dwelling, single-family detached, front loaded with frontage of 70 ft. or more
2.	Dwelling, single-family detached, front loaded with frontage of at least 60 ft. but less than 70 ft.
3.	Dwelling, single-family detached, front loaded with frontage of at least 50 ft. but less than 60 ft.
4.	Dwelling, single-family detached, front loaded with less than 50 ft. of frontage
5.	Dwelling, single-family detached -- alley loaded
6.	Dwelling, single-family Green Court or Motor Court, with at least 35 ft. of frontage
7.	Dwelling, single-family Green Court or Motor Court, with less than 35 ft. of frontage
8.	Dwelling, two-family (duplex)
9.	Dwelling, single-family attached (townhouse)
10.	Dwelling, multifamily

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
OVERALL SITE PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 150'
SCALE (V): N/A
DATE: NOVEMBER 2024
PROJECT NO. 196480001
DWG. NAME SP-OV-F3-480001.dwg
SHEET NO. 5

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\SP-OV-F3-480001.dwg Nov 18, 2024 marcus.donovan
XREFS: F3-480001-ALT.dwg, F3-480001-PLAT.dwg, F3-480001-TRACTS.dwg, F3-480001-TRACTS-ALT.dwg, F3-480001-TRACTS-PLAT.dwg, F1-480001
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N89°52'49"E 50.00'

CONNECTION TO VILLAGE 1 FILING 2

N0°07'11"W 205.83'

S. KEWAUNEE ST. (COLLECTOR)

FUTURE FILING NO. 4
UNPLATTED

N89°52'49"E 2074.56'

TRACT A

BLOCK 1

E MONTANA AVE (LOCAL)

WESTERN S/W BY VILLAGE 1 FILING NO. 1 MULTI-FAMILY DEVELOPMENT

EASTERN ½ STREET BY VILLAGE 1 FILING NO. 3 DEVELOPMENT

WESTERN ½ STREET BY VILLAGE 1 FILING NO. 1 DEVELOPMENT

TRACT B

BLOCK 2

E COLORADO DRIVE (LOCAL)

PROPOSED MAIL KIOSK

TRACT C

BLOCK 3

MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 7 FOR CONTINUATION

S LITTLE RIVER ST (LOCAL)

LOT 2
BLOCK 13
PARKLANDS VILLAGE 1
SUBDIVISION FILING NO. 1
RSN #1831465

LOT 3
BLOCK 13
PARKLANDS VILLAGE 1
SUBDIVISION FILING NO. 1
RSN #1831465

S0°07'11"E 1379.91'

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- SIGHT DISTANCE TRIANGLE

AUTHORIZED VEHICLES ONLY — 4 R5-11

ONLY — 5 R3-5

STOP — 1 R1-1

Street Name — 2 D3-1

ROAD CLOSED — 6 R11-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 6

CASE NO.: TBD

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FUTURE FILING NO. 4
UNPLATTED

N89°52'49"E 2074.56'

E MONTANA AVE (LOCAL)

E COLORADO DRIVE (LOCAL)

E COLORADO PL (LOCAL)

S LITTLE RIVER ST (LOCAL)

S MILLBROOK ST (LOCAL)

S MUSCADINE (COLLECTOR)

TRACT F

TRACT G

TRACT H

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

PROPOSED MAIL KIOSK

TYPE 3 BARRICADES

MATCHLINE SEE SHEET 6 FOR CONTINUATION

MATCHLINE SEE SHEET 8 FOR CONTINUATION

MATCHLINE SEE SHEET 10 FOR CONTINUATION

PROPOSED MAIL KIOS

30.0' STORM SEWER EASEMENT

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- SIGHT DISTANCE TRIANGLE

AUTHORIZED VEHICLES ONLY
4 R5-11

ONLY
5 R3-5

STOP
1 R1-1

Street Name
2 D3-1

ROAD CLOSED
6 R11-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
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FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 7

CASE NO.: TBD

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XREFS: xPA-F3-480001 xPH-F3-480001 xBM-FTC-480001 xBM-FOUND-480001_By Others xUT-F3-480001
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FUTURE FILING NO. 4
UNPLATTED

N89°52'49"E 2074.56'

BLOCK 12 | BLOCK 13 | BLOCK 14

E MONTANA AVE (LOCAL)

S MUSCADINE (COLLECTOR)

S NEWBERN ST (LOCAL)

MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

TRACT J
PROPOSED MAIL KIOSK

TRACT K

EXISTING POND C
FOUNDRY FILING 1
EDN 224086

TRACT M

Boundary line label and parcel label conflict resolved.

Note the ROW has been slightly extended to remove an extra MH

Segment labels updated to accurately reflect plat boundaries

Match plat geometry?

S00°00'43"W 8.26'?

N87°54'41"E 140.04'?
S89°59'26"E 313.79'

N82°04'17"E 396.26'

N0°00'43"E 71.66'

S00°07'11"E

S1°02'16"E 124.05'

S00°00'43"W 840.53'

N89°52'49"E 10.01'

20.0' SANITARY SEWER EASEMENT

EXISTING 60.0' CITY OF AURORA SANITARY SEWER ESMT. REC. NO. E1153373

40.0' STORM EASEMENT

30.0' STORM SEWER EASEMENT

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
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- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- SIGHT DISTANCE TRIANGLE

AUTHORIZED VEHICLES ONLY — 4 R5-11

ONLY — 5 R3-5

STOP — 1 R1-1

Street Name — 2 D3-1

ROAD CLOSED — 6 R11-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 8

CASE NO.: TBD

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XREF: xBM-FTC-480001_Parklands Village 1 Filing 3 Boundary.dwg, xPH-F3-480001.dwg, xPLA-F3-480001.dwg, xTCH-F1-480001.dwg, xPH-F3-480001.dwg, xBM-F3-480001.dwg, xBM-FTC-480001.dwg, xBM-FOUND-480001.dwg, By, Others
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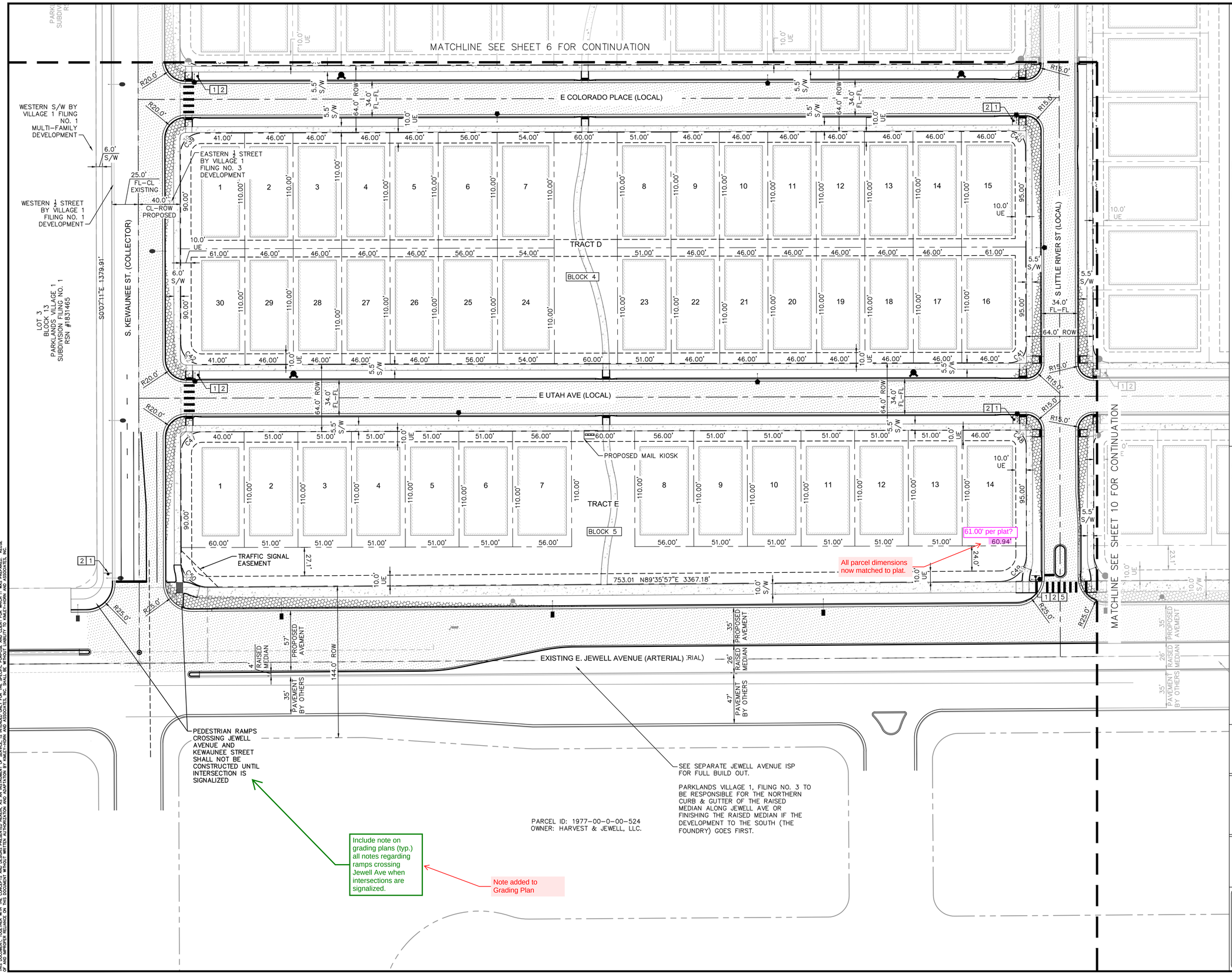
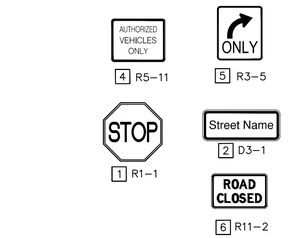


LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
- PROP. PEDESTRIAN LIGHT – PL1: LOUIS POULSON, KIPP POST-TOP FIXTURE, 14' MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- SIGHT DISTANCE TRIANGLE



SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 9

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\SP-F3-480001.dwg Sep 16, 2024 - 4:47pm marcus.donovan
XREFS: xBM-FTC-480001 xBM-FOUND-480001 xPH-F3-480001 xPA-F3-480001 xTITCH-F1-480001
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MATCHLINE SEE SHEET 7 FOR CONTINUATION

TRACT H

E COLORADO PL (LOCAL)

S MILLBROOK ST (LOCAL)

S LITTLE RIVER ST (LOCAL)

S MUSCADINE (COLLECTOR)

E UTAH AVE (LOCAL)

BLOCK 8

BLOCK 10

BLOCK 11

TRACT I

PROPOSED MAIL KIOSK

30.0' STORM SEWER EASEMENT

TRAFFIC SIGNAL EASEMENT

MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

E. JEWELL AVEN — EXISTING E. JEWELL AVENUE (ARTERIAL)

N89°35'57"E 3367.18'

760.51'

SEE SEPARATE JEWELL AVENUE ISP FOR FULL BUILD OUT.

PARKLANDS VILLAGE 1, FILING NO. 3 TO BE RESPONSIBLE FOR THE NORTHERN CURB & GUTTER OF THE RAISED MEDIAN ALONG JEWELL AVE OR FINISHING THE RAISED MEDIAN IF THE DEVELOPMENT TO THE SOUTH (THE FOUNDRY) GOES FIRST.

PEDESTRIAN RAMPS CROSSING JEWELL AVENUE SHALL NOT BE CONSTRUCTED UNTIL INTERSECTION IS SIGNALIZED

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT – SL1: SIGNIFY LUMEC, URBANSCAPE FIXTURE, PROVIDENCE MEDIUM, 20' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL2: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 25' MAX POLE HEIGHT
- PROP. STREET LIGHT – SL3: SIGNIFY LUMEC, ROADFOCUS FIXTURE, 30' MAX POLE HEIGHT
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- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- SIGHT DISTANCE TRIANGLE

AUTHORIZED VEHICLES ONLY — 4 R5-11

ONLY — 5 R3-5

STOP — 1 R1-1

Street Name — 2 D3-1

ROAD CLOSED — 6 R11-2

SITE PLAN NOTES:

1. REFERENCE SHEET 2 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
2. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
3. MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 10

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\C4DD\Filing_3\Plansheets\Site Plan\SP-F3-480001.dwg, Sep 16, 2024 - marcus.donovan
XREFS: xMP-480001_ALTA.dwg, xTB-480001_ALTA.dwg, xBM-FOUND-480001_By Others xUT-F3-480001 xPH-F3-480001 xBM-FTC-480001 xBM-FOUND-480001_By Others xUT-F3-480001 xPH-F3-480001 xMTCH-F1-480001 xMTCH-F1-480001
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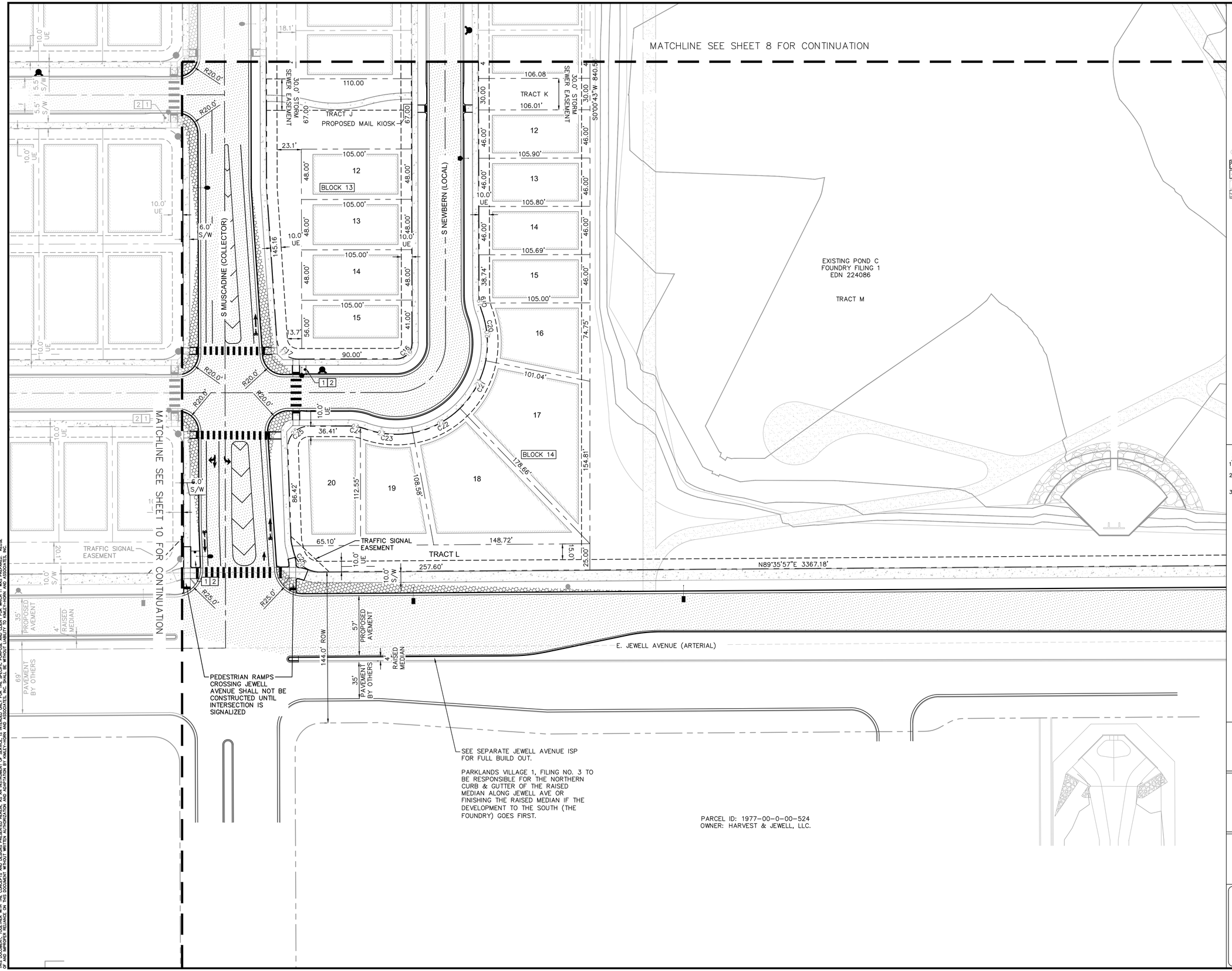

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AUTHORIZED VEHICLES ONLY — 4 R5-11

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STOP — 1 R1-1

Street Name — 2 D3-1

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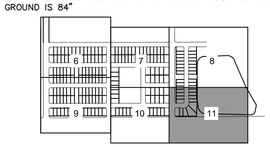

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
SITE PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 11

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\SP-F3-480001.dwg Sep 16, 2024 marcus.donovan
XREFS: xPA-F3-480001 xPA-F4-480001 xPA-F5-480001 xPA-F6-480001 xPA-F7-480001 xPA-F8-480001 xPH-F3-480001 xPH-F4-480001 xPH-F5-480001 xPH-F6-480001 xPH-F7-480001 xPH-F8-480001 xTCH-F1-480001 xPH-F3-480001 xBM-F1-480001 xBM-F1C-480001 xBM-F1FOUND-480001_By Others xUT-F3-480001
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
1	20.00'	31.42'	S45°07'11"E	28.28'	90°00'00"	20.00'
2	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
3	15.00'	23.56'	N45°07'11"W	21.21'	90°00'00"	15.00'
4	20.00'	31.42'	S44°52'49"W	28.28'	90°00'00"	20.00'
5	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
6	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'
7	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
8	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
9	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
10	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
11	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
12	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'
13	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
14	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'
15	15.00'	23.56'	N45°07'11"W	21.21'	90°00'00"	15.00'
16	15.00'	23.56'	N44°52'49"E	21.21'	90°00'00"	15.00'
17	20.00'	30.12'	S46°58'33"E	27.35'	86°17'15"	18.74'
18	15.00'	23.56'	N44°52'49"E	21.21'	90°00'00"	15.00'
19	45.00'	7.29'	N4°45'38"W	7.28'	9°16'54"	3.65'
20	87.00'	32.10'	N9°35'53"W	31.92'	21°08'35"	16.24'
21	87.00'	30.55'	N21°12'33"E	30.39'	20°07'02"	15.43'
22	87.00'	24.16'	N53°36'20"E	24.09'	15°54'48"	12.16'
23	87.00'	27.44'	S79°06'24"E	27.33'	18°04'26"	13.84'
24	31.24'	6.22'	S81°08'11"E	6.21'	11°24'08"	3.12'
25	20.00'	32.09'	S43°55'08"W	28.75'	91°55'23"	20.68'
26	25.00'	33.43'	S52°05'34"E	30.99'	76°36'58"	19.75'
27	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
28	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
29	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
30	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
31	15.00'	23.56'	N44°52'49"E	21.21'	90°00'00"	15.00'
32	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
33	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
34	15.00'	23.56'	N45°07'11"W	21.21'	90°00'00"	15.00'
35	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
36	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
37	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'
38	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
39	20.00'	31.42'	N44°52'49"E	28.28'	90°00'00"	20.00'
40	15.00'	23.56'	S45°07'11"E	21.21'	90°00'00"	15.00'
41	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
42	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
43	15.00'	23.56'	N44°52'49"E	21.21'	90°00'00"	15.00'
44	20.00'	31.42'	S45°07'11"E	28.28'	90°00'00"	20.00'
45	20.00'	31.42'	S44°52'49"W	28.28'	90°00'00"	20.00'
46	15.00'	23.56'	N45°07'11"W	21.21'	90°00'00"	15.00'
47	20.00'	31.42'	S44°52'49"W	28.28'	90°00'00"	20.00'
48	15.00'	23.56'	N45°07'11"W	21.21'	90°00'00"	15.00'
49	25.00'	39.15'	N44°44'23"E	35.27'	89°43'08"	24.88'
50	25.00'	39.39'	S45°15'37"E	35.44'	90°16'52"	25.12'
51	15.00'	23.56'	S44°52'49"W	21.21'	90°00'00"	15.00'
52	20.00'	31.42'	N45°07'11"W	28.28'	90°00'00"	20.00'
53	25.00'	39.15'	N44°44'23"E	35.27'	89°43'08"	24.88'
54	25.00'	39.15'	S44°44'23"E	35.27'	89°43'08"	24.88'

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\SP-F3-480001.dwg, Sep 16, 2024 - marcus.donovan
XREFS: xPH-F3-480001 dwg, xSP-F3-480001 dwg, xBM-F1C-480001 dwg, xBM-FOUND-480001_By Others xUT-F3-480001 xPH-F3-480001 xBM-F1C-480001 xBM-FOUND-480001_By Others xUT-F3-480001 xPH-F1-480001 xHTCH-F1-480001 xPH-F3-480001
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Know what's below. Call before you dig.

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
CURVE TABLES

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME SP-F3-480001.dwg
SHEET NO. 12

CASE NO.: TBD

FUTURE FILING NO. 4
UNPLATTED

12" WATER MAIN STUB FOR FUTURE FILING DEVELOPMENT

CONNECTION TO EXISTING WATERLINE (PROPOSED WITH VILLAGE 1 FILING 1)

CONNECTION TO EXISTING WATERLINE (PROPOSED WITH VILLAGE 1 FILING 1)

CONNECTION TO EXISTING WATERLINE (PROPOSED WITH VILLAGE 1 FILING 1)

CONNECTION TO EXISTING WATERLINE (PROPOSED WITH VILLAGE 1 FILING 1)

PARKLANDS FILING 3 CONNECTION TO SENAC LINE

60.0' CITY OF AURORA SANITARY SEWER ESMT. REC. NO. E1153373

20.0' SANITARY SEWER EASEMENT

40.0' STORM EASEMENT

30.0' STORM EASEMENT

30.0' STORM EASEMENT

EXISTING POND C
FOUNDRY FILING 1
EDN 224086

BLOCK 1 | TRACT A | BLOCK 6 | TRACT F | BLOCK 12

E MONTANA AVE (LOCAL)

TRACT B | BLOCK 2 | TRACT G | BLOCK 7 | BLOCK 13 | BLOCK 14

E COLORADO DRIVE (LOCAL)

S. KEWAUNEE ST. (COLLECTOR)

TRACT C | BLOCK 3 | BLOCK 9 | TRACT H | BLOCK 8 | S MUSCADINE WAY (COLLECTOR)

E COLORADO PLACE (LOCAL) | E COLORADO PL (LOCAL) | TRACT K

S LITTLE RIVER ST (LOCAL) | S MILLBROOK ST (LOCAL) | S NEWBERN ST (LOCAL)

TRACT D | BLOCK 4 | BLOCK 10 | BLOCK 6

E UTAH AVE (LOCAL)

TRACT E | BLOCK 5 | BLOCK 11 | BLOCK 14 | TRACT L

EXISTING E. JEWELL AVENUE

EXISTING E. JEWELL AVENUE

EXISTING WATERLINE

STORM PROPOSED BY FOUNDRY FILING 1. NOT PROPOSED FOR THIS FILING.

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

LEGEND:

- 8" PROPOSED SANITARY SEWER LINE
- SS — 30" PROPOSED SENAC SANITARY SEWER INTERCEPTOR
- 8" PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED PUBLIC STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED PUBLIC INLET
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- FP — COAL CREEK FLOODWAY
- 100 YR — COAL CREEK 100-YR FLOODPLAIN
- 500 YR — COAL CREEK 500-YR FLOODPLAIN

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
OVERALL UTILITY

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 150'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME UT-OV-F3-480001.dwg
SHEET NO. 13

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\C400\Filing 3\Plansheets\Site Plan\UT-OV-F3-480001.dwg, Sep 16, 2024 - marcus.donovan
XREFS: xF1-480001 xSD-F3-480001 xPA-F3-480001 xUT-F1-480001 xBM-F1-480001
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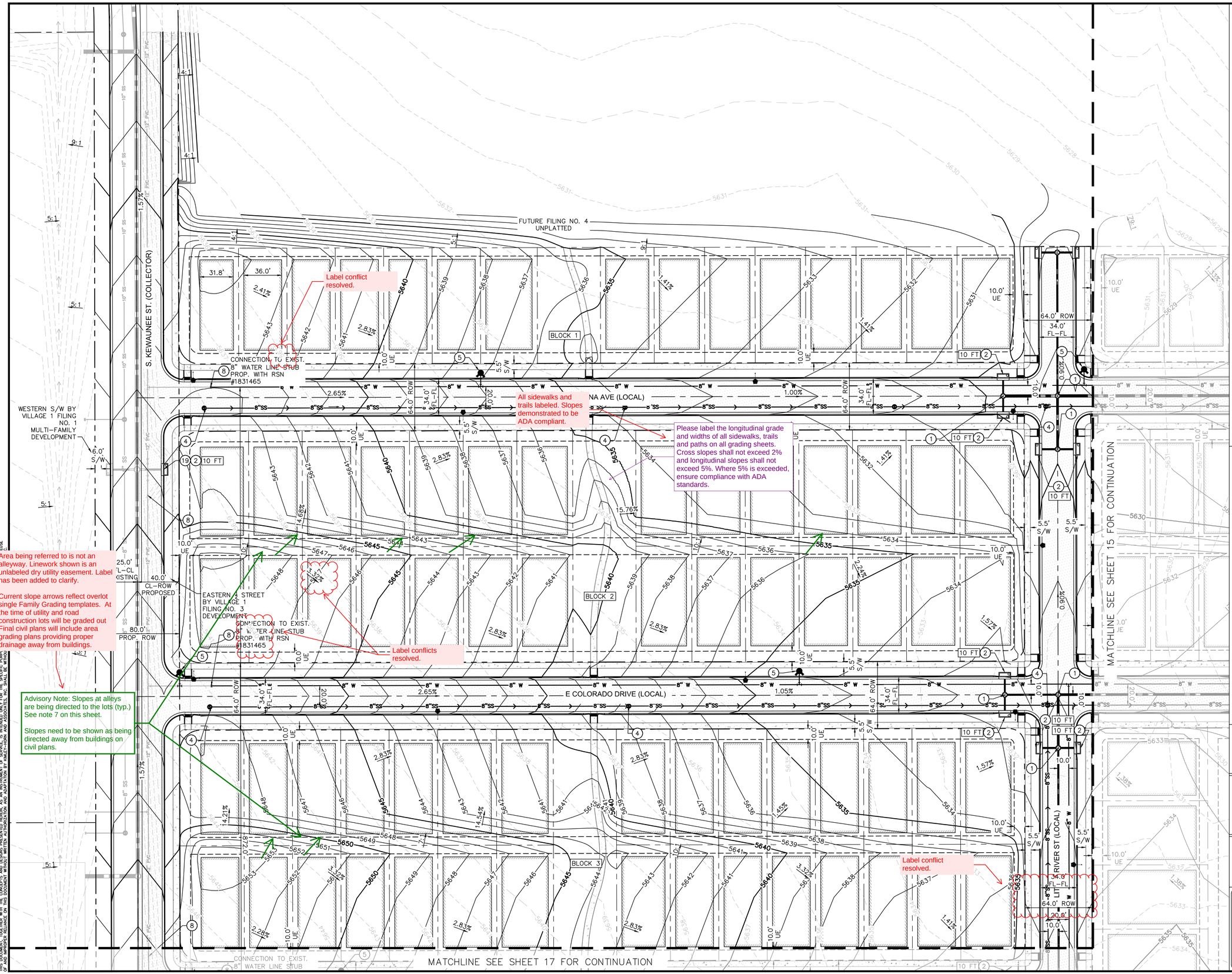

GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER.
2. TYPE 'R' INLET, SIZE PER PLAN.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
5. FIRE HYDRANT ASSEMBLY.
8. PROPOSED WATERLINE CONNECTION TO EXISTING.

FLOODPLAIN DEVELOPMENT NOTE:

A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.

GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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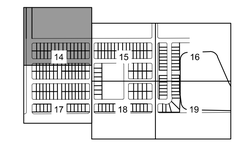
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SANITARY SEWER SERVICES SHALL BE PRIVATE.
5. 3/4 " TYPE K COPPER WATER SERVICE LINES SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. LANDSCAPE SLOPE SHALL BE BETWEEN 2% AND 25%.
7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
8. ALL STREETS WITHOUT ROADWAY CLASSIFICATION LABELS ARE LOCAL STREETS.



KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
GRADING & UTILITY PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME GD-F3-480001.dwg
SHEET NO. 14

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
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CASE NO.: TBD

K:\DEN_Civil\196480001-Parklands Village 1\CADD\Filing_3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 - 4:40pm marcus.donovan
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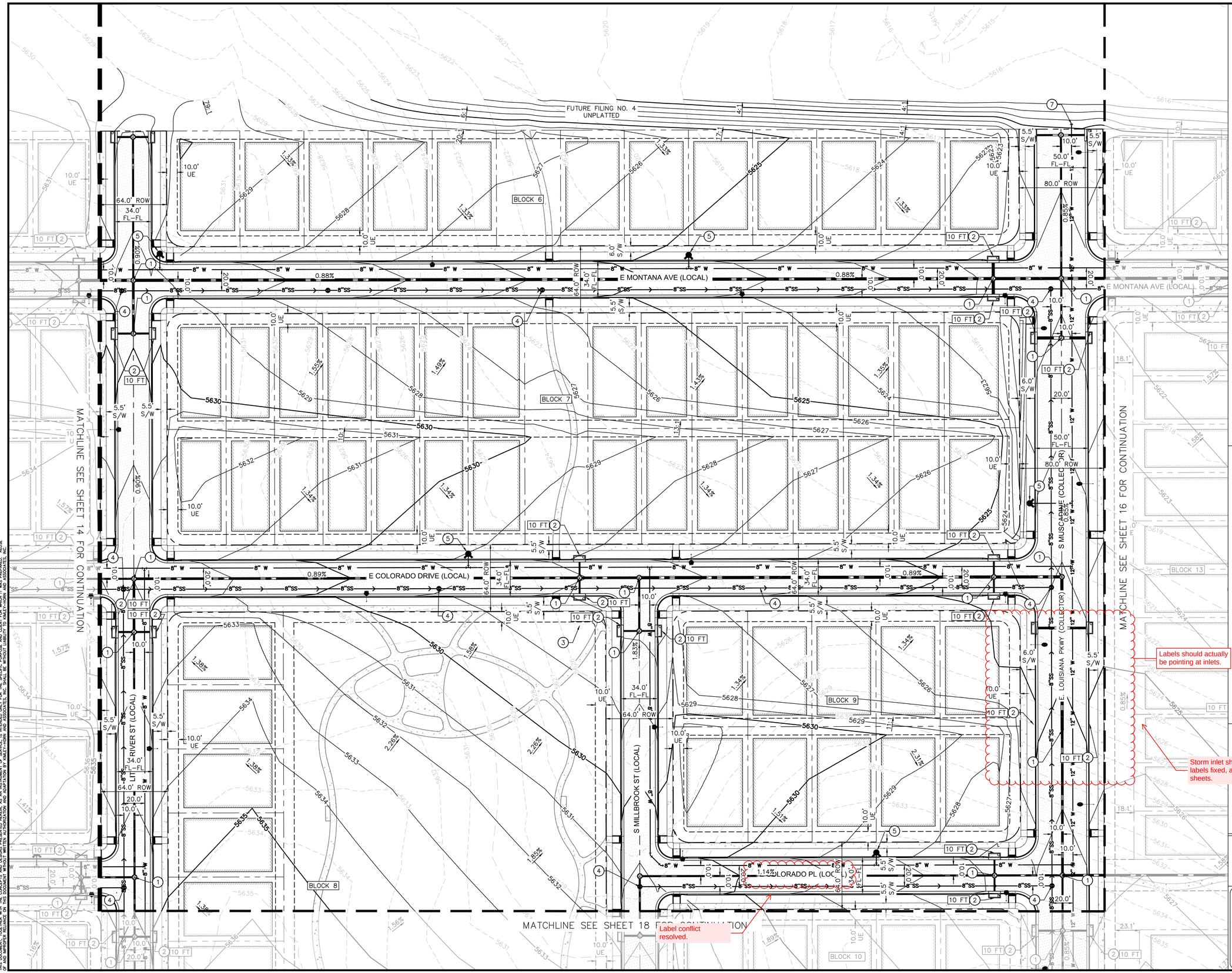

GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER.
2. TYPE 'R' INLET, SIZE PER PLAN.
3. 3' TYPE 'C' AREA INLET.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
5. FIRE HYDRANT ASSEMBLY.
7. PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.

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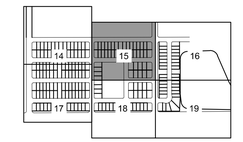

KEYMAP
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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THE PARKLANDS
VILLAGE 1 - FILING NO. 3
GRADING & UTILITY PLAN

Kimley»Horn

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2ND SUBMITTAL
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DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME GD-F3-480001.dwg
SHEET NO. 15

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD Filing 3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 marcus.donovan
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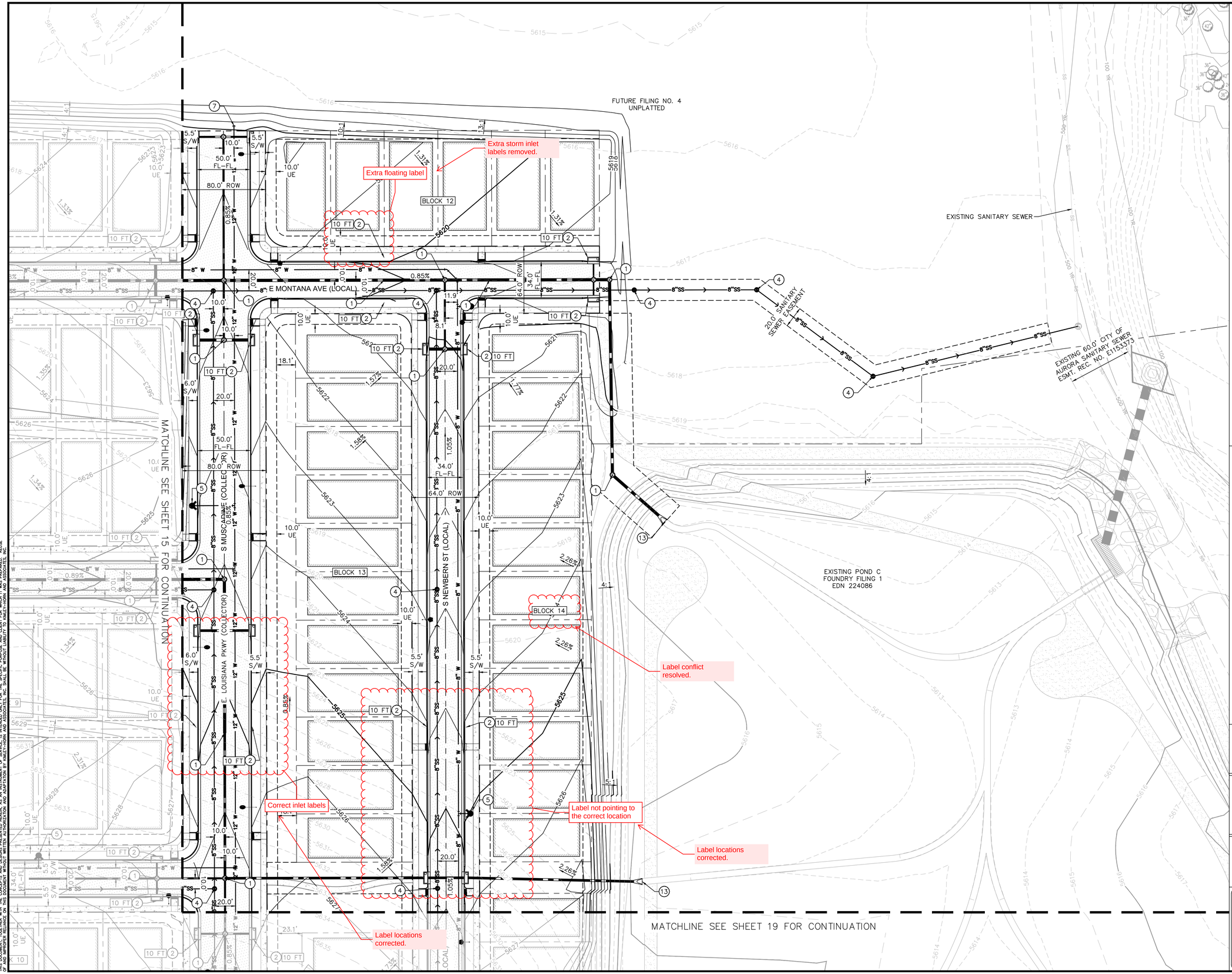
Plotted by: marcus.donovan
xTITLE-F3-480001 xUT-F1-480001 xSU-F1-480001 xBM-F3-FLATROCK-480001 xBM-F1C-480001 xPH-F3-480001 xPH-FOUND-480001_By Others xPA-F3-480001



GRADING & UTILITY PLAN NOTES:

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2. TYPE 'R' INLET, SIZE PER PLAN.
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7. PROPOSED WATERLINE STUB FOR FUTURE DEVELOPMENT.
13. PROPOSED HEADWALL AND FOREBAY.

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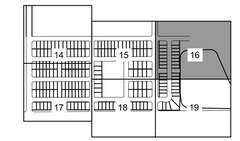

KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
GRADING & UTILITY PLAN

Kimley»Horn

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6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW ONLY, NOT FOR CONSTRUCTION.

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME GD-F3-480001.dwg
SHEET NO. 16

CASE NO.: TBD

K:\DEN_Civil\196480001-Parklands Village 1\CADD\Filing_3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 marcus.donovan
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xTITCH-F3-480001 xUT-F1-480001 xSU-F1-480001 xBM-F3-FLATROCK-480001 xBM-F1C-480001 xPH-F3-480001
dPA-F3-480001 dMH-FOUND-480001_By Others

Match lines are a bit off. This portion of the site is not really included in either this sheet or sheet 14.

Matchlines corrected on all sheets. Key Map updated.

What is 19?

Sheetnotes list updated.

19 is connect storm inlet to existing stub. Stub provided with Filing 1

MATCHLINE SEE SHEET 14 FOR CONTINUATION

E COLORADO PLACE (LOCAL)

E UTAH AVE (LOCAL)

EASTERN ½ STREET BY VILLAGE 1 FILING NO. 3 DEVELOPMENT

WESTERN ½ STREET BY VILLAGE 1 FILING NO. 1 DEVELOPMENT

S. KEWAUNEE ST. (COLLECTOR)

S LITTLE RIVER ST (LOCAL)

CONNECTION TO EXIST. 8" WATER LINE STUB PROP. WITH RSN #1831465

BLOCK 4

BLOCK 5

PROPOSED INLET FROM JEWELL ISP

E. JEWELL AVE

EXISTING E. JEWELL AVENUE (ARTERIAL)

MATCHLINE SEE SHEET 18 FOR CONTINUATION

Note added:

"Pedestrian Ramps Crossing Jewell Avenue and Kewaunee Street Shall Not Be Constructed Until Intersection is Signalized.

SEE SEPARATE JEWELL AVENUE ISP FOR FULL BUILD OUT.

PARKLANDS VILLAGE 1, FILING NO. 3 TO BE RESPONSIBLE FOR THE NORTHERN CURB & GUTTER OF THE RAISED MEDIAN ALONG JEWELL AVE OR FINISHING THE RAISED MEDIAN IF THE DEVELOPMENT TO THE SOUTH (THE FOUNDRY) GOES FIRST.

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

S. LANGDALE CT.

E. ATLA

GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER.
2. TYPE 'R' INLET, SIZE PER PLAN.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
5. FIRE HYDRANT ASSEMBLY.
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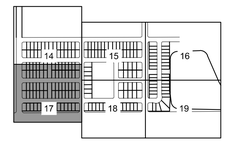

KEYMAP
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NORTH

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0 20 40 80

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THE PARKLANDS
VILLAGE 1 - FILING NO. 3
GRADING & UTILITY PLAN

Kimley»Horn

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GREENWOOD VILLAGE, CO 80111 (303) 228-2300

2ND SUBMITTAL
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DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A
DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME GD-F3-480001.dwg
SHEET NO. 17

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 marcus.donovan
THE EFFECTIVE LOCATIONS OF UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD LOCATIONS PERFORMED BY OTHERS AND/OR RECORD DRAWINGS. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
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MATCHLINE SEE SHEET 7 FOR CONTINUATION

MATCHLINE SEE SHEET 9 FOR CONTINUATION

MATCHLINE SEE SHEET 11 FOR CONTINUATION

BLOCK 8

BLOCK 10

BLOCK 11

BLOCK 13

S LITTLE RIVER ST (LOCAL)

S MILLBROOK ST (LOCAL)

S MUSCADINE (COLLECTOR)

E UTAH AVE (LOCAL)

COLORADO PL (LOCAL)

EXISTING E. JEWELL AVENUE (ARTERIAL)

E. ATLANTIC AVE

PROPOSED INLET FROM JEWELL ISP

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PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

Missing inlet labels

Storm inlet labels added.

15 Sheet reference updated.

17 Sheet reference updated.

19 Sheet reference updated.

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Kimley»Horn

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K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing 3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 marcus.donovon
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xRefs dPA-F3-480001 xMTCH-F3-480001 xUT-F1-480001 xSU-F1-480001 xBM-F3-FLATROCK-480001 xBM-F1C-480001 xPH-F3-480001 xFOUND-480001_By Others dPA-F3-480001

MATCHLINE SEE SHEET 16 FOR CONTINUATION

MATCHLINE SEE SHEET 18 FOR CONTINUATION

S MUSCADINE (COLLECTOR)

S NEWBERN (LOCAL)

BLOCK 13

BLOCK 14

EXISTING POND C
FOUNDRY FILING 1
EDN 224086

PROPOSED INLET
FROM JEWELL ISP

E. JEWELL AVENUE (ARTERIAL)

144.0' ROW

57' PROPOSED PAVEMENT

35' PAVEMENT BY OTHERS

4' RAISED MEDIAN

Note added:

"Pedestrian Ramps Crossing Jewell Avenue and Kewaunee Street Shall Not Be Constructed Until Intersection is Signalized.

SEE SEPARATE JEWELL AVENUE ISP FOR FULL BUILD OUT.

PARKLANDS VILLAGE 1, FILING NO. 3 TO BE RESPONSIBLE FOR THE NORTHERN CURB & GUTTER OF THE RAISED MEDIAN ALONG JEWELL AVE OR FINISHING THE RAISED MEDIAN IF THE DEVELOPMENT TO THE SOUTH (THE FOUNDRY) GOES FIRST.

PARCEL ID: 1977-00-0-00-524
OWNER: HARVEST & JEWELL, LLC.

GRADING & UTILITY PLAN NOTES:

1. STORM MANHOLE BASE, LID, RING, AND COVER.
2. TYPE 'R' INLET, SIZE PER PLAN.
4. SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
5. FIRE HYDRANT ASSEMBLY.
13. PROPOSED HEADWALL AND FOREBAY.

FLOODPLAIN DEVELOPMENT NOTE:

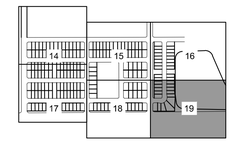
A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY.

GRADING NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.

GENERAL NOTES:

1. SEWER MAINS AND MANHOLES SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. POTABLE WATER MAINS, FITTINGS, AND APPARATUS SHALL BE MAINTAINED BY THE CITY OF AURORA.
3. STORM SEWER MAINS, LATERALS, AND STRUCTURES SHALL BE MAINTAINED BY THE CITY OF AURORA.
4. 4" PVC SANITARY SEWER SERVICES SHALL BE PRIVATE.
5. 3/4 " TYPE K COPPER WATER SERVICE LINES SHALL BE PRIVATE FROM THE WATER METER TO THE LOT CONNECTION.
6. LANDSCAPE SLOPE SHALL BE BETWEEN 2% AND 25%.
7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
8. ALL STREETS WITHOUT ROADWAY CLASSIFICATION LABELS ARE LOCAL STREETS.



KEYMAP
1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

THE PARKLANDS
VILLAGE 1 - FILING NO. 3
GRADING & UTILITY PLAN

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS

SCALE (H): 1" = 40'
SCALE (V): N/A

2ND SUBMITTAL
SITE PLAN.
FOR CITY REVIEW
ONLY. NOT FOR
CONSTRUCTION.

DATE: JUNE 2024
PROJECT NO. 196480001
DWG. NAME GD-F3-480001.dwg

SHEET NO. 19

CASE NO.: TBD

K:\DEN_Civil\196480001_Parklands Village 1\CADD\Filing_3\Plansheets\Site Plan\GD-F3-480001.dwg Sep 16, 2024 marcus.donovan
XREFS: xAT-480001 xTITCH-F3-480001 xU1-F1-480001 xSD-F1-480001 xBM-F3-FLATROCK-480001 xBM-F1C-480001 xPH-F3-480001
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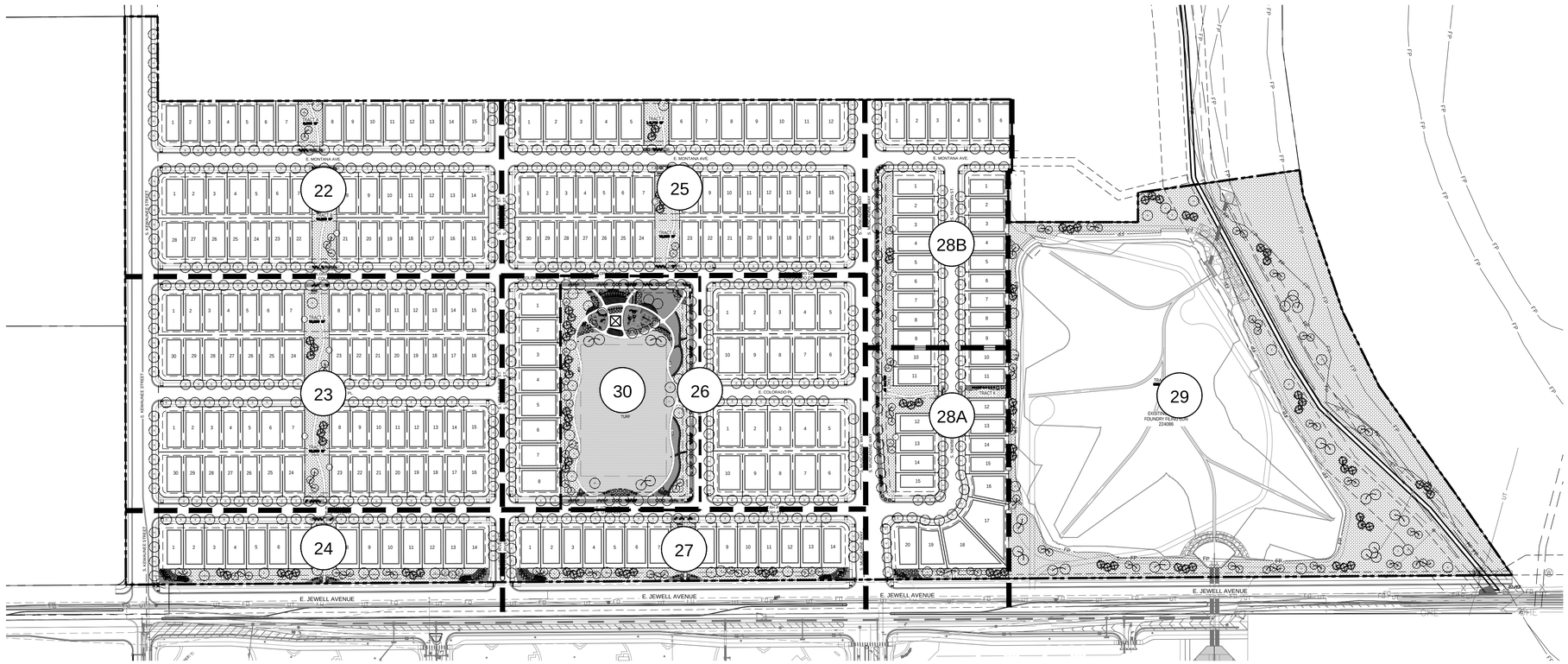

SHEET INDEX

20	OVERALL LANDSCAPE PLAN
21	LANDSCAPE NOTES
22-30	LANDSCAPE PLANS
31	DETAILS
32	PARK DETAILS
33	FENCING PLAN
34	HYDROZONE MAP
35	OPEN SPACE PLANS
36-38	LANDSCAPE TYPICALS

Scale: 1"= 150'-0"

0 75 150 300

NOT FOR CONSTRUCTION

THE PARKLANDS

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

OVERALL LANDSCAPE PLAN

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

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 20
PROJECT NO.		
DWG. NAME		

NOT FOR CONSTRUCTION.

CASE NO.: TBD

P:\Ventana Capital\Parklands\Filing 2\CAD\Planning\Submittals\Submittal 2\Sheets\1-Overall Landscape.dwg, Sep 16, 2024, cwatson
XREFS: ADDITIONAL BASE DRAWINGS FILE: Filing 2 ADP Submittal Area.dwg ADDITIONAL BASE DRAWINGS: Village 1 Filing No 2 Work Area.dwg BASE: ACAD TOPOGRAPHY BASE Sanac Export – October 2023 North Area_Aztec P-Landscape
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STREET FRONTAGE BUFFER REQUIREMENTS

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (1/40 LF)	DECIDIOUS TREES PROVIDED	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED	SHRUBS REQUIRED (10/40 LF)	SHRUBS PROVIDED (5 GAL)	GRASSES PROVIDED (1 GAL)
TRACT E (E JEWELLE AVE)	STREET FRONTAGE BUFFER	840	20'	20'	21	6	11	13	210	97	84
TRACT I (E JEWELLE AVE)	STREET FRONTAGE BUFFER	848	20'	20'	21	6	12	13	212	88	72
TRACT L (E JEWELLE AVE)	STREET FRONTAGE BUFFER	298	20'	20'	7	1	3	5	75	25	15
	TOTALS	**298**			**50**	**13**	**26**	**31**	**497**	210	171
										TOTAL SHRUBS PROVIDED	
										267	

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS,(1) 6'HT EVERGREEN TREE OR (1)2.0" CAL. TREE=(10) 5 GAL. SHRUBS, (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
NOTE: EXCLUDES THOSE AREAS WITHIN 100 YR FLOODPLAIN, WETLANDS, AND WET DETENTION PONDS.
NOTE: TRACT PERIMETER BUFFER NOT REQUIRED ADJACENT TO OPEN SPACE WHEN GREATER THAN 100 FEET.
NOTE: WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED, THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.
NOTE: NO PERENNIALS ARE COUNTED TOWARDS REQUIREMENTS

OPEN SPACE REQUIREMENTS

Repeat comment: Include Detention Pond Planting requirements table as the planting is proposed on sheet 29.

RESPONSE: ADDED DETENTION TO OPEN SPACE CHART

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TREES REQUIRED (OPEN SPACE 1/4000 SF)	SHADE TREES PROVIDED	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED	SHRUBS REQUIRED (OPEN SPACE 10/4000 SF)	*SHRUBS PROVIDED	
								5 GAL SHRUBS	1 GAL GRASSES
TRACT A	OPEN SPACE	6,600	2	1	0	3	17	0	0
TRACT B	OPEN SPACE	13,200	3	1	2	3	33	0	0
TRACT C	OPEN SPACE	13,200	3	1	3	2	33	0	0
TRACT D	OPEN SPACE	13,200	3	0	3	3	33	0	0
TRACT E	OPEN SPACE	35,017	9	6	11	13	88	97	84
TRACT F	OPEN SPACE	6,710	2	1	3	0	17	0	0
TRACT G	OPEN SPACE	13,200	3	1	3	2	33	0	0
TRACT H	OPEN SPACE	154,379	39	22	13	10	386	224	75
TRACT I	OPEN SPACE	31,821	8	6	13	11	80	88	72
TRACT J	OPEN SPACE	30,770	8	0	5	9	77	0	0
TRACT K	OPEN SPACE	3,191	1	0	0	0	8	54	0
TRACT L	OPEN SPACE	6,917	2	1	3	5	17	25	15
TRACT M	OPEN SPACE	260,198	65	34	38	45	650	0	0
	TOTALS	**588,403**	**147**	**74**	**97**	**106**	**1,471**	488	246
								570	

NOTE: (1) 2.5" CAL. TREE = (12) 5 GAL. SHRUBS, (1) 6'HT EVER (1) 5 GAL. SHRUB = (3) 1 GAL. GRASS
* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)
* WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN H THE SHRUB EQUIVALENT NOTED ABOVE.
*WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THA H THE TREE EQUIVALENT NOTED ABOVE.
*EXCLUDES AREAS WITHIN 100YR FLOODPLAINS,WETLANDS, A
NOTE: NO PERENNIALS ARE COUNTED TOWARDS REQUIRMENTS

RESPONSE: THE NORTH SECTION OF KEWAUNEE STREET SIDE LANDSCAPING WILL BE INCLUDED IN FUTUER FILINGS AND WILL BE ADDRESSED IN CORNER LOT LANDSCAPE TYPICALS

CURBSIDE LANDSCAPE REQUIREMENTS

Repeat comment: Include curbside landscaping required for S. Kewaunee Street (East)

LANDSCAPE AREA	TOTAL AREA (SF)	SHRUBS/GRASSES REQUIRED (1 SHRUB/40SF)	5 GAL. SHRUBS PROVIDED	5 GAL. GRASSES PROVIDED	TOTAL SHRUBS & GRASSES PROVIDED
E. MONTANA AVE. (TRACT A)	480	12	12	0	12
E. MONTANA AVE. (TRACT B)	480	12	12	0	12
E. COLORADO DR. (TRACT B)	480	12	12	0	12
E. COLORADO DR. (TRACT C)	480	12	7	5	12
E. COLORADO PL. (TRACT C)	480	12	7	5	12
E. COLORADO PL. (TRACT D)	480	12	7	5	12
E. UTAH AVE. (TRACT D)	480	12	9	3	12
E. UTAH AVE. (TRACT E)	480	12	9	4	13
E. UTAH AVE. (TRACT I)	480	12	6	6	12
E. UTAH AVE. (TRACT H)	2575	64	39	25	64
S. MILLBROOK ST. (TRACT H)	3939	98	58	40	98
E. COLORADO DR. (TRACT H)	2600	65	39	26	65
E. COLORADO DR. (TRACT G)	480	12	9	3	12
E. MONTANA AVE. (TRACT G)	480	12	8	4	12
E. MONTANA AVE. (TRACT F)	480	12	9	3	12
S. MUSCADINE WAY (TRACT J)	6982	175	119	58	177
S. NEWBERN ST. (TRACT J)	480	12	12	0	12
S. NEWBERN ST.(TRACT K)	240	6	6	0	6
TOTAL	**22576**	**564**	**380**	**187**	**567**

CURBSIDE TREE REQUIREMENTS

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
E. MONTANA AVE. (NORTH)	1 TREE/40 LF	1,680	42	49
E. MONTANA AVE. (SOUTH)	1 TREE/40 LF	1,616	41	48
E. COLORADO DR. (NORTH)	1 TREE/40 LF	1,423	36	40
E. COLORADO DR. (SOUTH)	1 TREE/40 LF	1,319	33	41
E. COLORADO PL. (NORTH)	1 TREE/40 LF	727	19	21
E. COLORADO PL. (SOUTH)	1 TREE/40 LF	727	19	21
E. COLORADO PL. (NORTH)	1 TREE/40 LF	318	8	8
E. COLORADO PL. (SOUTH)	1 TREE/40 LF	318	8	9
E. UTAH AVE. (NORTH)	1 TREE/40 LF	1,554	39	39
E. UTAH AVE. (SOUTH)	1 TREE/40 LF	1,514	38	43
S. LITTLE RIVER ST. (EAST)	1 TREE/40 LF	822	21	23
S. LITTLE RIVER ST. (WEST)	1 TREE/40 LF	742	19	26
S. MILLBROOK ST. (EAST)	1 TREE/40 LF	340	9	13
S. MILLBROOK ST. (WEST)	1 TREE/40 LF	434	11	11
S. NEWBERN ST. (EAST)	1 TREE/40 LF	942	24	27
S. NEWBERN ST. (WEST)	1 TREE/40 LF	792	20	24
S. MUSCADINE WAY (EAST)	1 TREE/40 LF	732	19	30 27
S. LOUISIANA PKWY (EAST)	1 TREE/40 LF	806	21	27
S. LOUISIANA PKWY (WEST)	1 TREE/40 LF	564	15	22
TOTAL		**17,370**	**442**	**522**

RESPONSE: REVISED

NOTE:
1. ENCUMBRANCES SUCH AS STREET LIGHT AND STOP SIGNS ARE NOT INCLUDED IN THE TOTAL STREET LENGTH REQUIREMENTS.

Repeat comment: The ornamental grasses cannot exceed 40% of the total shrub count. Revise the quantities on this table and on the Planting Plans.

RESPONSE: REVISED QUANTITIES ON TABLE AND LANDSCAPE SHEETS

OPEN SPACE DEDICATION

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT M	OPEN SPACE	110,203	4.8	METRO DISTRICT
TRACT H	NEIGHBORHOOD PARK	154,379	3.5	METRO DISTRICT

NOTE:
1. REGIONAL TRAIL AND 70' CORRIDOR TO BE DEDICATED TO THE CITY OF AURORA FOR OWNERSHIP AND MAINTENANCE AT THE TIME OF FINAL CREEK DESIGN.

SEED MIXES

AURORA PROS MIXTURE 2 - MID GRASS PRAIRIE

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	4	
SIDEOATS GRAMA*	BOUTELOUA CURTIPENDULA	X	BUTTE	6	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	4	
JUNEGRASS	KOELERIA CRISTATA	X	NATIVE	1	
WESTERN WHEATGRASS*	PASCOPYRUM SMITHII	X	ARIBA	7	
LITTLE BLUESTEM*	SCHIZACHYRIUM SCOPARIUM	X	BLAZE	2	
SAND DROPSEED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1	
GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	X	LORDORN	5	
TOTAL POUNDS PLS/ACRE					
WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		1
SMOOTH ASTER	ASTER LAEVIS	X	NATIVE		2
WHITE YARROW	ACHILLEA LANUGINOSA	X	NATIVE		1
LOUISIANA SAGE	ARTEMISIA LUDOVISCIANA	X	NATIVE		1
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		4
SHOWY GOLDENEYE	HELIMERIS MULTIFLORA (AKA VIGUIERA)	X	NATIVE		2
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		2
SILKY LOCOWEED	OXYTROPIS SERICEA	X	NATIVE		2
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		2
WAND PENSTEMON	PENSTEMON VIRGATUS	X	NATIVE		2
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX					
**1/4 LBS MINIMUM PER SPECIES ORDER					

NATIVE SEED AREA: RIPARIAN SEED MIX

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE
GRASSES				
BIG BLUESTEM	ANDROPOGON GERARDII	X	PAWNEE	2.5
NEBRASKA SEDGE	CAREX NEBRASCENSIS	X	NATIVE	0.4
MEADOW SEDGE	CAREX PRAEGRACILIS	X	NATIVE	0.3
INLAND SALTGRASS	DISTICHLIS STRICTA (D. SPICATA)	X	NATIVE	1.90
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	X	NATIVE	3
ELYMUS LANCEOLATUS SSP. PSAMMOPHILUS	STREAMBANK WHEATGRASS	X	SODAR	6.3
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	X	PRYOR	2.1
HORDEUM JUBATUM (SYN: CRITESION JUBATUM)	FOXTAIL BARLEY	X	NATIVE	3
JUNCUS ARCTICUS (SYN: JUNCUS BALTICUS)	BALTIC RUSH/ARCTIC RUSH	X	NATIVE	1.4
PASCOPYRUN SMITHII (SYN: AGROPYRON SMITHII)	NUTTAL ALKALIGRASS	X	NATIVE	0.1
SPARTINA PECTINATA	PRAIRIE CORDGRASS	X	NATIVE	1.0
SPOROBOLUS AIROIDES	ALKALI SACATON	X	NATIVE	0.4
TOTAL POUNDS PLS/ACRE				28.7
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 2500 LBS/ACRE RATE FOR MIX				
**1/4 LBS MINIMUM ORDER FOR EACH SPECIES				

AURORA PROS MIXTURE 13 - SHORT GRASS TRAIL OR ROADSIDE

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
TOTAL POUNDS PLS/ACRE				**30**	
OPTIONAL WILDFLOWERS					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE		2
BLANKETFLOWER	GAILLARDIA ARISTATA	X	NATIVE		3
BLUEBELLS	CAMPANULA ROTUNDIFOLIA	X	NATIVE		1
SHOWY LOCOWEED	OXYTROPIS LAMBERTII	X	NATIVE		3
SIDEBELLS PENSTEMON	PENSTEMON SECUNDIFLORA	X	NATIVE		3
SCARLET GLOBEMALLOW	SPHAERALCEA COCCINIA	X	NATIVE		3
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A30 LBS/ACRE RATE FOR MIX					
**1/4 LBS MINIMUM PER SPECIES ORDER					

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES					
CO	132	CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
CS	137	CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
GTI	171	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
UAP	166	ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
ORNAMENTAL TREES					
ATH	37	ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	2" CAL	B&B
CLC	29	CRATAEGUS LAEVIGATA 'CRIMSON CLOUD'	HAWTHORN, CRIMSON CLOUD	2" CAL	B&B
MSS	42	MALUS 'SPRING SNOW'	CRABAPPLE, SPRING SNOW	2" CAL	B&B
EVERGREEN TREES					
PH	35	PINUS HELDREICHII (LEUCODERMIS)	PINE, BOSNIAN	6' HT	B&B
PN	29	PINUS NIGRA	PINE, AUSTRIAN	6' HT	B&B
PP	32	PINUS PONDEROSA	PINE, PONDEROSA	6' HT	B&B
EVERGREEN SHRUBS					
JPS	58	JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
DECIDUOUS SHRUBS					
ACL	88	AMORPHA CANESCENS	LEADPLANT	#5	CONT.
CCB	141	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CSF	34	CORNUS SERICEA 'FLAVIRAMEA'	DOGWOOD, YELLOWTWIG	#5	CONT.
RRL	291	RIBES RUBRUM 'RED LAKE'	CURRANT, RED LAKE	#5	CONT.
RTT		RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RFR	147	ROSA FLUTTERBYE	ROSE, FLUTTERBYE	#5	CONT.
PERENNIALS					
GLC	273	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES'	WHIRLING BUTTERFLIES, RED	#1	CONT.
SSM	326	SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT PURPLE SALVIA	#1	CONT.
ZCL	147	ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ORNAMENTAL GRASSES 1 GAL					
BGA	172	BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
SNI	74	SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
ORNAMENTAL GRASSES 5 GAL					
AGG5	235	ANDROPOGEN GERARDII	BIG BLUESTEM GRASS	#5	CONT.

*WATER USE TABLE BASED OFF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST.

LANDSCAPE NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2. ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS. IRRIGATION SYSTEM DESIGN, INSTALLATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
3. ALL LANDSCAPED AREAS AND PLANT MATERIALS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. COMPOST SHALL BE CLASS 1.
5. SHRUB BEDS SHALL CONTAIN ROCK MULCH.
6. TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
7. ALL ADA ACCESSIBLE WALKS SHALL BE STANDARD GRAY CONCRETE W/ MEDIUM BROOM FINISH. A FEW MINOR NON ADA TRAILS SHALL BE CRUSHER FINES. PEDESTRIAN NODES SHALL BE STANDARD GRAY CONCRETE W/MEDIUM BROOM FINISH.
8. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS. SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5. VII
10. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED AND CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD WITHIN SIGHT TRIANGLES.
11. ALL GREEN COURTS WILL BE MAINTAINED BY EITHER METRO DISTRICT OR HOA

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THE PARKLANDS

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LANDSCAPE NOTES

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

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SCALE (H):		
SCALE (V):		
DATE:	SHEET NO.	21
PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

C:\Users\cskelton\AppData\Local\Temp\AcPublish_22976\2 - Landscape Notes.dwg Sep 16, 2024 cskelton
XREFs ATTACHED TO THIS DRAWING MAY HAVE BEEN MODIFIED BY OTHER USERS. THE USE OF THIS DRAWING IS RESTRICTED TO THE PROJECT AND SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY TERRACINA DESIGN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO TERRACINA DESIGN AND ASSOCIATES, INC.

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XREFS: ACAD-BASE_Filing No 2 Model ACAD-BASE_Filing No 3 Model ACAD-BASE_Filing No 4 ACAD-FOUNDRY BASE ACAD-HATCH ACAD-STORM ACAD-UTILITIES ACAD-Jewell & Detention ACAD-Proposed Grading ACAD-STREET LIGHTS Sensc Export - October 2023 North Area_Aztec P-Landscape
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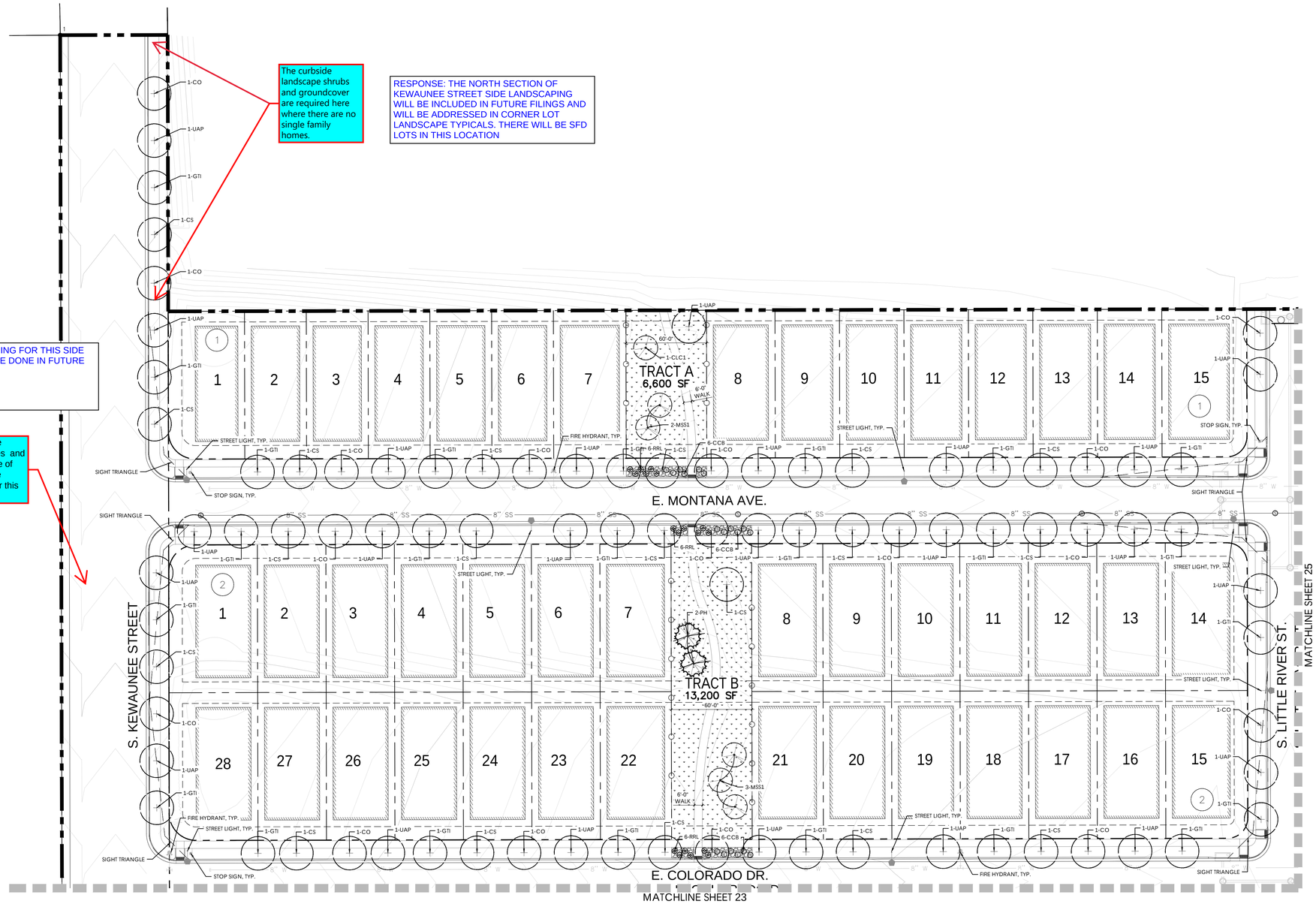
The curbside landscape shrubs and groundcover are required here where there are no single family homes.

RESPONSE: THE NORTH SECTION OF KEWAUNEE STREET SIDE LANDSCAPING WILL BE INCLUDED IN FUTURE FILINGS AND WILL BE ADDRESSED IN CORNER LOT LANDSCAPE TYPICALS. THERE WILL BE SFD LOTS IN THIS LOCATION

RESPONSE: LANDSCAPING FOR THIS SIDE OF THE STREET WILL BE DONE IN FUTURE FILINGS.

Reference in the curbside landscape and street trees and screen it back on this side of the street and provide the project name and CN# for this side of the street.



LANDSCAPE NOTES

NOTES

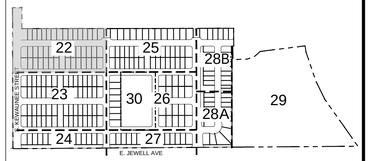
1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.

LEGEND

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

NOT FOR CONSTRUCTION

KEY MAP



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Denver, CO 80231
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Scale: 1"= 40'-0"

0 20 40 80

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SCALE (V):		
DATE:		SHEET NO. 22
PROJECT NO.		
DWG. NAME		

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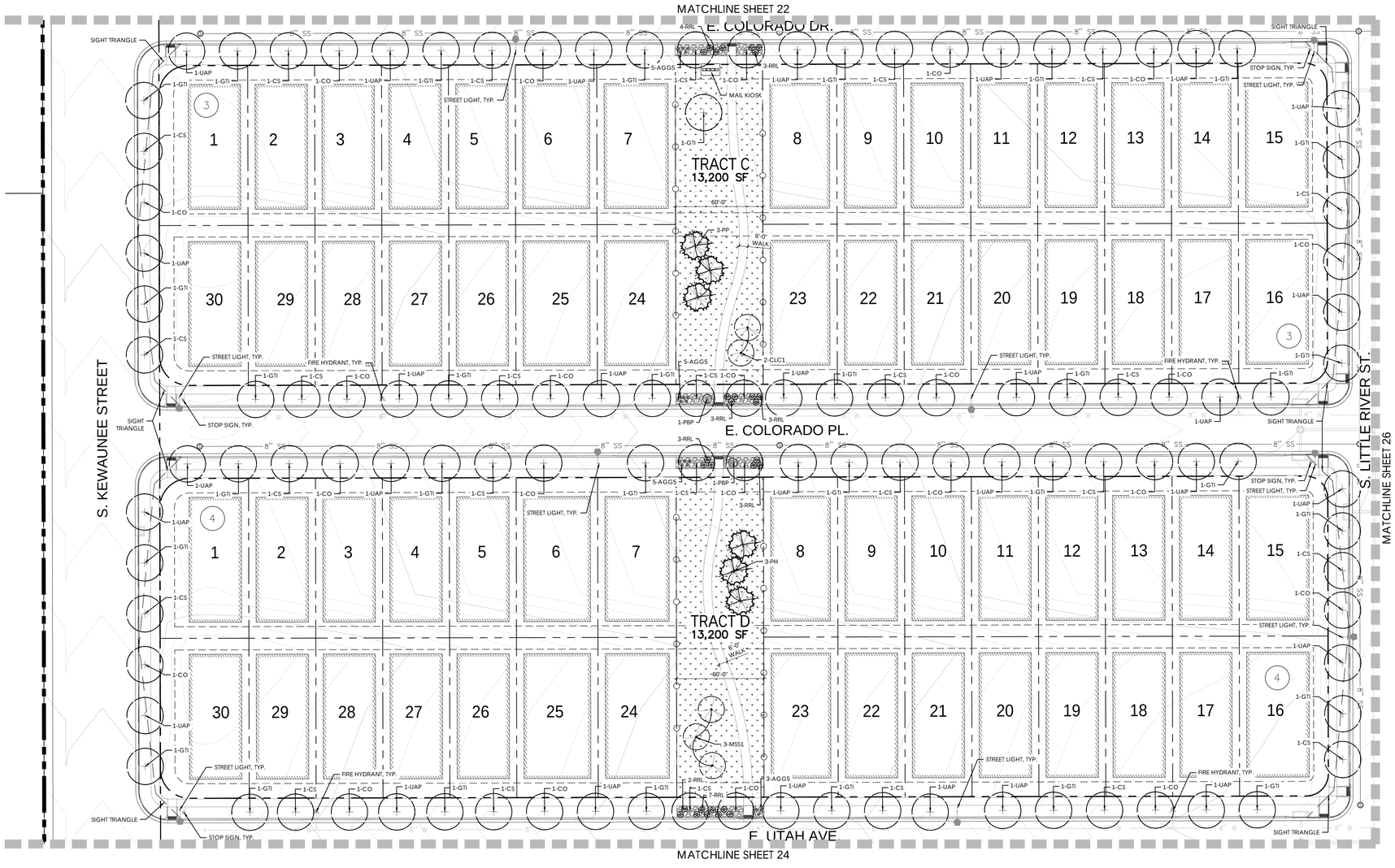
CASE NO.: TBD



LANDSCAPE NOTES

NOTES

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LEGEND

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- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- OPEN RAIL FENCE
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- NATIVE SEED
- MOWABLE NATIVE SEED
- STOP SIGN
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD
- CRUSHER FINES

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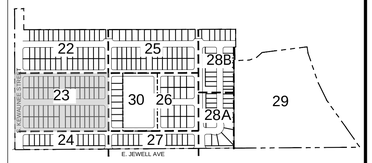
KEY MAP



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DATE:		SHEET NO. 23
PROJECT NO.		
DWG. NAME		

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Scale: 1"= 40'-0"

0 20 40 80

CASE NO.: TBD

P:\Ventana Capital Pastoral\Filing 3\CAD\Planning\Submittal\Submittal 2\Sheet\3- Landscape Sheet.dwg Sep 16, 2024 - cdenton
XREFS: ACAD-CIVIL BASE PLANS.dwg ACAD-FILING 3 TB LOT.dwg ACAD-Filing 3 No Zones.dwg ACAD-BASE.dwg ACAD-TOPO BASE ACAD-HATCH ACAD-STORM ACAD-UTILITIES ACAD-Jewell & Detention ACAD-Proposed Grading ACAD-STREET LIGHTS Sensc Export - October 2023 North Area_Aztec P-Landscape
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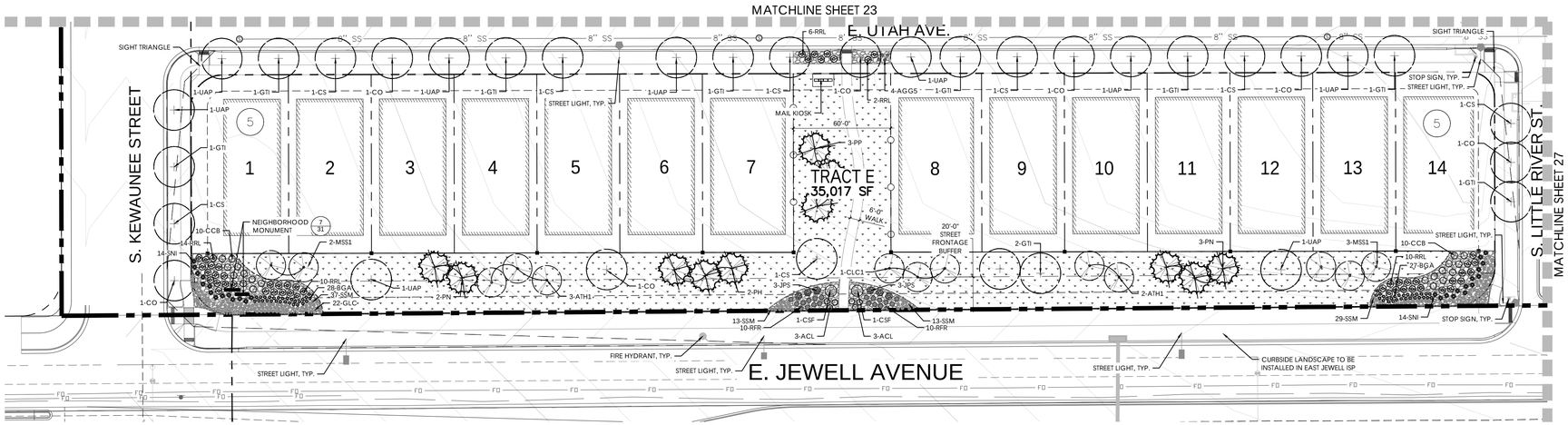

LANDSCAPE NOTES

NOTES

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3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.

Scale: 1"= 40'-0"

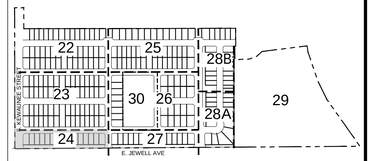
0 20 40 80

LEGEND

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

NOT FOR CONSTRUCTION

KEY MAP



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PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capital Partners\Filing 3\CAD\Planning\Submittals\Submittal 2\Sheets\1- Landscape Sheets.dwg, Sep 16, 2024, calvitop
XREFs: ACAD-PROJECT BASE ACAD-FOUNDRY BASE ACAD-HATCH ACAD-STORM ACAD-UTILITIES ACAD-Jewell & Detention ACAD-Proposed Grading ACAD-STREET LIGHTS Sensic Export - October 2023 North Area_Aztec P-Landscape
Filing No. 2 Annexation Plat
ACAD-PROJECT BASE ACAD-FOUNDRY
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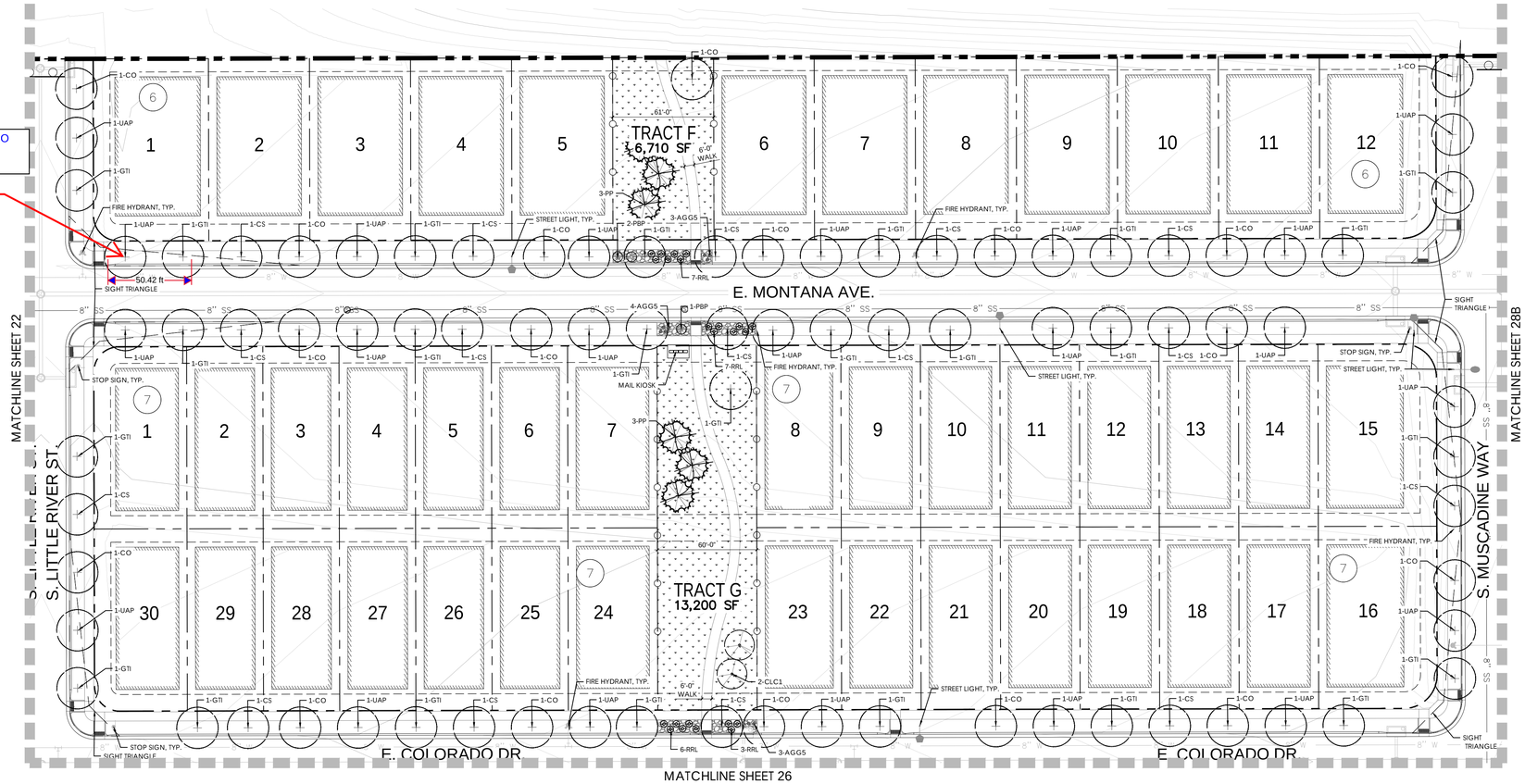
RESPONSE: THERE IS NO STOP SIGN HERE

Adjust trees within 50' of stop sign



LANDSCAPE NOTES

NOTES

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3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.

Scale: 1"= 40'-0"

0 20 40 80

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- OPEN RAIL FENCE
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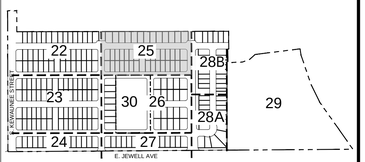
- NATIVE SEED
- MOWABLE NATIVE SEED
- STOP SIGN
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD
- CRUSHER FINES

NOT FOR CONSTRUCTION

KEY MAP



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Denver, CO 80231
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SCALE (V):		
DATE:		SHEET NO. 25
PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capitol\Redlands Filing 3\CAD\Planning Submittal 2\Sheets\3_Landscape Sheets.dwg Sep 16, 2024 - cdalton
XREFS: ACAD-CIVIL BASE PLANS.dwg ACAD-CIVIL BASE PLANS-PLAN SET.dwg ACAD-FOUNDRY BASE ACAD-HATCH ACAD-STORM ACAD-UTILITIES ACAD-Jewell & Detention ACAD-Proposed Grading ACAD-STREET LIGHTS Sensc Export - October 2023 North Area_Aztec P-Landscape
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RESPONSE: ADDED

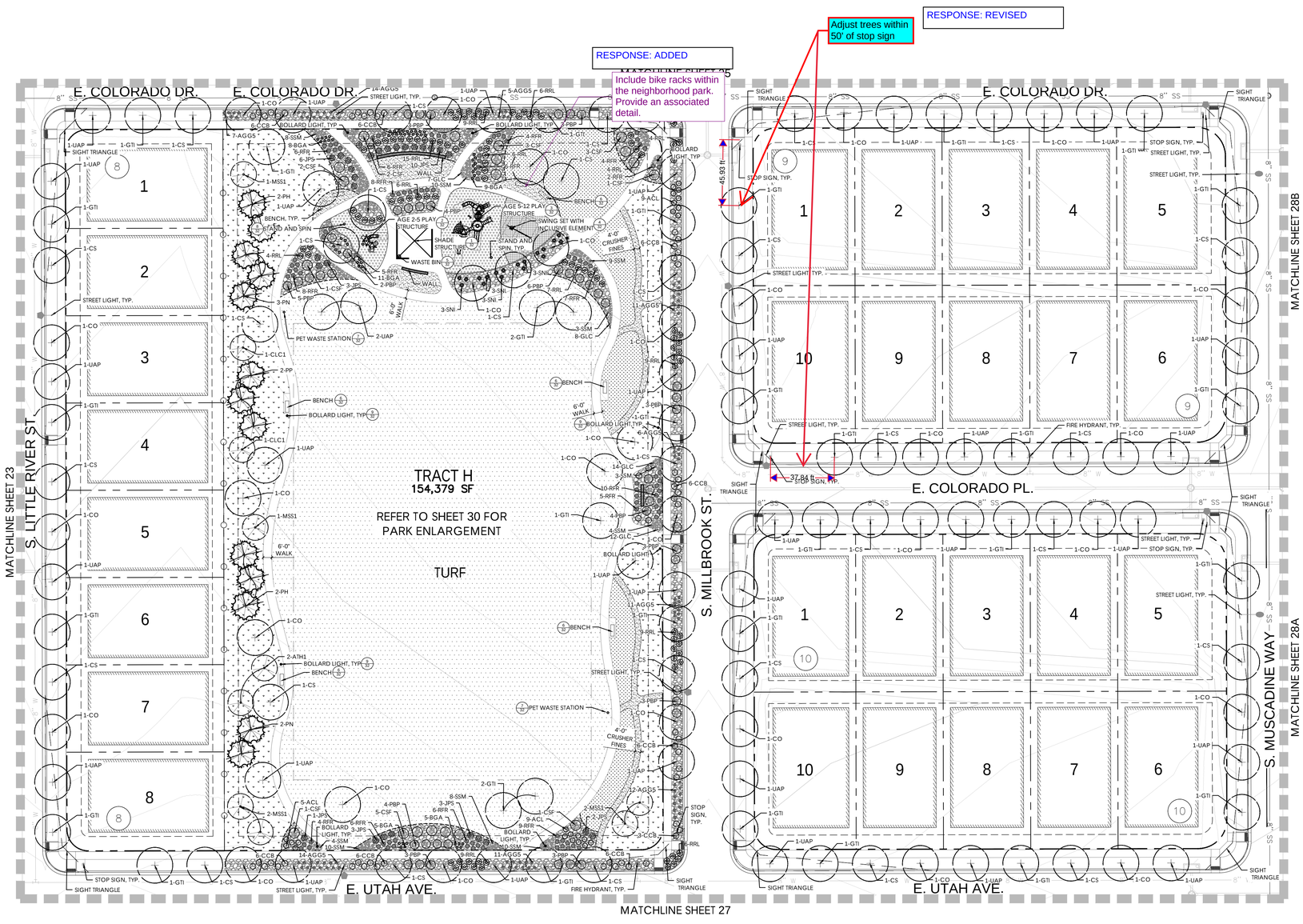
Include bike racks within the neighborhood park. Provide an associated detail.

RESPONSE: REVISED

Adjust trees within 50' of stop sign

Standard play surfacing and inclusive play surfacing should be included in the legend on all applicable sheets.

RESPONSE: ADDED



LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
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- STREET LIGHT
- FIRE HYDRANT
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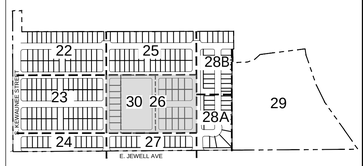
- SOD
- CRUSHER FINES

NOT FOR CONSTRUCTION

KEY MAP



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Denver, CO 80231
ph: 303.632.8867

LANDSCAPE NOTES

NOTES

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3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.

Scale: 1"= 40'-0"

0 20 40 80

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	SCALE (H): SCALE (V):		
	DATE:		SHEET NO. 26
	PROJECT NO.		
	DWG. NAME		

CASE NO.: TBD

P:\Ventana Capital\Plansheets\Filing 3\CAD\Planning\Submittals\Submittal #1\Sheets\3_Landscape Sheets.dwg Sep 16, 2024 - 08:15pm
XREFS: ACAD-CIVIL BASE.dwg; ACAD-CIVIL BASE-Survey Addition.dwg; ACAD-CONTOURS.dwg; ACAD-HATCH.dwg; ACAD-STORM.dwg; ACAD-UTILITIES.dwg; ACAD-Detention Pond.dwg; ACAD-Grading.dwg; ACAD-Proposed Grading.dwg; ACAD-STREET LIGHTS Senac Export - October 2023 North Area_Aztec P-Landscape
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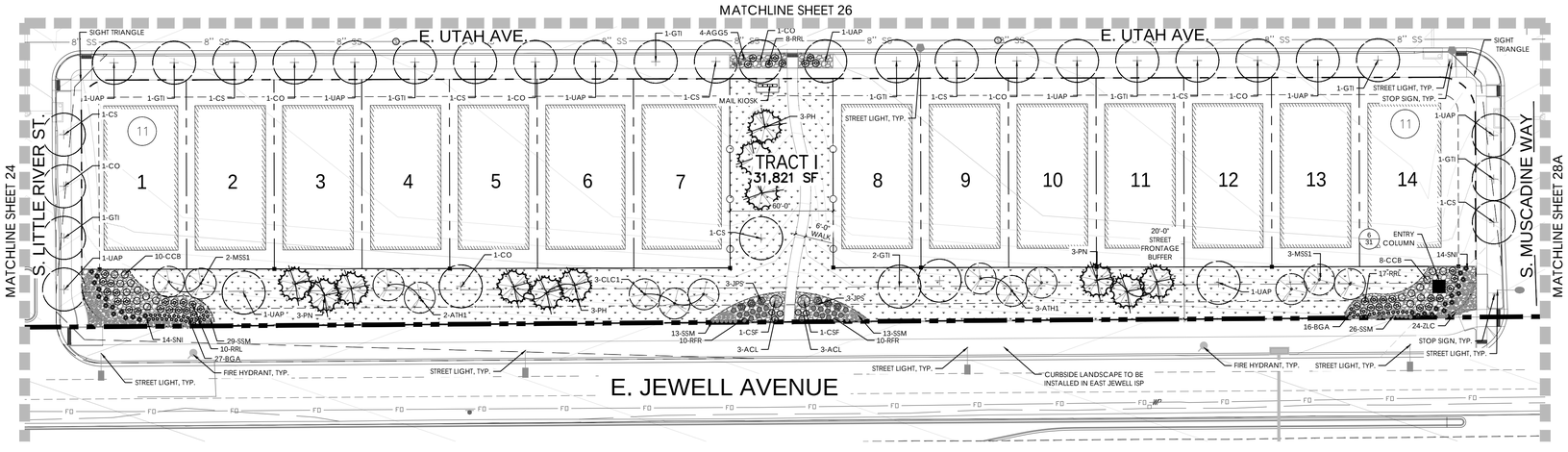

LANDSCAPE NOTES

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LEGEND

- BUILDER TREE
- EVERGREEN TREE
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- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD
- CRUSHER FINES

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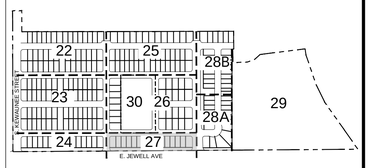
KEY MAP



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Denver, CO 80231
ph: 303.632.8867

Scale: 1"= 30'-0"

0 15 30 60

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SCALE (V):		
DATE:		SHEET NO. 27
PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capital\Parkside\Filing 3\CAD\Planning\Submittals\Submittal 2\Sheets\3- Landscape Sheets.dwg Sep 16, 2024 - 4:04pm
XREFS: ACAD-CIVIL BASE.dwg; ACAD-PROPOSED GRADING.dwg; ACAD-STREET LIGHTS.dwg; ACAD-LANDSCAPE BASE.dwg; ACAD-HATCH.dwg; ACAD-STORM.dwg; ACAD-UTILITIES.dwg; ACAD-Jewell & Detention.dwg
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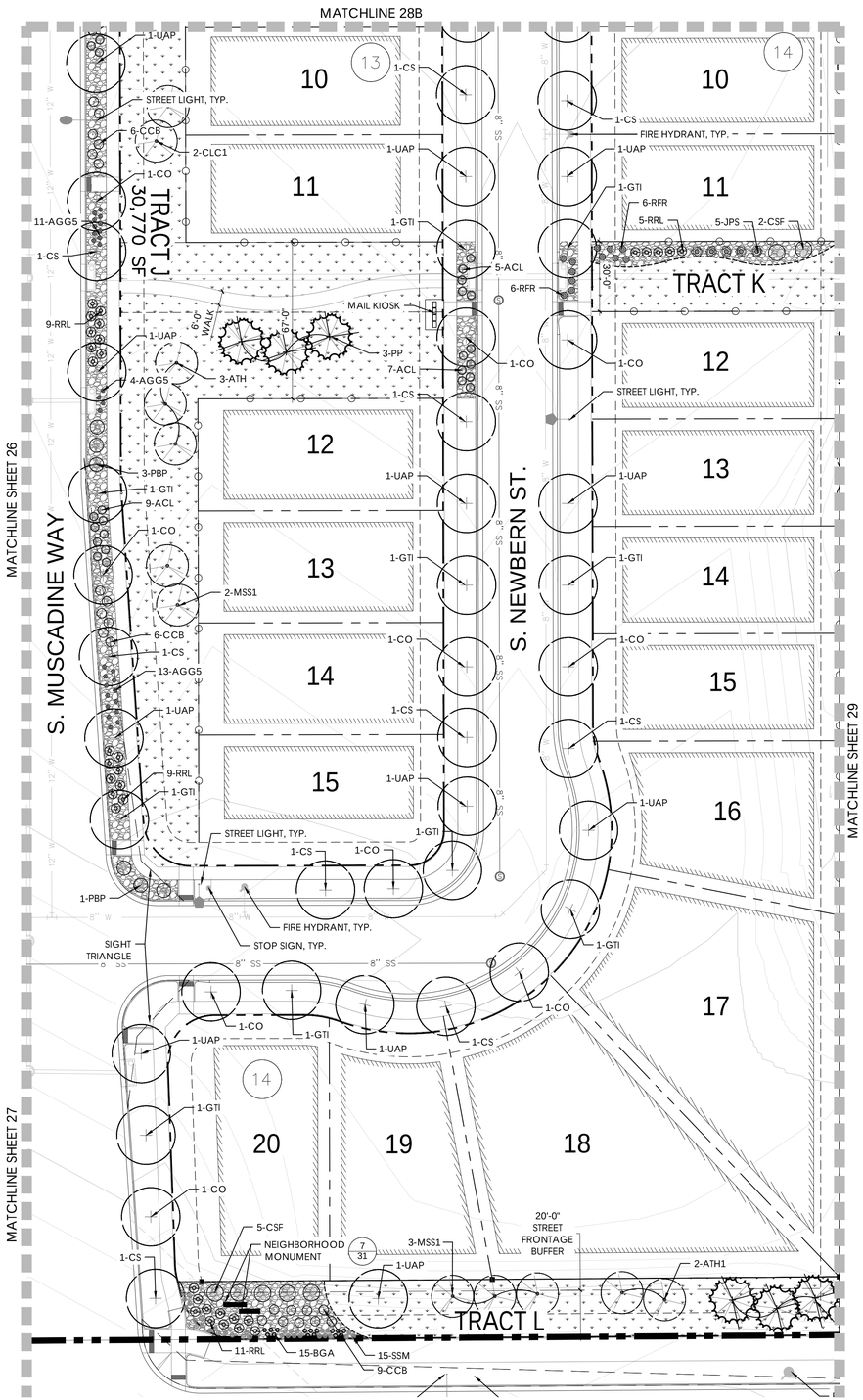

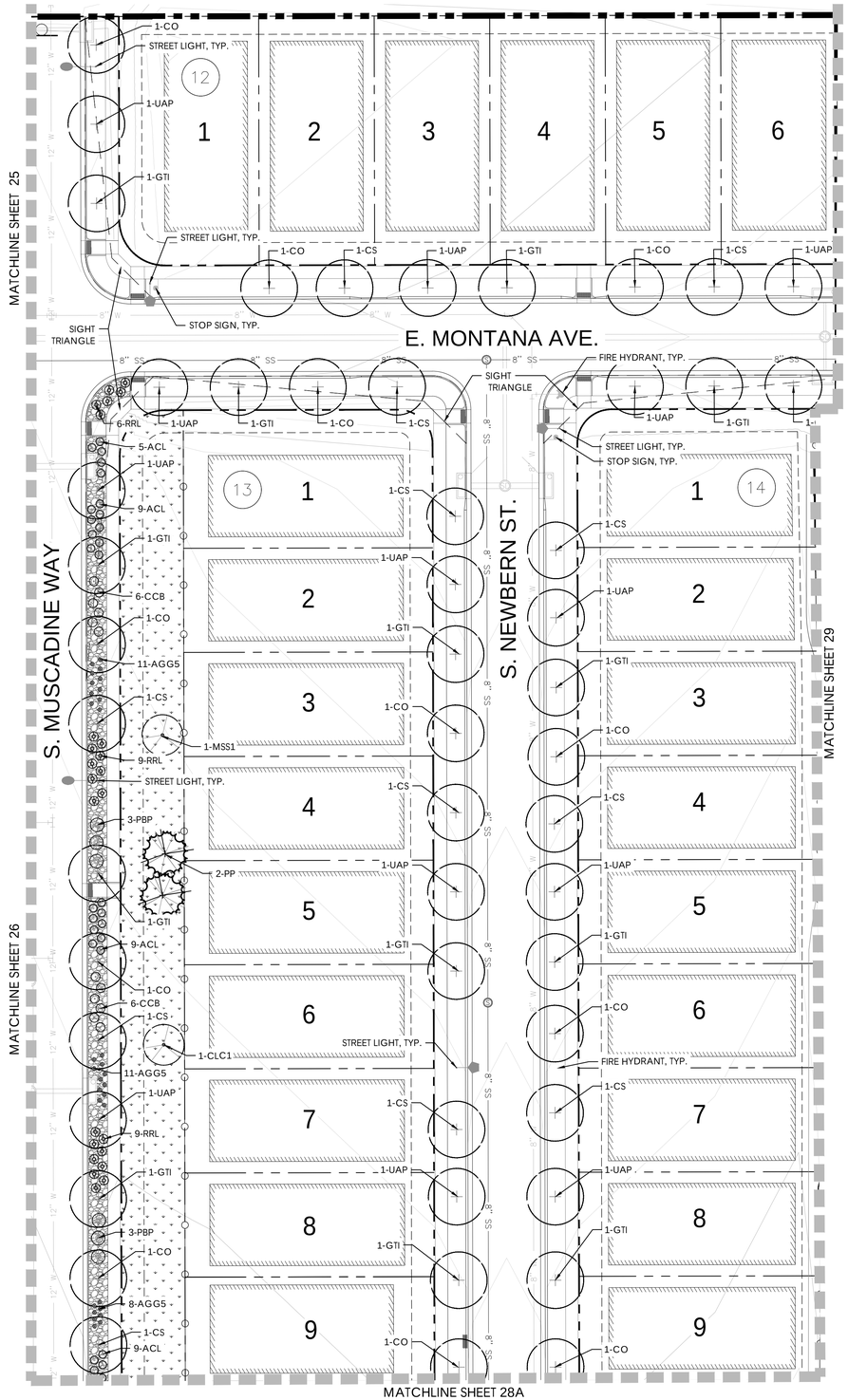

LEGEND

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- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- OPEN RAIL FENCE
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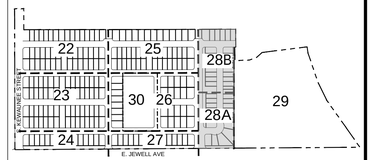
- STOP SIGN
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD
- CRUSHER FINES

NOT FOR CONSTRUCTION

KEY MAP



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Denver, CO 80231
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0 15 30 60

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SCALE (V):		
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PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capital\Replatted\Filing 3\CAD\Planning\Submittals\Submittal 2\Sheets\3_Landscape Sheets.dwg Sep 16, 2024 - 4:08pm
XREFS: ACAD-OUTLINE BASE.dwg ACAD-CONTOURS.dwg ACAD-PROPERTY LINES.dwg ACAD-ROADWAY.dwg ACAD-PARCEL LABELS.dwg
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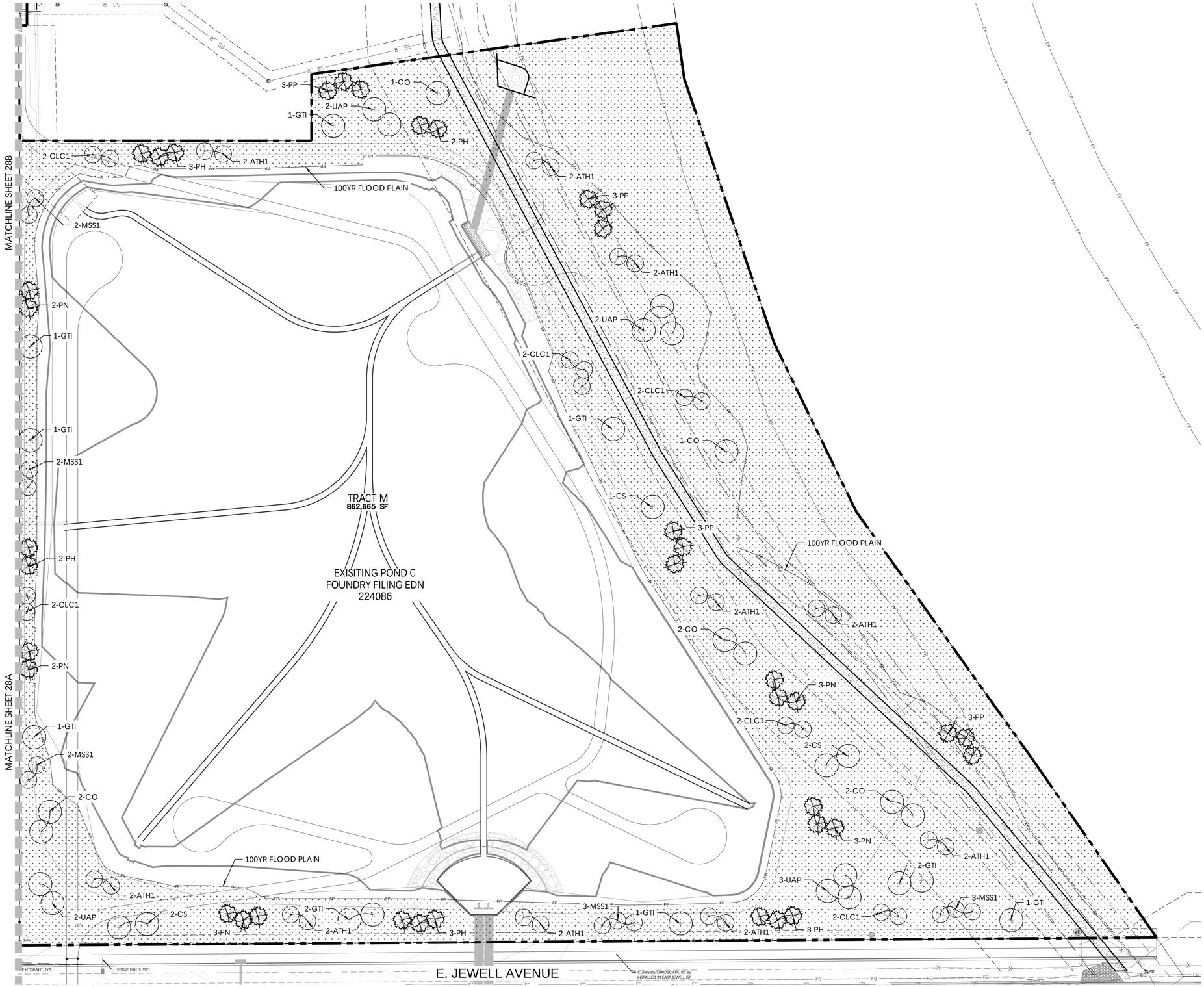


LANDSCAPE NOTES

NOTES

1. REFER TO PLAT FOR ALL EASEMENTS WITHIN LOTS.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.
3. REFER TO TYPICAL PLANTING PLANS FOR CURBSIDE LANDSCAPE AT RESIDENTIAL UNITS.

Scale: 1"= 50'-0"

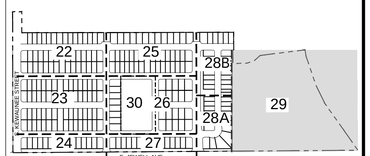
0 25 50 100

LEGEND

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

NOT FOR CONSTRUCTION

KEY MAP



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PROJECT NO.		29
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CASE NO.: TBD

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XREFS: ACAD-BASE BASE; ACAD-FOUNDRY BASE; ACAD-FOUNDRY Filing 2b Annex; ACAD-PB BASE; ACAD-FOUNDRY BASE; ACAD-HATCH; ACAD-STORM; ACAD-UTILITIES; ACAD-Jewell & Detention; ACAD-Proposed Grading; ACAD-STREET LIGHTS; Sensic Export - October 2023 North Area_Aztec P-Landscape
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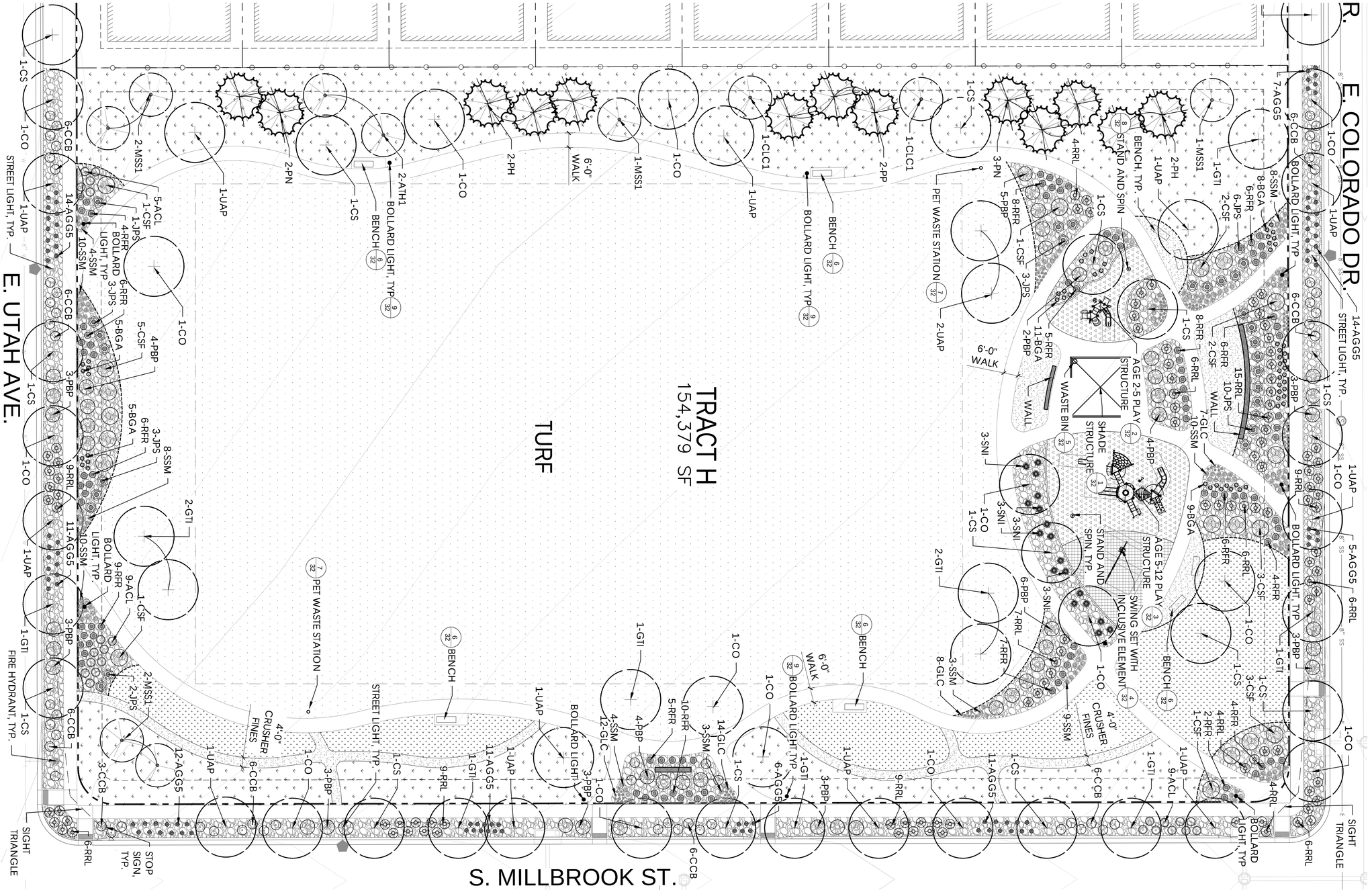
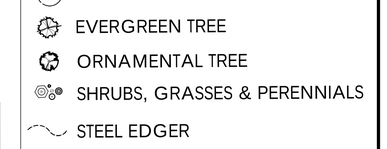


LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- CONCRETE WALK
- NATIVE SEED
- LOW GROW NATIVE SEED
- TURF
- CRUSHER FINES
- SAFETY PLAY SURFACE
- SAFETY PLAY SURFACE (INCLUSIVE)
- ROCK MULCH
- STREET LIGHT
- FIRE HYDRANT

NOT FOR CONSTRUCTION

KEY MAP



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XREFS: ACAD-BASE.dwg; ACAD-HATCH.dwg; ACAD-STORM.dwg; ACAD-FOUNTAIN.dwg; ACAD-UTILITIES.dwg; ACAD-Jewell & Millbrook Detention.dwg; ACAD-Proposed Grading.dwg; ACAD-STREET LIGHTS Senac Export - October 2023 North Area_Aztec P-Landscape
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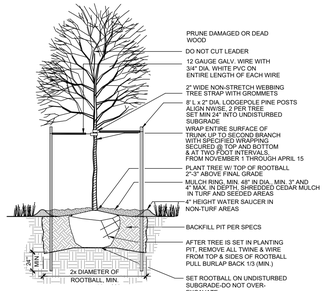
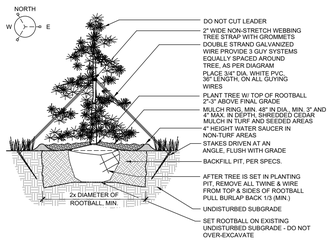
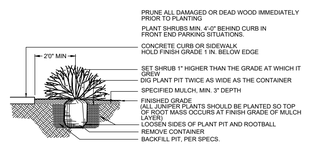
*IMAGES ARE CONCEPTUAL. FINAL STRUCTURES AND COLORS TO BE DETERMINED AT CONSTRUCTION DOCUMENTS.



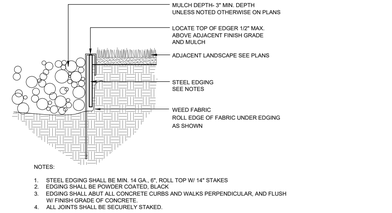
1 DECIDUOUS TREE PLANTING
NTS



2 EVERGREEN TREE PLANTING
NTS

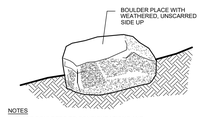


3 TYPICAL SHRUB PLANTING
NTS



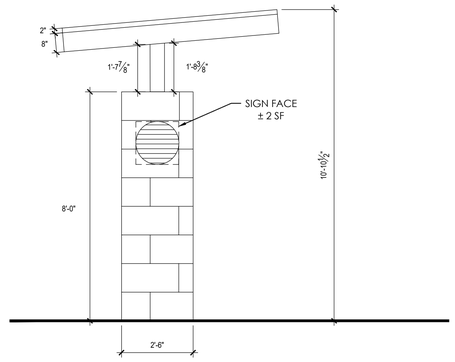
NOTES:
1. STEEL EDGING SHALL BE MIN. 14 GA., 6", ROLL TOP W/ 14" STAKES
2. EDGING SHALL BE POWDER COATED, BLACK.
3. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ FINISH GRADE OF CONCRETE.
4. ALL JOINTS SHALL BE SECURELY STAKED.

4 STEEL EDGER
NTS



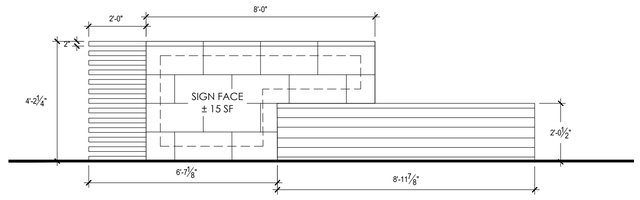
NOTES
1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATIONS AS SHOWN ON PLAN.
2. BURY ROCK 1/3 OF TOTAL DEPTH.
3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
5. DO NOT FRACTURE ROCK DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.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

5 LANDSCAPE BOULDER
NTS



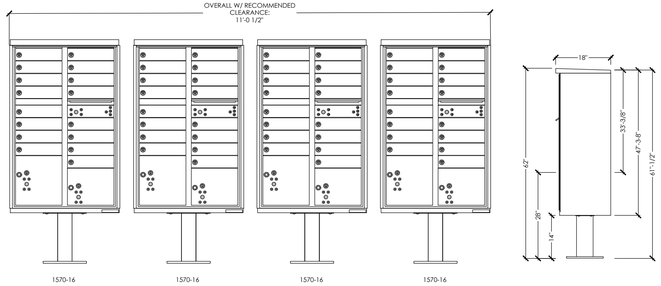
NOTE: COLUMN MATERIALS AND COLORS TO BE DETERMINED AT SIGN PERMIT

6 ENTRY COLUMN
1"=30'-0"



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

7 NEIGHBORHOOD MONUMENT
1"=30'-0"



8 Mail Kiosk
NTS

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THE PARKLANDS

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DETAILS

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Denver, CO 80231
ph: 303.632.8867

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SCALE (V):		
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PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capital\Parklands\Files_3\CAD\Planning Submittal\Submittal Sheets\4-Details.dwg, Sep 26, 2024, ebelton
LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT. SED DO EIUSMOD TEMPOR INCIDIDUNT UT LABORE ET DOLORE MAGNA ALIQUA. UT ENIM AD MINIM VENIAM, QUIS NOSTRUD EXERCITATION ULLAMCO LABORIS NISI UT ALIQUIP EX EA COMMODO CONSEQUAT. DUIS AUTE IRURE DOLOR IN REPREHENDERIT IN VOLUPTATE VELIT ESSE CILLUM DOLORE EU FUGIAT NULLA PARIATUR. EXCEPTEUR SINT OCCAECAT CUPIDATAT NON PROIDENT, SUNT IN CULPA QUI OFFICIA DESERUNT MOLLIT ANIM ID EST LABORUM. 3 LANDSCAPE PLAN 4 DETAILS 5 LANDSCAPE PLAN TYPICAL SHRUB PLANTING LANDSCAPE BOULDER PRIVACY FENCE OPEN RAIL FENCE Parklands F3 TB
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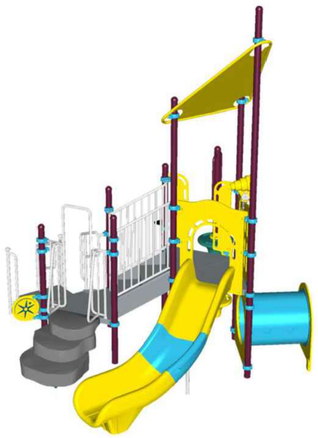
Please include the dimensions of the picnic shelter. Section 6.22.E of the PROS Dedication and Development Criteria Manual requires shade structures in neighborhood parks be a minimum of 600 square feet with seating for 15 people. Please note if picnic tables are to be included in the shelter and provide a detail.

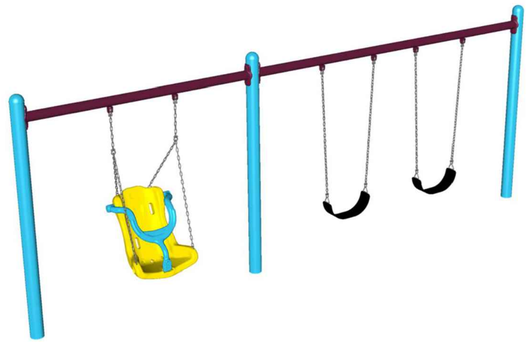
RESPONSE: ADDED DIMENSIONS AND SEATING DETAIL

1 SHADE STRUCTURE
NTS

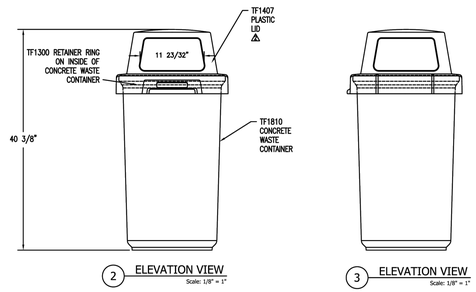


2 PLAY STRUCTURE FOR AGES 2-5
NTS

3 PLAY STRUCTURE FOR AGES 5-12
NTS



4 SWING SET
NTS



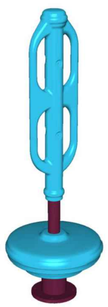
2 ELEVATION VIEW
Scale: 1/8" = 1"

3 ELEVATION VIEW
Scale: 1/8" = 1"

5 WASTE BIN
NTS

6 BENCH
NTS

7 PET WASTE STATION
NTS



8 PLAY STAND AND SPIN
NTS

9 BOLLARD LIGHTING
NTS

Please include a single, stand-alone inclusive play feature. Consider an at-grade merry-go-round or similar equipment.

RESPONSE: ADDED

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THE PARKLANDS

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PARK DETAILS

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Denver, CO 80231
ph: 303.632.8867

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DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capitol Parklands\Filing 2\CAD\Planning\Submittals\Submittal 2\Sheets\5 Park Details.dwg Sep 16, 2024 cskelton
XREFs: Images\Site Furnishings.jpg, Images\Play Structure.jpg, Images\Shade Structure.jpg
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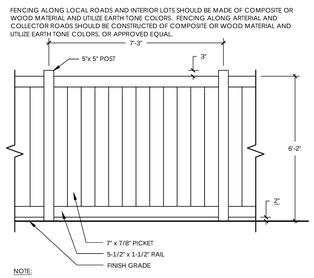
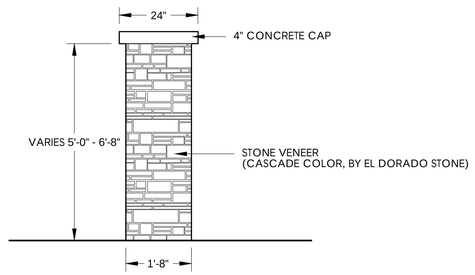


1 PRIVACY FENCE

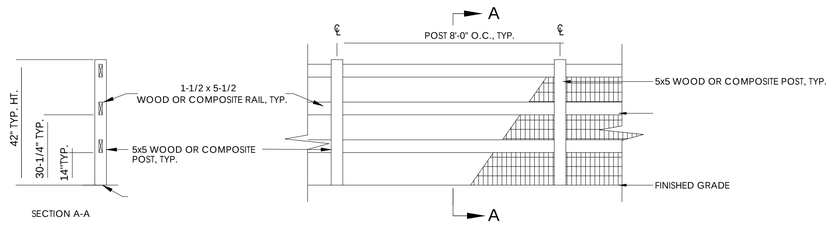
NOT TO SCALE



NOTE:
6'8" COLUMN ON PRIVACY FENCING, 5'0" COLUMN ON OPEN RAIL FENCING.

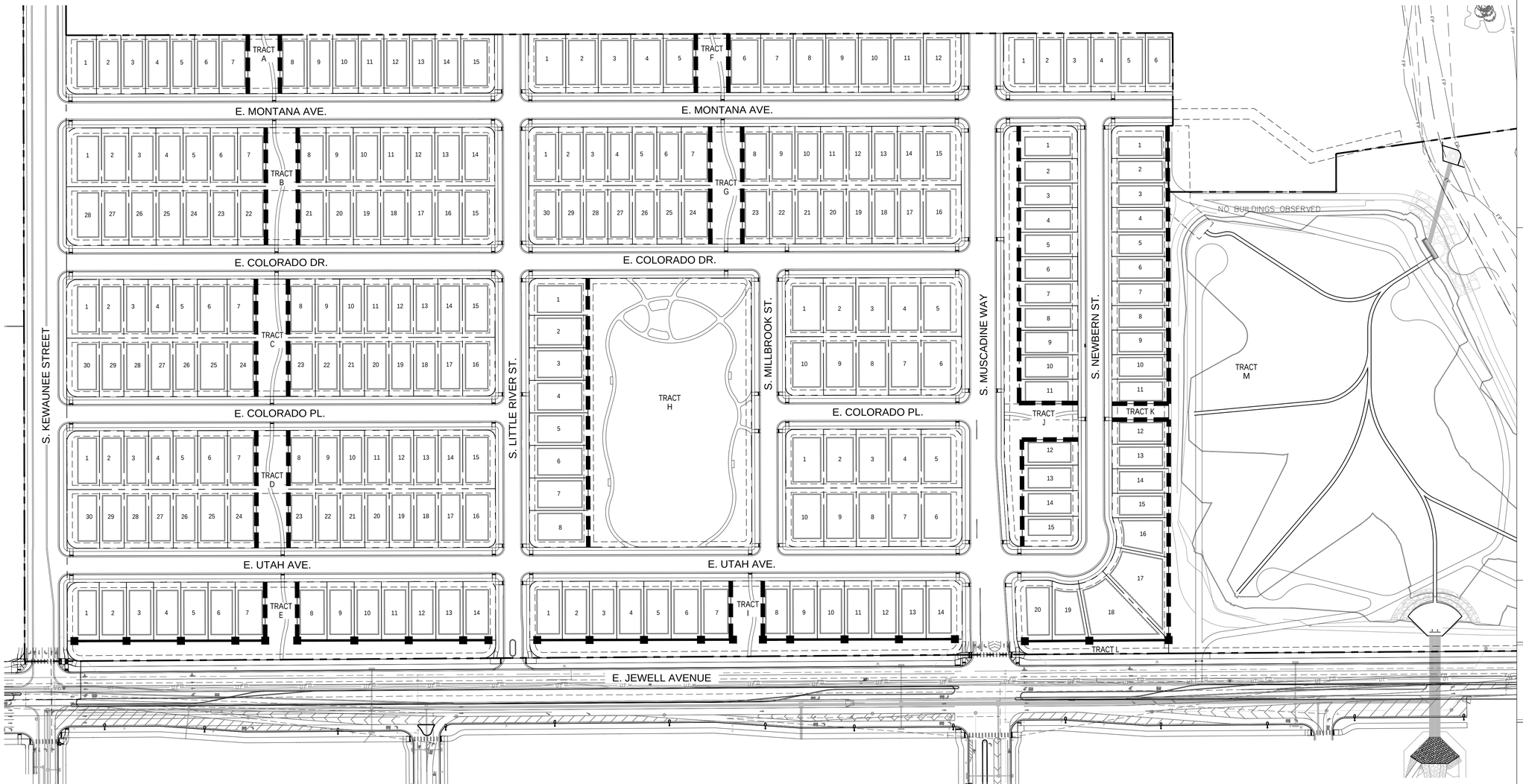
2 STONE COLUMN

NOT TO SCALE



3 OPEN RAIL FENCE

NOT TO SCALE



LEGEND

- OPEN RAIL FENCE
- PRIVACY FENCE W/ COLUMNS

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THE PARKLANDS

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FENCING PLAN

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Denver, CO 80231
ph: 303.632.8867

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0 50 100 200

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XREFS ATTACHED: ALTA BASE DRAWING - FILING 3.dwg, ACAD-BOUNDARY BASE PRIVACY FENCE OPEN RAIL FENCE STONE COLUMN ACAD-Jewell & Detention
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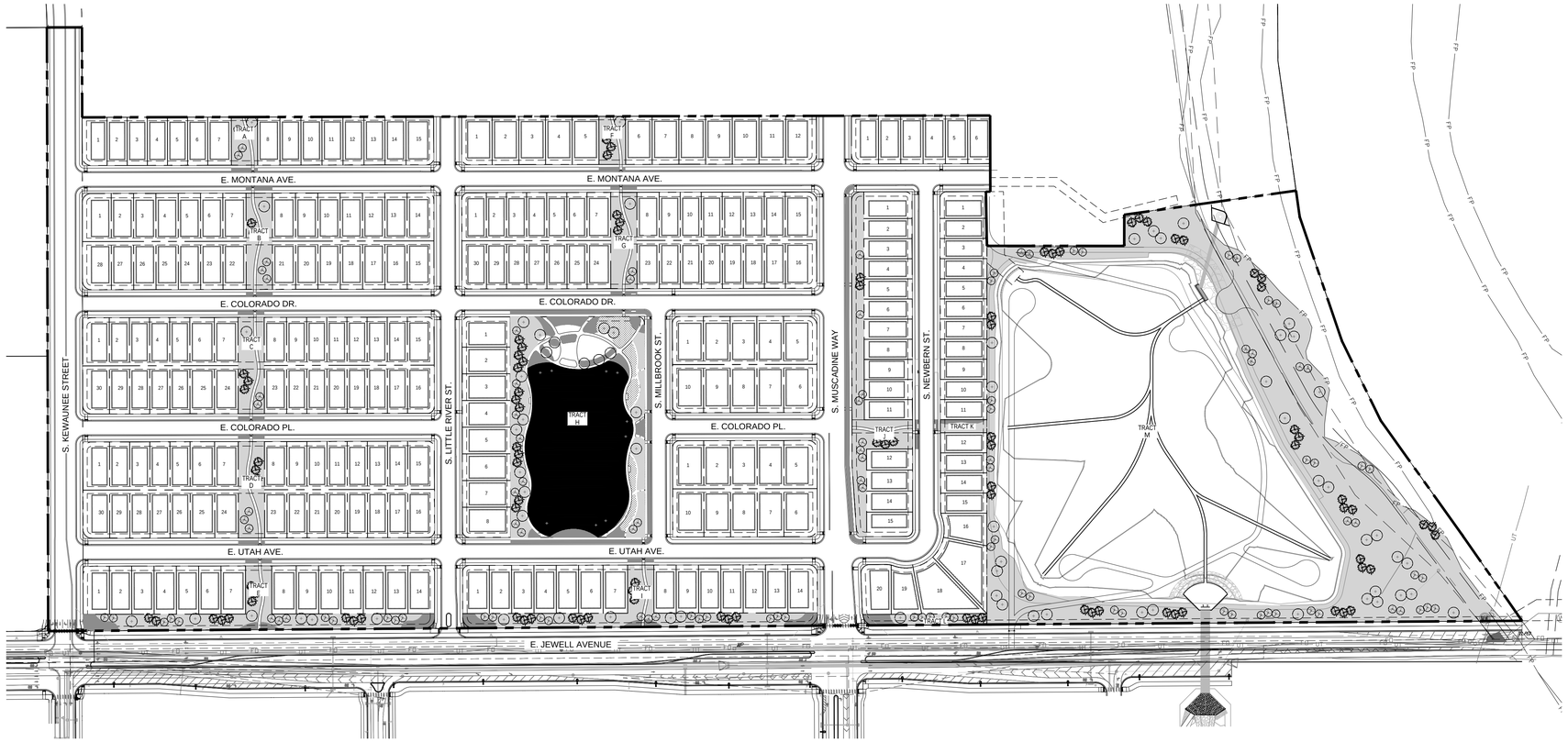
WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	84,429	14%	
MODERATE WATER USE	9,289	2%	
LOW WATER USE	47,712	8%	
Z-ZONE	441,160	76%	
*TOTAL	582,590	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	**AREA VALUE (SF)**	**TOTAL AREA**
CANOPY TREES	77	706	54,362
EVERGREEN/ORNAMENTAL TREES	204	177	36,108
TOTAL	281		90,470
TOTAL AREA	673,060		

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



LEGEND

- HIGH WATER USE: COOL SEASON GRASSES
- MODERATE WATER USE: IRRIGATED NATIVE SEED
- LOW WATER USE: SHRUB BED
- Z-ZONE: NATIVE SEED AREA
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE

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THE PARKLANDS

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HYDROZONE PLAN

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Denver, CO 80231
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Scale: 1"= 150'-0"

0 75 150 300

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SCALE (V):		
DATE:		SHEET NO. 34
PROJECT NO.		
DWG. NAME		

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CASE NO.: TBD

P:\Ventana Capital\Parklands\Yiting Ji\CAD\Planning\Submittal\Submittal 2\Sheets\7-Hydrozone Map.dwg, Sep 16, 2024, cdelton
XREFS Attached: BASE-Planning.dwg, TB LAND-Zoning.dwg, ADD-Planning.dwg, ADD-Planning-Hydrozone.dwg, BASE ACAD-BOUNDARY BASE PRIVACY FENCE OPEN RAIL FENCE STONE COLUMN ACAD-Jewell & Detention
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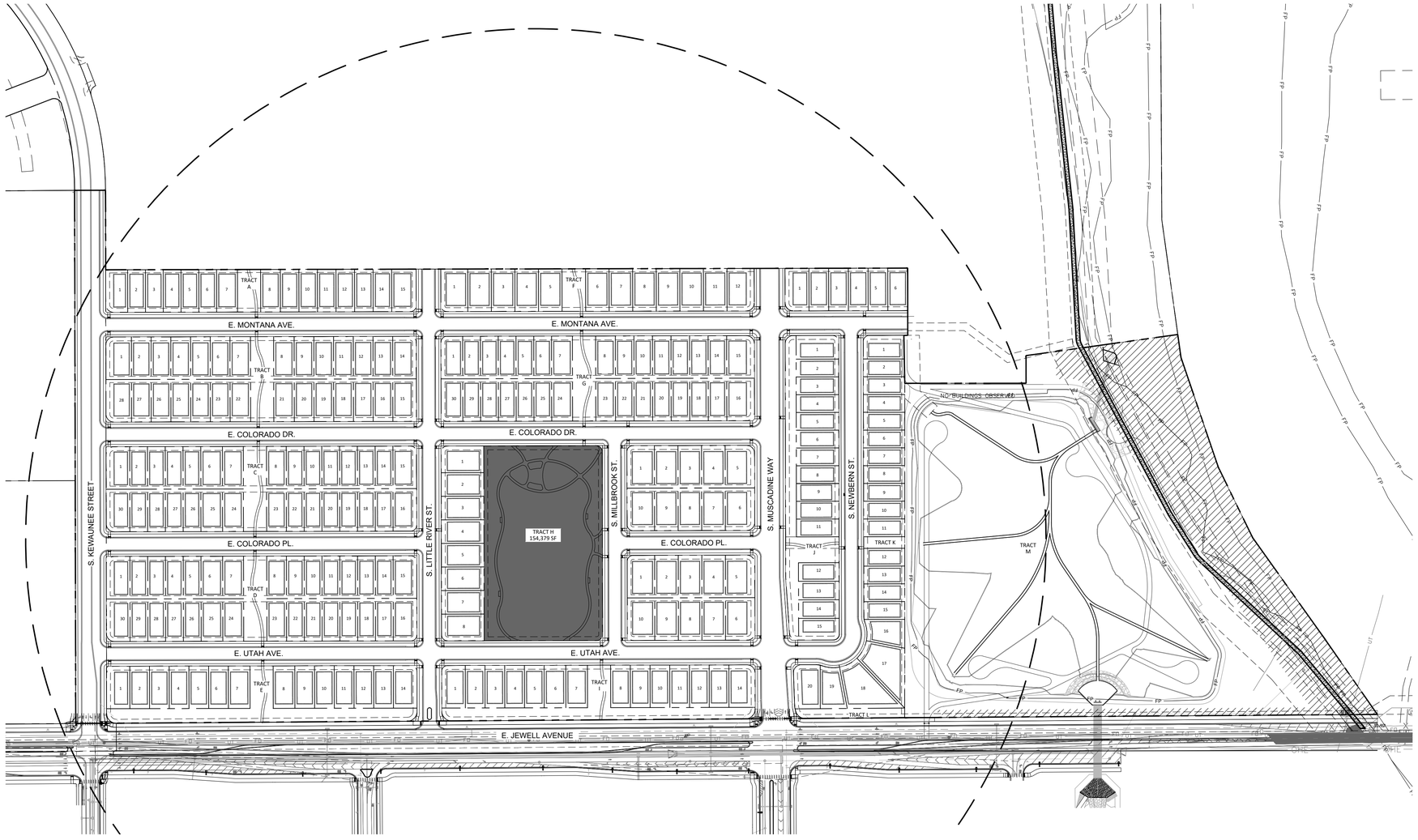
PLANNING AREA	REQUIRED OPEN SPACE (ACRES)	PROVIDED OPEN SPACE (ACRES)
OS-1 &3		
OPEN SPACE	47.0	4.8
SUBTOTAL	47.0	4.8
PA-1I		
NEIGHBORHOOD PARK	3.3	3.5
SUBTOTAL	3.3	3.5
TOTAL	**50.3**	**8.3**

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



LEGEND

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

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OPEN SPACE PLAN

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0 75 150 300

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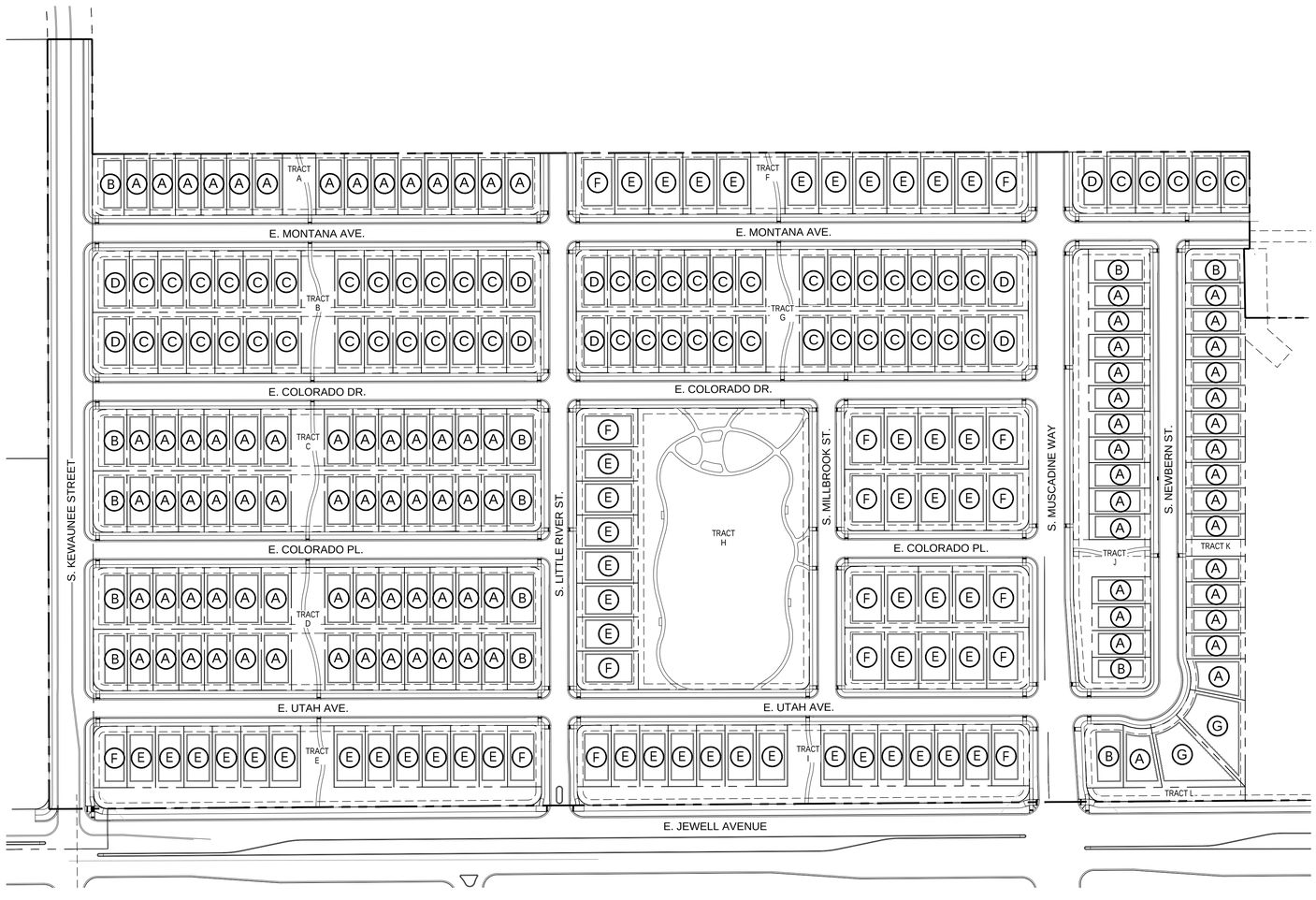
P:\Ventana Capital\Parkside\Filing 1\CAD\Planning\Submittal\Submittal 2\Sheets\8-Open Space Plan.dwg, Sep 26, 2024, sdeaton
XREFS: ACAD-CIVIL BASE.dwg; ACAD-CIVIL BASE_ACAD-CIVIL BASE_ACAD-CIVIL BASE_



LEGEND

- A SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 40'-45' X 110'
- B SINGLE FAMILY HOME (CORNER LOT) 45'-50' X 110'
- C SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 50'-55' X 110'
- D SINGLE FAMILY HOME (CORNER LOT) 55'-60' X 110'
- E SINGLE FAMILY HOME (LARGE MID-BLOCK LOT) 60'-65' X 110'
- F SINGLE FAMILY HOME (CORNER LOT) 65'-70' X 110'
- G SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 40'-45' X 110'

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THE PARKLANDS

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LANDSCAPE TYPICALS

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

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 36
PROJECT NO.		
DWG. NAME		

NOT FOR CONSTRUCTION.

CASE NO.: TBD

P:\Ventana Castle\Protocols\Fling 3\CAD\Planning\Submittals\Submittal 2\Sheets\9-Landscape Typicals.dwg Sep 16, 2024 cskelton
XREFS: ALDOSAPE TYPICALS Planning Set.dwg, TBD, ALDOSAPE TYPICALS Planning Set.dwg, FLT
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AND SHALL BE WITHOUT LIABILITY TO

FRONT YARD PLANTING LIST

BOTANICAL NAME	COMMON NAME	SIZE	TYPE
DECIDUOUS SHADE TREES			
CATALPA SPECIOSA	CATALPA, WESTERN	2.5" CAL	B&B
CELTIS OCCIDENTALIS	HACKBERRY, WESTERN	2.5" CAL	B&B
GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE, SEEDLESS	2.5" CAL	B&B
GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	HONEYLOCUST, IMPERIAL	2.5" CAL	B&B
GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	HONEYLOCUST, SKYLINE	2.5" CAL	B&B
QUERCUS BICOLOR	OAK, SWAMP WHITE	2.5" CAL	B&B
QUERCUS MACROCARPA	OAK, BUR	2.5" CAL	B&B
QUERCUS MUEHLENBERGII	OAK, CHINKAPIN	2.5" CAL	B&B
QUERCUS LACEYI	OAK, TEXAS RED	2.5" CAL	B&B
QUERCUS ROBUR	OAK, ENGLISH	2.5" CAL	B&B
QUERCUS 'SHUMMARDI'	OAK, SCHUMMARD	2.5" CAL	B&B
SOPHORA JAPONICA	JAPANESE PAGODA TREE	2.5" CAL	B&B
ULMUS AMERICANA 'PRINCETON'	ELM, PRINCETON	2.5" CAL	B&B
ULMUS X TRIUMPH	ELM, TRIUMPH	2.5" CAL	B&B
ORNAMENTAL TREES			
AMELANCHIER ALNIFOLIA	SERVICEBERRY, SASKATOON	6-8' MULTI	B&B
AMELANCHIER CANADENSIS	SERVICEBERRY, SHADBLOW	6-8' MULTI	B&B
ACER GINNALA 'FLAME'	MAPLE, FLAME AMUR	6-8' MULTI	B&B
ACER TATARICUM 'HOT WINGS'	MAPLE, HOT WINGS	6-8' MULTI	B&B
ACER TATARICUM 'PATTERN PERFECT'	MAPLE, PATTERN PERFECT	6-8' MULTI	B&B
CRATAEGUS CRUS-GALLI INERMIS	HAWTHORN, COCKSPUR THORNLESS	6-8' MULTI	B&B
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL	B&B
MALUS SP.	CRABAPPLE, VARIOUS, MULTISTEM	6-8' MULTI	B&B
MALUS SP.	CRABAPPLE, VARIOUS, SINGLE STEM	6-8' MULTI	B&B
PRUNUS NIGRA 'PRINCESS KAY'	PRINCESS KAY PLUM	6-8' MULTI	B&B
PRUNIS VIRGINIANA 'CANADA RED' OR 'SCHUBERT'	CHOKECHERRY, CANADA RED OR SCHUBERT	6-8' MULTI	B&B
PRUNUS 'P002S'	CHOKECHERRY, SUCKER PUNCH, CANADA RED	2" CAL	B&B
SYRINGA RETICULATA	LILAC, JAPANESE TREE	2" CAL	B&B

EVERGREEN SHRUBS			
JUNIPERUS CHINENSIS 'ARMSTONGII'	JUNIPER, ARMSTRONG	#5	CONT.
JUNIPERUS CHINENSIS 'ALPINE CARPET'	JUNIPER, ALPINE CARPET	#5	CONT.
JUNIPERUS CHINENSIS 'SPARTAN'	JUNIPER, SPARTAN	#5	CONT.
JUNIPERUS HORIZONTALIS 'BAR HARBOUR'	JUNIPER, BAR HARBOUR	#5	CONT.
JUNIPERUS HORIZONTALIS 'HUGHES'	JUNIPER, HUGHES	#5	CONT.
JUNIPERUS HORIZONTALIS 'WILTONII'	JUNIPER, WILTON CARPET	#5	CONT.
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	JUNIPER, ANDORRA YOUNGSTOWN	#5	CONT.
JUNIPERUS SABINA 'ARCADIA'	JUNIPER, ARCADIA	#5	CONT.
JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.
JUNIPERUS SCOPULORUM 'GRAY GLEAM'	JUNIPER, GRAY GLEAM	#7	CONT.
JUNIPERUS MEDORA	JUNIPER, MEDORA	#7	CONT.
JUNIPERUS SCOPULORUM 'MOONGLOW'	JUNIPER, MOONGLOW	#7	CONT.
JUNIPERUS SCOPULORUM 'WICHITA BLUE'	JUNIPER, WICHITA BLUE	#7	CONT.
JUNIPERUS X MEDIA 'OLD GOLD'	JUNIPER, OLD GOLD	#5	CONT.
JUNIPERUS X PFITZERIANA 'SAYBROOK GOLD'	JUNIPER, SAYBROOK GOLD	#5	CONT.
PICEA ABIES 'NIDIFORMIS'	SPRUCE, BIRDS NEST	#5	CONT.
PINUS MUGO 'SHERWOOD COMPACT'	PINE, SHERWOOD MUGO	#5	CONT.
PINUS MUGO 'TANNENBAUM'	PINE, TANNENBAUM MUGO	#7	CONT.
PINUS MUGO 'WHITE BUD'	PINE, WHITE BUD MUGO	#5	CONT.
PINUS MUGO 'MOPS'	PINE, DWARF MUGO	#5	CONT.
PINUS NIGRA 'HORNIBROOKIANA'	PINE, DWARF AUSTRIAN	#5	CONT.
PINUS SYLVESTRIS 'HILLSIDE CREEPER'	PINE, HILLSIDE CREEPER	#5	CONT.
DECIDUOUS SHRUBS			
AMORPHA CANESCENS	LEADPLANT	#5	CONT.
ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	CHOKEBERRY, BRILLIANT RED	#5	CONT.
ARONIA MELANOCARPA 'AUTUMN MAGIC'	CHOKEBERRY, AUTUMN MAGIC BLACK	#5	CONT.
ACER GRANDIDENTATUM	MAPLE, BIGTOOTH	#5	CONT.
ARTEMISIA FILIFOLIA	SAGEBRUSH, SAND	#5	CONT.
CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	SPIREA, BLUE MIST	#5	CONT.
CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY, COMMON	#5	CONT.
CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	#5	CONT.
COTINUS COGGYGRIA 'ROYAL PURPLE'	SMOKE TREE, ROYAL PURPLE	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. GLABRATA	RABBITBRUSH, TALL GREEN	#5	CONT.
ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. NAUSEOSA	RABBITBRUSH, DWARF BLUE	#5	CONT.
FALLUGIA PARADOXA	APACHE PLUME	#5	CONT.
FORESTIERA PUBESCENS VAR. PUBESCENS	PRIVET, NEW MEXICO	#5	CONT.
LONICERA KOROLKOWII 'FLORIBUNDA' BLUE VELVET	HONEYSUCKLE, BLUE VELVET, BLUELEAF	#5	CONT.
PEROVSKIA ATRIPLICIFOLIA	SAGE, RUSSIAN	#5	CONT.
PRUNUS PUMILA BESSEYI 'PAWNEE BUTTES'	CHERRY, CREEPING WESTERN SAND	#5	CONT.
PHILADELPLUS LEWISII 'CHEYENNE'	MOCKORANGE, CHEYENNE	#5	CONT.
RHUS AROMATICA 'GRO-LOW'	SUMAC, DWARF FRAGRANT	#5	CONT.
RHUS GLABRA 'LACINIATA'	SUMAC, CUTLEAF SMOOTH	#5	CONT.
RHUS TRILOBATA	SUMAC, THREE-LEAF	#5	CONT.
RHUS TRILOBATA 'AUTUMN AMBER'	SUMAC, CREEPING THREE-LEAF	#5	CONT.
SHEPHERIDA ARGENTEA	SILBER BUFFALOBERRY	#5	CONT.

PERENNIALS			
ACHILLEA MILLEFOLIUM SP.	YARROW, VARIOUS	#1	CONT.
AGASTACHE SP.	HYSSOP, VARIOUS	#1	CONT.
ALLIUM SP.	ALLIUM, ORNAMENTAL, VARIOUS	#1 or BULB	CONT.
AMSONIA JONESII	COLORADO DESERT BLUE STAR	#1	CONT.
ARTEMISIA SP.	SAGE, VARIOUS	#1	CONT.
ASTER SP.	ASTER, VARIOUS	#1	CONT.
BERLANDIERA LYRATA	CHOCOLATE FLOWER	#1	CONT.
CENTRANTHUS RUBER SP.	VALERIAN, VARIOUS	#1	CONT.
COREOPSIS SP.	COREOPSIS, VARIOUS	#1	CONT.
DELOSPERMA SP.	ICEPLANT, VARIOUS	#1	CONT.
DIANTHUS SP.	PINKS, VARIOUS	#1	CONT.
ECHINACEA PURPUREA SP.	CONEFLOWER, VARIOUS	#1	CONT.
ERIOGONUM UMBELLATUM	SULPHUR FLOWER	#1	CONT.
ERIOGONUM WRIGHTII WRIGHTII	BUCKWHEAT, SNOW MESA	#1	CONT.
FALLOPIA JAPONICA COMPACTA	FLEECEFLOWER, DWARF	#1	CONT.
GAILLARDIA SP.	BLANKET FLOWER, VARIOUS	#1	CONT.
GAURA LINDHEIMERI SP.	WHIRLING BUTTERFLIES, VARIOUS	#1	CONT.
HEMEROCALLIS SP.	DAYLILY, VARIOUS	#1	CONT.
KNIPHOFIA SP.	TORCH LILY, VARIOUS	#1	CONT
LEUCANTHEMUM SP.	DAISY, SHASTE, VARIOUS	#1	CONT.
LAITRIS SP.	GAYFEATHER/BLAZING STAR, VARIOUS	#1	CONT.
MONARDA SP.	BEE-BALM, VARIOUS	#1	CONT.
OENOTHERA MACROCARPA INCANA SILVER BLADE	PRIMROSE, SILVER BLADE	#1	CONT.
OENOTHERA SPECIOSA 'ROSEA'	EVENING PRIMROSE, NEW MEXICO	#1	CONT.
OSTEOSPERMUM SP.	SUN DAISY, VARIOUS	#1	CONT.
PENSTEMON SP.	PENSTEMON, VARIOUS	#1	CONT.
PERSICARIA AFFINIS	HIMALAYAN BORDER JEWEL	#1	CONT
RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1	CONT.
SALVIA SP.	SALVIA, VARIOUS	#1	CONT.
SEDUM SP.	STONECROP, VARIOUS	#1	CONT.
ZAUSCHNERIA CALIFORNICA LATIFOLIA	HUMMINGBIRD FLOWER	#1	CONT.
ZINNIA GRANDIFLORA 'GOLD ON BLUE'	GOLD ON BLUE PRAIRIE ZINNIA	#1	CONT.
ORNAMENTAL GRASSES			
ANDROPOGON GERARDII	BIG BLUESTEM GRASS	#1	CONT.
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS	BLUE GRAMA GRASS	#1	CONT.
BOUTELOUA GRACILIS 'BLOND AMBITION' PP 22048	BLOND AMBITION GRAMA GRASS	#1	CONT.
PANICUM VIRGATUM SP.	SWITCHGRASS, VARIOUS CULTIVARS	#1	CONT.
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	#1	CONT.
SORGHASTRUM NUTANS	INDIAN GRASS	#1	CONT.
SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED GRASS	#1	CONT.
SPOROBOLUS WRIGHTII	GIANT SACATON GRASS	#1	CONT.

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

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- OPEN RAIL FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK, AND MAX 42" TALL
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.
- WHEN 9 OR MORE SHRUBS ARE REQUIRED 3 PLANT SPECIES MUST BE INCLUDED
- ALLEY-LOADED LOTS THAT FRONT A STREET ARE REQUIRED TO PROVIDE FRONT YARD LANDSCAPE, WHILE THOSE FRONTING A GREEN COURT THAT MEETS THE LANDSCAPE REQUIREMENTS ARE NOT.

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GRASS
- PERENNIAL
- ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"
- CEDAR MULCH
- 1.5"-3" HORIZON RIVER ROCK
- PRIVATE OPEN SPACE
- STEEL EDGER
- PRIVACY FENCE
- OPEN RAIL FENCE
- CURBSIDE TREE

NOT FOR CONSTRUCTION

NOTE:

- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE LOCATED 18" BEHIND THE SIDEWALK & MAX 42' TALL.
- REFER TO SHEET 38 FOR LOT TYPICAL PLANT LIST
- REFER TO SHEETS 22-30 FOR STREET TREES PROVIDED
- REFER TO SHEET 36 FOR REFERENCE TO THE LOT TYPES IDENTIFIED WITHIN THE DEVELOPMENT

THE PARKLANDS

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LANDSCAPE TYPICALS

terracina design
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Denver, CO 80231
ph: 303.632.8867

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 38
PROJECT NO.		
DWG. NAME		

NOT FOR CONSTRUCTION.

CASE NO.: TBD

P:\Ventana Capital\Parklands\Filing 3\GAD\Planning\Submittals\Submittal 2\Sheets\9-Landscape Typicals.dwg Sep 16, 2024 cskelton
KRETZ LANDSCAPE TYPICALS FILING 3 LOT BASED ON LOT BASE
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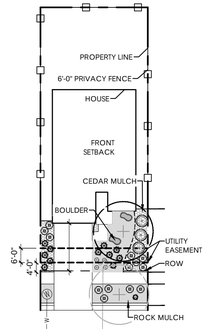


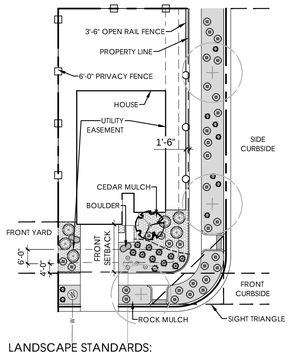
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS
2. CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

A SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50'X110'

SCALE: 1"=30'



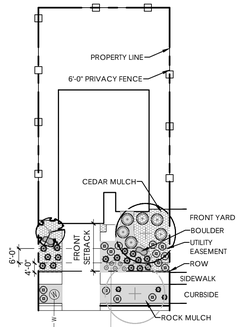
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) ORNAMENTAL (2" CAL. MIN.) OR ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS TWELVE (12) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. FRONT CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND TWO (2) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. SIDE CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

B SINGLE FAMILY HOME (CORNER LOT) 50'-55'X110'

SCALE: 1"=30'



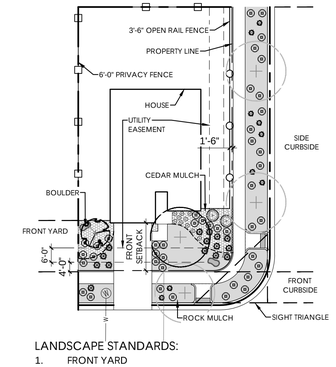
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) ORNAMENTAL TREE (2" CAL. MIN.) AND ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND TWENTY ONE (21) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND THREE (3) GRASSES IN CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

C SINGLE FAMILY HOME (LARGE MID-BLOCK) 50'-55'X110'

SCALE: 1"=30'



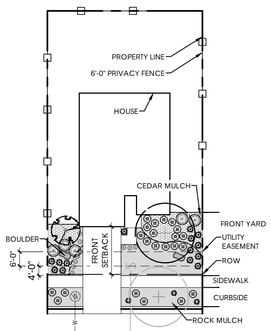
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) ORNAMENTAL (2" CAL. MIN.) AND ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS ELEVEN (11) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. FRONT CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS EIGHT (8) AND THREE (3) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. SIDE CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

D SINGLE FAMILY HOME (CORNER LOT) 55'-65'X110'

SCALE: 1"=30'



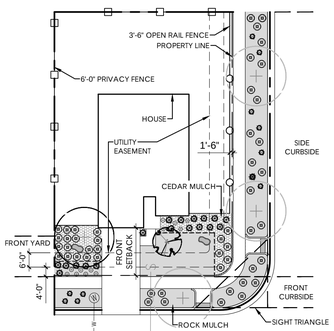
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. FRONT CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. SIDE CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

E SINGLE FAMILY HOME (MID BLOCK) 60'-65'X110'

SCALE: 1"=30'



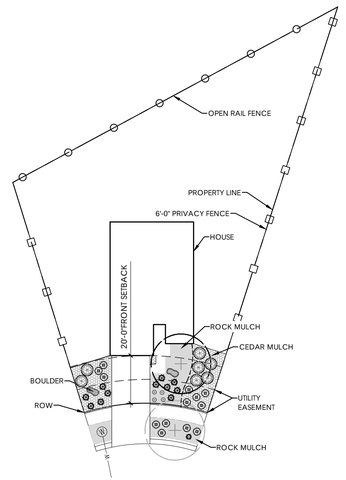
LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) ORNAMENTAL(2" CAL. MIN.) AND ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FOURTEEN (14) AND EIGHTEEN (18) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS, MIN 2'X2'X2' EACH.
2. FRONT CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS NINE (9) AND FOUR (4) GRASSES IN FRONT CURBSIDE LANDSCAPE
3. SIDE CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS SEVENTEEN (17) AND SEVEN (7) GRASSES IN SIDE CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

F SINGLE FAMILY HOME (CORNER LOT) 65'-70'X110'

SCALE: 1"=30'



LANDSCAPE STANDARDS:

1. FRONT YARD
   - ONE (1) SHADE TREE IN FRONT YARD (2.5" CAL. MIN.)
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIFTEEN (15) AND FIFTEEN (15) PERENNIALS OR GRASSES IN FRONT YARD, AT LEAST THREE (3) SPECIES SHALL BE INCLUDED
   - 50% CEDAR MULCH , 50% ROCK MULCH
   - SPECIAL LANDSCAPE FEATURE, TWO (2) LANDSCAPE BOULDERS
2. CURBSIDE
   - MINIMUM COUNT OF SHRUBS REQUIRED IS FIVE (5) AND ONE (1) GRASSES IN CURBSIDE LANDSCAPE

NOTE:
- TURF IS NOT PERMITTED IN FRONT YARDS
- ALL CURBSIDE ORNAMENTAL GRASSES TO BE FIVE GALLON

G SINGLE FAMILY HOME (SMALL MID-BLOCK LOT) 45'-50'X110'

SCALE: 1"=30'

Scale: 1"= 30'-0"

0 15 30 60

NOTES

- EXACT PLACEMENT OF PLANT MATERIAL WILL VARY.
- ALL LANDSCAPE UNDERSTORY SHALL BE 5 GALLON CONTAINERS.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS AND SPECIES.
- OPEN RAIL FENCING SHALL BE LOCATED A MINIMUM OF 18" BEHIND THE SIDEWALK, AND MAX 42" TALL
- NO MORE THAN 30% OF PERENNIALS AND GRASSES WILL BE COUNTED TOWARDS SHRUB EQUIVALENTS.
- WHEN 9 OR MORE SHRUBS ARE REQUIRED 3 PLANT SPECIES MUST BE INCLUDED

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- SHRUB
- GRASS
- PERENNIAL
- ACCENT BOULDER - MINIMUM DIMENSIONS 24" x 24" x 24"
- CEDAR MULCH
- 1.5"-3" HORIZON RIVER ROCK
- PRIVATE OPEN SPACE
- STEEL EDGER
- PRIVACY FENCE
- OPEN RAIL FENCE
- CURBSIDE TREE

NOT FOR CONSTRUCTION

NOTE:
- VARIATION IS REQUIRED FOR LANDSCAPE DESIGN WITHIN THE FRONT YARDS OF THE COMMUNITY. LOCATIONS OF TREES, UNDERSTORY PLANT MATERIAL, AND MULCH TYPES SHALL VARY. NO TWO DIRECTLY ADJACENT LOTS, OR LOTS DIRECTLY ACROSS THE STREET, MAY HAVE THE SAME LANDSCAPE DESIGN INSTALLED.
- REFER TO SITE PLANS FOR CURB SIDE TREE LOCATIONS
- ALL FENCES ADJACENT TO A LOCAL STREET SHALL BE LOCATED 18" BEHIND THE SIDEWALK & MAX 42" TALL.
- REFER TO SHEET 38 FOR LOT TYPICAL PLANT LIST
- REFER TO SHEETS 22-30 FOR STREET TREES PROVIDED
- REFER TO SHEET 36 FOR REFERENCE TO THE LOT TYPES IDENTIFIED WITHIN THE DEVELOPMENT

THE PARKLANDS

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

LANDSCAPE TYPICALS

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

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		SHEET NO. 37
PROJECT NO.		
DWG. NAME		

NOT FOR CONSTRUCTION.

CASE NO.: TBD

P:\Ventana Copy\Ventana\Filing 3\5401 Planning\Submittals\Submittal 2\Sheets\9-Landscape Typicals.dwg Sep 16, 2024 caselton
KREIS, LANDSCAPE TYPICALS FILING 3 SUBMITTAL 2 TBD
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KREIS, MORGAN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KREIS, MORGAN AND ASSOCIATES, INC.

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

SITUATED IN THE SOUTH HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIX
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

(Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

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

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

SHEET INDEX

SHEET 1 LEGAL DESCRIPTION, CERTIFICATES, OWNERSHIP, NOTES

SHEET 2 OVERALL BOUNDARY

SHEETS 3–6 LOTS, EASEMENTS, AND DETAILS

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 89°35'57"WEST, A DISTANCE OF 2670.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 86°13'50"WEST, A DISTANCE OF 990.08 FEET TO SOUTHEASTERLY CORNER OF LOT 3, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. _____, IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1, NORTH 00°07'11" WEST, A DISTANCE OF 1,379.91 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 89°52'49" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 205.83 FEET;

THENCE NORTH 89°52'49" EAST, A DISTANCE OF 2,074.56 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 174.00 FEET;

THENCE SOUTH 89°52'49" WEST, A DISTANCE OF 10.01 FEET;

THENCE SOUTH 01°02'16" EAST, A DISTANCE OF 124.05 FEET;

THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 8.26 FEET;

THENCE NORTH 87°54'41"EAST, A DISTANCE OF 140.04 FEET;

THENCE NORTH 71°39'56"EAST, A DISTANCE OF 70.80 FEET;

THENCE NORTH 48°44'07"EAST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 82°51'35"EAST, A DISTANCE OF 443.21 FEET TO THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. E3006478 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 07°55'47"EAST, A DISTANCE OF 59.91 FEET;
2. SOUTH 18°46'06"EAST, A DISTANCE OF 300.00 FEET;
3. SOUTH 25°57'39"EAST, A DISTANCE OF 202.00 FEET;
4. SOUTH 35°25'21"EAST, A DISTANCE OF 325.00 FEET;
5. SOUTH 34°49'38" EAST, A DISTANCE OF 235.60 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE AS ESTABLISHED BY RECEPTION NO. B9105255, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 3,367.18 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 77.788 ACRES, (3,388,461 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER

NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

AS _____

NOTARIAL CERTIFICATE

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY

OF _____, A.D. 20__, BY _____ AS _____

OF NL VILLAGE I LAND CO, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES _____
NOTARY PUBLIC

_____
NOTARY I.D. NUMBER

Site Plan also calls for E 1/2 of Kewaunee St.?

Added

DEED OF TRUST BENEFICIARY:

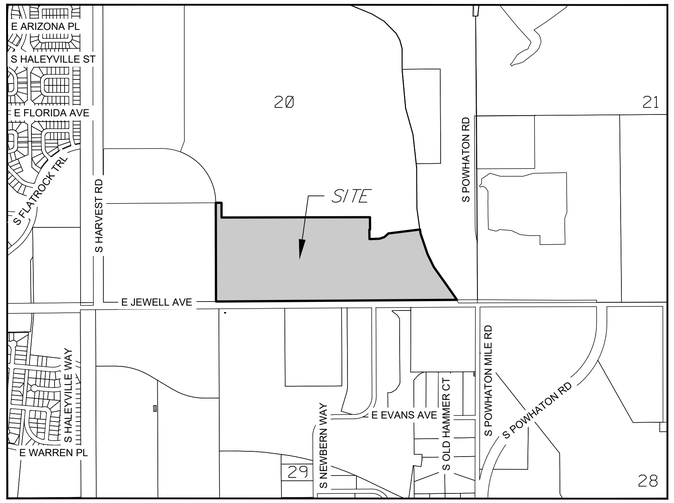
THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

NCP PARKLANDS I LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____



VICINITY MAP
SCALE 1" = 1000'

COVENANTS

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

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

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

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

THE NORTH 1/2 OF EAST JEWELL AVE. ABUTTING THE PROPERTY SHALL BE INCLUDED AS A PUBLIC IMPROVEMENT FOR THIS SUBDIVISION AND WILL BE IMPROVED BY THE OWNER TO CITY OF AURORA SPECIFICATION.

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

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON APRIL 11, 2024 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. E4021602 RESPECTIVELY.

GENERAL NOTES

1. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T4S, R65W, 6TH P.M. WHICH BEARS SOUTH 89°35'57" WEST, A DISTANCE OF 2,670.70 FEET AND IS MONUMENTED AT THE SOUTHWEST CORNER BY A METAL PIPE WITH A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "T4S R65W S19/S20/S30/S29 1984 PLS 13155" AND AT THE SOUTH QUARTER CORNER BY A 3-1/2" BRASS CAP ON A STEEL PIPE IN A MONUMENT BOX, STAMPING ILLEGIBLE.
4. DATE OF FIELD SURVEY: APRIL 4, 2022
5. FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-1182470-CO WITH A COMMITMENT DATE OF JUNE 20, 2023 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
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, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE".
7. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
8. ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. JEWELL AVENUE, S. KEWAUNEE STREET, E. MONTANA AVENUE, E. COLORADO DRIVE, E. COLORADO PLACE, E. UTAH AVENUE, S. LITTLE RIVER STREET, S. MILLBROOK STREET, S. MUSCADINE WAY AND S. NEWBERN STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
10. TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SURVEYOR'S CERTIFICATE

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

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

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

FOR REVIEW

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

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

CITY OF AURORA APPROVALS

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

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

LAST REVISED: 2024/09/19

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

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

DEVELOPER
VENTANA CAPITAL, INC

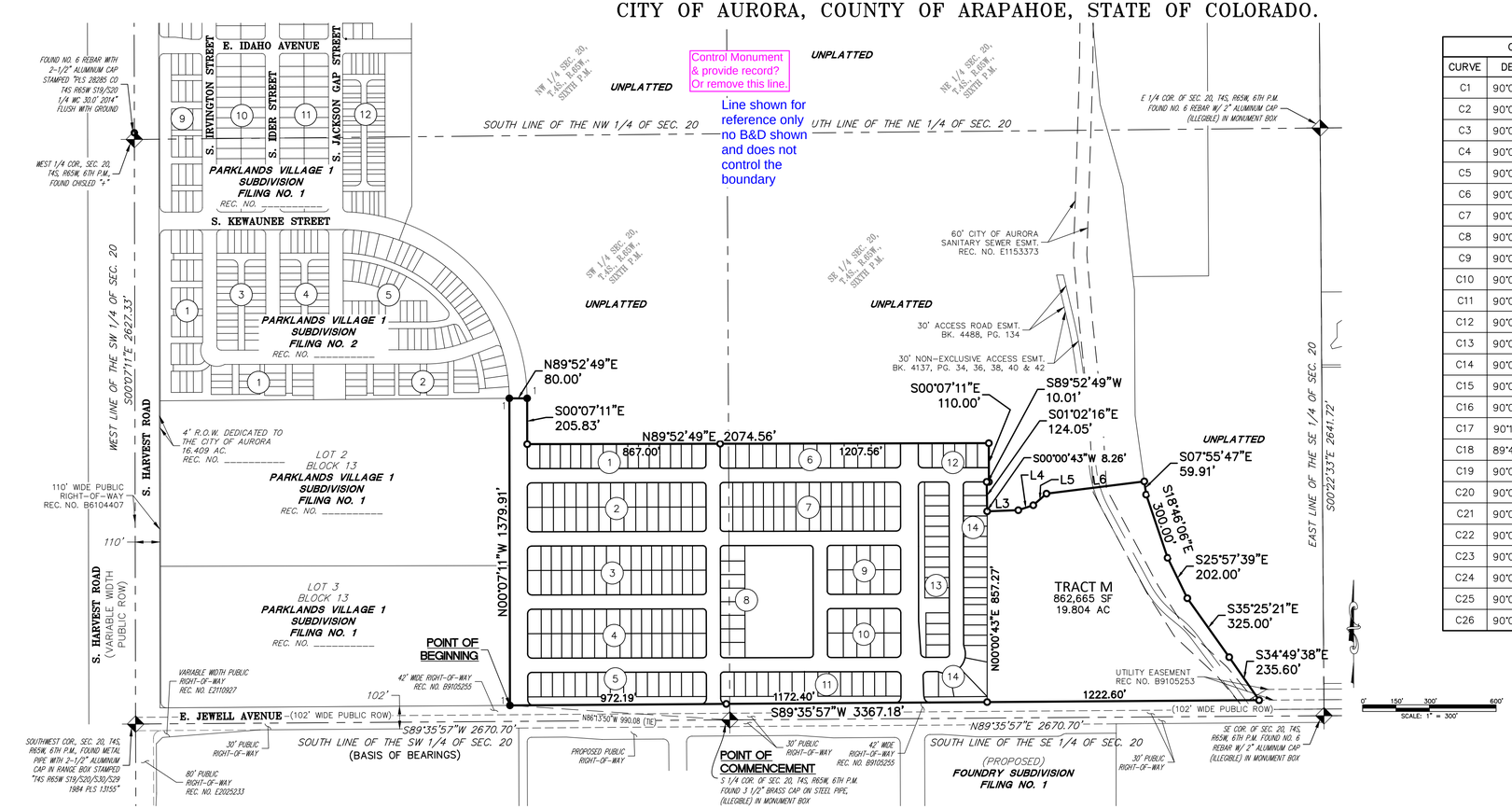
8678 CONCORD CENTER DRIVE, SUTIE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION: 06/07/2024

SCALE: N/A

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

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



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	20.00'	31.42'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	15.00'	23.56'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	20.00'	31.42'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	20.00'	31.42'
C16	90°00'00"	15.00'	23.56'
C17	90°16'52"	25.00'	39.39'
C18	89°43'08"	25.00'	39.15'
C19	90°00'00"	15.00'	23.56'
C20	90°00'00"	20.00'	31.42'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	20.00'	31.42'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	20.00'	31.42'
C25	90°00'00"	15.00'	23.56'
C26	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	20.00'	31.42'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	20.00'	31.42'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	20.00'	31.42'
C35	90°00'00"	15.00'	23.56'
C36	90°00'00"	20.00'	31.42'
C37	90°38'32"	25.00'	39.55'
C38	90°00'00"	15.00'	23.56'
C39	90°00'00"	20.00'	31.42'
C40	89°43'08"	25.00'	39.15'
C41	90°00'00"	20.00'	31.42'
C42	90°00'00"	20.00'	31.42'
C43	90°00'00"	15.00'	23.56'
C44	90°00'00"	15.00'	23.56'
C45	86°17'15"	20.00'	30.12'
C46	90°00'00"	15.00'	23.56'
C47	20°03'00"	45.00'	15.75'
C48	20°02'46"	45.00'	15.74'
C49	91°55'23"	20.00'	32.09'
C50	11°44'32"	25.00'	5.12'
C51	76°36'58"	25.00'	33.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°52'49"W	38.22'
L2	S13°47'05"E	7.84'
L3	N87°54'41"E	140.04'
L4	N71°39'56"E	70.80'
L5	N48°44'07"E	78.94'
L6	N82°51'35"E	443.21'

MONUMENT SYMBOL LEGEND

- FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- 1 FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
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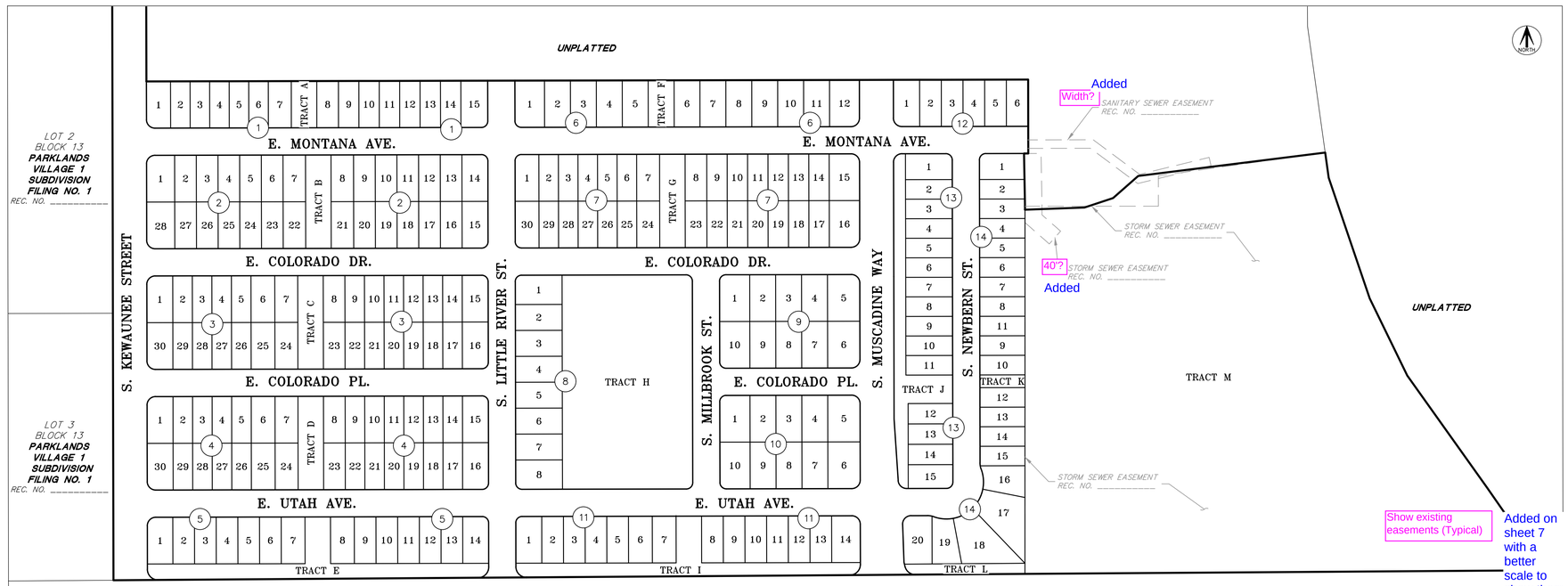
U.E. = UTILITY EASEMENT

R.O.W. = RIGHT OF WAY

(NR) = NON-RADIAL

(##) BLOCK NUMBER



DETAIL SCALE: 1" = 150'

FOR REVIEW

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

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

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

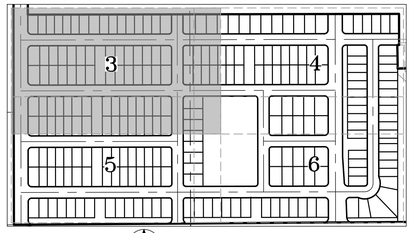
DEVELOPER
VENTANA CAPITAL, INC
8678 CONCORD CENTER DRIVE, SUTIE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION: 06/07/2024

SCALE: 1" = 300'

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

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



KEY MAP
SCALE: 1" = 400'

MONUMENT SYMBOL LEGEND

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(NR) = NON-RADIAL

(##) BLOCK NUMBER

0' 25' 50' 100'
SCALE: 1" = 50'

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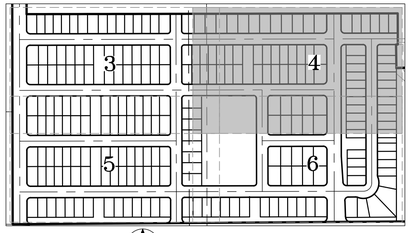
DEVELOPER
VENTANA CAPITAL, INC
8678 CONCORD CENTER DRIVE, SUTIE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	06/07/2024
SCALE:	1" = 50'
SHEET 3 OF 6	

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

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



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(##) BLOCK NUMBER

SEE SHEET 2
FOR CURVE TABLES

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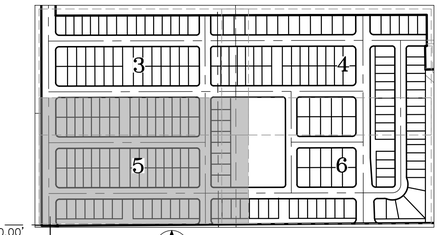
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
303.346.7006

DATE OF PREPARATION:	06/07/2024
SCALE:	1" = 50'

SHEET 4 OF 6

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

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



KEY MAP
SCALE: 1" = 400'

SEE SHEET 3

SEE SHEET 3

E. COLORADO DR.
(64' WIDE PUBLIC ROW)

E. COLORADO PL.
(64' WIDE PUBLIC ROW)

E. UTAH AVE.
(64' WIDE PUBLIC ROW)

E. JEWELL AVENUE
(VARIABLE WIDTH PUBLIC ROW)

S. KEWAUNEE STREET
(80' WIDE PUBLIC ROW)

S. LITTLE RIVER ST.
(64' WIDE PUBLIC ROW)

LOT 2, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1 REC. NO. _____

LOT 3, BLOCK 13, PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 1 REC. NO. _____

TRACT C
13,200 SF
0.303 AC

TRACT D
13,200 SF
0.303 AC

TRACT E
35,017 SF
0.804 AC

TRACT H
154,379 SF
3.544 AC

TRACT I
31,821 SF
0.731 AC

SEE SHEET 6

SEE SHEET 6

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303.346.7006

DATE OF PREPARATION: 06/07/2024
SCALE: 1" = 50'
SHEET 5 OF 6

PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 3

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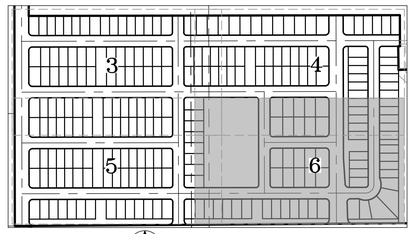
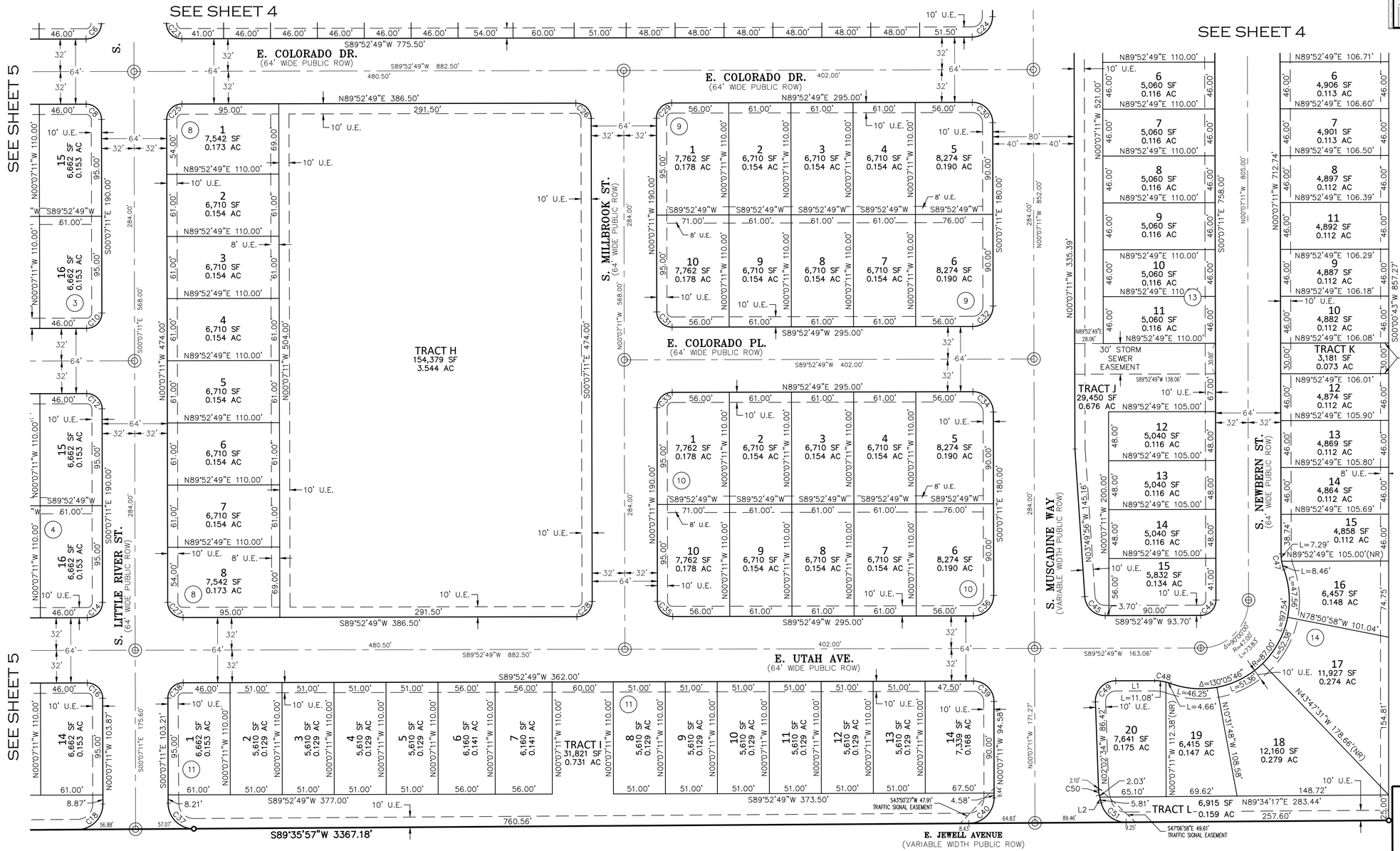


KEY MAP
SCALE: 1" = 400'



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DATE OF PREPARATION:	06/07/2024
SCALE:	1" = 50'
SHEET 6 OF 6	

Traffic Impact Study

2024-11-07 (DJK) reviewed, comments include:
- update # SFDDUs, pg 12
- Fig 24, repeat comment to Jewell & Harvest signal warrant not being met in analysis
- Fig 25, warrant sheet indicates Jewell & Harvest still not warranted
- Fig 27, warrant analysis indicates Jewell & Louisiana not warranted
- Fig 28, warrant analysis indicates Jewell & Louisiana is warranted in '31
- Warrant Analyses worksheets need MUTCD Fig 4C-1

Thank you for your review and comments provided to the master traffic study. Please see individual responses throughout this document.

Parklands Village 1

Aurora, Colorado

Prepared for:

NL Parklands V4 Land Co., LLC

Kimley»Horn

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

Parklands Village 1

Aurora, Colorado

Prepared for
NL Parklands 4 Land Co., LLC
8678 Concord Center Drive
Suite 200
Englewood, Colorado 80112

Prepared by
Kimley-Horn and Associates, Inc.
6200 South Syracuse Way
Suite 300
Greenwood Village, Colorado 80111
(303) 228-2300

September 2024

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

2.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has prepared this report to document the results of a Traffic Impact Study for Parklands Village 1 residential and commercial project proposed to be bordered by Jewell Avenue to the south, Harvest Road to the west, Powhaton Road to the east, and Coal Creek to the north in Aurora, Colorado. A vicinity map illustrating the Parklands Village 1 development location is shown in **Figure 1**. A conceptual site plan is attached in **Appendix H**.

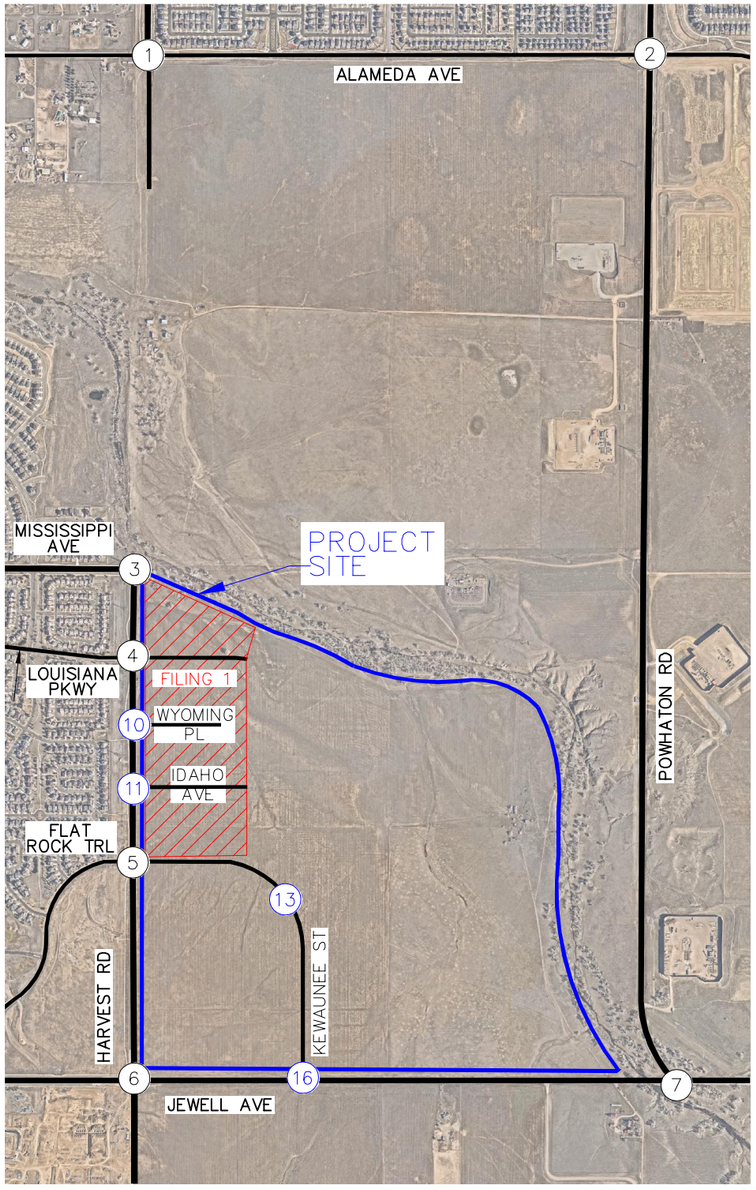
Revised accordingly.

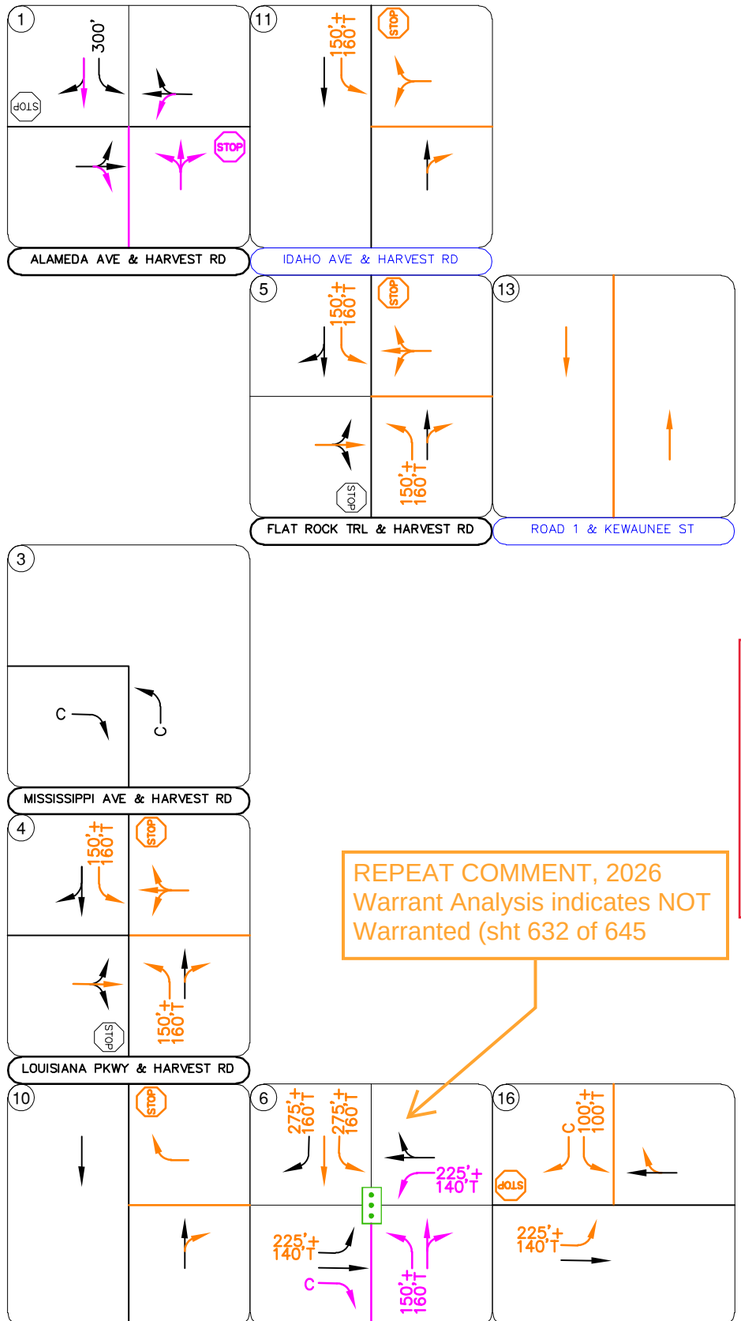
902 per Table 1

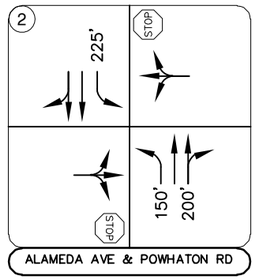
Full buildout of the development is expected to consist of approximately 906 single-family detached dwelling units, 504 single-family attached dwelling units, 566 mid-rise multifamily housing dwelling units, approximately 21.1 acres of park uses, 22,000 square feet of a recreational community center, approximately 677 elementary and 321 middle school students in a K-8 school, 60,000 square feet of office uses, and 181,000 square feet of retail uses. A land use comparison of the currently proposed land use to the previously assessed land uses is included in **Appendix C**.

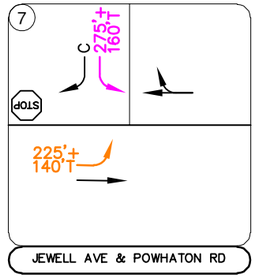
It is anticipated that Parklands Village 1 will be constructed in a total of five (5) filings. Filing 1 is anticipated to be composed of the entire western portion of the development area between Jewell Avenue and Mississippi Avenue along the east side of Harvest Road. However, Filing 1 is planned to be developed in two phases, with Filing 1 residential uses located to the north and Filing 2 retail/residential uses located to the south. Filing 3 is anticipated to located on the south portion of the project along Jewell Avenue to the east of Filing 2 and to the west of Powhaton Road, with Filing 4 located on the north side of the project to the east of Filing 1. Filing 5 is located to the north of Filing 3, while Filing 6 would be the final phase of construction, located to the north of Filing 5 and to the east of Filing 4. Although the exact timing of each development is uncertain at this time, per coordination with the project team and for purposes of this analysis, the following provides a summary of the anticipated development in each of the five (5) filings analyzed in this study:

- Filing 1: 195 single-family detached dwelling units (DU), 188 single-family attached DU, and approximately 2.5 acres of parks – estimated completion in 2026.
- Filing 2: 174 single-family attached DU; 566 multifamily mid-rise housing DU; approximately 3.0 acres of parks; 60,000 square feet of general office uses; and 181,000 square feet of retail uses – estimated completion in 2027.









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NORTH
NTS 196480001

REPEAT COMMENT, 2026
Warrant Analysis indicates NOT Warranted (sht 632 of 645

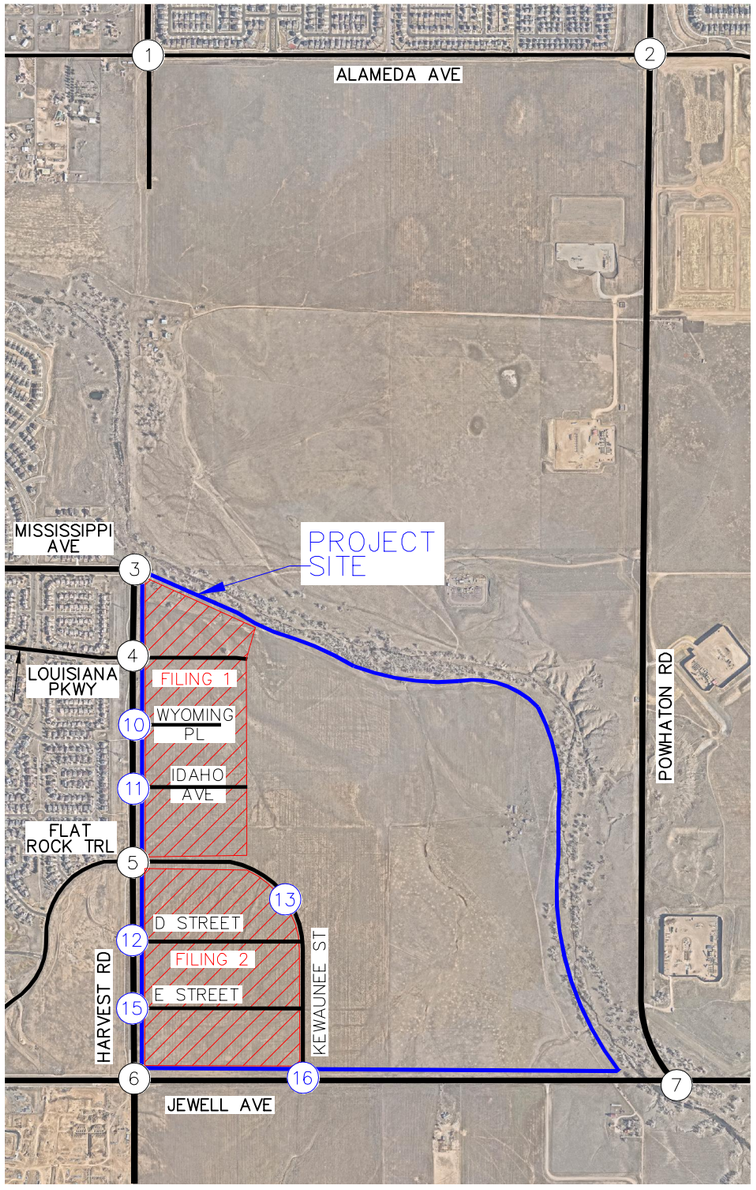
The signal being accelerated to 2026 is due to failing movements with stop control in 2026. The signal is not warranted based on volume until 2028. With this only being two years later, signal control could be considered sooner to allow for this intersection to operate acceptably. However, two-way stop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

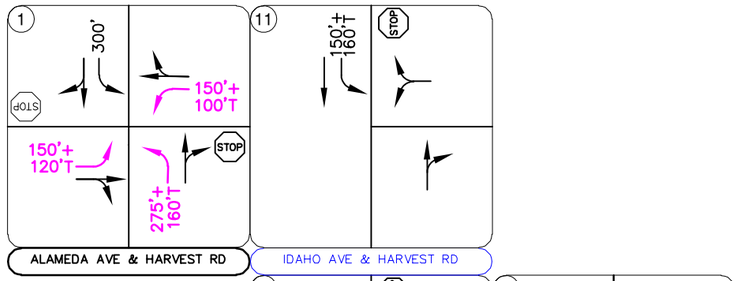
LEGEND

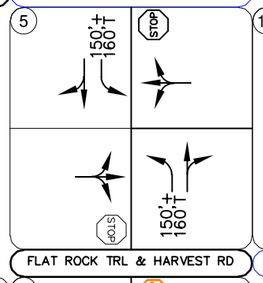
- (X) Study Area Key Intersection
- (X) Project Access Intersection
- Signalized Intersection
- STOP Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- 100' Turn Lane Length (feet)
- T Taper Length (feet)
- C Continuous Turn Lane

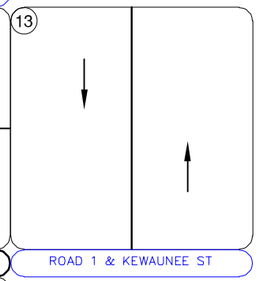
FIGURE 24
PARKLANDS VILLAGE 1
AURORA, COLORADO
2026 RECOMMENDED GEOMETRY AND CONTROL

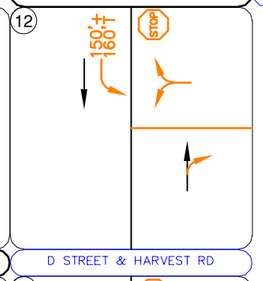
Kimley»Horn

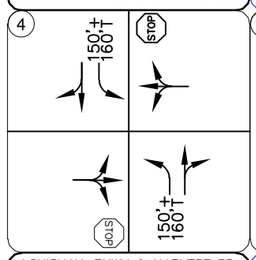


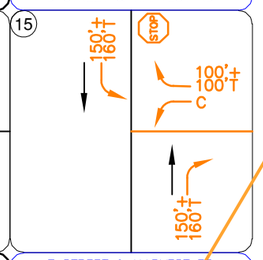


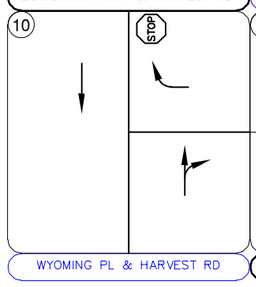


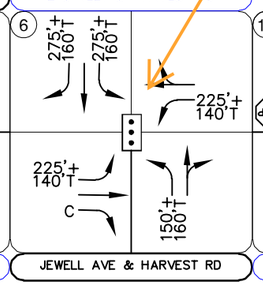


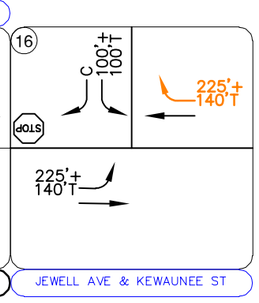






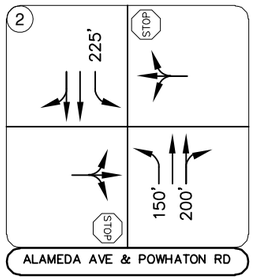


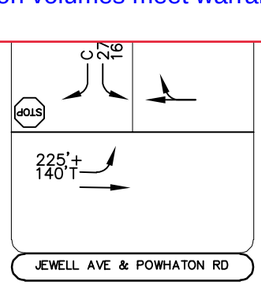




Warrant Sheet says it's still not warranted

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





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LEGEND

- X — Study Area Key Intersection
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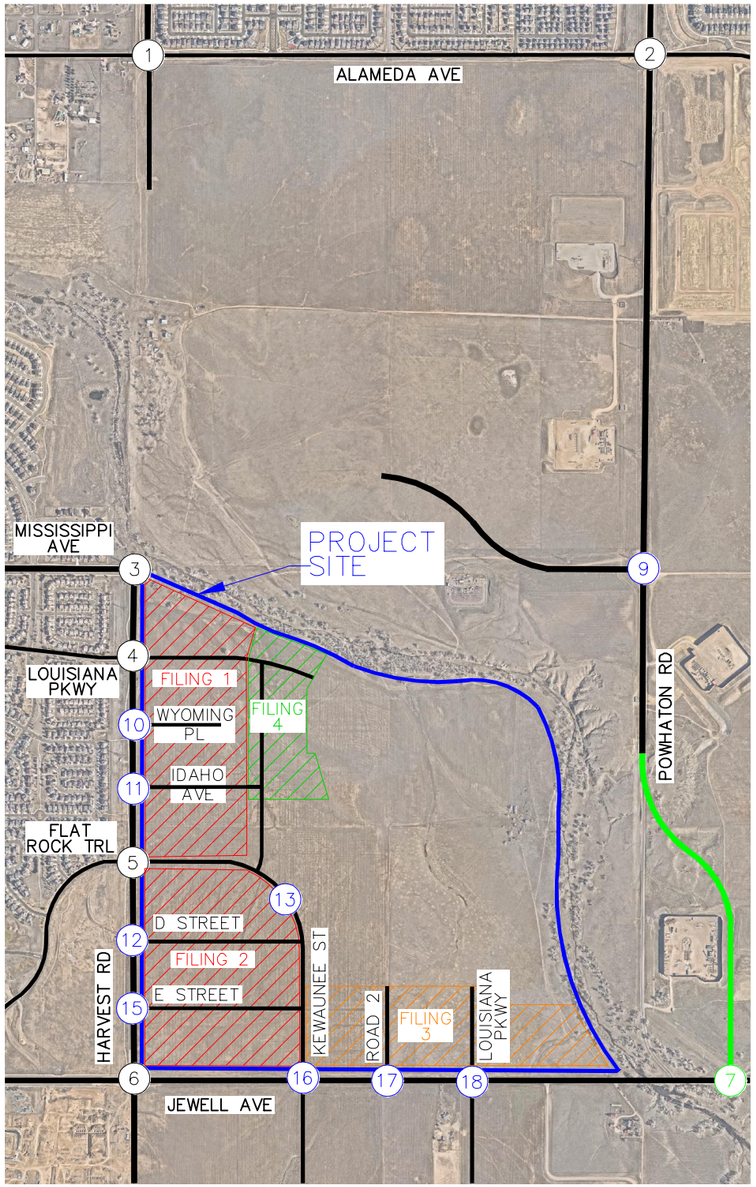
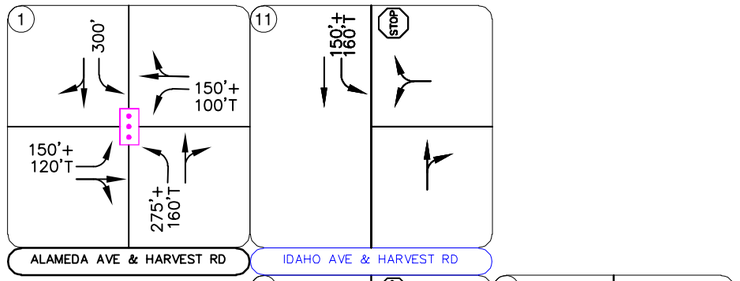
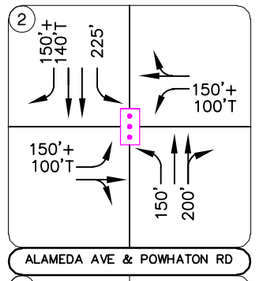
- STOP — Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- 100' — Turn Lane Length (feet)
- T — Taper Length (feet)
- C — Continuous Turn Lane

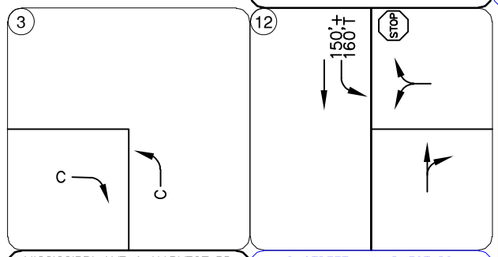
FIGURE 25
PARKLANDS VILLAGE 1
AURORA, COLORADO
2027 RECOMMENDED GEOMETRY AND CONTROL

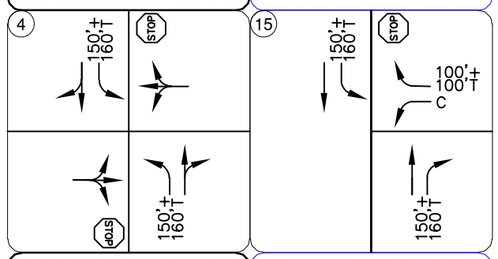
Kimley»Horn

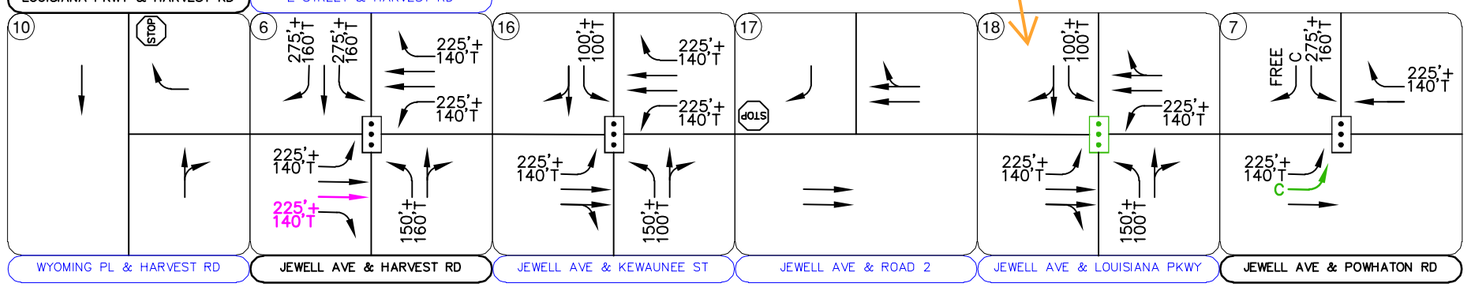












The signal being accelerated to 2029 is due to failing movements with stop control in 2029. The signal is not warranted based on volume until the next horizon evaluation (2031). With this only being one horizon evaluation period later, signal control could be considered sooner to allow for this intersection to operate acceptably. We have provide a stop control in the recommendations until the volumes meet warrants.

Warrant indicates it is not met

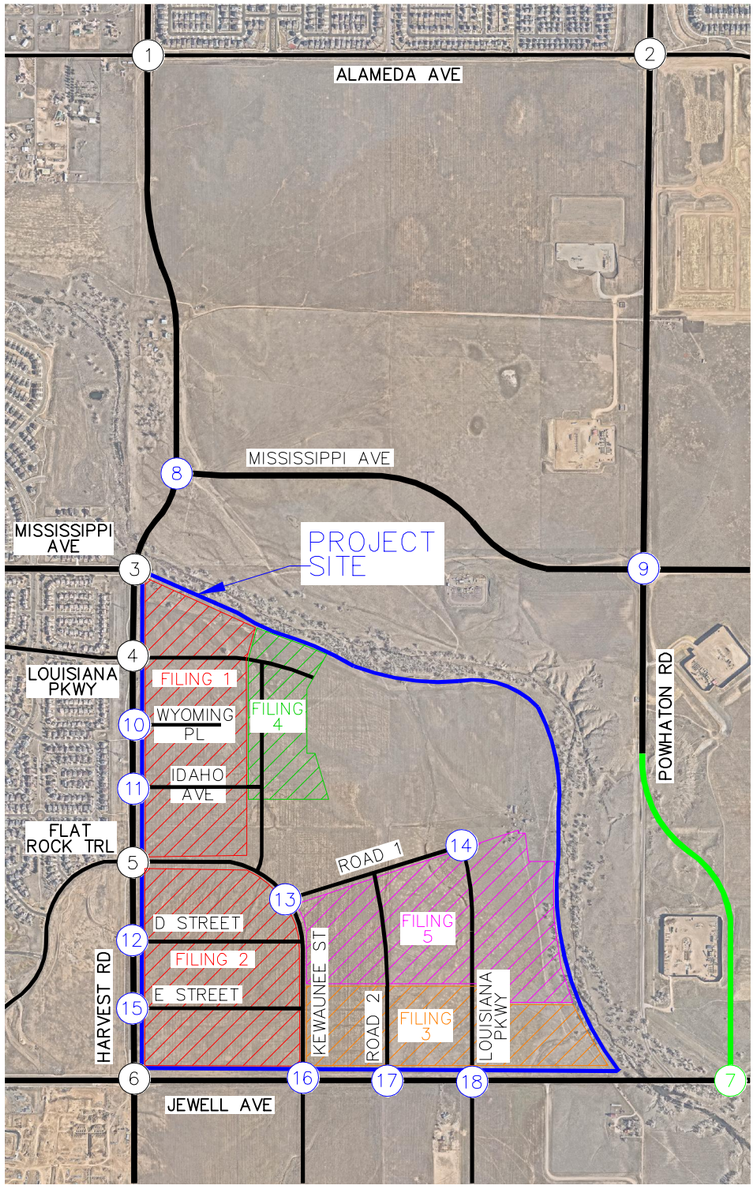
LEGEND

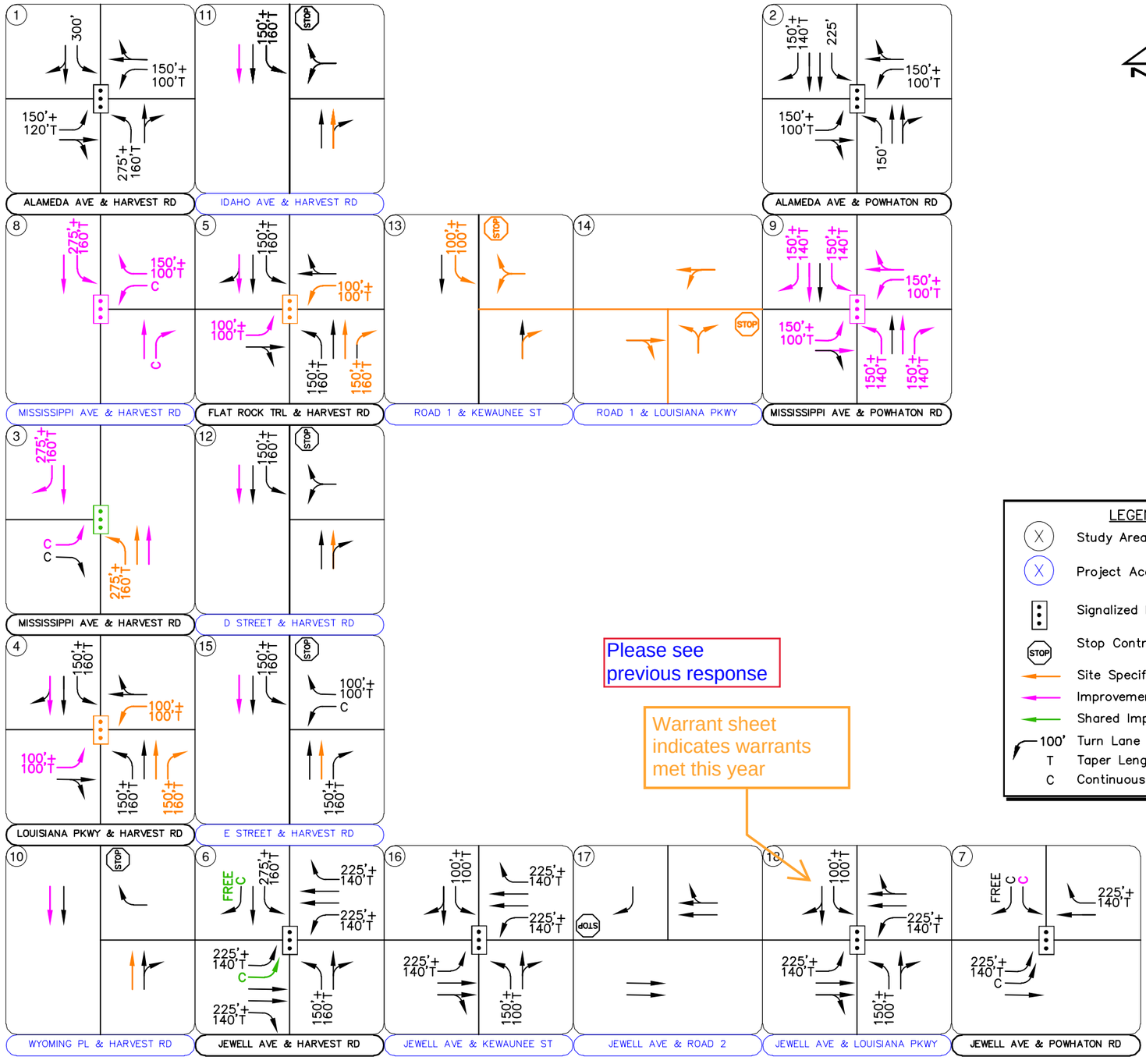
- X — Study Area Key Intersection
- X — Project Access Intersection
- Signalized Intersection
- STOP — Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- 100' — Turn Lane Length (feet)
- T — Taper Length (feet)
- C — Continuous Turn Lane

Kimley»Horn NORTH
NTS 196480001

FIGURE 27
PARKLANDS VILLAGE 1
AURORA, COLORADO
2029 RECOMMENDED GEOMETRY AND CONTROL

Kimley»Horn





Please see previous response

Warrant sheet indicates warrants met this year

LEGEND

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- Signalized Intersection
- STOP Stop Controlled Approach
- Site Specific Improvement
- Improvement by Others
- Shared Improvement
- 100' Turn Lane Length (feet)
- T Taper Length (feet)
- C Continuous Turn Lane

Kimley»Horn NORTH
NTS 196480001

FIGURE 28
PARKLANDS VILLAGE 1
AURORA, COLORADO
2031 RECOMMENDED GEOMETRY AND CONTROL

Kimley»Horn

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Harvest Road — HORIZON YEAR: 2026 Total

MAJOR STREET: Jewell Avenue — # OF APPROACH LANES: 2

MINOR STREET: Harvest Road — # OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST BOTH APPROACHES	MINOR ST HIGHEST APPROACH	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
			MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	684	64	Y	N		N	N		**N**	**N**
08:00 AM TO 09:00 AM	769	72	Y	N		N	N		**N**	**N**
09:00 AM TO 10:00 AM	692	64	Y	N		N	N		**N**	**N**
10:00 AM TO 11:00 AM	623	58	Y	N		N	N		**N**	**N**
11:00 AM TO 12:00 PM	561	52	N	N		N	N		**N**	**N**
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	795	66	Y	N		N	N		**N**	**N**
04:00 PM TO 05:00 PM	883	74	Y	N		N	N		**N**	**N**
05:00 PM TO 06:00 PM	981	82	Y	N		Y	Y	**Y**	**N**	**N**
06:00 PM TO 07:00 PM	873	73	Y	N		N	N		**N**	**N**
07:00 PM TO 08:00 PM	777	65	Y	N		N	N		**N**	**N**
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	7,638	670			**0**			**1**	**0**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

Fig 24 says it's warranted

WARRANT 1 -

WARRANT 1 -

WARRANT 2 --

WARRANT 3 --

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

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Harvest Road — HORIZON YEAR: 2027 Total

MAJOR STREET: Jewell Avenue — # OF APPROACH LANES: 2

MINOR STREET: Harvest Road — # OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST	MINOR ST	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
	BOTH APPROACHES	HIGHEST APPROACH	MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	854	105	Y	N		N	Y		**N**	**N**
08:00 AM TO 09:00 AM	960	118	Y	N		Y	Y	**Y**	**N**	**N**
09:00 AM TO 10:00 AM	864	106	Y	N		N	Y		**N**	**N**
10:00 AM TO 11:00 AM	778	95	Y	N		N	Y		**N**	**N**
11:00 AM TO 12:00 PM	700	86	Y	N		N	Y		**N**	**N**
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	1,029	119	Y	N		Y	Y	**Y**	**N**	**N**
04:00 PM TO 05:00 PM	1,143	132	Y	N		Y	Y	**Y**	**Y**	**N**
05:00 PM TO 06:00 PM	1,270	147	Y	N		Y	Y	**Y**	**Y**	**N**
06:00 PM TO 07:00 PM	1,130	131	Y	N		Y	Y	**Y**	**Y**	**N**
07:00 PM TO 08:00 PM	1,006	116	Y	N		Y	Y	**Y**	**N**	**N**
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	9,734	1,154			**0**			**6**	**3**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

Fig 25 says it's warranted

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT

WARRANT

WARRANT

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

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Powhaton Road — HORIZON YEAR: 2028 Total

MAJOR STREET: Jewell Avenue — # OF APPROACH LANES: 2

MINOR STREET: Powhaton Road — # OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

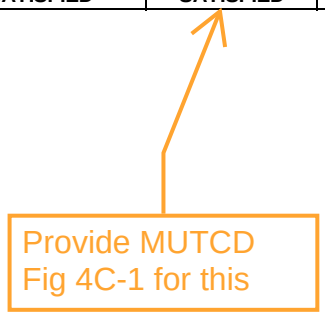
	MAJOR ST BOTH APPROACHES	MINOR ST HIGHEST APPROACH	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
			MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	548	223	N	Y		N	Y		**N**	**N**
08:00 AM TO 09:00 AM	616	251	Y	Y	**Y**	N	Y		**N**	**N**
09:00 AM TO 10:00 AM	554	226	N	Y		N	Y		**N**	**N**
10:00 AM TO 11:00 AM	499	203	N	Y		N	Y		**N**	**N**
11:00 AM TO 12:00 PM	449	183	N	Y		N	Y		**N**	**N**
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	766	288	Y	Y	**Y**	N	Y		**Y**	**N**
04:00 PM TO 05:00 PM	851	320	Y	Y	**Y**	N	Y		**Y**	**N**
05:00 PM TO 06:00 PM	946	356	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
06:00 PM TO 07:00 PM	842	316	Y	Y	**Y**	N	Y		**Y**	**N**
07:00 PM TO 08:00 PM	749	282	Y	Y	**Y**	N	Y		**Y**	**N**
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	6,822	2,648			**6**			**1**	**5**	**1**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **SATISFIED**	1 HR NEEDED **SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-1

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-3



MUTCD Fig 4C-1 has provided for this intersection in the revised traffic study.

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Jewell Avenue & Louisiana Parkway — HORIZON YEAR: 2029 Total

MAJOR STREET: Jewell Avenue — # OF APPROACH LANES: 2

MINOR STREET: Louisiana Parkway — # OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST	MINOR ST	Warrant 1 - Condition A			Warrant 1 - Condition B			WARRANT 2	WARRANT 3
	BOTH APPROACHES	HIGHEST APPROACH	MAJOR STREET	MINOR STREET	BOTH MET	MAJOR STREET	MINOR STREET	BOTH MET		
THRESHOLD VALUES →			600	150		900	75			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	1,380	82	Y	N		Y	Y	**Y**	**Y**	**N**
08:00 AM TO 09:00 AM	1,551	93	Y	N		Y	Y	**Y**	**Y**	**N**
09:00 AM TO 10:00 AM	1,396	83	Y	N		Y	Y	**Y**	**Y**	**N**
10:00 AM TO 11:00 AM	1,256	75	Y	N		Y	N		**N**	**N**
11:00 AM TO 12:00 PM	1,131	67	Y	N		Y	N		**N**	**N**
12:00 PM TO 01:00 PM										
01:00 PM TO 02:00 PM										
02:00 PM TO 03:00 PM										
03:00 PM TO 04:00 PM	1,472	55	Y	N		Y	N		**N**	**N**
04:00 PM TO 05:00 PM	1,635	61	Y	N		Y	N		**N**	**N**
05:00 PM TO 06:00 PM	1,817	68	Y	N		Y	N		**N**	**N**
06:00 PM TO 07:00 PM	1,617	60	Y	N		Y	N		**N**	**N**
07:00 PM TO 08:00 PM	1,439	53	Y	N		Y	N		**N**	**N**
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	14,695	697			**0**			**3**	**3**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

WARRANT 1 - Condition A -- Minimum Vehicular Volume Warrant (8 hours)

WARRANT 1 - Condition B -- Interruption of Continuous Traffic Warrant (8 hours)

WARRANT 2 -- Four Hour Volume Warrant - Figure 4C-1

WARRANT 3 -- Peak Hour Volume Warrant - Figure 4C-3

Show MUTCD Fig 4C1-1 for this

MUTCD Fig 4C-1 has provided for this intersection in the revised traffic study.