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*AuroraGov.org*

July 8, 2024

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

**Re: Initial Submission Review: Parklands Village 1 Phase 2 – Site Plan and Plat**  
**Application Number: DA-2289-06**  
**Case Numbers: 2024-4015-00; 2024-3028-00**

Dear Mr. Clark:

Thank you for your initial submission, which we started to process on June 10, 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 July 29, 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](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Comment Letter, Arapahoe County Comment Letter, Aurora Public Schools Tracking Sheet

cc: Anthony Files Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231  
Lorianne Thennes, ODA  
Filed: K:\\$DA\2289-06rev1



## Initial Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide clarity on lot unit type and distribution, particularly along S. Harvest Road and in the overall Village 1 neighborhoods (per the Master Plan).
- A vehicular connection is required to the unplatted area south of this subdivision.
- Please contact Roberta Bloom, Public Art Manager, with any questions regarding potential public art sites in this filing and/or neighborhood.
- See Land Development Services review comments for detailed plat and legal description requirements.
- Conform with roadway standards per Engineering requirements, including decreasing the alley width.

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments, and Concerns**

- 1A. No comments from neighbors were received. Therefore, no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redlines.
- 1B. Written comments were received from Arapahoe County, 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**

- 2A. Total application fees of \$35,085.15 are due before the second submittal.

**RESPONSE: Fees will be paid prior to submittal.**

- 2B. Remove “of 23” from each sheet page number count. This is a change of formatting requirements for all site plans.

**RESPONSE: Sheet count removed from the plan sheets.**

- 2C. Add an “Amendments” box area to the cover sheet.

**RESPONSE: ADDED**

- 2D. Include a 3” by 7” box for Arapahoe County recordation in the upper right corner.

**RESPONSE: A 3” x 7” box was added to the Cover Sheet with Arapahoe County recordation text below within the Cover Sheet.**

- 2E. Provide details of all fences, walls, special pavement types, mail kiosks, etc., as applicable.

**RESPONSE: DETAILS PROVIDED ON LANDSCAPE PLAN, SPECIAL PAVEMENT TYPES TO BE DETERMINED AT TIME OF CD’S**

- 2F. Remove the implementation plan on the cover sheet; this is not needed for duplexes.

**RESPONSE: Implementation plan notes have been removed from the cover sheet.**

- 2G. Check the scale on each sheet; some of the scale bars, such as Sheet 5, appear to be off.

**RESPONSE: Scale/scale bars have been updated accordingly.**

#### **3. Zoning and Subdivision Comments**

##### Site Plan:

- 3A. The Master Plan adjustments for small lots in Tab 1 require: 1) Maximum continuous frontage of any housing type along an arterial shall be 1,000 feet; and 2) Groupings of housing types shall be dispersed throughout the neighborhood. No more than 2 contiguous blocks or 100 lots, whichever is greater, of the same housing type may be grouped. Contiguous is defined as side by side. The Master Plan also requires that each unit type be at least 10% of the overall neighborhood unit mix.

- Note that all proposed lots in this Site Plan are small lots per the Master Plan and UDO.

**RESPONSE: Verbiage has been added to the narrative to explain the small lot breakdown for filing 2 and how it impacts all of neighborhood 1. A small lot exhibit has also been included with the narrative.**

- With this proposal and Village 1, Site Plan No. 1 to the north, it appears that there is not enough



diversity of unit type along Harvest Road, an arterial road. Please review and provide calculations to show all master plan specifications are met for the entire neighborhood and the full length of Harvest Road (i.e. the table should include all known planned units and unit types, not only the 174 duplex units in this filing).

**RESPONSE:** an exhibit showing the full mix of unit types has been included with the narrative.

- Break out units by every available type to consider the full mix of unit types, which is needed to ensure the neighborhood will meet all the Master Plan requirements. The calculations provided on Sheet 5 are not consistent in providing counts for the overall neighborhood. Please update that duplexes are not single-family attached (townhomes) and that green courts and motor courts are different unit types.

**RESPONSE:** A neighborhood map and small lot exhibit has been included with the narrative along with verbiage explaining how small lots in filling 2 will impact the small lots in all of neighborhood 1.

- Consider including a neighborhood map at a scale to show the filings in context and unit distribution.

**RESPONSE:** A neighborhood map has been included with the narrative

3B. The lot data table on Sheet 5 needs to be updated to the setbacks in UDO 146-4.2.3 Table 4.2-6. Clarify minimum required and proposed.

**RESPONSE:** Lot data table has been updated to include required and provided rows.

3C. The lot data is inconsistent between the lot data table and the lot mix tracker; please revise dimensional standards to be consistent with Tables 4.2-5 and 4.2-6.

**RESPONSE:** Tables within sheet 5 have been updated accordingly. Note that a separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

3D. For the green court open space with 18 units off of tract Q, the integrity of the connection over the alley/drive needs to be preserved. Some alternative pavement style, color, stamping, etc. should be provided for this portion of the alley where it traverses the green space, to continue the green space connection. This should be shown on both the site plans and landscape plans.

**RESPONSE:** decorative cross walk is provided on landscape plans

3E. Add square footage to the minimum lot size requirements in the table on Sheet 5.

**RESPONSE:** Minimum lot size added to the table.

3F. The provided lot typicals on Sheet 3 need to be updated to remove “single-family attached” as these are duplex units.

**RESPONSE:** Naming has been updated on Sheet 3

3G. Fencing details have not been provided. Is fencing proposed, per lot or for the perimeter? Show consistency with previous filings and the Master Plan.

**RESPONSE:** See fencing plan for fence types/details and where fences are located.

#### Landscape Plan

3H. Identify neighborhood monument signage locations.

**RESPONSE:** add label to monument location

3I. Show dimensions of green courts and that all requirements in UDO 146-4.2.3.C.1.b are met. The minimum width of the green court should be 30 feet.

**RESPONSE:** added dimensions to green courts

3J. The provided lot typicals do not match those in the site plan for all proposed unit types. For instance, the units on a green court should be a separate lot typical from those fronting a street.

**RESPONSE:** added lot typicals for green court units



Plat:

3K. The plat for Village 1, Filing No. 1 will need to be recorded prior to the finalization of the Filing 2 plat. The Tract that is created with Filing 1 and replatted in Filing 2 should be noted.

RESPONSE: ACKNOWLEDGED

3L. Sheet 1:

- Label S. Kewaunee Street on the vicinity map.

RESPONSE: ADDRESSED AS NOTED

**4. Streets and Pedestrian Comments**

4A. Per previous discussion, the southern edge of the development is a block that appears to exceed ¼ mile. Per UDO Sec. 4.1.3.C.2, a vehicular connection to the future multi-family site is required.

- One option to create a connection would be to shift the pocket park to extend the north-south road as a stub to the southern unplatted site; however, there are other options, such as extending the eastern or western local street down to this area.

RESPONSE: Roadway connection has been added and the associated lots have been updated accordingly.

4B. Pedestrian access to the school site to the northeast and the undeveloped multi-family to the south should be clearly delineated. Are the green court areas to serve as the pedestrian path to the south parcel?

RESPONSE: Pedestrian access is shown to the Northeast through Tract S and to the south through Tract U and the green court areas to the south parcel.

**5. Parking Comments**

5A. The data table indicates 13 guest parking spaces are provided, but it appears more guest parking is being provided. Please clarify.

RESPONSE: Data table updated.

5B. Label parking space dimensions and show all required landscaping, including curb, gutter, and trees.

RESPONSE: Parking space dimensions and curb & gutter are shown within the Site Plan enlargement sheets (#6-7). Please refer to Landscape plans for landscaping and tree locations.

5C. Show that guest parking is available for most interior green court lots (1 space per 5 units) within 200'.

RESPONSE: Guest parking is provided on longer alleys throughout. For shorter alleys less than 150', guest parking is provided within the local street.

**6. Architectural and Urban Design Comments**

6A. Please note that all units will need to meet UDO and Master Plan requirements. Architectural and master model reviews will be required before building permits.

RESPONSE:NOTED

**7. Signage & Lighting Comments**

7A. Neighborhood monumentation details are shown on the landscape plan but do not appear to be identified in the location on the site plan. Please identify these locations.

RESPONSE:MONUMENT LABELS ADDED TO PLANS

7B. Is lighting proposed in the common areas? Please show details and fixtures for parks and common space.

RESPONSE: Public street lighting is shown within sheets 6 & 7. Lighting details and fixtures are to be provided within the Civil Construction documents.



**8. Landscaping Issues** (Tammy Cook / 303-739-7189 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

Landscape Plan

8A. Sheet 12:

- Please show where columns will be required on the fencing map and include a column detail. Fences shall be setback per Section 146-4.7.9, Table 4.7-4 as follows:
- Front yard fences shall be a maximum of 42" tall and no more than 50% opaque. The fence shall be located 18" minimum from the back of the sidewalk.

RESPONSE: see added fencing plan for fence type/location and fence/column details. See lot typicals for front yard and corner lot fencing.

- Side yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.

RESPONSE: see fence details on fencing plan for fence types, see lot typicals for on lot fencing layout

- Rear yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.

RESPONSE: see fence details on fencing plan for fence types, see lot typicals for on lot fencing layout

- Corner lot fences shall be a maximum 42" tall. A fence that meets the front yard requirements may wrap a corner and shall be set back a minimum of 18" from the back of the sidewalk. A 6' fence shall be setback a minimum of 4' from the back of the sidewalk.

RESPONSE: see fence details on fencing plan for fence types, see lot typicals for on lot fencing layout

- All fences along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18"X18". Columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points. In residential developments, columns adjacent to residential uses shall be placed at a minimum spacing of 60 feet on center, or one for every two residential lots, and columns adjacent to community uses shall be placed at a minimum spacing of 60 feet on center.

RESPONSE: see added fencing plan for fence type/location and fence/column details.

- Provide all fencing and column heights, materials, colors and details.

RESPONSE: see added fencing plan for fence type/location and fence/column details.

- Label all streets on the plan. Label the Open Space Tracts throughout the plan.

RESPONSE: added streets and tracts to all plans

8B. Sheet 13:

- The street frontage buffer is not required along S. Harvest Road per Sec. 146-4.7.5 D. When the rear yards of the single-family lots abut an arterial or collector street, then a 20' wide street frontage buffer is required. This is not the case on this plan. The Tract D is an Open Space Tract, and those landscape requirements are noted in that table below.

RESPONSE: NOTED, TABLE REMOVED

- Revise the numbers per the markups on the Curbside Landscape Tables.

RESPONSE: revised

8C. Sheet 14:

- Refer to Sheet 19, Detail 7 for the monument sign.

RESPONSE: added detail number to monument label

- Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CN#.

RESPONSE: curbside landscape for adjacent development has not been provide yet.



- Add to the Landscape Notes: Note that all shrubs in the curbside landscape areas shall be 5 gallons -Typical.

RESPONSE: ADDED NOTE

- Consider grouping street trees in groups of 3-5 of the same variety instead of alternating different trees throughout the streetscape. Typ.

RESPONSE: TREES ARE NOT GROUPED WITH THE SAME VARIETY TO MITGATE KILL IF ONE TREE OF CERTAIN SPECIES GETS A DIESEASE

- All parking rows are to terminate with a tree Typ.

RESPONSE:ADDED

- Per the Plat, this is called South Irvington Street Typ.

RESPONSE:REVISED STREET NAME

8D. Sheet 15:

- All parking rows are to terminate with a tree Typ.

RESPONSE:ADDED

8E. Sheet 16:

- Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CN#.

RESPONSE:CURBSIDE LANDSCAPE FOR ADJACENT DEVELOPMENT HAS NOT BEEN PROVIDED YET

- All parking rows are to terminate with a tree and six shrubs.

RESPONSE:ADDED

8F. Sheet 17:

- Include the curbside landscape shrubs adjacent to this open space.

RESPONSE:ADDED

- Label Tract G & Enlargement on Sheet 18.

9. RESPONSE:ADDED

- Include the curbside landscape here adjacent to these open spaces. Label the open space and include this in the curbside landscape and open space table.

RESPONSE:ADDED CURBSIDE LANDSCAPE AND LABELS

- Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CN#.

RESPONSE: CURBSIDE LANDSCAPE FOR ADJACENT DEVELOPMENT HAS NOT BEEN PROVIDED YET

8G. Sheet 18:

- Show these Hatch Patterns in the Legend.

RESPONSE:HATCH PATTERNS SHOWN IN LEGEND

- These two hatch patterns look the same on the plan. Please revise one of them to a different hatch.

RESPONSE:REVISED

- Ensure that these hatch patterns are visible. Show them darker.

RESPONSE:REVISED HATCH PATTERNS TPO PRINT DARKER

8H. Sheet 23:



- Show a Fence and Column Plan.

RESPONSE:ADDED FENCING PLAN

- Provide labels on these units, typ.

RESPONSE:ADDED TYPICALS AND LABELS

- On the Two-Family Duplex Corner Lot: This should not be per duplex grouping, but per duplex unit. Side yard landscaping shall comply with front yard standards and include trees. List the front yard and side yard requirements separately by unit.

RESPONSE: REVISED TYPICAL

- Note two boulders as the special feature in each yard. Typ.

RESPONSE:ADDED AND NOTED TWO BOULDERS PER EACH YARD

- Edit the planting typicals so the plans match the descriptions – For example: The shrubs and perennials and grasses total 40, but the plan shows 43. Please show the plan and totals to be the same.

RESPONSE: REVISED

- For the Duplex Interior Typicals: Edit the planting typicals so the plans match the descriptions.

RESPONSE:REVISED

- Provide a Two-Family Duplex

RESPONSE:ADDED

- Typical on a Green Court as the trees in the green court can be counted toward the landscape requirements.

RESPONSE:NOTED

**10. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

RESPONSE: File provided, and street names have been issued.

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards>  
OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

RESPONSE: File provided in correct coordinate system, and street names have been issued

**11. Transportation Planning (Tom-Worker Braddock / 303-739-7340 / [tworker@auroragov.org](mailto:tworker@auroragov.org))**

10A. At the time of this comment letter, no comments had been received by Transportation Planning. Once comments are received, they will be forwarded to you.

RESPONSE: Noted. Thank you.

**12. Environmental Planning (Maria Alvarez / 303-739-6824 / [malvaez@auroragov.org](mailto:malvaez@auroragov.org) / Comments in mauve)**

11A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells



within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

**RESPONSE: NOTED**

11B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development.

**RESPONSE:NOTED**

11C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

**RESPONSE:NOTED**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

Site Plan

12A. Sheet 1:

- The site plan for filing 1 (RSN 1730386) shall be approved prior to the approval of this site plan because it includes necessary infrastructure.

**RESPONSE: The following general note was added to the sheet:**

**"THE PARKLANDS VILLAGE 1 FILING NO. 1 (RSN 1730386) SHALL BE APPROVED PRIOR TO THE APPROVAL OF THIS SITE PLAN DUE TO THE NECESSARY INFRASTRUCTURE.**

12B. Sheet 2:

- Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

**RESPONSE: Note added as #25 of the General Site Plan Notes.**

- Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual: - Roadway Classification (typical section name) - Adjacent Land Use Category (i.e., TOD), as applicable - Number of lanes- Back-to-back curb width- Pedestrian Activity Level- Pavement Type: R3, for all lighting calculations. This information (if it's not already shown) can be added to the street sections provided if desired.

**RESPONSE: Street Light Roadway Classification added to the plansheet.**

- Remove the copyright from all sheets.

**RESPONSE: Copyright removed from all sheets.**

12C. Sheet 6:

- Provide the case number for the site plan providing this street.

**RESPONSE: RSN number provided for within road text north of site.**

- Remove public streetlight fixtures. These will be identified and reviewed on the civil plans, typical.

**RESPONSE: Public streetlight fixture descriptions updated per markup. Preliminary design of public street fixtures are shown for reference. Legend to remain to indicate street light symbols.**

- Label the curb return radii and lot corner radii, typical.



RESPONSE: Radii labeled accordingly.

- Identify inside and outside radii for fire lanes, typical.

RESPONSE: Fire Lane radii labeled accordingly.

- This should be dedicated with Filing 1.

RESPONSE: This 4' ROW dedication was a part of V1F1. The dimension has been updated to show as a "114.0' Ex. ROW"

- 45' minimum reverse curves for pavement widening per figure 4.07.10.1 of the Roadway Manual.

RESPONSE: Reverse curve updated per figure 4.07.10.1 of the Roadway Manual.

- Label the flow line radius for the pavement widening.

RESPONSE: Radii labeled.

12D. Sheet 7:

- Identify these or remove them from the site plan.

RESPONSE: The barricades were included as a part of filing 1 and have been removed for this filing.

- The filing 1 site plan identifies a proposed headwall in this location. Is the headwall going to be removed with this site plan.

RESPONSE: V1F1 has been updated to replace the headwall to a flared end section. The stormwater outfall for this site's storm sewer will connect directly to the stormline that runs under roadway.

- Provide the centerline information for all streets on the site plan.

RESPONSE: Bearing and distance information added to road centerlines.

- An asphalt transition back to existing is required past the edge of the property per section 4.05.11 of the Roadway Manual.

RESPONSE: Asphalt transition added per roadway manual.

12E. Sheet 10:

- Crosspans are not permitted on streets with storm sewer.

RESPONSE: With updated drainage code, approved August 2024, crosspans are now allowed on local streets.

- Provide the case number for the site plan providing this street.

RESPONSE: RSN added for surrounding road improvements.

- Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

RESPONSE: Note added.

- Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

RESPONSE: Note added.

- Please add the following note: "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."

RESPONSE: Note added.

- Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

RESPONSE: Note added.

- The grading in this area does not match an accessible route.

RESPONSE: Grading updated to match accessible route.

- Provide sidewalk chases for concentrated flows across sidewalks. (typical)

RESPONSE: Sidewalk chases added where swale crosses walks.

- Label the longitudinal slopes of the alleys, typical.

RESPONSE: Longitudinal slopes added to alleys.

- Revise these leader locations.

RESPONSE: Leaders adjusted due to site plan changes.

12F. Sheet 11:

- Crosspans are not permitted on streets with storm sewers.



RESPONSE: With updated drainage code, approved August 2024, crosspans are now allowed on local streets.

- Show the grades tying into existing.

RESPONSE: Grading updated.

- Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

RESPONSE: Note added.

- Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

RESPONSE: Note added.

- Please add the following note: "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."

RESPONSE: Note added.

- Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."

RESPONSE Note added.

- Label the longitudinal slope in the street.

RESPONSE: Longitudinal slopes added in the street.

#### **14. Traffic Engineering** (Jason Igo / 303-739-7300 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

##### Landscape Plan

13A. Page 2:

- Add Note: All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle described in section 4.04.2.10.2 that obscure or obscure sight visibility through structures, fencing, landscaping, or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches above the roadway surface. Typical of all sight triangles

RESPONSE: NOTE ADDED

13B. Page 3:

- Add sight triangles and stop signs to plans.

RESPONSE: Added

- Believe there is a stop sign at this location. Trees need to be 50' away from regulatory signs.

RESPONSE:REVISED

- 13C. Add pedestrian crossings, ramps, and signage per the redlines.

RESPONSE: ADDED

##### Site Plan

13D. Add pedestrian crossings, ramps, and signage per the redlines.

RESPONSE: Pedestrian crossings, ramps, and signage have been added per redlines.

13E. Revise and/or add sight triangles per the redlines.

RESPONSE: Sight triangle have been updated. Note that the sight triangles are measured from the center of the turn lane to the middle of the nearest travel lane that the car is turning into.

13F. Sheet 2:

- This note looks like it was copied from Phase 1a. The only signal along the frontage of this development is Kewaunee Street and Harvest Road. It would be 25% of that intersection.



RESPONSE: Wording updated to match current filing roadway improvements.

13G. Sheet 6:

- To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines)

RESPONSE: Traffic signal easement added at corner intersection.

13H. Sheet 7:

- Provide location of mail kiosk. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located of sight triangles as defined by the COA Roadway Manual, standard TE-13-Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise)-A minimum of 30' away from stop signs (for stop sign visibility)-A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)-Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

RESPONSE: Mail kiosk locations provided within updated plansheets.

Plat

13I. Page 3:

- To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines)

RESPONSE: Traffic signal easement added at corner intersection.

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

14A. Sheet 1: Please clearly identify the code to which the dwellings will be built. IRC or the IBC?

RESPONSE: IBC Construction Type added to project data table.

14B. Sheet 2: Please add the Aircraft Noise Reduction Note as shown to the General Site Plan Notes.

RESPONSE: Aircraft noise reduction note added as shown.

14C. Sheet 6: Tract L and Tract M both show Fire Lane Signs per flag note 3. Tract L and Tract M are not designated as Fire Lane Easements and should not have Fire Lane signs posted.

RESPONSE: Fire lane signs removed in tract L and M since there is not a fire lane easement.

16. Aurora Water (Jennifer Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

Site Plan

15A. Sheet 3:

- Water meters must be located in the ROW or dedicated water easement. Also, must be located in a landscaped area (TYP).

RESPONSE: Water meter locations updated and moved to ROW where possible, easements added when needed.

15B. Sheet 6:

- Specify the water, sanitary or storm in easement description (TYP).

RESPONSE: Utilities specified in easement descriptions.

15C. Sheet 9:

- Provide RSN or EDN for connection water, sanitary and storm infrastructure.

RESPONSE: RSN provided for water, sanitary and storm connections.

15D. Sheet 10:

- Specify the water, sanitary or storm in easement description (TYP).

RESPONSE: Easement description names updated.

- Show water meter locations. Ensure located within ROW or dedicated water easement (TYP).



RESPONSE: Water meters to be added with final civil plans.

- Provide sanitary flow directional arrows (TYP).

RESPONSE: Directional arrows for sanitary added along pipe.

- Provide a statement that this Site Plan is in conformance with the approved Master Utility Study (MUS). Otherwise, submit MUS Conformance Letter with updated calculations.

RESPONSE: Statement added within general notes

15E. Sheet 11:

- Provide RSN or EDN for connection water, sanitary and storm infrastructure.

RESPONSE: RSN added for sanitary, water, and storm connections within associated keynotes.

Plat

15F. Sheet 3:

- Specify the water, sanitary or storm in these easement descriptions (TYP).

RESPONSE: Easements have been called out specifically

17. Aurora Water Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org / Comments in red)

16A. Fee not required for this plat.

18. Forestry (Becky Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

17A. No comments.

19. PROS (Scott Hammons / 303-739-7131 / shammons@auroragov.org / Comments in mauve)

Landscape Plans

18A. Add a sheet with a map highlighting all credited tracts

RESPONSE: SEE HYDROZONE MAP

18B. Page 5:

- Please label grades and widths on all sidewalk's 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 requirements.

RESPONSE: Grades and widths added for sidewalk within the grading sheets.

- Increase sidewalks within open space to 6ft. Typ.

RESPONSE: REVISED TO 6'

- Please move climbing structure further from residential lots

RESPONSE: RELOCATED CLIMBING FEATURE TO DESIRED LOCATION

18C. Page 7:

- Call out play surfacing

RESPONSE: ADDED LABEL

Plat

18D. Include tract Q

RESPONSE: Added

20. Land Development Services (Roger Nelson / 720-587-7267 / ronelson@auroragov.org / Comments in magenta)

19A. (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: Language added

19B. (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

19C. (Advisory Comment) Send in the Certificate of Taxes Due to 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

19D. (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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

RESPONSE: Noted

19E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

RESPONSE: Provided

19F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

RESPONSE: Provided

19G. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

RESPONSE:

19H. See the red line comments on the plat and site plan.

RESPONSE: All items addressed

Subdivision Plat:

19I. Sheet 1:

- Revise the Title to reflect this will be a Resubdivision of Lot 1, Block 13, Parklands Village 1 Filing No.1.

RESPONSE: Revised

- Vicinity Map – Label all publicly dedicated streets within ½ mile of the site.

RESPONSE: Adequate street labels provided

- Certificate of Dedication – Preamble must match that of the title and must be a metes and bounds description.

RESPONSE: Revised

- Deed of Trust Beneficiary – Match the language of the COA 2024 Subdivision Plat Checklist.

RESPONSE: Revised

- Covenants – Must comply with the COA 2024 Subdivision Plat Checklist.

RESPONSE: Added

- General Notes – Revise the basis of the bearing statement to be between the two monuments and/or rehabilitate the West ¼ corner monument to statutory requirements.

RESPONSE: Revised

19J. Sheet 2:

- Fully describe all aliquot section monuments.

RESPONSE: Revised

- Fill in all missing reception numbers.

RESPONSE: Will add when known

- Remove legacy radial reference.



RESPONSE: Removed

- Label the Point of Commencement and the Point of Beginning.

RESPONSE: Added

- Show monuments that were set for Filing No. 1.

RESPONSE: Added

- Label S. Kewaunee Street.

RESPONSE: Added

- Show all controlling monuments.

RESPONSE: None found

- Show a point on line monument along the southerly line that exceeds 1,400.00 feet.

RESPONSE: Added

- Detail – Block 2 should be a continuation of Block 1 as there is no interruption by a street.

RESPONSE: street added

- Detail – Tracts should be lettered in a logical sequential fashion.

RESPONSE: tracts lettered in order

19K. Sheet 3:

- Show the opposing ROW line for S. Kewaunee Street.

RESPONSE: street added

- The referenced 4.00' ROW dedication from Filing No. 1 is not shown on Filing No. 1.

RESPONSE: now noted

- Remove the logo from the North Arrow (Typical all subsequent sheets).

RESPONSE: removed

19L. Sheet 4:

- Add bearing along the Northerly tangent line.

RESPONSE: added

- Does the 20' Drainage & Access easement need to continue through Tract N to the subdivision boundary?

RESPONSE: yes, revised

- Make obscure text legible.

RESPONSE: revised

19M. Sheet 5:

- The referenced 4.00' ROW dedication from Filing No. 1 is not shown on Filing No. 1.

RESPONSE: added

- Show a point on line monument along the southerly line that exceeds 1,400.00 feet.

RESPONSE: added

19N. Sheet 6:

- Show a point on line monument along the southerly line that exceeds 1,400.00 feet.

RESPONSE: added

Site Plan:

19O. Sheet 1:

- Revise the property description to reflect Lot 1, Block 13, Parklands Village 1, Filing No. 1.

RESPONSE: Description reduced to show information for filing 2 only.

19P. Sheet 2:

- Add Tract W to the Tract Table.

RESPONSE: The Tracts have been updated. No Tract W is required.

19Q. Sheet 3:

- Indicate the appropriate easement labels for Details 1-4.

RESPONSE: The easement labels have been updated accordingly.

19R. Sheet 4:

- Label all the section corners and ¼ section lines with the correct section number and perspective.



RESPONSE: These items were updated to reflect Filing 1 Plat.

- Label Lots 2 & 3, Block 13, Parklands Village 1, Filing No. 1.

RESPONSE: Block, lot, and acreage information added for sites to the site.

- Label areas that are unplatted.

RESPONSE: “Unplatted” labels updated within areas.

19S. Sheet 5:

- Show and label the extents for Filing No. 1 and Filing No. 2.

RESPONSE: Additional labels and extents have been updated

19T. Sheet 6:

- Advisory Comment: Label the exterior boundary for Lot 1, Block 13, Parklands Village 1, Filing No. 1 to match the plat.

RESPONSE: Label added for exterior boundary. Also note that the bearing and distance labels were added for Filing 2 extents.

- The 4.00’ ROW dedication along Harvest Road is not shown on Filing No. 1.

RESPONSE: Dimension updated within plansheet to reflect the additional 4.00’ ROW dedication. Note that this will be “existing” for this Project and is labeled as so within the plansheet.

- Replace the label “ Street Name” with “S. Irvington Street”

RESPONSE: Street names updated accordingly.

- Revise the Block labels to reflect the comment made on the plat.

RESPONSE: Block labels updated to reflect the plat given the lot configuration change due to the extended S. Jackson Gap St. Roadway to the southern parcel.

19U. Sheet 7:

- Revise the Block labels to reflect the comment made on the plat.

RESPONSE: Block labels updated to reflect the plat given the lot configuration change due to the extended S. Jackson Gap St. Roadway to the southern parcel.

- Accurately reflect the extents for Filing No. 1 & 2.

RESPONSE: Extents have been updated & callouts have been added within the updated plansheet.

**21. Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

20A. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

RESPONSE:NOTED

**22. Public Art** (Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

21A. The approved public art plan shows 3 potential public art sites (NP 1, NP 2, NP 7) within Parklands Village

1. This site plan needs to include details regarding the public art at these locations. How many of these sites will be addressed and specifically which ones, what types of works, artists' names if they have been selected, materials, concepts, timelines for implementation that are consistent with site construction, budget, etc. Please contact Roberta Bloom, Public Art Manager, with any questions. ([rbloom@auroragov.org](mailto:rbloom@auroragov.org))

RESPONSE:PUBLIC ART SITES WILL BE ADDRESSED AT A LATER TIME AS THEY ARE LOCATED IN FURUTE SITE PLANS

**23. PSCO/Xcel Energy** (Donna George / 303-571-3306 / [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com))

22A. Please see attached.

**24. Arapahoe County** (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

23A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning



Division has no comments; however, other departments and/or divisions may submit comments.

**RESPONSE:** Noted, thank you.

23B. Engineering Services Division: See attached - no comments

**RESPONSE:** Noted, thank you.

**25. Aurora Public Schools** (Josh Hensley / 303- 365-7812 / [jd hensley@aurorak12.org](mailto:jd hensley@aurorak12.org))

24A. The total school land dedication requirement based on the Parkland Village master plan is approximately 107 acres. Three school sites are included as part of the master plan. APS will require cash-in-lieu of land if the balance of the obligation from approved site plans exceeds the school sites to be dedicated. There should not be any cash-in-lieu of school land required for this site plan.

**RESPONSE:**NOTED

24B. See attached tracking sheet from Aurora Public Schools.

**RESPONSE:**NOTED

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**

7/2/2024

**Parklands Village 1 Phase Two Site Plan (DA-2289-06) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW	174	0.3	52
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>174</b>		<b>52</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	30	0.08	14	44	0.05	9	52
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>30</b>		<b>14</b>	<b>44</b>		<b>9</b>	<b>52</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	30	0.0175	0.5177
MIDDLE	14	0.025	0.3480
HIGH	9	0.032	0.2784
<b>TOTAL</b>	<b>52</b>		<b>1.1441</b>

**Parklands Village Tracking - 7/01/2024**

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
Parklands Village 2 Phase One (DA-2289-01)	273	164		437	178	63	241	5.5419	Tech Subm
Parklands Village Phase Two (DA-2289-02)	224	104		328	138	50	188	4.3462	Tech Subm
Parklands Village 1 (DA-2289-03)	195	118		313	127	45	172	3.9641	3rd Subm
Parklands Village 2 Phase Three (DA-2289-04)	288	136		424	178	64	242	5.603	1st Subm
Parklands Village 1 Phase Two (DA-2289-06)		174		174	44	9	53	1.1441	1st Subm
<b>Total</b>	<b>980</b>	<b>696</b>	<b>0</b>	<b>1,676</b>	<b>665</b>	<b>231</b>	<b>896</b>	<b>20.5993</b>	



## **Engineering Services Division Referral Comments**

July 2, 2024

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Case Manager

RE: PARKLANDS VILLAGE 1 PH 2, SITE PLAN AND PLAT  
RSN: 1804755 (DA-2289-06)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Emily Gonzalez, PE  
Arapahoe County Public Works & Development  
Engineering Services Division  
cc Arapahoe County Case No. O24-125



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

June 14, 2024

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

Attn: Stacy Wasinger

**Re: Parklands Village 1 Phase 2, Case # DA-2289-06**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are **several conflicts** with **Parklands Village 1 Phase 2**. It appears that all dry utilities are intended to be located within the 10-foot-wide utility easements. However, within a number of lots and due to their configuration, this is unclear as the easement is only within the lots closest to the road right-of-way (for example, Block 2 Lots 1-4). PSCo requests that these 10-foot-wide utility easements are also dedicated within the balance of the lots, given the next paragraph.

**RESPONSE:** Noted. Dry utilities easements within the balance of lots are intended to be incorporated following the next submittal.

Please note that natural gas distribution facilities require must be located on the side of the lot that is drivable pavement (minimum 8-foot wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure. There are many lots where this is not the case (for example, those in Block 5 Lots 33-50). Should the natural gas distribution facilities be on the opposite side of the lot from electricity, the easement widths should be as follows: gas = 6-feet, electric = 8-feet.

**RESPONSE:** Noted.

PSCo requests that the tracts are dedicated for utility use, particularly for crossing to provide connectivity throughout the development.

**RESPONSE:** NOTED

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

**RESPONSE:** NOT A STANDARD COA PLAT NOTE. NOT ADDRESSED

*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.*

The property owner/developer/contractor must complete the application process for any new

natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

**RESPONSE:NOTED**

For additional easements that may need to be acquired by separate PSCo document, the Designer must contact a Right-of-Way Agent.

**RESPONSE:NOTED**

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

**RESPONSE:NOTED**

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](mailto:Donna.L.George@xcelenergy.com)

SHEET INDEX

12	OVERALL LANDSCAPE PLAN
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19	DETAILS
20	PARK DETAILS
21	HYDROZONE MAP
22	OPEN SPACE PLANS
23	LANDSCAPE TYPICALS

PARKLANDS FILING NO. 1

S. KEWAUNEE STREET

RESPONSE: ADDED

Label the Open Space Tracts throughout the plan.

NOT FOR CONSTRUCTION

14

15

16

17A

18

17B

Label South Harvest Road

RESPONSE: ADDED

All fences along arterial and collector streets shall incorporate masonry columns of a minimum cross section of 18"x18". Columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points. In residential developments, columns adjacent to residential uses shall be placed at a minimum spacing of 60 feet on center, or one for every two residential lots, and columns adjacent to community uses shall be placed at a minimum spacing of 60 feet on center.

Provide all fencing and column heights, material, color and details.

Please show where columns will be required on the fencing map and include a column detail. Fences shall be setback per Section 146-4.7.9, Table 4.7-4 as follows:  
 Front yard fences shall be a maximum 42" tall and no more than 50% opaque. The fence shall be located 18" minimum from the back of the sidewalk.  
 Side yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.  
 Rear yard fences shall be a maximum of 6' tall and shall be setback a minimum of 4' from the back of the sidewalk.  
 Corner lot fences shall be a maximum 42" tall. A fence that meets the front yard requirements may wrap a corner and shall be set back a minimum of 18" from the back of the sidewalk. A 6' fence shall be setback a minimum of 4' from the back of the sidewalk.

RESPONSE: ADDED FENCING PLAN, SEE FENCING PLAN FOR FENCE TYPES, LOCATIONS, AND DETAILS. SEE LANDSCAPE TYPICALS FOR ON LOT FENCE LOCATIONS AND FENCE TYPES

Label the all streets on the plan.

RESPONSE: ADDED

RESPONSE: REMOVED

remove "of 23" from each sheet



Scale: 1" = 60'-0"



OVERALL LANDSCAPE PLAN



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

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:		
PROJECT NO.		
DWG. NAME		
SHEET NO.		12
of 23 sheets		

NOT FOR CONSTRUCTION

P:\Ventura Capital\Parklands\Filing 2\CAD\Planning\Submittals\Submittal 1\Sheets\1 Overall Landscape Plan.dwg May 23, 2024 cskelton  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND RESPONSES 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 PARKLANDS AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO PARKLANDS AND ASSOCIATES, INC.

CASE NO.: TBD

**STREET FRONTAGE BUFFER REQUIREMENTS**

TRACT	TRACT DESCRIPTION	STREET PERIMETER LENGTH (LF)	REQUIRED STREET BUFFER WIDTH	PROVIDED STREET BUFFER WIDTH	TREES REQUIRED (1/40 LF)	EVERGREEN TREES PROVIDED	ORNAMENTAL TREES PROVIDED	SHRUBS REQUIRED (10/40 LF)	SHRUBS PROVIDED (5 GAL)	GRASSES PROVIDED (1 GAL)
TRACT D (S. HARVEST RD.)	STREET FRONTAGE BUFFER	767	20'	20'	19	8	15	192	130	43
<b>TOTALS</b>		<b>767</b>			<b>19</b>	<b>8</b>	<b>15</b>	<b>192</b>	<b>130</b>	<b>43</b>
									<b>TOTAL SHRUBS PROVIDED</b>	<b>144</b>

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

The street frontage buffer is not required along S. Harvest Road per Sec. 146-4.7.5 D. When the rear yards of the single family lots abut an arterial or collector street, then a 20' wide street frontage buffer is required. This is not the case on this plan. The Tract D is an Open Space Tract and those landscape requirements are noted in that table below.

RESPONSE: NOTED  
REMOVED CHART

**OPEN SPACE REQUIREMENTS**

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	
TRACT D	OPEN SPACE	72,528	19	5	8	19	181	163	
TRACT G	OPEN SPACE	22,965	6	5	3	10	57	42	
TRACT K	OPEN SPACE	25,682	6	2	4	4	64	21	
TRACT N	OPEN SPACE	6,420	2	0	0	2	16	14	
TRACT O	OPEN SPACE	11,541	3	1	2	2	29	13	
TRACT Q	OPEN SPACE	42,368	11	11	2	2	106	76	
TRACT R	OPEN SPACE	2,774	1	1	0	0	7	12	
TRACT S	OPEN SPACE	2,774	1	1	0	0	7	14	
TRACT T	OPEN SPACE	2,774	1	1	0	0	7	14	
TRACT U	OPEN SPACE	2,774	1	1	0	0	7	12	
TRACT V	OPEN SPACE	4,750	1	1	0	0	12	11	
TRACT W	OPEN SPACE	2,184	1	1	0	0	5	25	
<b>TOTALS</b>		<b>199,534</b>	<b>51</b>	<b>29</b>	<b>19</b>	<b>39</b>	<b>499</b>	<b>417</b>	<b>235</b>

RESPONSE: SEE  
HYDROZONE MAP

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  
 \* NUMBER EQUAL TO (TOTAL 5 GAL) + (TOTAL 1 GAL/3)  
 \* WHERE THE NUMBER FOR TREES PROVIDED IS LOWER THAN WHAT IS REQUIRED THE REQUIREMENT IS MET THROUGH THE SHRUB EQUIVALENT NOTED ABOVE.  
 \* WHERE THE NUMBER FOR SHRUBS PROVIDED IS LOWER THAN WHAT IS REQUIRED THE REQUIREMENT IS MET THROUGH THE TREE EQUIVALENT NOTED ABOVE.  
 \* EXCLUDES AREAS WITHIN 100YR FLOODPLAINS, WETLANDS, AND WET DETENTION PONDS.  
 NOTE: NO PERENNIALS ARE COUNTED TOWARDS REQUIREMENTS

**CURBSIDE LANDSCAPE REQUIREMENTS**

LANDSCAPE AREA	TOTAL AREA (SF)	SHRUBS/GRASSES REQUIRED (1 SHRUB/40SF)	5 GAL. SHRUBS PROVIDED	5 GAL. GRASSES PROVIDED	TOTAL SHRUBS & GRASSES PROVIDED
S. JACKSON GAP STREET (TRACT Q)	724	18	9	9	18
LOCAL STREET (TRACT V)	400	10	10	0	10
LOCAL STREET (TRACT G)	1154	29	7	22	29
S. KEWAUNEE (TRACT N)	532	13	4	9	13
S. KEWAUNEE (TRACT O)	863	22	13	10	23
S. KEWAUNEE (TRACT K)	426	11	6	7	13
S. HARVEST ROAD (TRACT D)	5886	147	95	52	147
<b>TOTAL</b>	<b>9985</b>	<b>250</b>	<b>144</b>	<b>109</b>	<b>253</b>

RESPONSE: REVISED

**CURBSIDE TREE REQUIREMENTS**

LANDSCAPED AREA	REQUIREMENT	LENGTH	TREES REQ'D	TREES PROVIDED
S. IRVINGTON STREET (WEST)	1 TREE/40 LF	493	13	13
S. IRVINGTON STREET (EAST)	1 TREE/40 LF	526	14	14
S. IDER ST. (WEST)	1 TREE/40 LF	526	14	14
S. IDER ST. (EAST)	1 TREE/40 LF	526	14	14
S. JACKSON GAP STREET (WEST)	1 TREE/40 LF	526	14	14
S. JACKSON GAP STREET (EAST)	1 TREE/40 LF	526	14	14
LOCAL ROAD (NORTH)	1 TREE/40 LF	1,056	27	27
LOCAL ROAD (SOUTH)	1 TREE/40 LF	1,095	28	28
S HARVEST ROAD (EAST)	1 TREE/40 LF	767	20	20
S. KEWAUNEE ST. (SOUTH)	1 TREE/40 LF	1,942	49	49
<b>TOTAL</b>		<b>7,983</b>	<b>207</b>	<b>207</b>

RESPONSE: REVISED

**LANDSCAPE NOTES**

- 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. POND C1 WILL BE LANDSCAPED WITH GOLF COURSE.
- ALL LANDSCAPE AREAS AND PLANT MATERIALS, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS, IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- SHRUB BEDS SHALL CONTAIN ROCK MULCH.
- TREES PLANTED IN SEED AND SOD AREAS SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- 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.
- 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).
- 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
- 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.
- ALL GREEN COURTS WILL BE MAINTAINED BY EITHER METRO DISTRICT OR HOA

Add Note:  
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle area described in section 4.04.2.10.2 that obscure or obscure sight visibility through structures, fencing, landscaping or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches above the roadway surface. Typical of all sight triangles

RESPONSE: ADDED

**OPEN SPACE DEDICATION**

TRACT	TRACT DESCRIPTION	TOTAL TRACT AREA (SF)	TOTAL TRACT AREA (A.C.)	OWNERSHIP
TRACT G	POCKET PARK	22,965	0.53	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**

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
<b>GRASSES</b>					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	4	
SIDE-OATS GRAMA*	BOUTELOUA CURTIPENDULA	X	BUTTE	6	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	4	
JUNEGRASS	KOeleria cristata	X	NATIVE	1	
WESTERN WHEATGRASS*	PASCOPYRUM SMITHII	X	ARISA	7	
LITTLE BLUESTEM*	SCHIZACHYRIUM SCOPARIUM	X	BLAZE	2	
SAND DROPSSEED*	SPOROBOLUS CRYPTANDRUS	X	NATIVE	1	
GREEN NEEDLEGRASS	STIPA VIRIDULA (JAKA NASELLA)	X	LORDORN	5	
<b>TOTAL POUNDS PLS/ACRE</b>					
<b>WILDFLOWERS</b>					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE	1	
SMOOTH ASTER	ASTER LAEVIS	X	NATIVE	2	
WHITE YARROW	ACHILLEA LANUGINOSA	X	NATIVE	1	
LOUISIANA SAGE	ARTEMISIA LUDOVISIANA	X	NATIVE	1	
BLANKET FLOWER	GAILLARDIA ARISTATA	X	NATIVE	4	
SHOWY GOLDENEYE	HELIOPSIS MULTIFLORA (JAKA 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					

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
<b>GRASSES</b>					
BUFFALOGRASS	BUCHLOE DACTYLOIDES	X	SHAP'S	15	
BLUE GRAMA*	CHONDROSUM GRACILE	X	HACHITA	15	
<b>TOTAL POUNDS PLS/ACRE</b>					
<b>OPTIONAL WILDFLOWERS</b>					
FRINGED SAGE	ARTEMISIA FRIGIDA	X	NATIVE	2	
BLANKET FLOWER	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					

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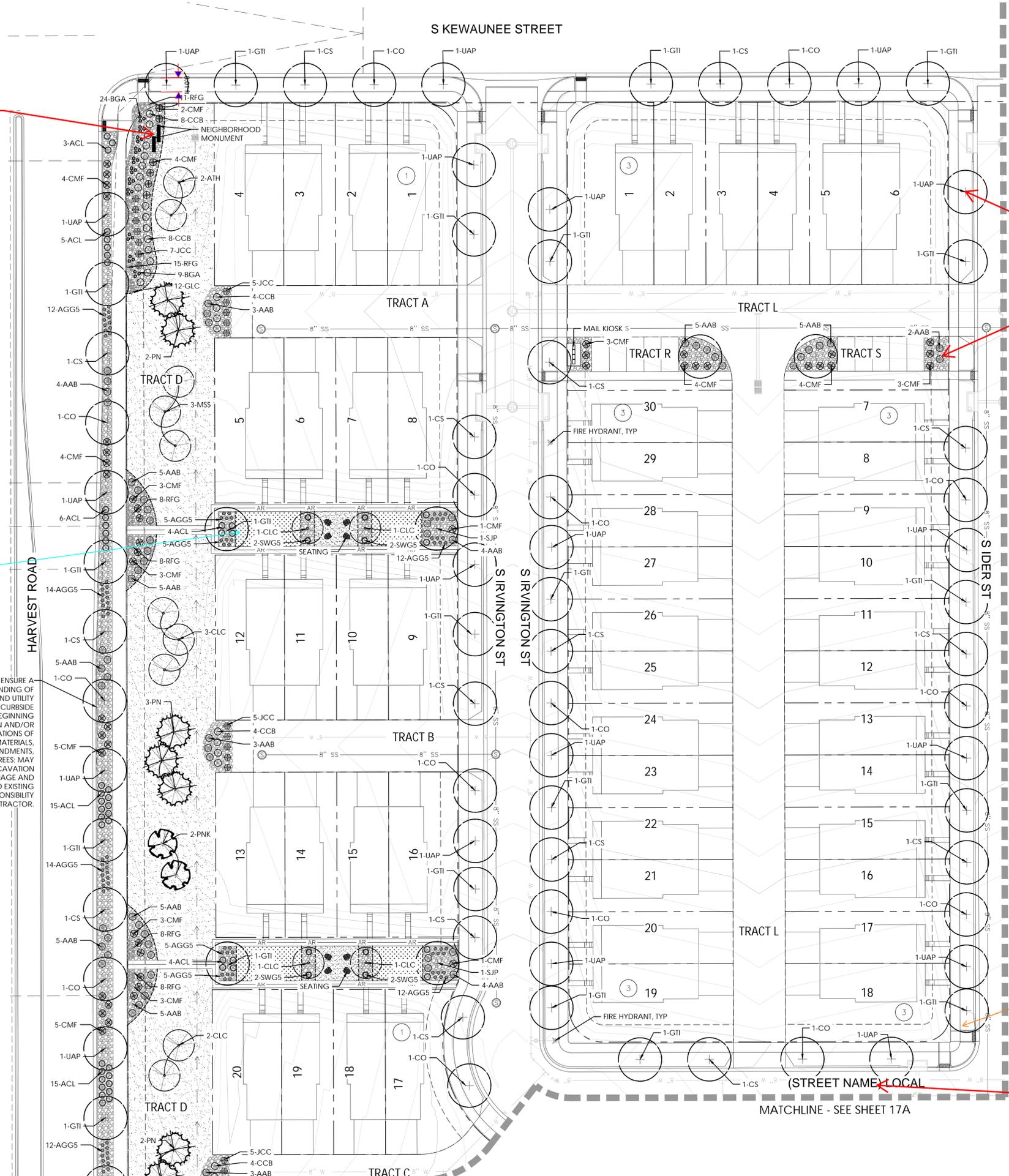
**LANDSCAPE NOTES**



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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.

Note that all shrubs in the curbside landscape areas shall be 5 gallon. Typical  
**RESPONSE: ADDED**

Consider grouping street trees in groups of 3-5 of the same variety instead of alternating different trees throughout the streetscape Typ.  
**RESPONSE: STREET TREES ALTERNATE VARIETY TO MITIGATE THE IMPACT IF A CERTAIN VARIETY GETS A DISEASE**

All parking rows are to terminate with a tree Typ.  
**RESPONSE: ADDED**

Add sight triangles and stop signs to plans.  
**RESPONSE: ADDED**

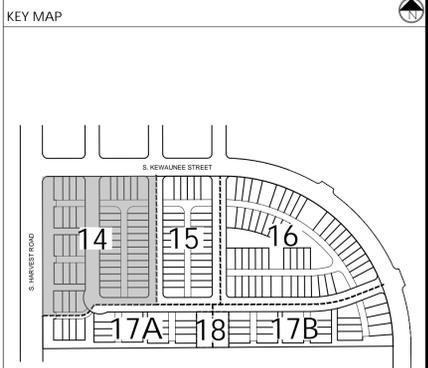
**RESPONSE: REVISED**

Believe stop sign at this location. Trees need to be 50' away from regulatory signs.

Per the Plat, this is called South Irvington Street Typ.  
**RESPONSE: UPDATED STREET NAME TO E. HAWAII AVE. PER CITY DESIGNATION**

- LEGEND**
- ⊗ BUILDER TREE
  - 🌲 EVERGREEN TREE
  - 🌳 ORNAMENTAL TREE
  - 🌿 SHRUBS, GRASSES & PERENNIALS
  - STEEL EDGER
  - 🌱 NATIVE SEED
  - 🌱 MOWABLE NATIVE SEED
  - 🚦 STREET LIGHT
  - 🚒 FIRE HYDRANT
  - 🛤️ CONCRETE WALK, SEE CIVIL
  - 🌱 SOD

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**LANDSCAPE SHEETS**

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

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Refer to Sheet 19, Detail 7 for monument sign  
**RESPONSE: ADDED LABEL**

**RESPONSE: CURBSIDE LANDSCAPE FOR ADJACENT DEVELOPMENT HAS NOT BEEN PROVIDED YET.**

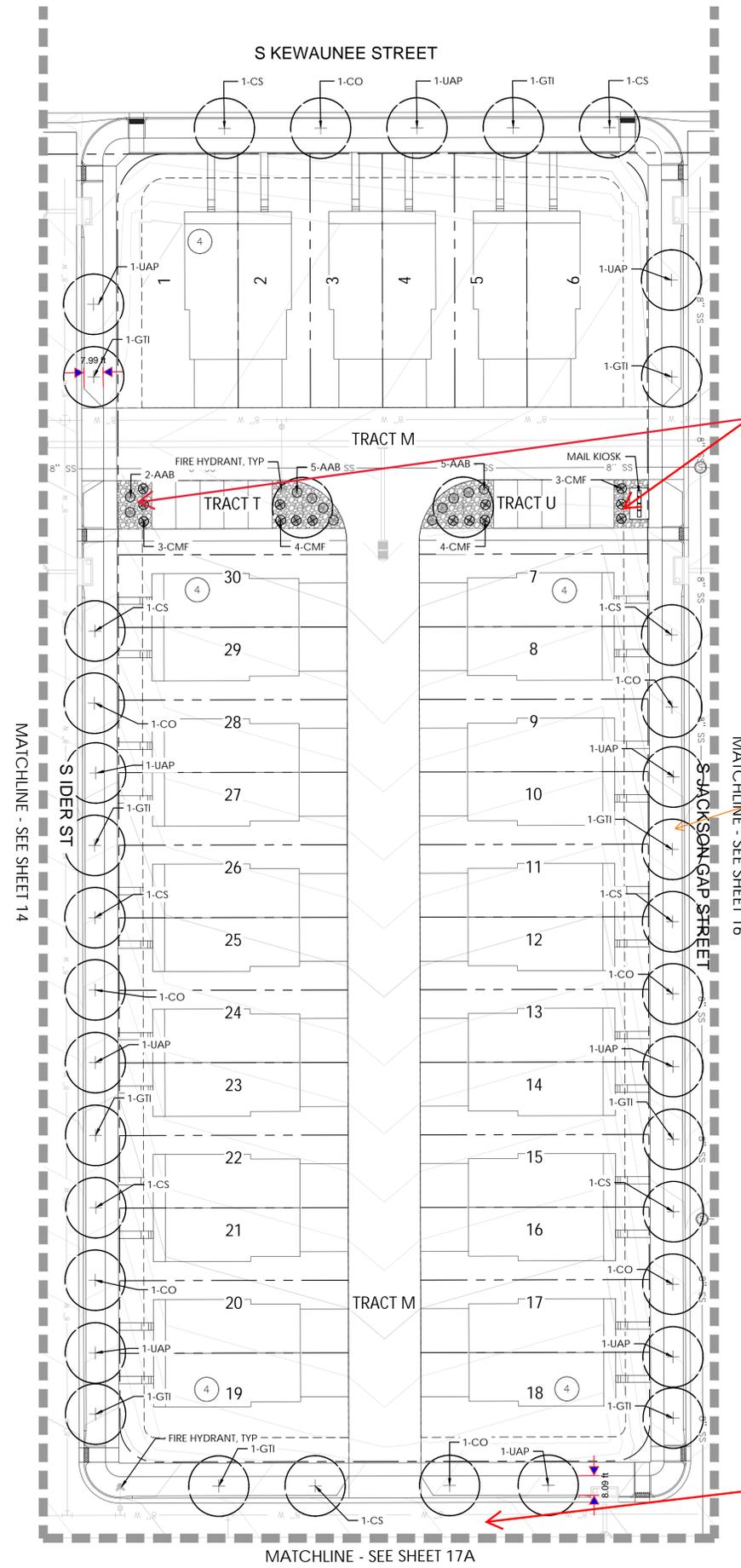
Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CNr  
**RESPONSE: ADDED**

add dimensions  
**RESPONSE: ADDED**

CONTRACTOR SHALL ENSURE A CLEAR UNDERSTANDING OF UNDERGROUND UTILITY LOCATIONS WITHIN THE CURBSIDE LANDSCAPE PRIOR TO BEGINNING ANY EXCAVATION AND/OR INSTALLATION. INSTALLATIONS OF LANDSCAPE MATERIALS, INCLUDING: SOIL AMENDMENTS, IRRIGATION, AND TREES; MAY REQUIRE HAND EXCAVATION OPERATIONS. ANY DAMAGE AND REQUIRED REPAIR TO EXISTING UTILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR.

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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.

LEGEND

- BUILDER TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- NATIVE SEED
- MOWABLE NATIVE SEED
- STREET LIGHT
- FIRE HYDRANT
- CONCRETE WALK, SEE CIVIL
- SOD

All parking rows are to terminate with a tree Typ.  
 RESPONSE: ADDED

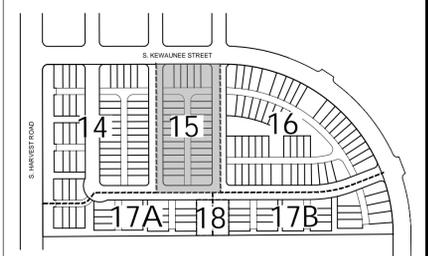
Pedestrian crossing. Trees 50' from crossing.  
 RESPONSE: REVISED

RESPONSE: REVISED STREET NAME

Per the Plat, this is called South Irvington Street Typ.

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KEY MAP



LANDSCAPE SHEETS



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Scale: 1" = 30'-0"

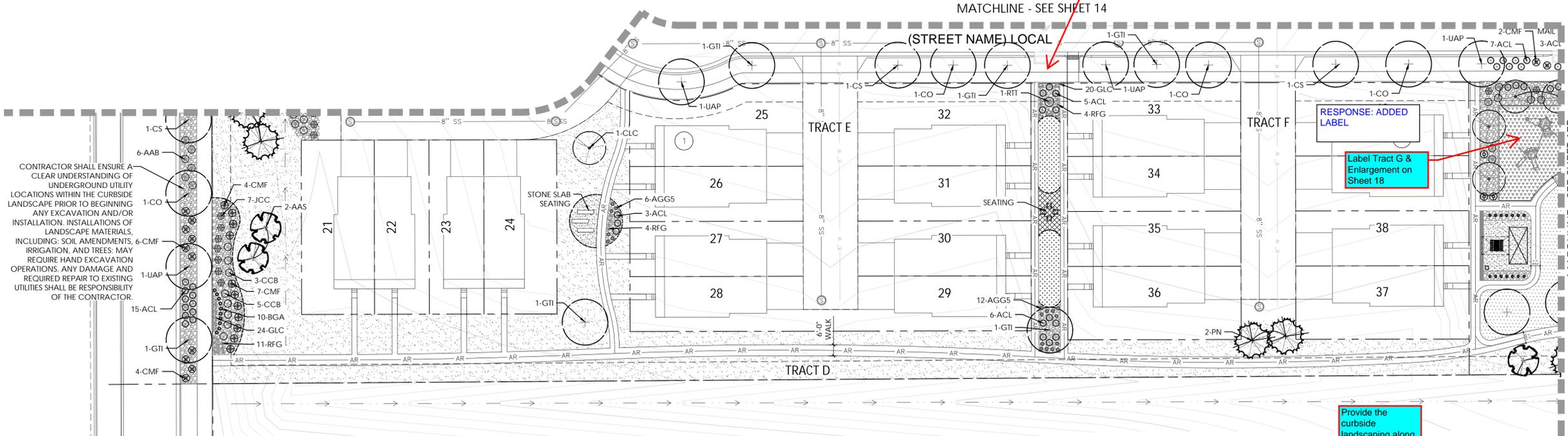


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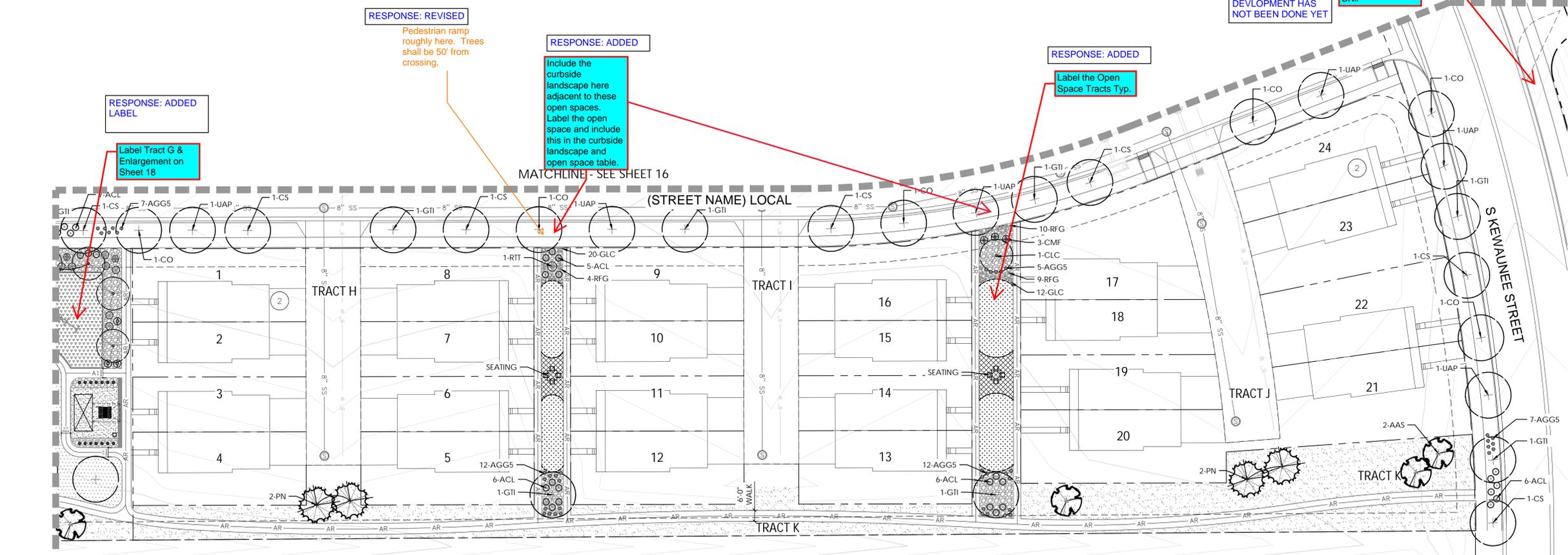


LANDSCAPE NOTES

- 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.



SHEET 17A



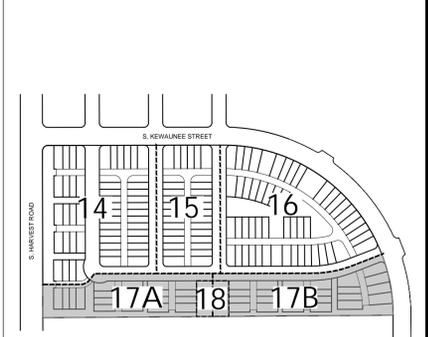
SHEET 17B

LEGEND

- ⊗ BUILDER TREE
- 🌲 EVERGREEN TREE
- 🌳 ORNAMENTAL TREE
- 🌿 SHRUBS, GRASSES & PERENNIALS
- STEEL EDGER
- ▨ NATIVE SEED
- ▩ MOWABLE NATIVE SEED
- 🚦 STREET LIGHT
- 🚒 FIRE HYDRANT
- ▭ CONCRETE WALK, SEE CIVIL
- ▨ SOD

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KEY MAP



LANDSCAPE SHEETS



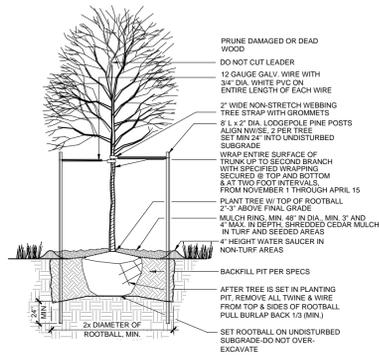
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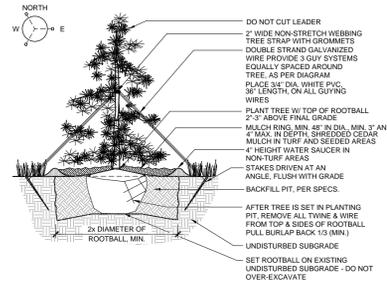
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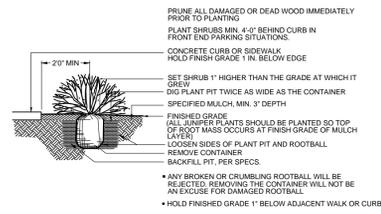
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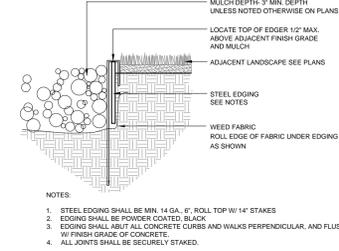
1 DECIDUOUS TREE PLANTING  
NTS



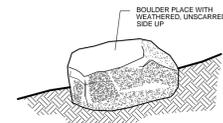
2 EVERGREEN TREE PLANTING  
NTS



3 TYPICAL SHRUB PLANTING  
NTS

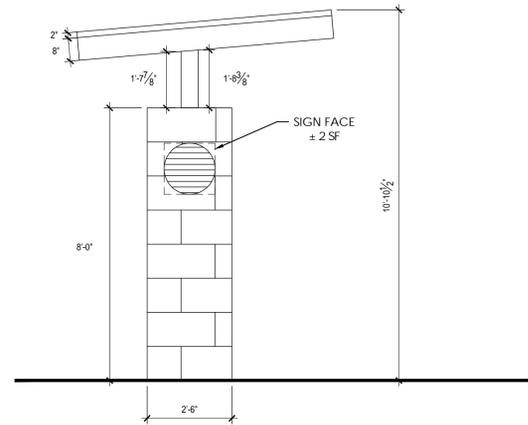


4 STEEL EDGER  
NTS



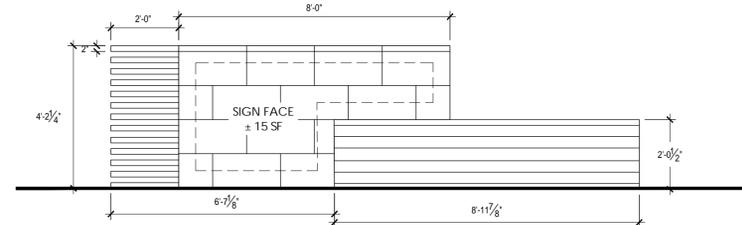
- NOTES:
1. PLACE BOULDERS TO COMPLEMENT AND LOCATIONS AS SHOWN ON PLAN.
  2. SORT ROCK 1/3 OF TOTAL DEPTH.
  3. WASH OFF ROCKS COMPLETELY AFTER PLACEMENT.
  4. ROCKS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
  5. DO NOT FRACTURE ROCK DURING PLACEMENT. SUCH ACTION WILL BE CAUSE FOR 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 SCABBING. SIZES SHALL BE 3/4' X 3/4' X 1/4' 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 CLIMBING BOULDER  
1" = 30'-0"



9 SHADE STRUCTURE  
1" = 30'-0"



10 STONE SLAB SEATING  
1" = 30'-0"

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DETAILS



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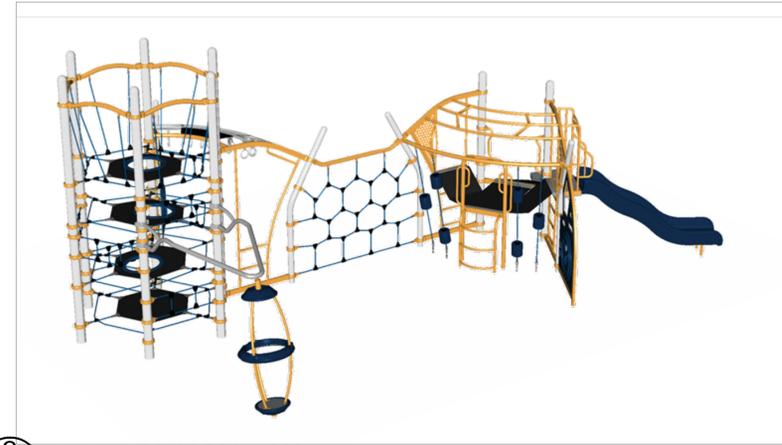
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1 SHADE STRUCTURE  
NTS



2 PLAY STRUCTURE FOR AGES 2-5  
NTS



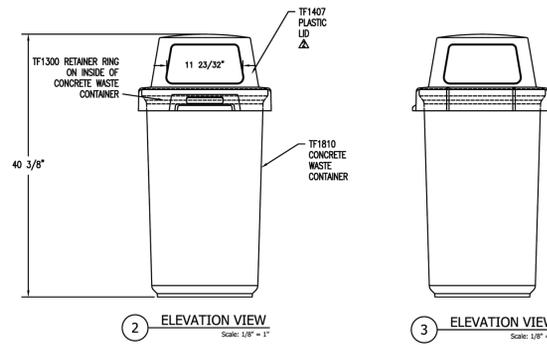
3 PLAY STRUCTURE FOR AGES 5-12  
NTS



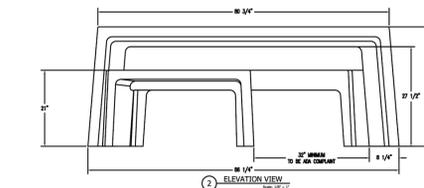
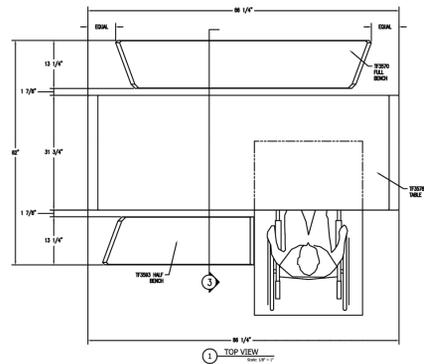
4 SWING SET  
NTS



5 SPINNER FOR AGES 5-12  
NTS



6 TYPICAL WASTE BIN  
NTS



7 TYPICAL ADA PICNIC TABLE  
NTS



8 TYPICAL PET WASTE STATION  
NTS

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PARK DETAILS



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

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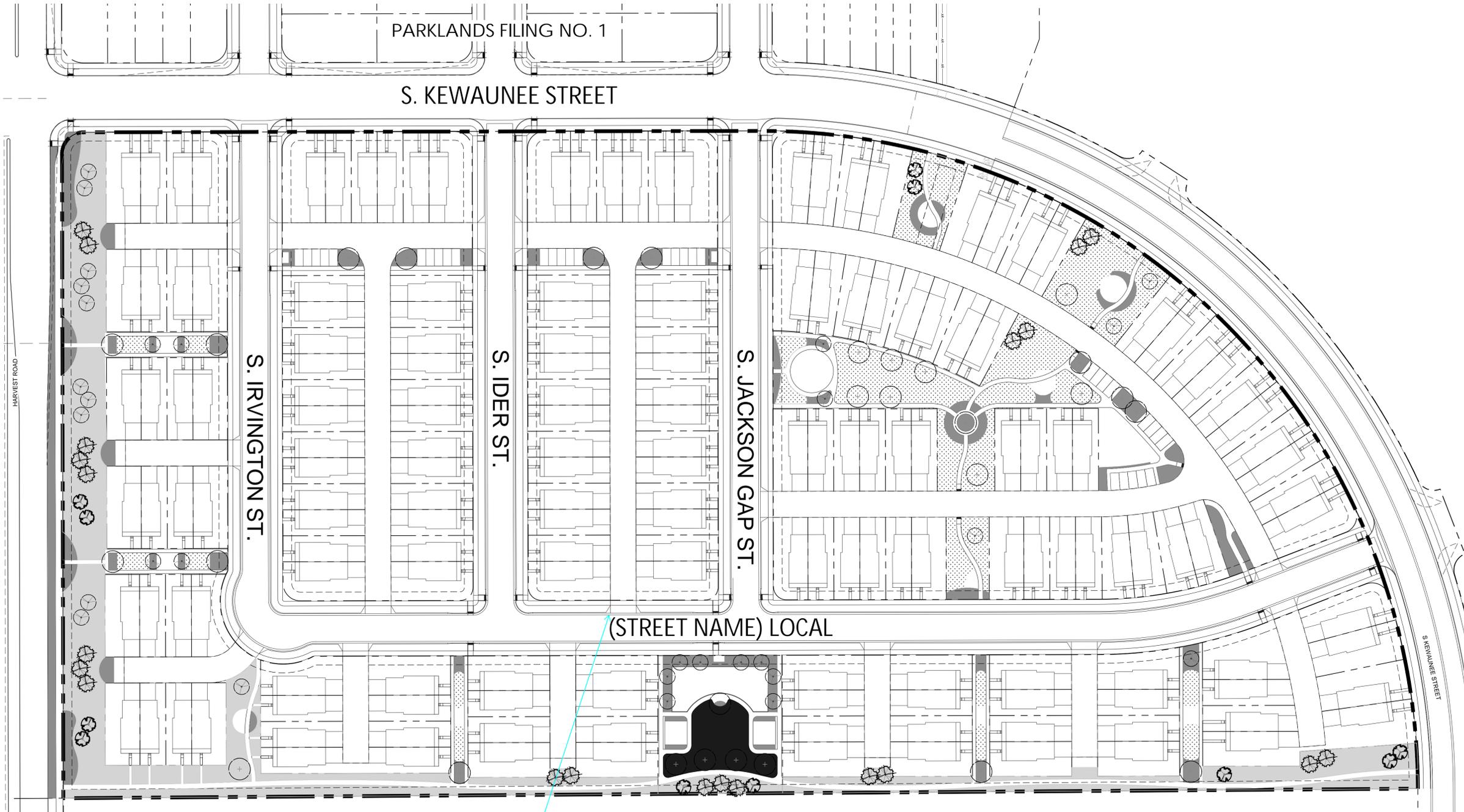
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WATER USE TYPE	AREA (SF)	PERCENTAGE OF AREA	
HIGH WATER USE (COOL SEASON GRASSES)	6,730	5%	
MODERATE WATER USE	44,901	30%	
LOW WATER USE	30,293	21%	
Z-ZONE	65,726	45%	
*TOTAL	147,650	100%	
* INCLUDES ALL HIGH WATER USE, LOW WATER USE, AND Z ZONE IN TRACT AREAS.			
	QUANTITY	AREA VALUE (SF)	TOTAL AREA
CANOPY TREES	9	706	6,354
EVERGREEN/ORNAMENTAL TREES	41	177	7,257
TOTAL	50		13,611
TOTAL AREA	161,261		

\*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



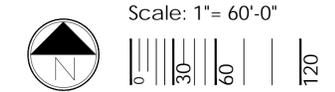
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HYDROZONE PLAN



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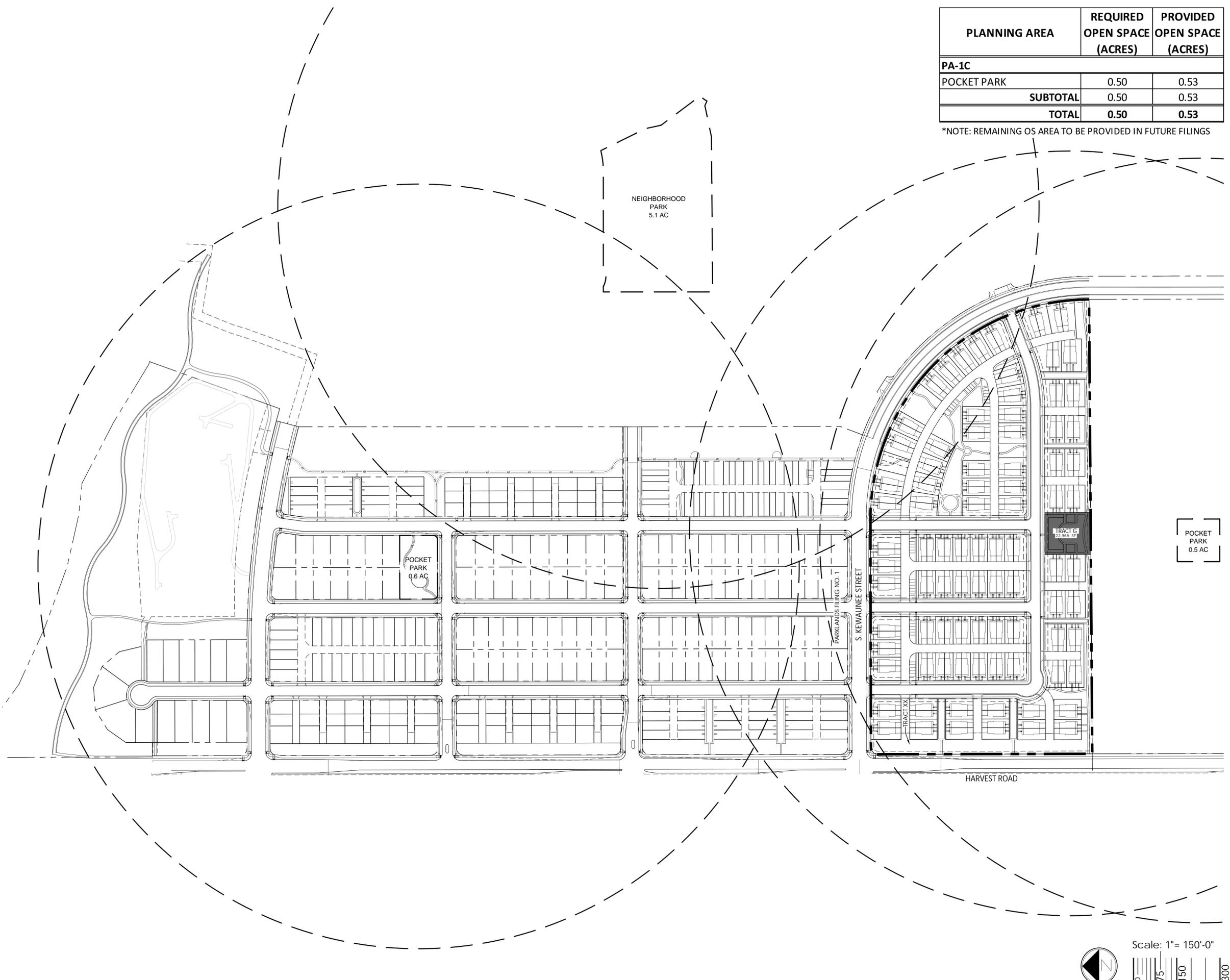
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PLANNING AREA	REQUIRED OPEN SPACE (ACRES)	PROVIDED OPEN SPACE (ACRES)
<b>PA-1C</b>		
POCKET PARK	0.50	0.53
<b>SUBTOTAL</b>	<b>0.50</b>	<b>0.53</b>
<b>TOTAL</b>	<b>0.50</b>	<b>0.53</b>

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

**LEGEND**

-  OPEN SPACE
-  POCKET PARK
-  FUTURE PARKS
-  1/4 MILE PARK RADIUS



NOT FOR CONSTRUCTION



OPEN SPACE PLAN

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

Scale: 1" = 150'-0"  
  


DESIGNED	DRAWN	CHECKED
SCALE (H):		SHEET NO.
SCALE (V):		
DATE:		22
PROJECT NO.		
DWG. NAME		of 23 sheets

NOT FOR CONSTRUCTION.

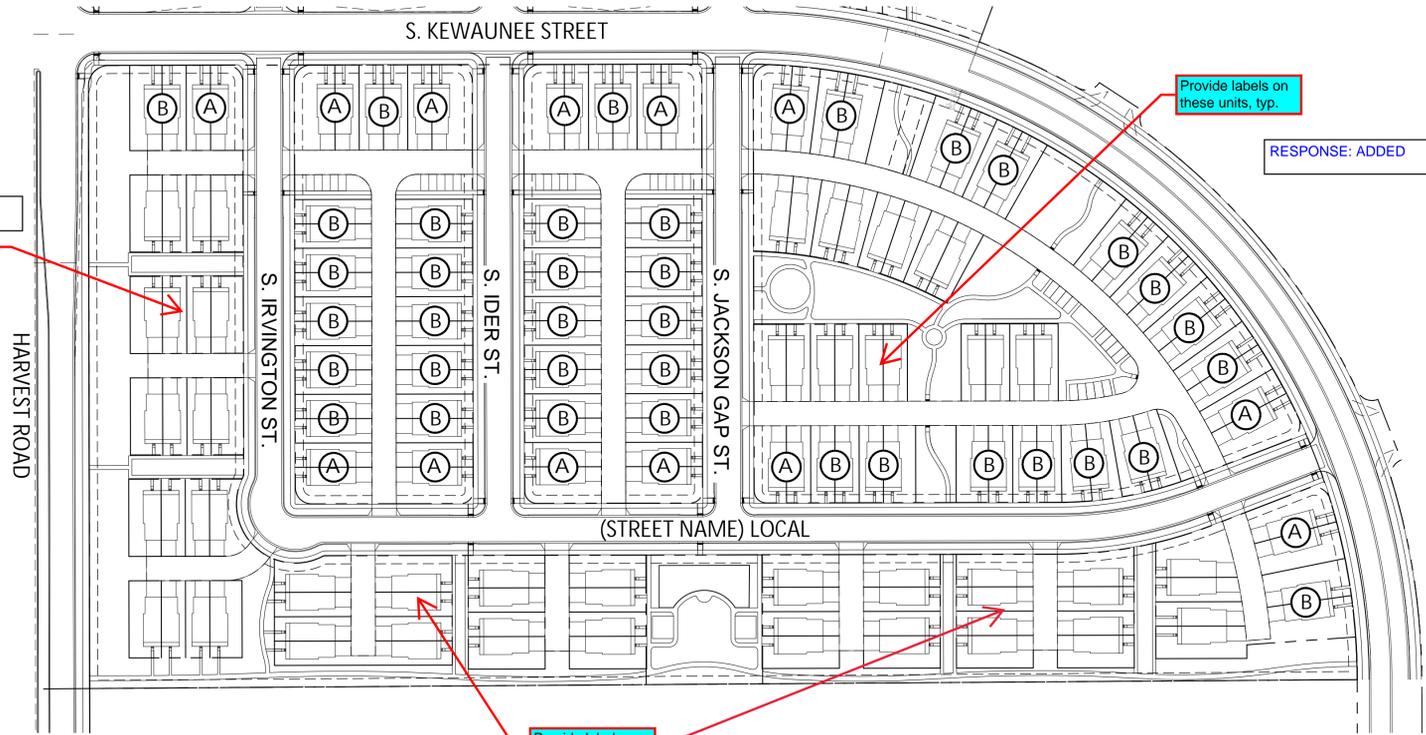
CASE NO.: TBD

RESPONSE: THERE WILL BE NO FENCES IN THIS FILING

Show a Fence and Column Plan.

RESPONSE: ADDED

Provide labels on these units, typ.



LEGEND

- A TWO-FAMILY (DUPLEX CORNER)
- B TWO-FAMILY (DUPLEX)

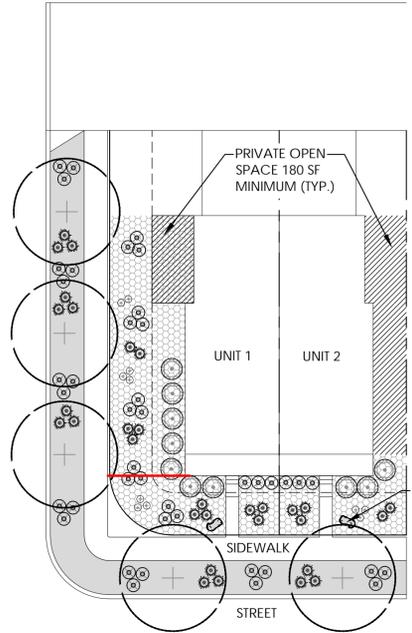
RESPONSE: ADDED

Provide labels on these units, typ.

Provide labels on these units, typ.

RESPONSE: ADDED

NOT FOR CONSTRUCTION

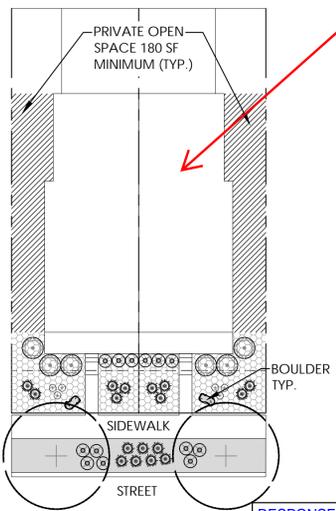


RESPONSE: ADDED

On each lot typical include any proposed fences, label and dimension all easements and include all utility connections. Provide a legend on this plan sheet as well with the symbology being used to represent this information. Include all the plant symbols as well.

Add note that states: Refer to sheets 14-17 for the Curbside Landscape Street Trees.

RESPONSE: ADDED



RESPONSE: ADDED

Label these

RESPONSE: ADDED

Provide a Two Family Duplex Typical on a Green Court as the trees in the green court can be counted toward the landscape requirements.

RESPONSE: ADDED GREEN COURT TYPICALS

there should be the same lot typicals in the landscape and site plans, i.e. duplex alley-loaded, green court, etc.

This should not be per duplex grouping, but per duplex unit. Side yard landscaping shall comply with front yard standards and include trees. List the front yard and side yard requirements separately by unit.

RESPONSE: REVISED

A TWO-FAMILY (DUPLEX CORNER LOT) SCALE: 1"=30'

LANDSCAPE STANDARDS:

- FRONT YARD UNIT 1 CORNER RESPONSE: ADDED
- 1. MINIMUM COUNT OF SHRUBS REQUIRED TWENTY-FOUR (24) AND SIXTEEN (16) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
- 2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

FRONT YARD UNIT 2 INTERIOR RESPONSE: ADDED

- 1. MINIMUM COUNT OF SHRUBS REQUIRED SIX(6) AND FOUR(4) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
- 2. TURF SHALL NOT BE PERMITTED IN FRONT YARD

CURBSIDE

- 1. MINIMUM COUNT OF SHRUBS REQUIRED IS TWENTY-ONE (21) AND FOURTEEN (14) GRASSES IN CURB SIDE LANDSCAPE

RESPONSE: REVISED

The shrubs and perennials and grasses total 40, but the plan shows 43. Please show the plan and totals to be the same.

The shrubs and perennials and grasses total 10, but the plan shows 14. Please show the plan and totals to be the same.

RESPONSE: REVISED

The plan shows 36 but the quantities list a total of 35-these should match, note that of the shrub count, there can be no more than 40% ornamental grasses.

B TWO-FAMILY (DUPLEX) INTERIOR RESPONSE: ADDED SCALE: 1"=30'

LANDSCAPE STANDARDS :

- FRONT YARD (PER LOT)
- 1. MINIMUM COUNT OF SHRUBS REQUIRED TWENTY-FOUR (24) AND SIXTEEN (16) PERENNIALS OR GRASSES SHALL BE INCLUDED PER LOT
- 2. TURF SHALL NOT BE PERMITTED IN FRONT YARD
- CURBSIDE
- 3. MINIMUM COUNT OF SHRUBS REQUIRED IS SEVEN (7) AND FIVE (5) GRASSES IN CURB SIDE LANDSCAPE

The plan is not showing 24 shrubs and 16 perennials or grasses. Only 11 are showing on the plan. Please show the plan and totals to be the same.

RESPONSE: REVISED

The plan shows 14 but the quantities list a total of 12- these should match, note that of the shrub count, there can be no more than 40% ornamental grasses.

RESPONSE: REVISED

RESPONSE: REVISED



LANDSCAPE TYPICALS



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

DESIGNED	DRAWN	CHECKED
SCALE (H):		
SCALE (V):		
DATE:	SHEET NO.	
PROJECT NO.	23	
DWG. NAME	of 23 sheets	

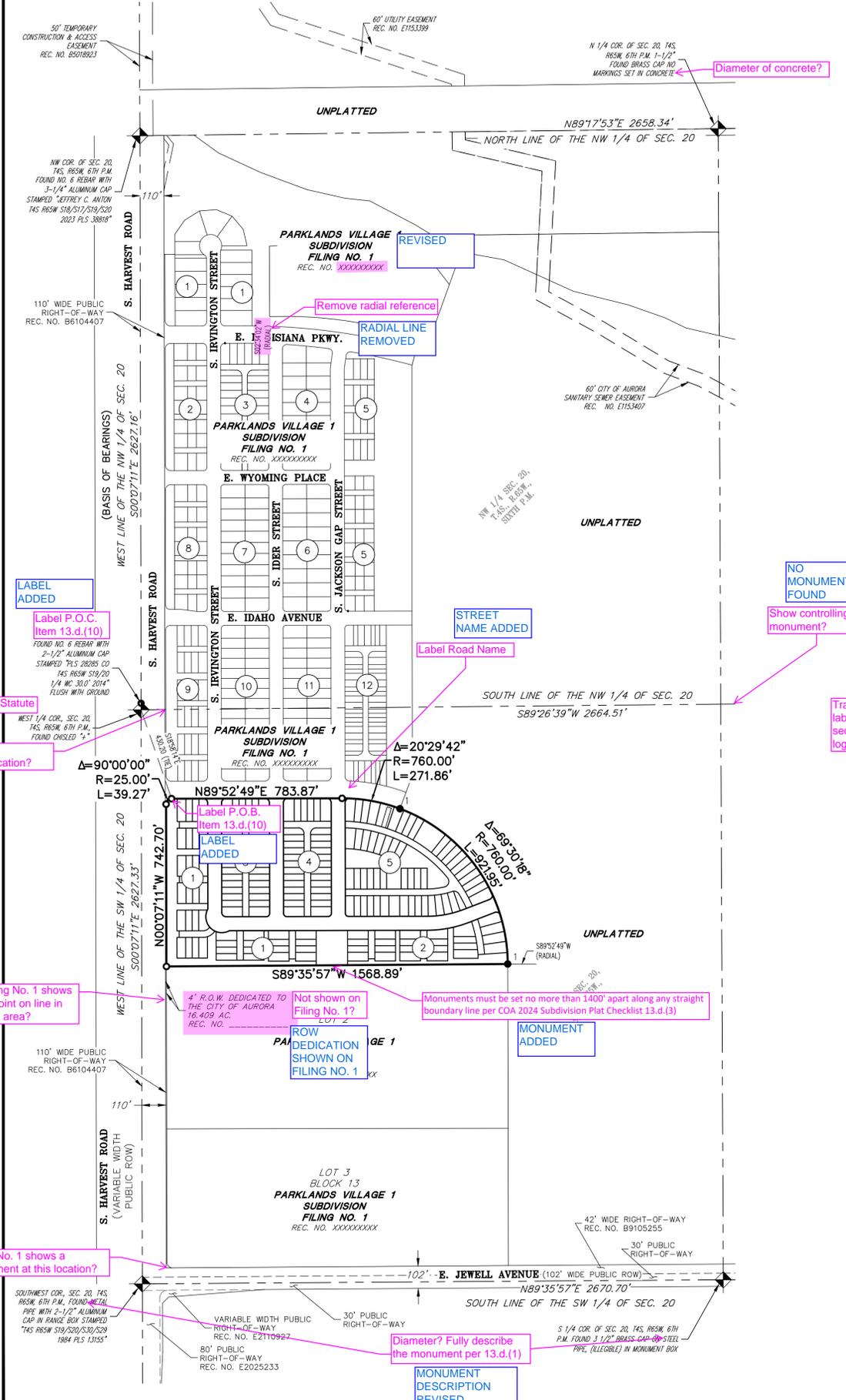


P:\ventura\capital\parklands\11\11\_2\CAD\Planning\Submittals\11\_Sheets\8\_Landscape\_Typicals.dwg May 23, 2024 cskelton



# PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

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.



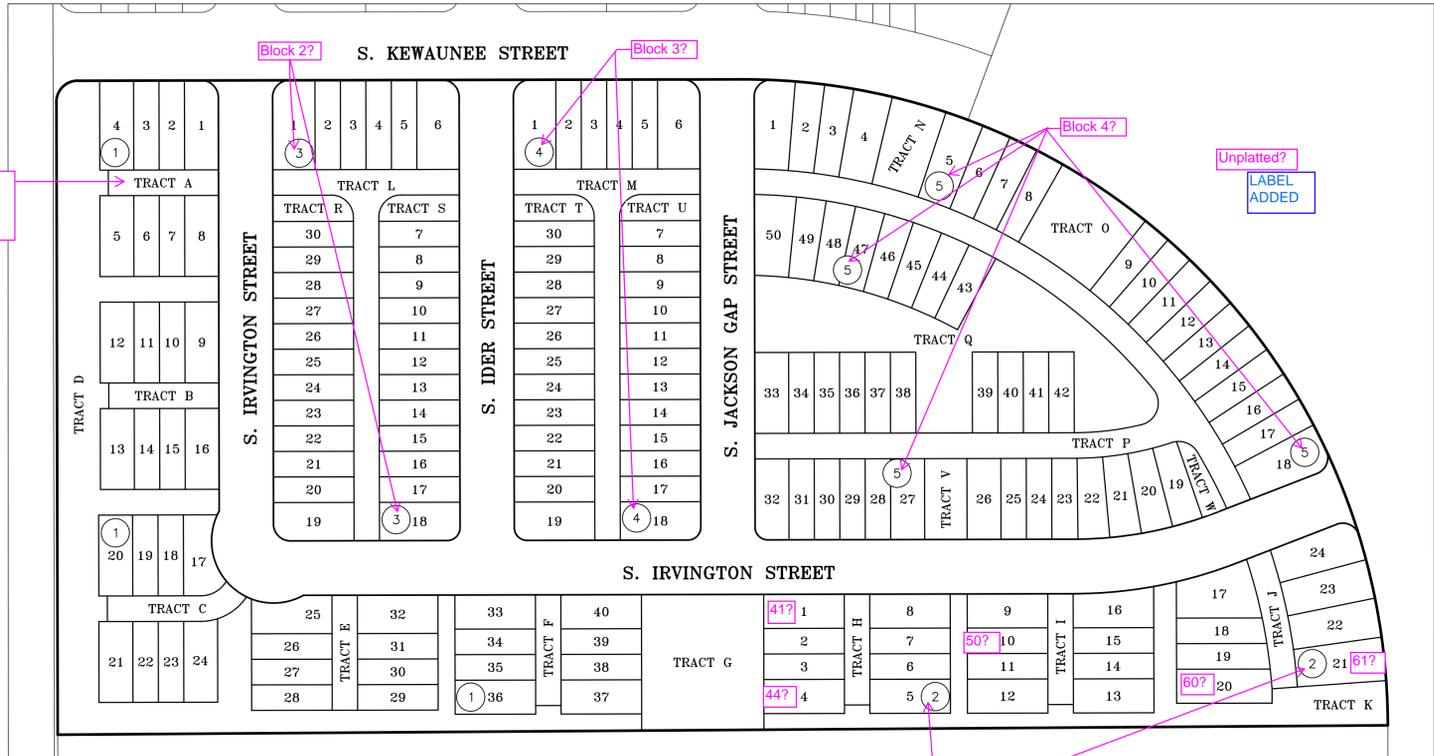
### MONUMENT SYMBOL LEGEND

- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
- ⊙ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE, PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2020.
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT OF WAY
- (NR) = NON-RADIAL
- ## BLOCK NUMBER

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	20.00'	31.42'
C2	52°08'37"	35.00'	31.85'
C3	52°08'37"	65.00'	59.16'
C4	93°52'23"	20.00'	32.77'
C5	94°11'10"	20.00'	32.88'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	20.00'	31.42'
C11	90°00'00"	20.00'	31.42'
C12	90°00'00"	26.00'	40.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	26.00'	40.84'
C14	90°00'00"	20.00'	31.42'
C15	90°00'00"	20.00'	31.42'
C16	90°00'00"	26.00'	40.84'
C17	90°00'00"	26.00'	40.84'
C18	90°00'00"	20.00'	31.42'
C19	92°38'37"	20.00'	32.34'
C20	115°52'59"	26.00'	52.59'
C21	13°20'53"	343.00'	79.91'
C22	77°03'22"	26.00'	34.97'
C23	6°50'09"	625.00'	74.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°44'12"E	4.32'
L2	S37°44'12"W	4.40'



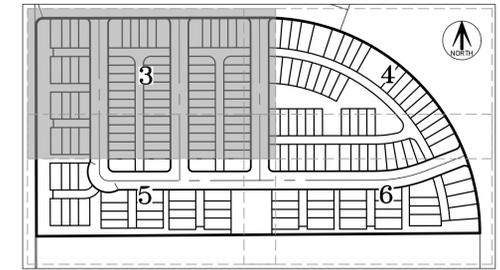
DETAIL  
SCALE: 1" = 100'

FOR REVIEW

<b>AZTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	<b>DEVELOPER</b> VENTANA CAPITAL, INC. <small>8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006</small>	<small>DATE OF PREPARATION:</small> 05/13/2024  <small>SCALE:</small> 1" = 300'  <small>SHEET</small> 2 OF 6
	<small>AzTec Proj. No.: 171023-03    Drawn By: GLW</small>	

# PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

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" = 300'

LINE WORK  
TO BE  
PROVIDED BY  
ENGINEER

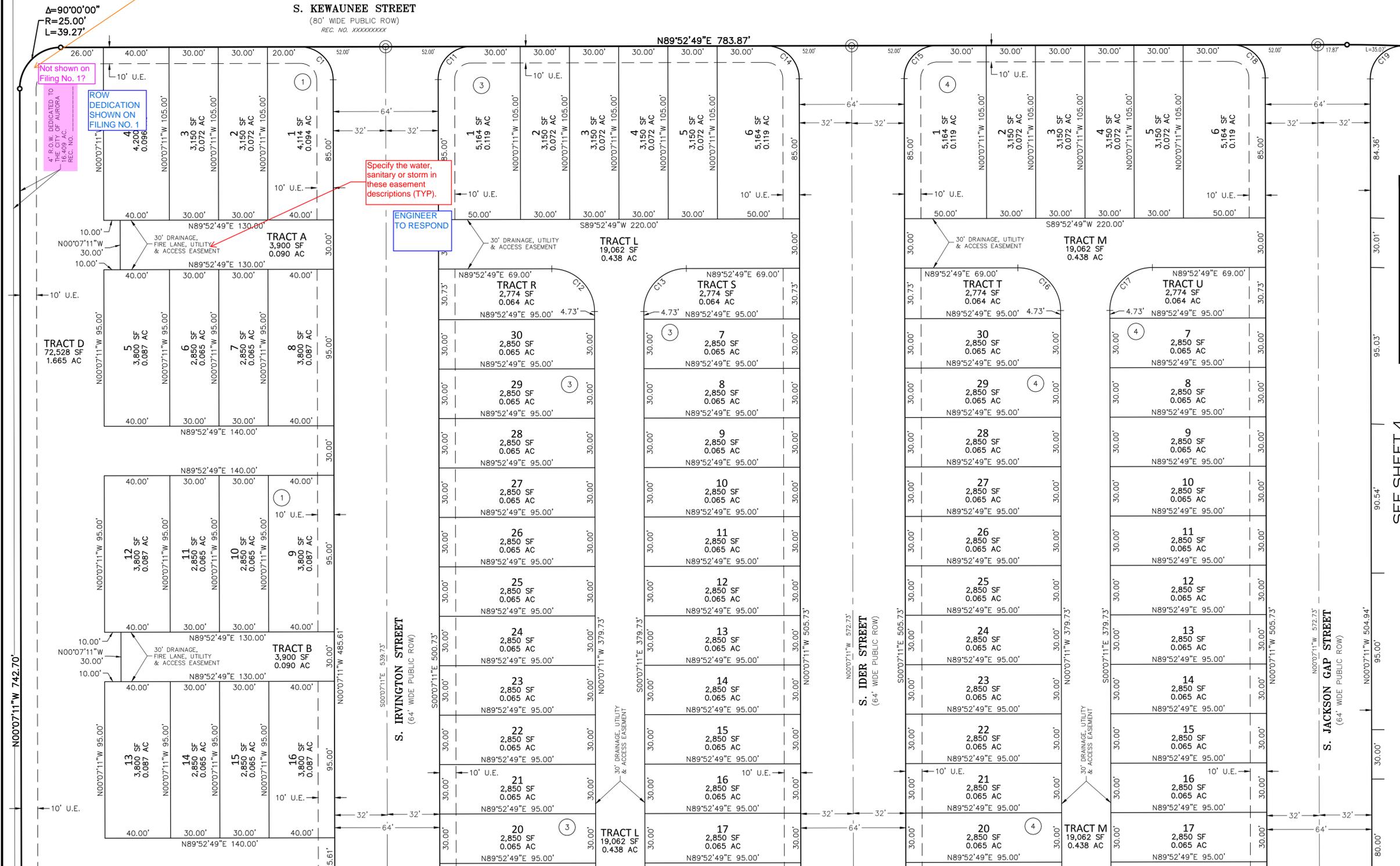
To permit maintenance of the proposed traffic signal equipment (such as controller cabinets, pull boxes, and signal poles), dedicate a traffic signal easement (consisting of a 75-ft corner chamfer from the intersection of flowlines)

Show opposing ROW per COA 2024  
Subdivision Plat Checklist Item #14.

REVISED -  
FULL ROW  
SHOWN

Specify the water,  
sanitary or storm in  
these easement  
descriptions (TYP).

ENGINEER  
TO RESPOND



**MONUMENT SYMBOL LEGEND**

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- ## BLOCK NUMBER

**SEE SHEET 2  
FOR CURVE TABLES**

Remove company logo from the north arrow  
COA 2024 Subdivision Plat Checklist Item  
#13.c., plat border, or signature block COA  
2024 Subdivision Plat Checklist Item #1.  
(Typical)

**NORTH  
ARROW  
REVISED**

SEE SHEET 4

SEE SHEET 5

SEE SHEET 5

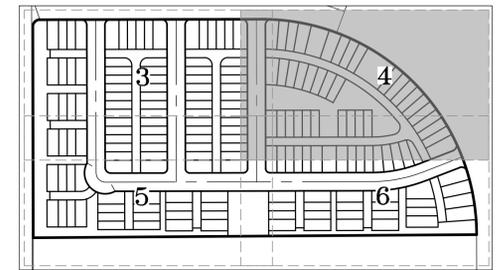
FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

	<b>DEVELOPER</b> <b>VENTANA CAPITAL, INC</b>	DATE OF PREPARATION: 05/13/2024
	8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	SCALE: 1" = 30'  SHEET 3 OF 6
Aztec Proj. No.: 171023-03    Drawn By: GLW		

# PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

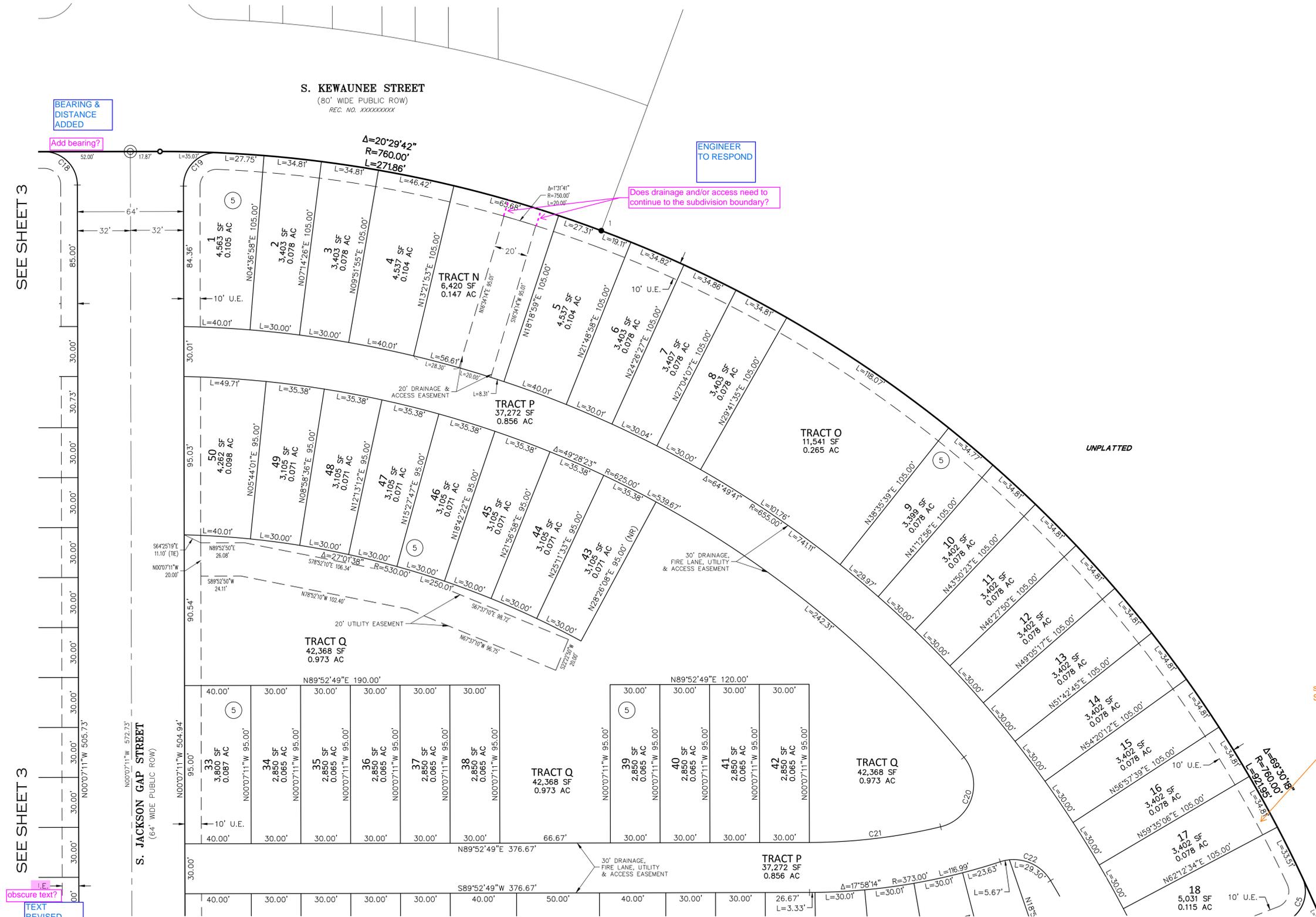
SITUATED IN SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



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U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
(NR)	NON-RADIAL
(##)	BLOCK NUMBER

SEE SHEET 2  
FOR CURVE TABLES



BEARING & DISTANCE ADDED

Add bearing?

ENGINEER TO RESPOND

Does drainage and/or access need to continue to the subdivision boundary?

LINE WORK TO BE PROVIDED BY ENGINEER

sight easement see Site plan

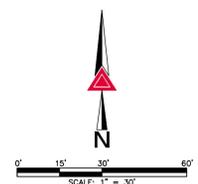
SEE SHEET 3

SEE SHEET 3

obscure text?  
TEXT REVISED

SEE SHEET 6

SEE SHEET 6



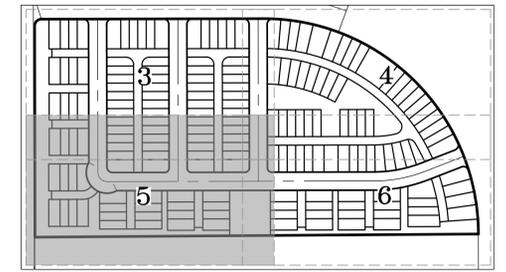
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<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>VENTANA CAPITAL, INC</b>	DATE OF PREPARATION: 05/13/2024
	8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	SCALE: 1" = 30'
AzTec Proj. No.: 171023-03 Drawn By: GLW		

# PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

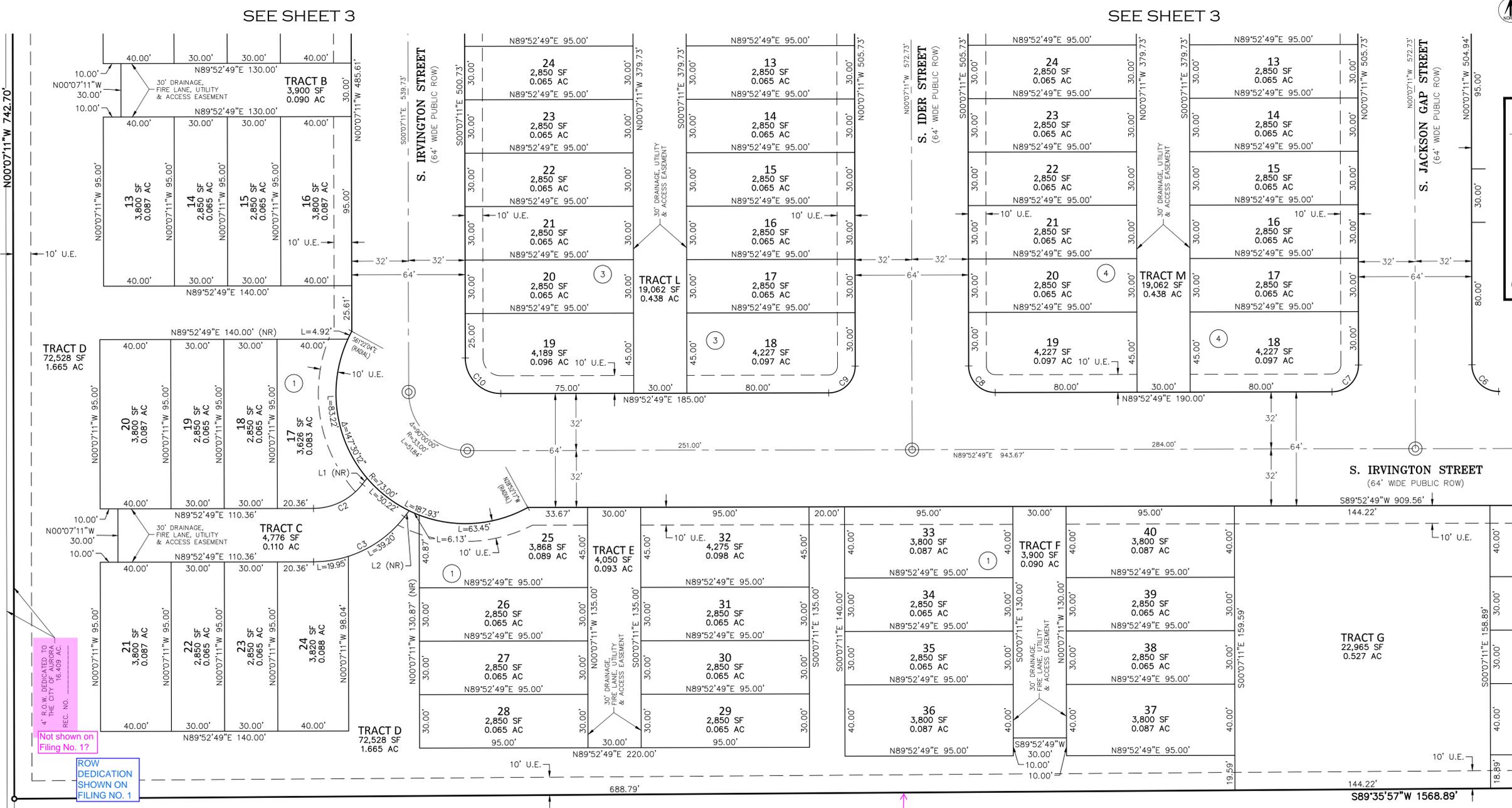
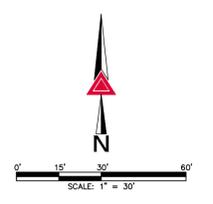
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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.



KEY MAP  
SCALE: 1" = 300'

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	U.E. = UTILITY EASEMENT
	R.O.W. = RIGHT OF WAY
	(NR) = NON-RADIAL
	## BLOCK NUMBER

SEE SHEET 2  
FOR CURVE TABLES



4' R.O.W. DEDICATED TO THE CITY OF AURORA REC. NO. 16,409 AC

Not shown on Filing No. 17

ROW DEDICATION SHOWN ON FILING NO. 1

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

Monuments must be set no more than 1400' apart along any straight boundary line per COA 2024 Subdivision Plat Checklist 13.d.(3)

MONUMENT ADDED

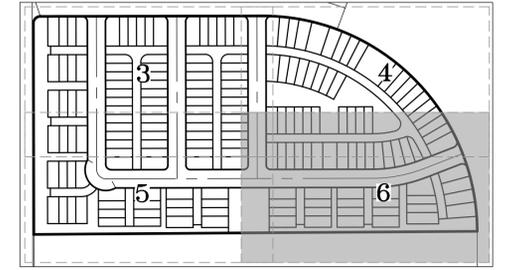
FOR REVIEW

FOR AND ON BEHALF OF  
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<b>AZTEC</b> CONSULTANTS, INC. <small>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</small>	<b>DEVELOPER</b> VENTANA CAPITAL, INC <small>8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006</small>	DATE OF PREPARATION:	05/13/2024
	Aztec Proj. No.: 171023-03    Drawn By: GLW		SCALE:
			SHEET 5 OF 6

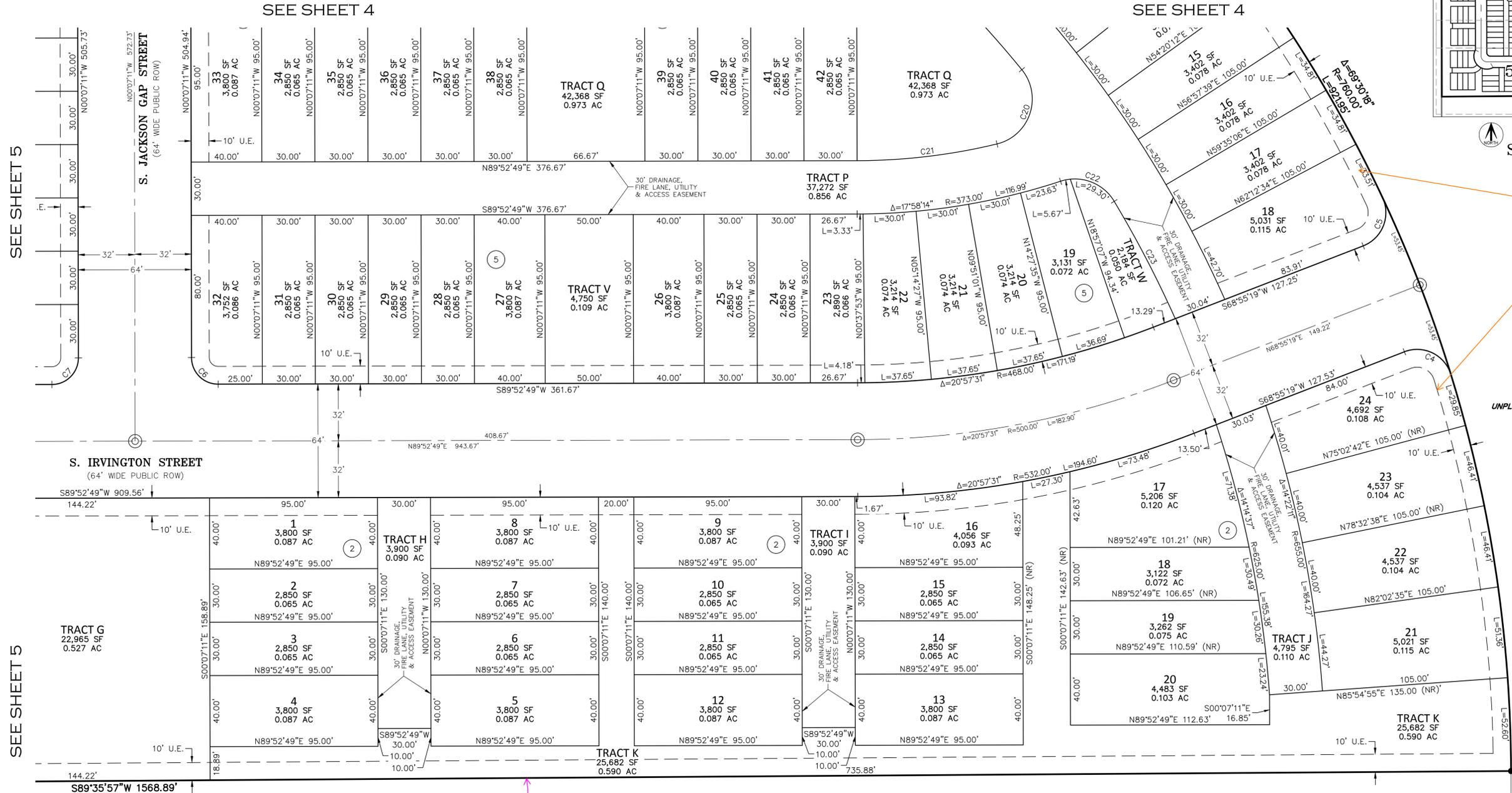
# PARKLANDS VILLAGE 1 SUBDIVISION FILING NO. 2

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" = 300'

sight easement see Site plan  
LINE WORK TO BE PROVIDED BY ENGINEER



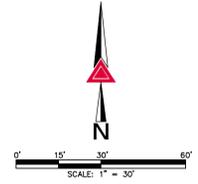
Monuments must be set no more than 1400' apart along any straight boundary line per COA 2024 Subdivision Plat Checklist 13.d.(3)

MONUMENT ADDED

MONUMENT SYMBOL LEGEND	
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U.E.	= UTILITY EASEMENT
R.O.W.	= RIGHT OF WAY
(NR)	= NON-RADIAL
##	BLOCK NUMBER

SEE SHEET 2 FOR CURVE TABLES

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



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

<b>AZTEC</b> CONSULTANTS, INC. 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	DEVELOPER <b>VENTANA CAPITAL, INC</b>	DATE OF PREPARATION: 05/13/2024
	8678 CONCORD CENTER DRIVE, SUITE 200 ENGLEWOOD, CO 80112 303.346.7006	SCALE: 1" = 30'
AzTec Proj. No.: 171023-03 Drawn By: GLW		

# PARKLANDS VILLAGE 1 SITE PLAN NO. 2

LOCATED AT THE NORTHEAST CORNER OF E JEWELL AVENUE AND S HARVEST ROAD  
 LOCATED IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF  
 AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**LEGAL DESCRIPTION:** Description can be reduced to Lot 1, Block 13 Parklands Village 1 Subdivision Filing No. 1?

A PARCEL OF LAND BEING A PORTION OF A PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 1, 2023, AT RECEPTION NO. E3006478 IN THE RECORDS OF THE ARAPAHOE COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Description reduced to show information for filing 2 only.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO BEAR SOUTH 00°07'11" EAST, A DISTANCE OF 2627.16 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 89°17'53" EAST, A DISTANCE OF 110.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD AS RECORDED AT RECEPTION NO. B0150914 IN SAID RECORDS AND NORTHERLY LINE OF THAT PARCEL AS DESCRIBED AT SAID RECEPTION NO. E3006478 ALL RECORDED IN SAID RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING NINE (9) COURSES:

- NORTH 89°17'53" EAST, A DISTANCE OF 138.03 FEET;
- SOUTH 54°08'22" EAST, A DISTANCE OF 140.06 FEET;
- SOUTH 65°16'42" EAST, A DISTANCE OF 212.00 FEET;
- SOUTH 69°43'05" EAST, A DISTANCE OF 228.00 FEET;
- SOUTH 77°18'19" EAST, A DISTANCE OF 179.00 FEET;
- SOUTH 83°46'03" EAST, A DISTANCE OF 115.00 FEET;
- SOUTH 62°27'12" EAST, A DISTANCE OF 236.00 FEET;
- SOUTH 58°35'19" EAST, A DISTANCE OF 235.00 FEET;
- SOUTH 79°41'51" EAST, A DISTANCE OF 9.64 FEET;

The site plan for filing 1 (RSN 1730386) shall be approved prior to the approval of this site plan because it includes necessary infrastructure.

The following general note was added to the sheet:  
 "THE PARKLANDS VILLAGE 1 FILING NO. 1 (RSN 1730386) SHALL BE APPROVED PRIOR TO THE APPROVAL OF THIS SITE PLAN DUE TO THE NECESSARY INFRASTRUCTURE."  
 RSN value for filing 1 also added as needed.

THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 19°48'22" WEST, A DISTANCE OF 321.99 FEET;

THENCE NORTH 74°39'50" WEST, A DISTANCE OF 43.39 FEET; [Along the arc of a curve?]

Not needed, removed.

THENCE SOUTH 14°55'38" WEST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1125.85 FEET;

THENCE SOUTH 00°01'42" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 687.00 FEET;

THENCE SOUTH 20°22'32" WEST, A DISTANCE OF 163.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 760.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°22'32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°30'18", AN ARC LENGTH OF 921.95 FEET;

THENCE SOUTH 00°07'11" EAST, A DISTANCE OF 1379.91 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST JEWELL AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°35'57" WEST, A DISTANCE OF 1572.89 FEET TO THE EASTERLY RIGHT-OF-WAY OF SOUTH HARVEST ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- NORTH 00°07'11" WEST, A DISTANCE OF 2554.79 FEET;
- NORTH 00°07'11" WEST, A DISTANCE OF 2628.28 FEET TO THE POINT OF BEGINNING,

COUNTY OF ARAPAHOE,  
 STATE OF COLORADO.

CONTAINING AN AREA OF 150.647 ACRES, (6,562,195 SQUARE FEET), MORE OF LESS.

**IMPLEMENTATION PLAN FOR 174 DUPLEXES**

2018-INTERNATIONAL BUILDING CODE	COLORADO STATE HOUSE BILL 03-1221
ACCESSIBLE DWELLING UNITS: REQUIRED: 7 UNITS (4%) N/A PER IRC AND IBC 1107.6.3 PROVIDED: 78 UNITS N/A PER IRC AND IBC 1107.6.3	ACCESSIBLE DWELLING UNITS: TYPE A DWELLING UNIT (6 POINTS), TYPE A MULTISTORY DWELLING UNIT (5 POINTS), TYPE B DWELLING UNIT (4 POINTS), TYPE B MULTISTORY DWELLING UNIT (3 POINTS), TYPE B VISITABLE GROUND PLAN (1 POINT) REQUIRED: 78 POINTS (172-185 UNITS, 174 PROPOSED) PROVIDED: 78 POINTS

**IMPLEMENTATION PLAN NOTES:**

1. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTIFAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUED HARDSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.  
 2. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 - 1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT.

**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

**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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

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

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

**CITY OF AURORA APPROVALS:**

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

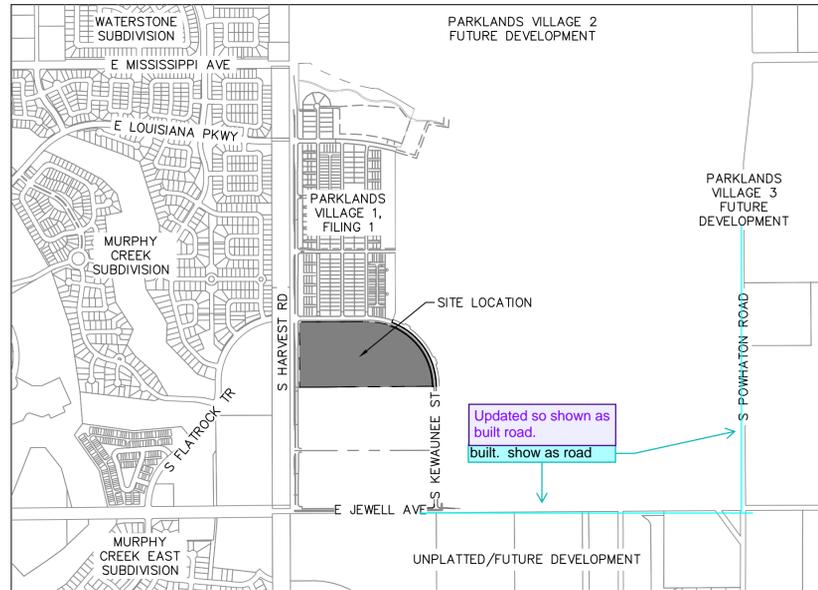
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ (CHAIRPERSON) DATE: \_\_\_\_\_

CITY COUNCIL: \_\_\_\_\_ (MAYOR) DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ (CITY CLERK) DATE: \_\_\_\_\_

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



Updated so shown as built road. built. show as road

and Zoning

Text updated to read "Planning and Zoning".

**PROJECT DATA TABLE:**

TOTAL LAND AREA WITHIN PROPERTY LINES	25.90 AC.
LANDSCAPE AREA	8.22 AC. (31.7% OF SITE)
HARDSCAPE AREA	8.95 AC. (34.6% OF SITE)
LOT AREA	8.73 AC. (33.7% OF SITE)
NUMBER OF DWELLING UNITS PROPOSED	174
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	13 SPOTS + LOCAL ON-STREET PARALLEL SPOTS
AREA PER MONUMENT SIGN ALLOWED	96 S.F. & 6' MAX HEIGHT, 2 PER ENTRANCE AT AN ARTERIAL/COLLECTOR ENTRANCE
MONUMENT SIGNS PROPOSED	N/A

Please clearly identify the code to which the dwellings will be built. IRC or the IBC?

IBC Construction Type added to project data table.

Signs are not required but you should show possible locations or an amendment will be required if you want to add them later.

Table updated to show no signs proposed, but there is an existing sign on north west corner of site that is planned to be constructed as a part of V1F1.

identified for green court units specifically? there appear to be more than 13 guest parking spots throughout

Updated to show accurate number of guest parking spaces on site.

needs an amendment box

Amendment box added.

remove "of 23" from sheets and just leave the page number

Removed from all sheets.

**SHEET INDEX:**

1	COVER SHEET
2-3	SITE PLAN DETAILS
4	CONTEXT MAP
5	OVERALL SITE PLAN
6-7	SITE PLAN
8	LINE & CURVE TABLES
9	OVERALL UTILITY PLAN
10-11	GRADING & UTILITY PLAN
12-23	LANDSCAPE PLANS & PHOTOMETRIC PLANS

**THE PARKLANDS VILLAGE 1 - SITE PLAN NO. 2 COVER SHEET**

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

DESIGNED BAW/HJR	DRAWN BAW/HJR	CHECKED LNS
SCALE (H): N/A	SCALE (V): N/A	
DATE: MAY 2024		SHEET NO. 1
PROJECT NO. 196480001		of 23 sheets
DWG. NAME CV-FIC-480001.dwg		

1ST SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

K:\VEN\_Civil\196480001\_Parklands\_Village\_1\CADD\Filing\_1\Civil\PlanSheets\Site\_Plan\CV-FIC-480001.dwg May 22, 2024 moyalewey  
 XREFS: XTB-SF-FIC-480001-EMU-605-PARCELS-SEM-FI-480001.dwg  
 OF AND WERE PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE CLIENT AND UNDER THE SUPERVISION AND AUTHORITY OF KIMLEY-HORN AND ASSOCIATES, INC. NO OTHER PERSONS SHALL BE HELD RESPONSIBLE FOR THE CONTENTS OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.

CASE NO.: TBD

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 OF 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**

- 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.
- 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 SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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.
- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNAL CODE COUNCIL (ICC) A117.1-2017.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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 UNOBTSTRUCTED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- 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.
- 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 CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
- 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.
- 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 PARKING 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.

**SIGNING AND LIGHTING NOTES**

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

Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

Note added as #25 of the General Site Plan Notes.

This note looks like it was copied from Phase 1a. The only signal along the frontage of this development is Kewaunee Street and Harvest Road. It would be Wording updated to match current filing roadway improvements.

Aircraft Noise Reduction (LDN): New site plans for residential and commercial structures located within a Noise Impact District must include the following note: ATTENTION BUILDING DIVISION: per ARTICLE XI, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACUSTIC ANALYSIS, PREPARED BY AN ACUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING \_\_\_\_ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Please add the Aircraft Noise Reduction Note as shown to the General Site Plan Notes

Aircraft noise reduction note added as shown.

**BASIS OF BEARINGS**

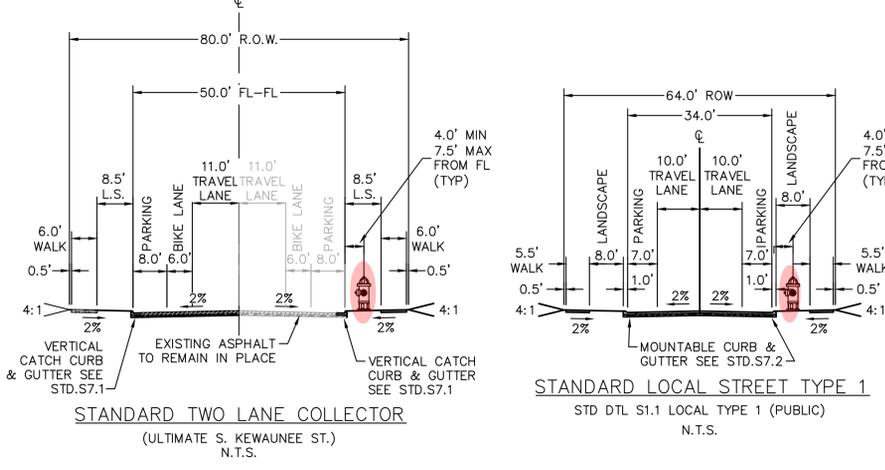
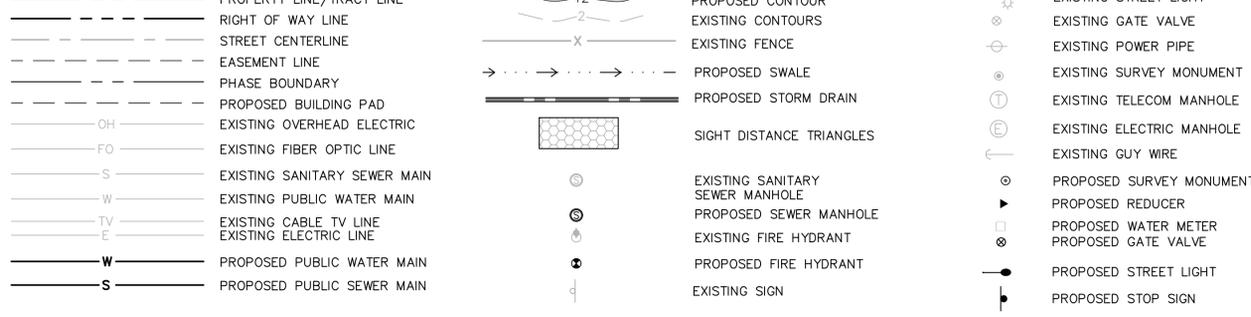
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARING S00°06'53"E, A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

TRACT TABLE			
TRACT ID	AREA (AC)	USAGE	OWNERSHIP
PUBLIC ROW	2.09	ACCESS, UTILITIES, PEDESTRIANS, DRAINAGE	CITY OF AURORA
TRACT A	0.08	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT B	0.08	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT C	0.10	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT D	1.70	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT E	0.09	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT F	0.08	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT G	0.53	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT H	0.08	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT I	0.08	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT J	0.11	FIRE LANE, UTILITY, DRAINAGE & ACCESS ESMT	HOA
TRACT K	0.61	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT L	0.44	FIRE LANE, UTILITY, DRAINAGE & ACCESS ESMT	HOA
TRACT M	0.44	FIRE LANE, UTILITY, DRAINAGE & ACCESS ESMT	HOA
TRACT N	0.15	LANDSCAPE/TRAIL CORRIDOR & DRAINAGE EASEMENT	HOA
TRACT O	0.24	LANDSCAPE/TRAIL CORRIDOR EASEMENT*	HOA
TRACT P	0.86	FIRE LANE, UTILITY, & ACCESS ESMT	HOA
TRACT Q	0.97	LANDSCAPE/TRAIL CORRIDOR*	HOA
TRACT R	0.06	PARKING/LANDSCAPE	HOA
TRACT S	0.06	PARKING/LANDSCAPE	HOA
TRACT T	0.06	PARKING/LANDSCAPE	HOA
TRACT U	0.06	PARKING/LANDSCAPE	HOA
TRACT V	0.11	LANDSCAPE/TRAIL CORRIDOR*	HOA

Tract W? Tracts have been updated. No Tract W is required.

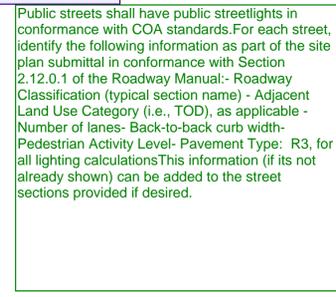
what is asterisk for? Note added explaining the meaning of the asterisk.

**LEGEND**



entire width is paved? 1. what is required FL width? We prefer not to have 30' of paved alley. 2. do all alleys have fire lane? 3. Reduce access easement and alley width where utilities are provided from the street.

Alleys updated to be 26' cross-section updated as needed.



Photometric table added to detail sheet.

per plat there are several options. show all. typ

All alleys updated to 26' in width. The easement utility types were added. Note #3 was added to provide additional information on the types of easements within the alley.

Remove the copyright from all sheets. Copyright removed from all sheets.

Know what's below. Call before you dig.

THE PARKLANDS VILLAGE 1 - **Site Plan** NO. 2

SITE PLAN DETAILS

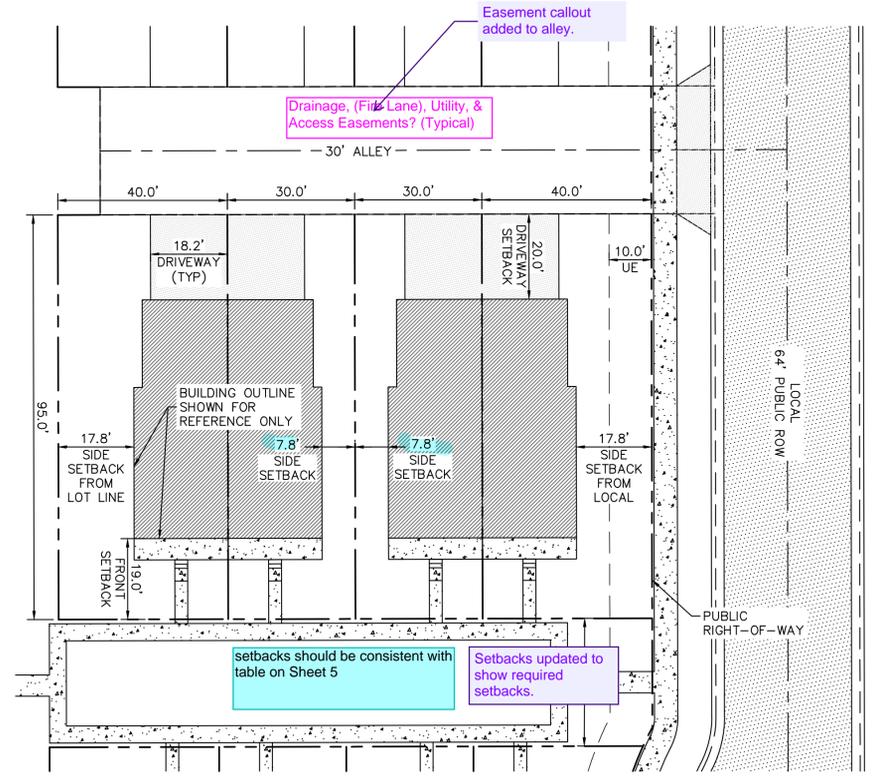
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DESIGNED BAW/HJR	DRAWN BAW/HJR	CHECKED LNS
SCALE (H): 1" = 150'		SHEET NO. <b>2</b>
SCALE (V): N/A		
DATE: MAY 2024		of 23 sheets
PROJECT NO. 196480001		
DWG. NAME SP-DTLS-FIC-480001.dwg		

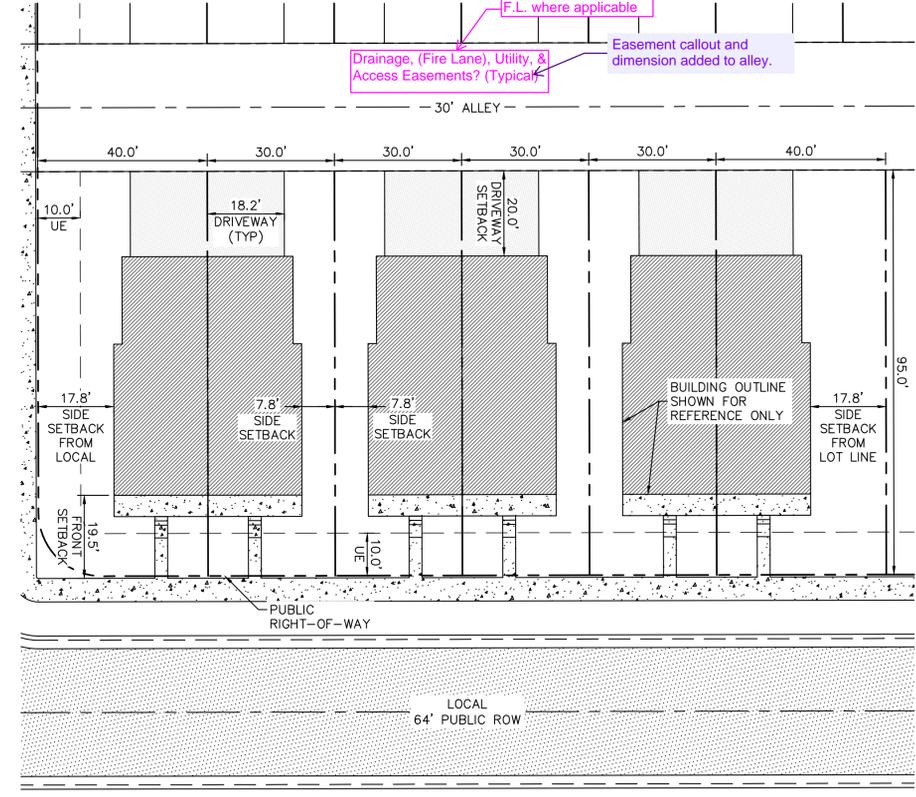
1ST SUBMITTAL SITE PLAN. FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

Comment removed from all sheets.

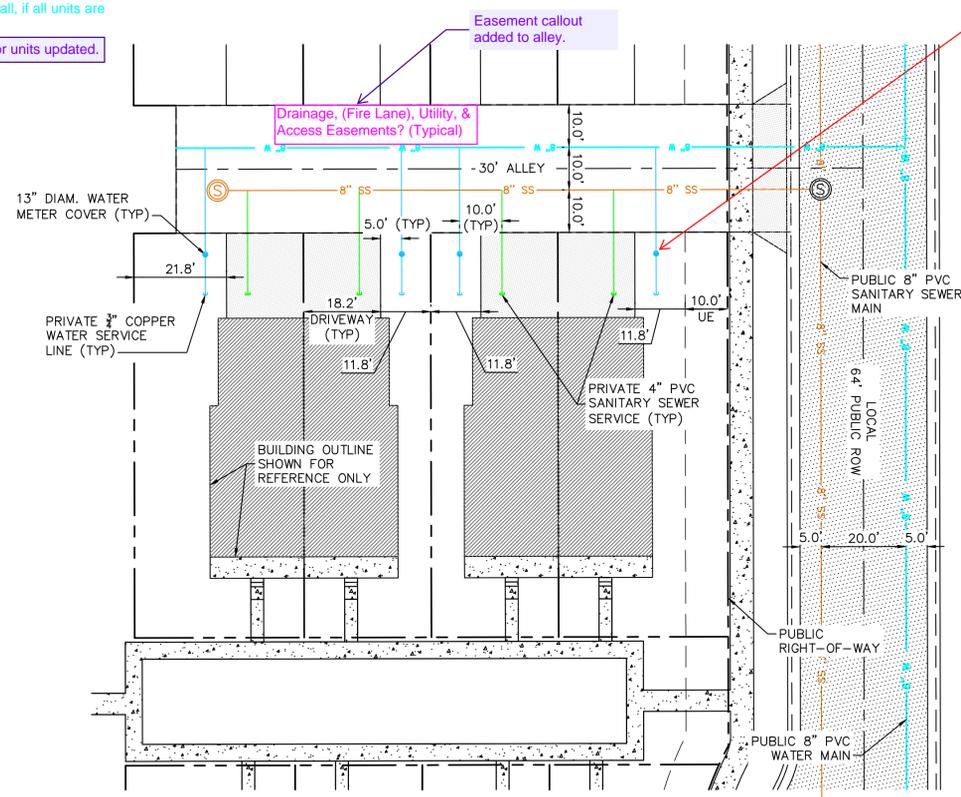
K:\VEN\_Civil\196480001\_Parklands Village 1\CADD\10\PlanSheets\Site Plan\SP-DTLS-FIC-480001.dwg May 22, 2024 moya.lewey



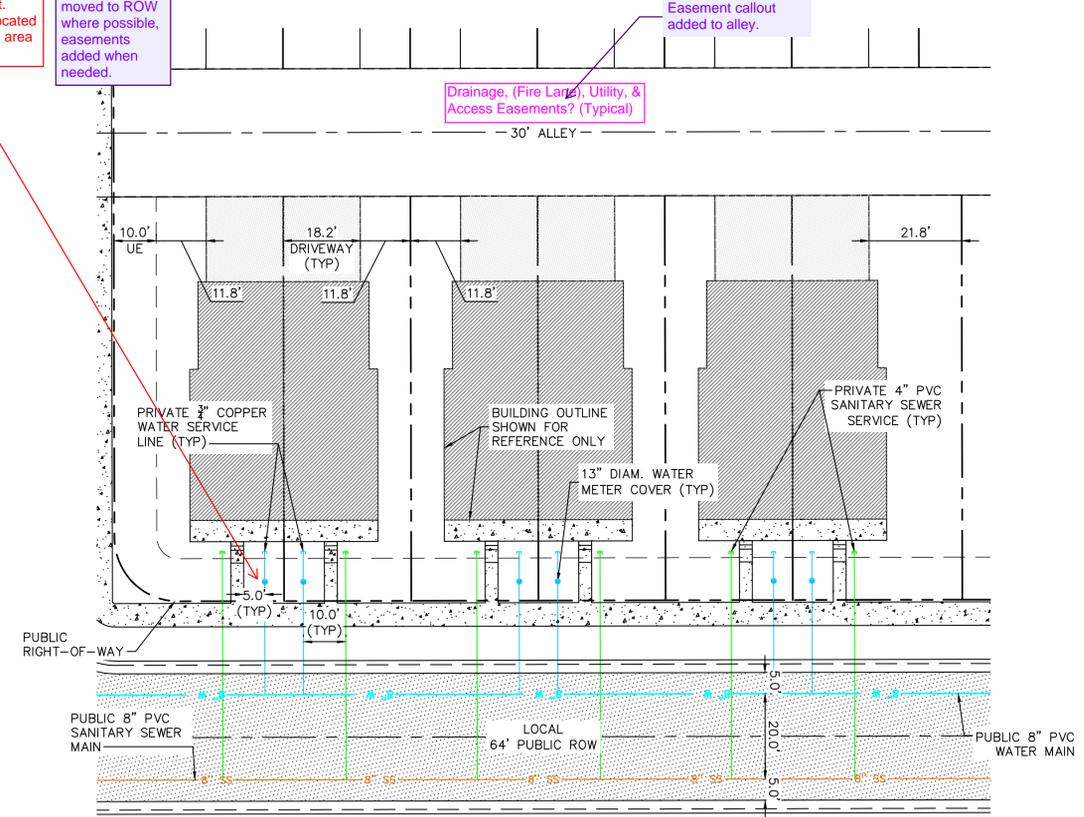
DETAIL #1  
TWO-FAMILY (DUPLIX) ALLEY-LOADED GREENCOURT DUPLIX LOT  
TYPICAL LOT SETBACK DETAIL  
1" = 20'



DETAIL #2  
TWO-FAMILY (DUPLIX) ALLEY-LOADED DUPLIX LOT  
TYPICAL LOT SETBACK DETAIL  
1" = 20'



DETAIL #3  
TWO-FAMILY (DUPLIX) ALLEY-LOADED GREENCOURT DUPLIX LOT  
TYPICAL LOT UTILITY DETAIL  
1" = 20'



DETAIL #4  
TWO-FAMILY (DUPLIX) ALLEY-LOADED DUPLIX LOT  
TYPICAL LOT UTILITY DETAIL  
1" = 20'

Street facing units must have 180 sf useable open space. Show location. TYP

Useable space to be shown on landscape plans, and callout added to civil plans.

All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street. If porches are provided to meet this requirement, they shall be a minimum 45 square feet in area and a minimum of five feet wide in the narrowest porch dimension. Porches and stoops facing the Green Court open space may extend up to five feet beyond the building façade provided that no roof or associated structure exceeds one story in height.

Comment noted. Notes added beneath the Green Court Lot Detail #1.

"Two-Family" - these are duplexes and are not single-family attached

Update for all, if all units are duplexes

Water meters must be located in the ROW or dedicated water easement. Also, must be located in a landscaped area (TYP).

Water meter locations updated and moved to ROW where possible, easements added when needed.

Naming for units updated.

Easement callout added to alley.

Naming for units updated.

Naming for units updated.

K:\VEN\_Civil\196480001\_Parklands Village 1\CADD\PlanSheets\Site Plan\SP-DTL5-FIC-480001.dwg May 22, 2024 moylejw  
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VILLAGE 1 - FILING NO. 2  
SITE PLAN DETAILS



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	SCALE (H): 1" = 150'			
	SCALE (V): N/A			
	DATE: MAY 2024			
PROJECT NO. 196480001		DWG. NAME SP-DTL5-FIC-480001.dwg		of 23 sheets

CASE NO.: TBD



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 XREFS: 196480001\_Site Plan\SP-OV-FIC-480001.dwg, 196480001\_Site Plan\SP-OV-FIC-480001.dwg, 196480001\_Site Plan\SP-OV-FIC-480001.dwg, 196480001\_Site Plan\SP-OV-FIC-480001.dwg  
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REVISION PER COMMENTS ON SHT 3 typ

VILLAGE 1 SITE PLAN NO. 2 LOT COUNT SUMMARY

TYPE**	UNIT DESCRIPTION	MARKER	MIN LOT SIZE	UNIT COUNT	% OF TOTAL UNITS
6	SINGLE-FAMILY ATTACHED, ALLEY-LOADED GREENCOURT DUPLEX WITH AT LEAST 35' FRONTAGE*	▲	64' X 41'	26	15%
7	SINGLE-FAMILY ATTACHED, ALLEY-LOADED GREENCOURT DUPLEX WITH LESS THAN 35' FRONTAGE*	□	26' X 82'	48	28%
8	SINGLE-FAMILY ATTACHED, ALLEY-LOADED, DUPLEX*	■	26' X 82'	100	57%
TOTAL			N/A	174	100%

\*TOTAL SMALL LOT UNITS (MAX 65% PER MP) = 509 (64.8% OF TOTAL) NOT INCLUDING 1D OR 1E  
 \*\*LOT TYPE IS DETERMINED BY CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE 4.2.3.A.8 TABLE 4.2-8.  
 VILLAGE 1 NEIGHBORHOOD 1C LOT DISTRIBUTION INCLUDES 1A, 1B, 1C, 1D, 1E, AND DOES NOT INCLUDE THE MULTI-FAMILY PARCEL OR COMMERCIAL PARCEL. IT IS ASSUMED THAT THERE ARE 786 TOTAL UNITS IN FULL BUILDOUT OF VILLAGE 1 NEIGHBORHOOD AND THEREFORE THE SMALL LOT MAXIMUM REMAINS BELOW 65%.

VILLAGE 2 CREEKSIDE NEIGHBORHOOD LOT MIX TRACKER

LOT TYPE**	LOT TYPE DESCRIPTION	MIN LOT FRONTAGE/WIDTH	MIN LOT AREA (SF)	LOT COUNT	% OF TOTAL LOTS
6	GREENCOURT/MOTORCOURT WITH AT LEAST 35' FRONTAGE	35'	1250 / 1380 (END LOT)	26	15%
7	GREENCOURT/MOTORCOURT WITH LESS THAN 35' FRONTAGE	20'	1250 / 1380 (END LOT)	48	28%
8	DWELLING, TWO-FAMILY (DUPLEX)	26'	1,250	100	57%
TOTAL:				174	100%

LOT DATA TABLE

UNIT TYPE	MIN LOT FRONTAGE (FT)	FRONT YACK (FT)	PORCH SETBACK (FT)	GARAGE SETBACK (FT)	SIDE SETBACK (FT)*	REAR SETBACK (FT)
DUPLEX (ALLEY-LOADED)	25	13*	13	3	0/5	11

\*MINIMUM SIDE SETBACKS INCREASED WHEN SIDE LOT IS ALONG LOCAL ROAD. SIDE SETBACK ALONG A LOCAL ROAD IS 13 FT.

A separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

NEIGHBORHOOD 2 SUMMARY:

UNIT COUNT	DENSITY (DU/AC)
174	6.72
207	8.00

A separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

This note was also included under the Village 1 Site Plan No. 2 Lot Count Summary Table.

Added Square footage and lot frontage.

Naming updated. Itemized separately based on different products.

Only the lot types that are a part of this filing are included.

This note was also included under the Village 1 Creekside Neighborhood Lot Mix Tracker Table.

A separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

Units added to text.

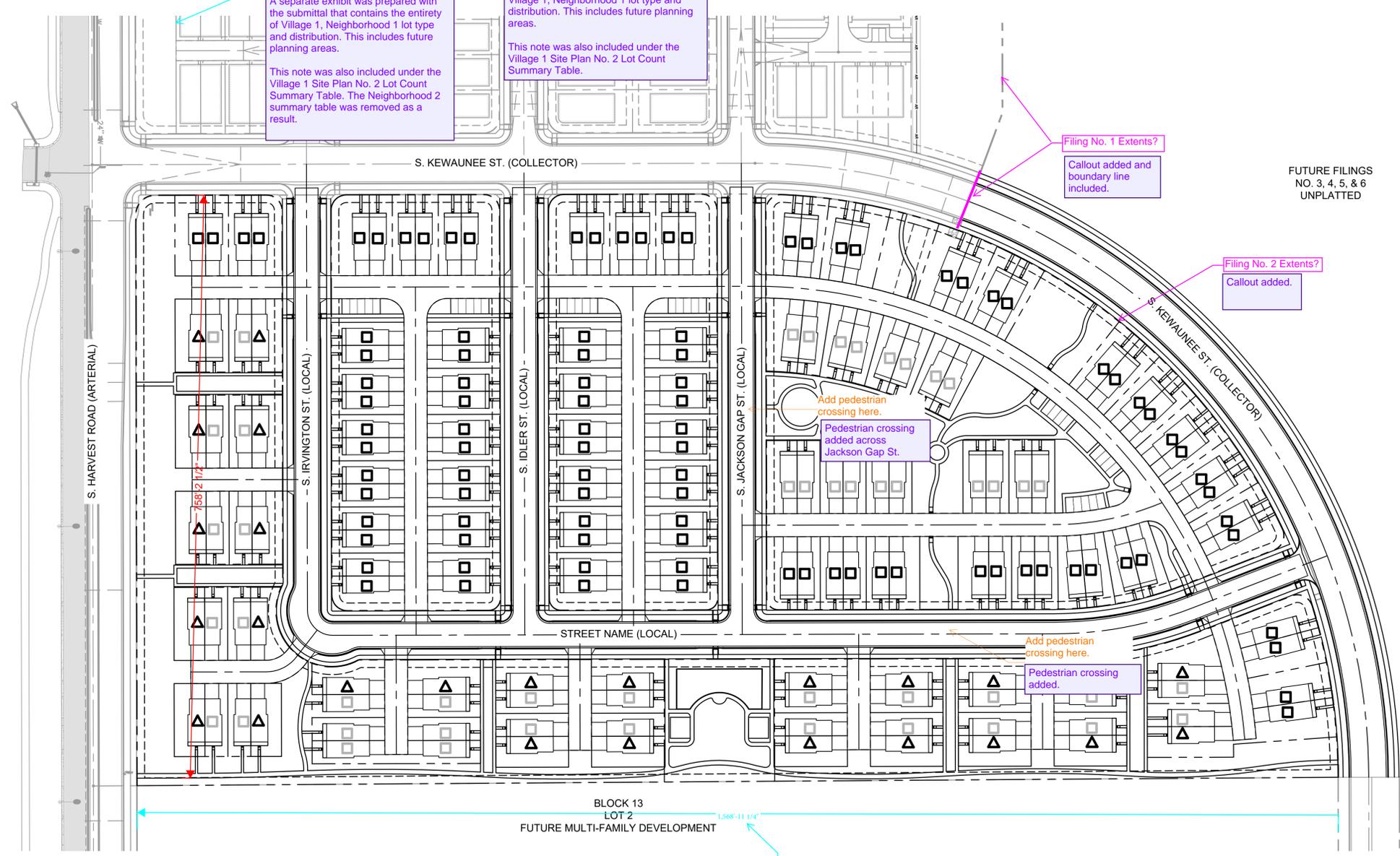
Setback information updated.

4.2.3. SPECIAL DIMENSIONAL STANDARDS.

Table 4.2-5  
Minimum Lot Size and Area for Small Residential Lot Developments Subarea C

Product	Min. Lot Frontage [2]	Min. Lot Area [2]
Dwelling, single-family detached, standard	50 ft.	4,500 sf.
Dwelling, single-family detached, small	<50 ft. or	<4,500 sf.
Dwelling, two-family (duplex)	40 ft.	3,200 sf.
Alternate-Loaded Residential Product	Min. Lot Frontage [2]	Min. Lot Area [2]
Dwelling, single-family detached	30 ft.	1,500 sf.
Dwelling, two-family (duplex)	25 ft.	1250 sf.
Dwelling, motor court	See Section 146-4.2.3.E	
Dwelling, single-family attached, only alley loaded product permitted	End units: 20 ft. Interior units: 18 ft.	End units: 1,380 Interior units: 1,250 sf.

Notes:  
 [1] No front-loaded single-family detached dwelling may be located on a lot less than 45 ft. in width  
 [2] Minimum lot frontage or minimum lot area for Alternate-Loaded Product may not include an alley or common shared drive. The alley or shared drive may be located in a tract or public access easement.



A separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

This note was also included under the Village 1 Site Plan No. 2 Lot Count Summary Table. The Neighborhood 2 summary table was removed as a result.

A separate exhibit was prepared with the submittal that contains the entirety of Village 1, Neighborhood 1 lot type and distribution. This includes future planning areas.

This note was also included under the Village 1 Site Plan No. 2 Lot Count Summary Table.

this is incorrect the other lot tracker for the neighborhood

Filing No. 1 Extents?  
Callout added and boundary line included.

Filing No. 2 Extents?  
Callout added.

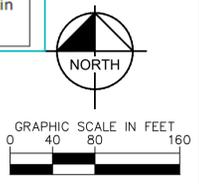
Add pedestrian crossing here.  
Pedestrian crossing added across Jackson Gap St.

Add pedestrian crossing here.  
Pedestrian crossing added.

greater than 1/4 mile  
Due to width of site, a vehicular connection to the future multi-family site to the south has been added.

label all Tracts  
Tracts labeled.

check scales  
Scales checked and updated as needed for all sheets.



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THE PARKLANDS  
VILLAGE 1 - FILING NO. 2  
OVERALL SITE PLAN

**Kimley»Horn**

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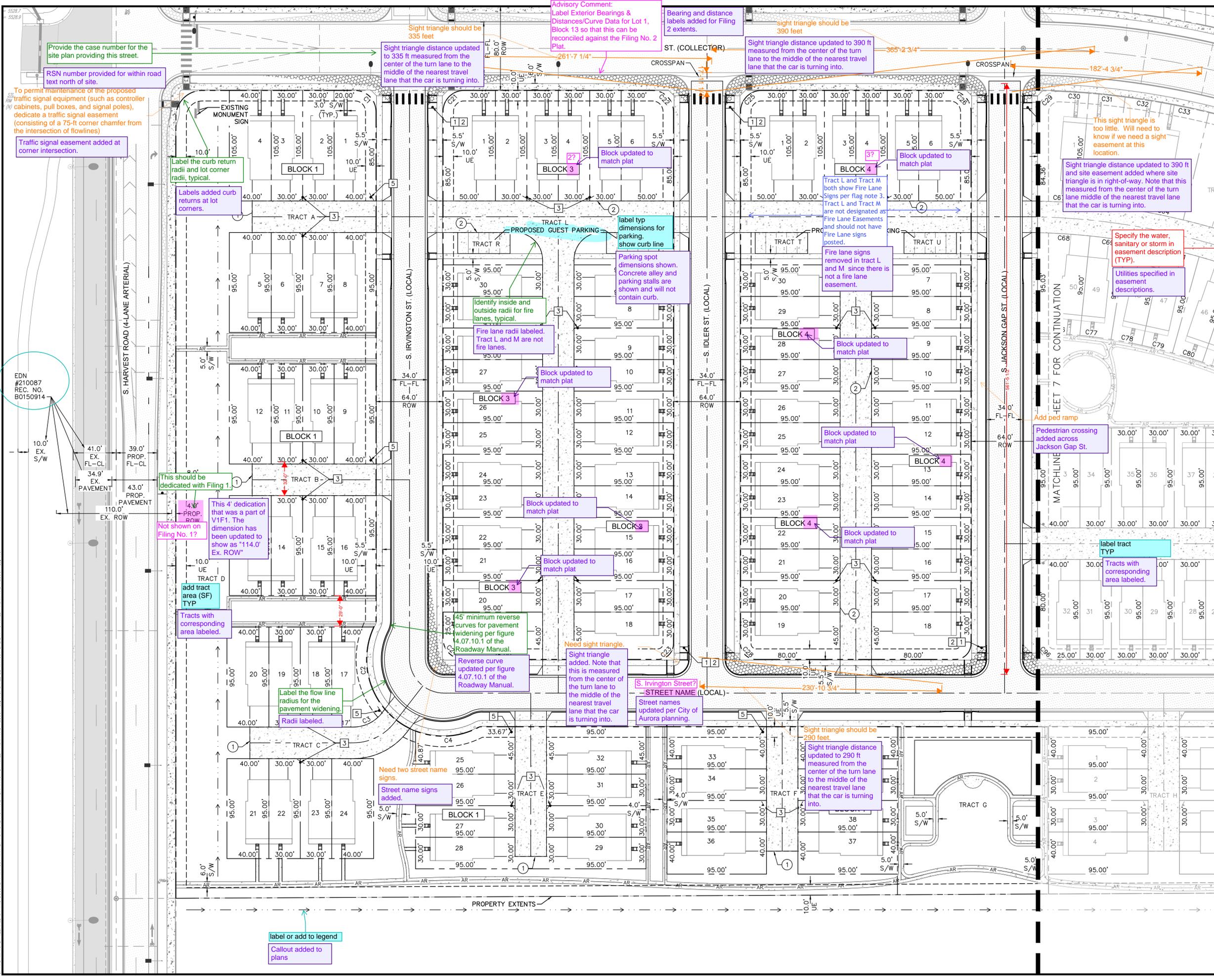
DESIGNED BAW/HJR	DRAWN BAW/HJR	CHECKED LNS
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SCALE (V): N/A		
DATE: MAY 2024	SHEET NO. <b>5</b>	
PROJECT NO. 196480001	DWG. NAME SP-OV-FIC-480001.dwg	

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of 23 sheets

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**LEGEND:**

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED MAIL KIOSK
- PROP. STREET LIGHT - SL2: SIGNIFY LUMEC, ROADFOCUS
- PROP. STREET LIGHT - SL3: SIGNIFY LUMEC, ROADFOCUS
- PROP. STREET LIGHT - SL1: SIGNIFY LUMEC, ROADFOCUS
- PROP. STREET LIGHT - SL1: SIGNIFY LUMEC, ROADFOCUS
- PROP. PEDESTRIAN LIGHT - PL1: LOUIS POULSON, KIPP
- POST-TOP FIXTURE, 14" MAX POLE HEIGHT
- EXISTING STREET LIGHT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE ALLEY
- SIGHT DISTANCE TRIANGLE

**Remove public streetlight fixtures.**  
These will be identified and reviewed on the civil plans, typical.

**Public streetlight fixture descriptions updated per markup.**  
Preliminary design of public street fixtures are shown for reference. Legend to remain to indicate street light symbols.

**Specify the water, sanitary or storm in easement description (TYP).**

**Utilities specified in easement descriptions.**

**Tracts with corresponding area labeled.**

**SITE PLAN NOTES:**

- 30.0' FIRE LANE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
- 30.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.

**Add note about length of sight triangles.**

**Noted added about sight triangle lengths.**

**SITE PLAN NOTES:**

- REFERENCE SHEET 5 FOR TABLE CONTAINING AREAS, USAGES, AND OWNERSHIPS FOR THE TRACTS.
- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- MINIMUM DISTANCE BETWEEN BOTTOM OF LOWEST REQUIRED SIGN AND THE GROUND IS 84"

**KEYMAP**  
1" = 500'

**GRAPHIC SCALE IN FEET**  
0 20 40 80

**add scale ratio**  
All Sheets TYP

**Horizontal scales shown in bottom right title block on all sheets.**

**add scale ratio**  
All Sheets TYP

**Horizontal scales shown in bottom right title block on all sheets.**

**81**

**THE PARKLANDS VILLAGE 1 - FILING NO. 2 SITE PLAN**

**Kimley-Horn**

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SCALE (V): N/A		
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PROJECT NO. 196480001		
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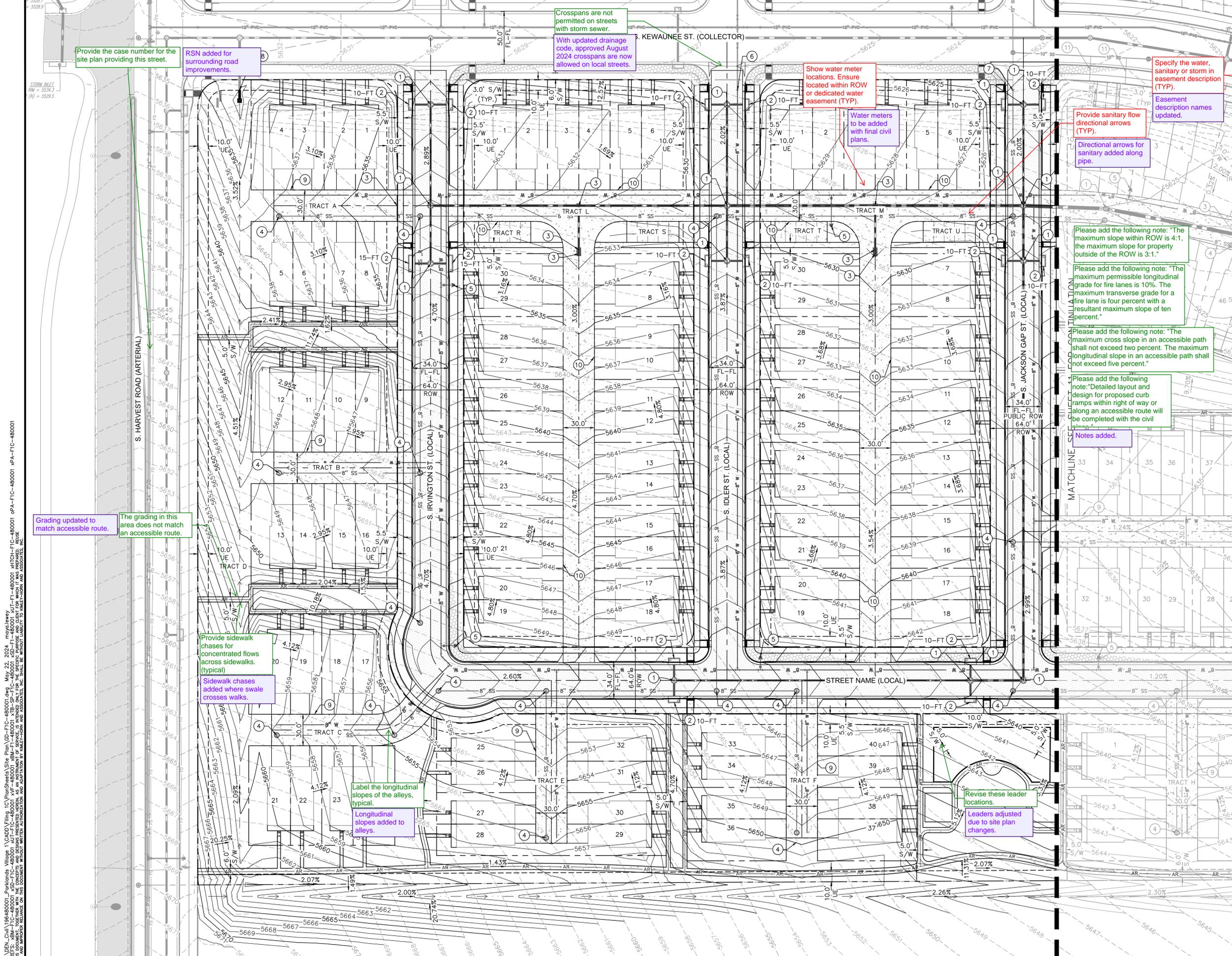
**1ST SUBMITTAL SITE PLAN FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.**

**CASE NO.: TBD**









**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.
- ⑥ PROPOSED WATERLINE CONNECTION TO EXISTING.
- ⑦ PROPOSED SANITARY SEWER CONNECTION TO EXISTING.
- ⑧ PROPOSED STORM CONNECTION TO EXISTING.
- ⑨ 30.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
- ⑩ 30.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.
- ⑪ PRIVATE 6" PVC SANITARY SEWER SERVICE LINE. SEE DETAILS 3 & 4 ON SHEET 3.

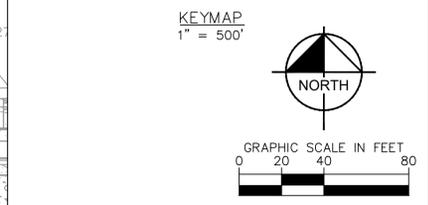
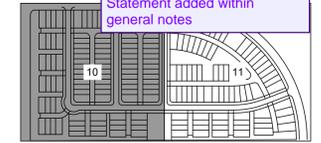
**FLOODPLAIN DEVELOPMENT NOTE:**

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.

**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. MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR IMPERVIOUS SURFACES AND 5% FOR GRASS/LANDSCAPE FOR 10' OR TO PROPERTY LINE, WHICHEVER COMES FIRST.
8. ALL STREETS WITHOUT ROADWAY CLASSIFICATION LABELS ARE LOCAL STREETS.

Provide statement that this Site Plan is in conformance to approved Master Utility Study (MUS). Otherwise submit MUS Conformance Letter with updated calculations.



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THE PARKLANDS  
VILLAGE 1 - FILING NO. 2  
GRADING & UTILITY PLAN

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DATE: MAY 2024	PROJECT NO. 196480001	SHEET NO. 10
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Provide the case number for the site plan providing this street.

RSN added for surrounding road improvements.

Crosspans are not permitted on streets with storm sewer.  
With updated drainage code, approved August 2024 crosspans are now allowed on local streets.

Show water meter locations. Ensure located within ROW or dedicated water easement (TYP).

Water meters to be added with final civil plans.

Specify the water, sanitary or storm in easement description (TYP).  
Easement description names updated.

Provide sanitary flow directional arrows (TYP).  
Directional arrows for sanitary added along pipe.

Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Please add the following note: "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."

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil."

Notes added.

Grading updated to match accessible route.

The grading in this area does not match an accessible route.

Provide sidewalk chases for concentrated flows across sidewalks. (typical)

Sidewalk chases added where swale crosses walks.

Label the longitudinal slopes of the alleys, typical.

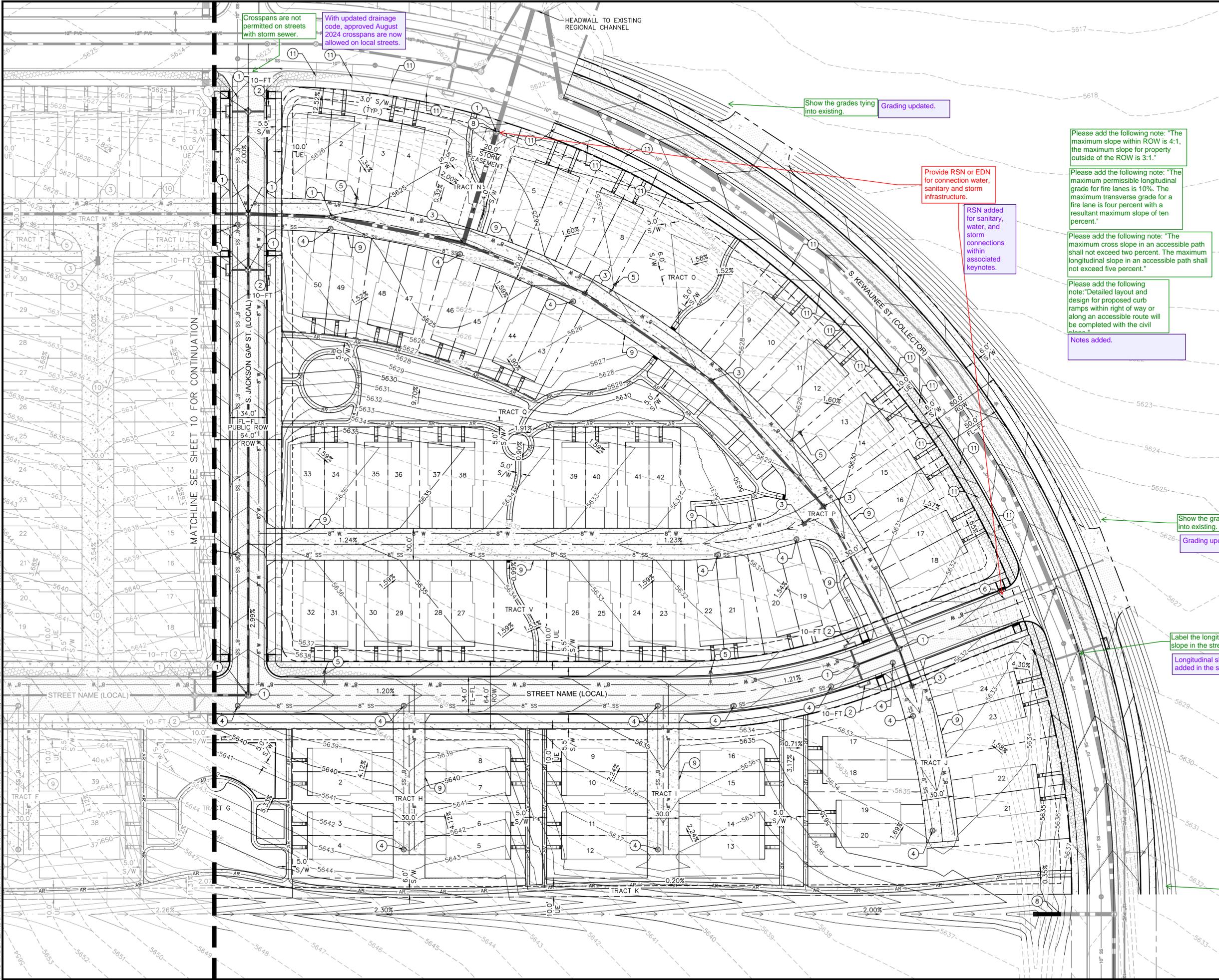
Longitudinal slopes added to alleys.

Revise these leader locations.

Leaders adjusted due to site plan changes.

CASE NO.: TBD

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 XREFS: XSM-FIC-480001 XSD-FIC-480001 XUT-FIC-480001 XSW-FIC-480001 XTP-FIC-480001 XSP-FIC-480001 XST-FIC-480001 XSI-FIC-480001 XSO-FIC-480001 XSE-FIC-480001 XSD-FIC-480001 XUT-FIC-480001 XSW-FIC-480001 XTP-FIC-480001 XSP-FIC-480001 XST-FIC-480001 XSI-FIC-480001 XSO-FIC-480001 XSE-FIC-480001  
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Crossspans are not permitted on streets with storm sewer.

With updated drainage code, approved August 2024 crossspans are now allowed on local streets.

Show the grades tying into existing. Grading updated.

Provide RSN or EDN for connection water, sanitary and storm infrastructure.

RSN added for sanitary, water, and storm connections within associated keynotes.

Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Please add the following note: "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."

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil engineer."

Notes added.

Show the grades tying into existing.

Grading updated.

Label the longitudinal slope in the street.

Longitudinal slopes added in the street.

**GRADING & UTILITY PLAN NOTES:**

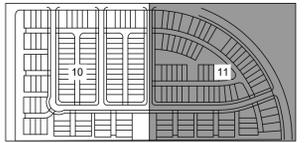
- ① STORM MANHOLE BASE, LID, RING, AND COVER.
- ② TYPE 'R' INLET, SIZE PER PLAN.
- ③ 3' TYPE 'C' AREA INLET.
- ④ SANITARY SEWER MANHOLE BASE, LID, RING, AND COVER.
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- ⑧ PROPOSED STORM CONNECTION TO EXISTING.
- ⑨ 30.0' FIRE, DRAINAGE, ACCESS, & UTILITY EASEMENT.
- ⑩ 30.0' ACCESS, DRAINAGE, & UTILITY EASEMENT.
- ⑪ PRIVATE 6" PVC SANITARY SEWER SERVICE LINE. SEE DETAILS 3 & 4 ON SHEET 3.

**FLOODPLAIN DEVELOPMENT NOTE:**

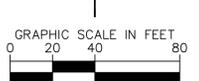
A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, NO STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODPLAIN.

**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. MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 2% FOR IMPERVIOUS SURFACES AND 5% FOR GRASS/LANDSCAPE FOR 10' OR TO PROPERTY LINE, WHICHEVER COMES FIRST.
8. ALL STREETS WITHOUT ROADWAY CLASSIFICATION LABELS ARE LOCAL STREETS.



KEYMAP  
1" = 500'



THE PARKLANDS  
VILLAGE 1 - FILING NO. 2  
GRADING & UTILITY PLAN

**Kimley»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 PRACUSE WAY, SUITE 300  
 LAGE, CO 80111 (303) 228-2300

DESIGNED	DRAWN	CHECKED
BAW/HJR	BAW/HJR	LNS
SCALE (H): 1" = 40'		
SCALE (V): N/A		
DATE:	SHEET NO.	
MAY 2024	11	
PROJECT NO.	196480001	
DWG. NAME	GD-FIC-480001.dwg	
of 23 sheets		

Show the grades tying into existing.  
 Grading updated.  
 1ST SUBMITTAL SITE PLAN.  
 FOR CITY REVIEW ONLY. NOT FOR CONSTRUCTION.

CASE NO.: TBD

## Traffic Impact Study

Summary-Background traffic needs to be a rewrite.-Tell how the Parks internal capture was derived.-Add the internal capture total number-Let us know if it is average or linear equation for trip generation.-Add signal warrants 4 hour warrant graphs-Filing should match DA-2289-03-Add the daily traffic counts.-Minor edits through out document

# Parklands Village

## Aurora, Colorado

Thank you for the review and comments provided to the Parklands Village 1 traffic study submitted for Filing 2. Please see individual responses throughout this document. Of note, some of these comments are no longer relevant because a traffic study was updated on May 31, 2024 (prior to receiving these comments for Filing 2) that included a reshuffling of Filings and access. Also of note, Parklands Village 1 Filing 1 and Parklands Village 2 Filing 1 are both approved (using this MTIS because all Filings were accounted for in those studies). Since this traffic study is the same, some of these comments are reinventing the wheel of methodology and procedures previously accepted through pre-scoping meetings and the approved MTIS's.

1) Please see specific response later in this document for background traffic methodology.

2) This study is consistent with the previously approved studies and based on the size of these tables, it is respectfully requested that the tables remain the same.

3) Use of average rates versus fitted curve equations has been defined in the revised traffic study.

4) Signal warrant figures have also been provided.

5) Filings have been updated and consistent with other Filings.

6) AADT estimates were derived from a 10% K-factor of the peak hour traffic volume.

7) Please see responses throughout this document.

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



January 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.*

Regional access to Parklands Village 1 will be provided by Jewell Avenue, Gun Club Road (State Highway 30), E-470, and Interstate 70 (I-70). Primary access will be provided by Jewell Avenue, Alameda Avenue, Mississippi Avenue, Harvest Road, and Powhatan Road. Direct access to full buildout of the development is anticipated to occur from future east legs at the Louisiana Parkway & Harvest Road (#4) and the Flat Rock Trail & Harvest Road (#5) intersections, and two new accesses along the north side of Jewell Avenue between Harvest Road and Powhatan Road (Intersections #16 and #17), located at approximately 1,750-foot spacing or greater in between each of these existing intersections. One new right-in/right-out access (#10) and one full movement 'T'-intersection (#11) between Louisiana Parkway and Flat Rock Trail are also proposed, approximately 660 feet or greater between intersections. Finally, two new full movement 'T'-intersections (#12 & #15) between Flat Rock Trail and Jewell Avenue are proposed, each at 660-foot spacing or greater between each of these existing intersections.

Accounting for internal capture, the overall Parklands Village 1 development is expected to generate approximately 21,692 weekday daily trips, with 1,425 of these trips occurring during the morning peak hour and 2,096 of these trips occurring during the afternoon peak hour. Of note, while the current proposal in this study for Parklands Village 1 may generate slightly more daily traffic, it is anticipated to generate less morning and afternoon peak hour traffic than the traffic previously estimated to be generated by Village 1 in the Parklands Development Master Traffic Study. The master study had projected 21,409 weekday daily trips, 1,445 morning peak hour trips, and 2,164 afternoon peak hour trips, after its accounting for internal capture. As such, while the current proposal is anticipated to generate 283 additional weekday daily trips, 20 fewer trips are expected in the morning peak hour and 68 fewer afternoon peak hour trips are expected when compared to the original master study. Because analysis is conducted for the morning and afternoon peak periods and the traffic generated in this proposal is less than that proposed in the master study, the 2040 results and recommendations from that study should accommodate full buildout of Parklands Village 1 development.

A table with these numbers would make this section better.

Based on the analysis presented in this report, Kimley-Horn and Associates, Inc. will be successfully incorporated into the existing and future road network, the proposed project development, and existing street network, the proposed project development, and existing street network in the following recommendations:

Trip generation summary table has been provided added to the executive summary.

### 3.3 Existing Traffic Volumes

Existing turning movement counts were conducted at the study intersections in June 2021 during the weekday morning and afternoon peak hours for the *Parklands Master Traffic Study* updated October 2022. These counts were authorized to be used at the intersection of Jewell Avenue & Harvest Road (#6) on Tuesday, May 9, 2023, as the J counts in the original study. The peak hours of adjustment were from 7:00 AM to 6:00 PM on the

Consistent with the other Filing traffic studies, a 0.5% annual growth was used as baseline while adding other known development traffic and then trip generation/distribution/assignment and/or rerouting has been applied for roadway networks not previously provided at the time of the counts (i.e. west leg of Alameda Avenue at Powhaton provided after counts). Regardless, as directed by City of Aurora and Arapahoe County, the future traffic projections were established based on NEATS traffic projections.

The existing year intersection traffic volumes are shown in **Figure 3**. The intersections whose adjusted traffic volumes are shown in **Figure 4**. The existing intersection traffic volume count sheets provided in **Appendix A**.

Was NHCRP 255 used for this adjustment. I checked Alameda & Harvest and it didn't look like 2% was applied evenly. Some approaches had more vehicles and some had less. Add additional information if volumes were balanced in anyway other than the 2% growth. Verify all adjusted volumes.

### 3.4 Unspecified Development Traffic Growth

According to information provided on the CDOT website, the annual growth factor along State Highway 30 in this area is approximately 1.48. This growth factor equates to an annual growth rate of 1.96 percent. Traffic information from the CDOT Online Transportation Information System (OTIS) website is provided in **Table 3-1**. The standard of 2.0 percent annual traffic growth is anticipated to be constructed in the study, including:

Which one was used?

This doesn't align with DRCOG (Focus 2.3.1) or NEATS (2018 refresh). This area ranges between 4%-10% growth per a year. With the additional traffic it might be accounting for this.

- Parklands Village 2, June 2023
- Murphy Creek Filings 17-18, December 2020
- Murphy Creek Filing 7, September 2019
- Murphy Creek East, March 2019

Murphy Creek Filing 7 was added to the 2026 and additional buildout years.

What years was Murphy creek added too?

We utilized a more conservative approach with the first version of the PV1 traffic study we produced which consisted of adding project traffic on top of NEATS while also exceeding some of NEATS projections when adding other development traffic. We received explicit comments to align to NEATS and not utilize the conservative approach. As such, the traffic volumes were grown by a half percent annually and the background study for each buildout year was added directly to each background horizon. Additionally, since the new roadways will add diverted traffic, the volumes were balanced and adjusted to align with NEATS. The 2% annual growth rate plus the background developments and the future Parklands Village I would project traffic volumes extremely over the NEATS ADT volumes. Regardless, as directed by City of Aurora and Arapahoe County, the future traffic projections were established based on NEATS traffic projections.

Additionally, to align with the procedure followed in the Parklands Development Master Traffic Study prepared in October 2022, the City of Aurora Northeast Area Transportation Study (NEATS) Refresh Final Report 2030 Daily Traffic Volumes were used as a basis to form future background plus project traffic volumes at the study area intersections. However, as mentioned in the

I am confused by the methodology used for background growth. The master study took the NEATS model and took out Parklands trips and that is how they got background volume. This doesn't match what was described in the first 2 paragraphs.

As mentioned this doesn't work for the odd years. The assumed background growth from year to year is not listed in this section. How was that developed.

Are you using the previous TIS in the area as background growth on top of that? It sounded like that on page 26 of the document but it seems like that might be included with the assumed background growth from year to year.

Applicable documents from adjacent traffic studies, the master study, and the NEATS projections

are also in

horizon be

intersection

Parkway &

Road (#6)

Harvest Rd

Based on

developme

Village 2 b

understood

until both c

project is p

We utilized a more conservative approach with the first version of the PV1 traffic study we produced which consisted of adding project traffic on top of NEATS while also exceeding some of NEATS projections when adding other development traffic. We received explicit comments to align to NEATS and not utilize the conservative approach. As such, the traffic volumes were grown by a half percent annually and the background study for each buildout year was added directly to each background horizon. Additionally, since the new roadways will add diverted traffic, the volumes were balanced and adjusted to align with NEATs. The 2% annual growth rate plus the background developments and the future Parklands Village I would project traffic volumes extremely over the NEATs ADT volumes. Regardless, as directed by City of Aurora and Arapahoe County, the future traffic projections were established based on NEATS traffic projections.

analyzed in the 2040

study, the adjacent

—including Louisiana

rell Avenue & Harvest

e intersections along

Parklands Village 1

in Filing 1 of Parklands

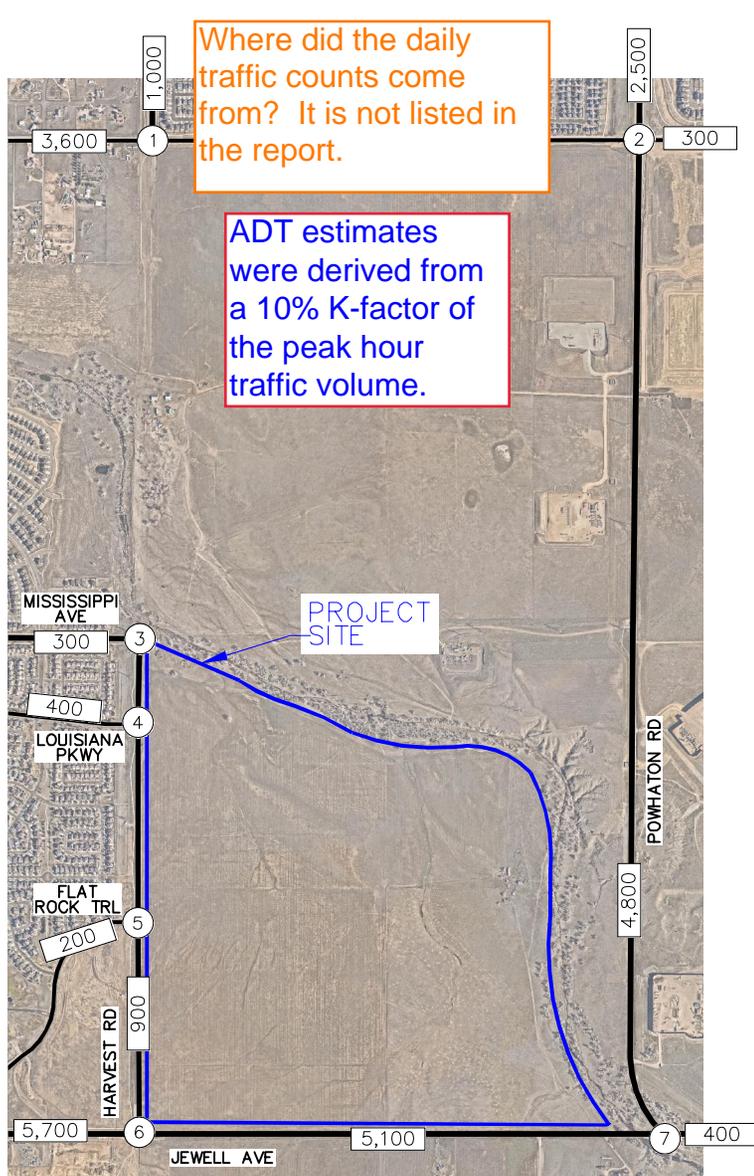
, and this process is

f these developments

s of each filing of this

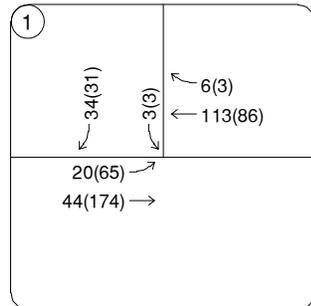
e 2 with an assumed

full buildout year of this project complete by approximately 2033. Additionally, because only 2030 and 2040 horizons are provided for the NEATS projections, the filing horizon years that do not fall in these years were provided an assumed background growth from year to year to account for other developments in the area that would use these roadways that would allow for the 2030 and

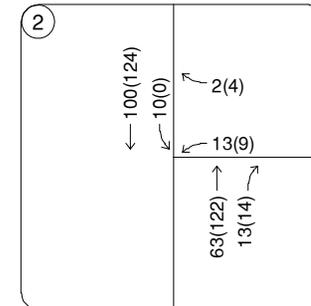


Where did the daily traffic counts come from? It is not listed in the report.

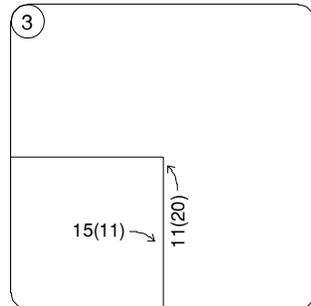
ADT estimates were derived from a 10% K-factor of the peak hour traffic volume.



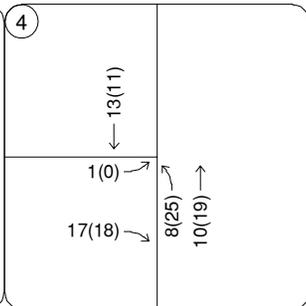
ALAMEDA AVE & HARVEST RD  
Wednesday, June 23, 2021  
7:15 to 8:15 AM (5:00 to 6:00 PM)



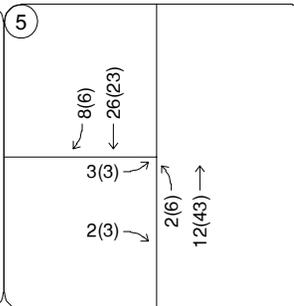
ALAMEDA AVE & POWHATON RD  
Wednesday, June 23, 2021  
7:15 to 8:15 AM (4:15 to 5:15 PM)



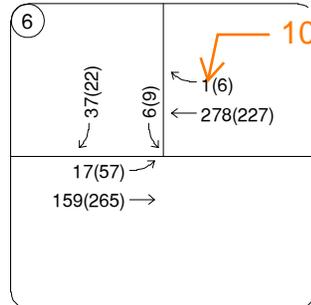
MISSISSIPPI AVE & HARVEST RD  
Wednesday, June 23, 2021  
7:45 to 8:45 AM (4:45 to 5:45 PM)



LOUISIANA PKWY & HARVEST RD  
Wednesday, June 23, 2021  
7:00 to 8:00 AM (4:45 to 5:45 PM)



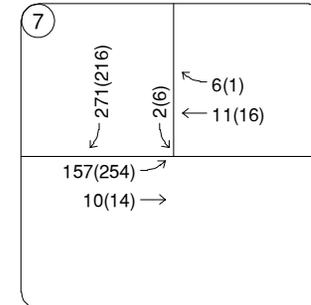
FLAT ROCK TRL & HARVEST RD  
Wednesday, June 23, 2021  
7:45 to 8:45 AM (4:45 to 5:45 PM)



JEWELL AVE & HARVEST RD  
Tuesday, May 9, 2023  
7:00 to 8:00 AM (4:30 to 5:30 PM)

10 vehicles

Revised

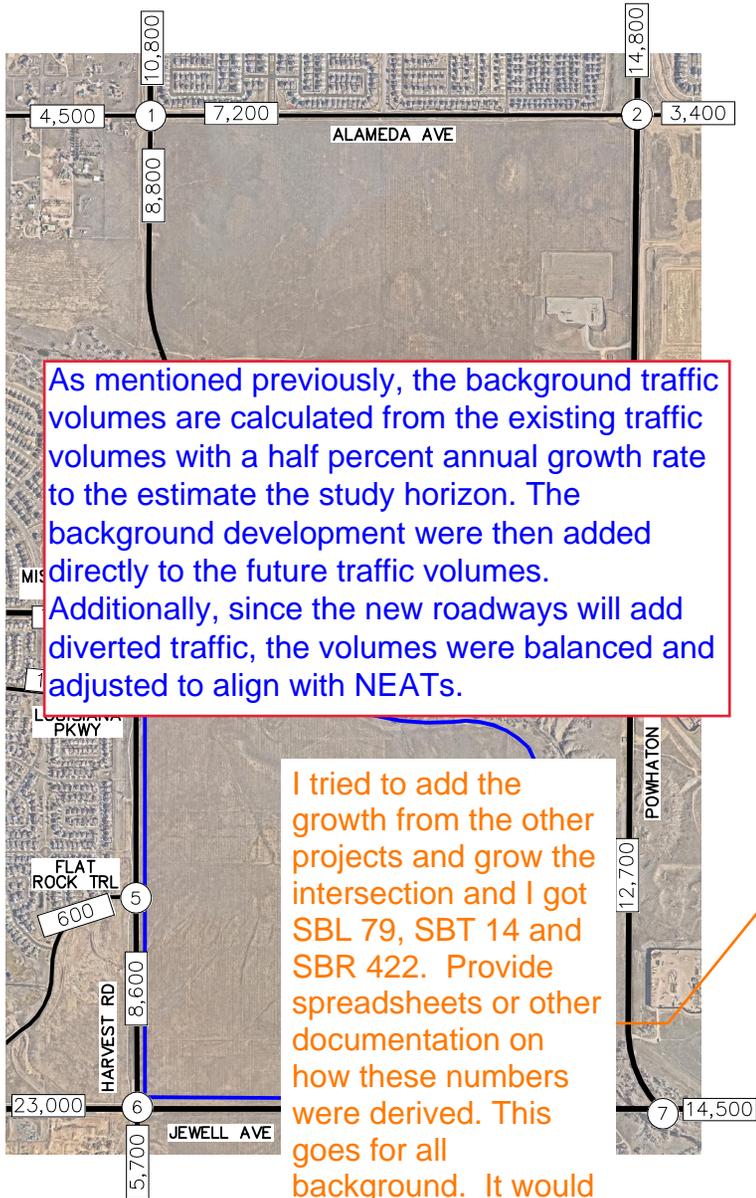


JEWELL AVE & POWHATON RD  
Tuesday, May 9, 2023  
7:00 to 8:00 AM (4:30 to 5:30 PM)

**LEGEND**

- (X) Study Area Key Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- [XX,X00] Estimated Daily Traffic Volume

FIGURE 3  
PARKLANDS VILLAGE 1  
AURORA, COLORADO  
EXISTING TRAFFIC VOLUMES



As mentioned previously, the background traffic volumes are calculated from the existing traffic volumes with a half percent annual growth rate to the estimate the study horizon. The background development were then added directly to the future traffic volumes. Additionally, since the new roadways will add diverted traffic, the volumes were balanced and adjusted to align with NEATs.

I tried to add the growth from the other projects and grow the intersection and I got SBL 79, SBT 14 and SBR 422. Provide spreadsheets or other documentation on how these numbers were derived. This goes for all background. It would be good to have that in Appendix B.

1	<p>64(66) ↘ 306(264) ↘ 76(159) ↘</p> <p>29(76) ↗ 55(182) → 33(20) ↘</p> <p>69(30) ↗ 433(383) → 73(106) ↘</p>	<p>133(126) ↗ 89(75) ↗ 102(75) ↗</p>
---	--	--

ALAMEDA AVE & HARVEST RD

2	<p>83(101) ↘ 565(661) ↘ 61(70) ↘</p> <p>136(142) ↗ 53(98) → 28(44) ↘</p> <p>44(41) ↗ 505(551) → 22(27) ↘</p>	<p>50(52) ↗ 94(82) ↗ 48(13) ↗</p>
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ALAMEDA AVE & POWHATON RD

3	<p>278(320) ↘ 427(334) ↘</p> <p>195(384) ↗ 53(30) ↘</p> <p>56(32) ↗ 429(493) →</p>	
---	--	--

MISSISSIPPI AVE & HARVEST RD

4	<p>20(22) ↘ 454(334) ↘</p> <p>11(35) ↗ 25(25) ↘</p> <p>15(32) ↗ 460(470) →</p>	
---	--	--

LOUISIANA PKWY & HARVEST RD

5	<p>8(16) ↘ 466(358) ↘</p> <p>8(18) ↗ 13(13) ↘</p> <p>7(16) ↗ 461(469) →</p>	
---	---	--

FLAT ROCK TRL & HARVEST RD

6	<p>258(196) ↘ 106(137) ↘ 105(46) ↘</p> <p>154(188) ↗ 667(885) → 79(155) ↘</p> <p>88(117) ↗ 100(113) → 25(15) ↘</p>	<p>209(172) ↗ 947(754) ↗ 77(30) ↗</p>
---	--	---

JEWELL AVE & HARVEST RD

7	<p>510(442) ↘ 71(194) ↘</p> <p>312(452) ↗ 535(565) →</p> <p>100(182) ↗ 744(505) ↗</p>	
---	---	--

JEWELL AVE & POWHATON RD

**LEGEND**

- (X) Study Area Key Intersection
- XXX(XXX) Weekday AM(PM)
- Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

FIGURE 10  
PARKLANDS \ AURORA, COLORADO  
2033 BACKGROUND TRAFFIC VOLUMES

*Edition – Volume 1: User’s Guide and Handbook, 2021. Table 1 summarizes the estimated trip generation for Parklands Village 1. The trip generation worksheets are included in Appendix C. Of note, while the current proposal in this study for Parklands Village 1 may generate slightly more daily traffic, it is anticipated to generate less morning and afternoon peak hour traffic than the traffic previously estimated to be generated by Village 1 in the Parklands Development Master Traffic Study. The master study had projected 21,409 weekday daily trips, 1,445 morning peak hour trips, and 2,145 afternoon peak hour trips, while the current proposal is projected to generate 12,428 weekday daily trips, 257 morning peak hour trips, and 455 afternoon peak hour trips. This is consistent with Filing 1 and 3 submittal.*

As park usage is tied to residential uses, the capture rate of residential was also used for the park. The external trips are nominal for a park; therefore, any capture rate used would not have a notable impact on the volumes and findings. This is consistent with Filing 1 and 3 submittal.

Where did this come from? It is not mentioned in the text for parks.

**Table 1 – Parklands Village 1 Traffic Generation**

Land Use and Size (ITE Code)		Trip Type	Internal/ External Capture Adjust	Weekday Vehicle Trips						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
<b>Parklands Village 1 - Filing 1</b>										
<b>Filing 1a</b>										
Single-Family Detached Housing - 458 DU	(ITE 210)	External	0.85	3,672	71	202	273	231	135	366
Public Park - 2.0 Acres	(ITE 411)	External	0.85	31	0	0	0	4	4	8
<b>Filing 1b</b>										
Single-Family Attached Housing - 220 DU	(ITE 215)	External	0.85	1,346	23	67	90	60	46	106
Multifamily Mid-Rise Housing - 566 DU	(ITE 221)	External	0.85	2,186	41	137	178	115	73	188
Public Park - 3.0 Acres	(ITE 411)	External	0.85	47	0	0	0	7	5	12
General Office Building - 60,000 Square Feet	(ITE 710)	External	0.70	456	56	8	64	11	50	61
Shopping Center - 181,000 Square Feet	(ITE 820)	External	0.70	4,690	66	41	107	207	224	431
<b>Filing 1 Total External Project Trips</b>				<b>12,428</b>	<b>257</b>	<b>455</b>	<b>712</b>	<b>635</b>	<b>537</b>	<b>1,172</b>

We want to know if you are using average or the linear equation.

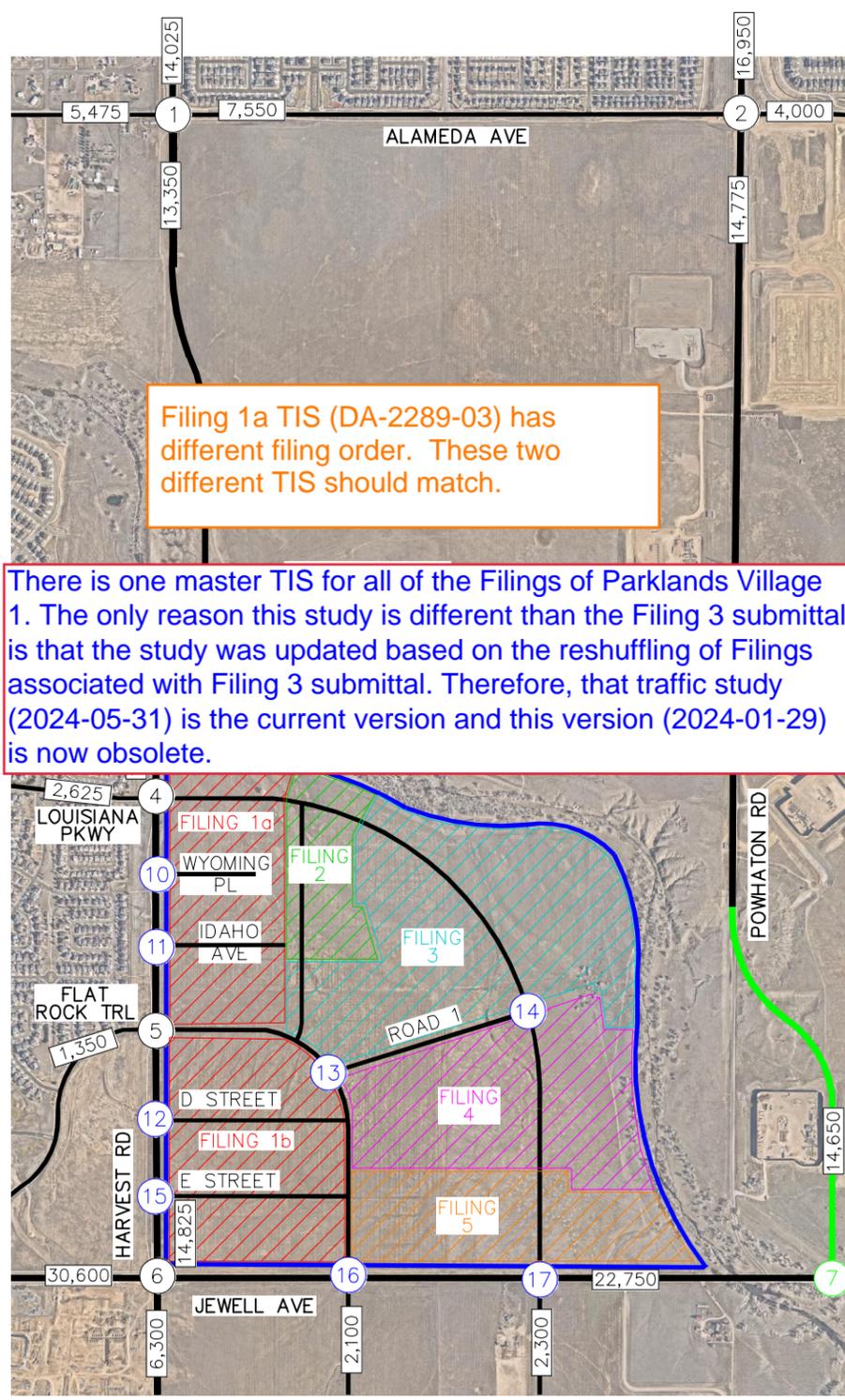
Kimley Use of average rates versus fitted curve equations has been defined in the revised traffic study.

Land Use and Size (ITE Code)		Trip Type	Internal/ External Capture Adjust	Weekday Vehicle Trips						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
<b>Parklands Village 1 - Filing 2</b>										
Single-Family Detached Housing - 143 DU	(ITE 210)	External	0.85	1,148	22	63	85	71	43	114
Single-Family Attached Housing - 36 DU	(ITE 215)	External	0.85	222	3	11	14	10	8	18
Public Park - 5.1 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
Recreational Community Center - 22,000 Square Feet	(ITE 495)	External	0.85	542	24	12	36	22	25	47
<b>Filing 2 Total External Project Trips</b>				<b>1,990</b>	<b>49</b>	<b>86</b>	<b>135</b>	<b>114</b>	<b>85</b>	<b>199</b>
<b>Parklands Village 1 - Filing 3</b>										
Single-Family Detached Housing - 272 DU	(ITE 210)	External	0.85	2,182	42	120	162	137	81	218
Single-Family Attached Housing - 58 DU	(ITE 215)	External	0.85	356	6	18	24	16	12	28
Public Park - 6.1 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
Elementary School - 677 Students	(ITE 520)	External	0.10	154	27	23	50	5	6	11
Middle/Junior High School - 321 Students	(ITE 522)	External	0.10	68	12	10	22	2	3	5
<b>Filing 3 Total External Project Trips</b>				<b>2,838</b>	<b>87</b>	<b>171</b>	<b>258</b>	<b>171</b>	<b>111</b>	<b>282</b>
<b>Parklands Village 1 - Filing 4</b>										
Single-Family Detached Housing - 254 DU	(ITE 210)	External	0.85	2,038	39	112	151	128	75	203
Single-Family Attached Housing - 76 DU	(ITE 215)	External	0.85	466	8	23	31	21	15	36
<b>Filing 4 Total External Project Trips</b>				<b>2,504</b>	<b>47</b>	<b>135</b>	<b>182</b>	<b>149</b>	<b>90</b>	<b>239</b>
<b>Parklands Village 1 - Filing 5</b>										
Single-Family Detached Housing - 231 DU	(ITE 210)	External	0.85	1,854	36	102	138	116	68	184
Public Park - 3.3 Acres	(ITE 411)	External	0.85	78	0	0	0	11	9	20
<b>Filing 5 Total External Project Trips</b>				<b>1,932</b>	<b>36</b>	<b>102</b>	<b>138</b>	<b>127</b>	<b>77</b>	<b>204</b>
<b>Total External Project Trips</b>				<b>21,692</b>	<b>476</b>	<b>949</b>	<b>1,425</b>	<b>1,196</b>	<b>900</b>	<b>2,096</b>

It would be good to see how many trips are being internally captured. Add to this table.

The total project trips and the total external trips after internal capture have been identified in the updated table.





Filing 1a TIS (DA-2289-03) has different filing order. These two different TIS should match.

There is one master TIS for all of the Filings of Parklands Village 1. The only reason this study is different than the Filing 3 submittal is that the study was updated based on the reshuffling of Filings associated with Filing 3 submittal. Therefore, that traffic study (2024-05-31) is the current version and this version (2024-01-29) is now obsolete.

<p>1</p> <p>64(66) ← 371(442) → 133(126) ← 76(159) →</p> <p>29(76) ← 55(182) → 113(69) ← 571(517) → 89(75) ← 111(90) →</p> <p>53(76) ← 76(125) →</p> <p>ALAMEDA AVE &amp; HARVEST RD</p>	<p>11</p> <p>633(674) ← 22(69) → 35(25) ← 70(49) →</p> <p>690(843) ← 16(48) →</p> <p>IDAHO AVE &amp; HARVEST RD</p>	<p>2</p> <p>89(112) ← 603(669) → 50(52) ← 97(86) →</p> <p>61(70) ← 58(39) →</p> <p>138(156) ← 54(103) → 44(41) ← 594(626) → 40(47) ←</p> <p>28(44) ← 40(47) →</p> <p>ALAMEDA AVE &amp; POWHATON RD</p>		
<p>8</p> <p>585(739) ← 41(48) → 48(45) ← 219(182) →</p> <p>733(831) ← 111(261) →</p> <p>MISSISSIPPI AVE &amp; HARVEST RD</p>	<p>5</p> <p>17(22) ← 620(549) → 127(147) ← 11(9) → 100(84) →</p> <p>11(28) ← 6(12) → 21(31) → 18(84) ← 561(703) → 41(108) →</p> <p>FLAT ROCK TRL &amp; HARVEST RD</p>	<p>13</p> <p>150(232) ← 34(87) → 80(56) ← 91(63) →</p> <p>164(250) ← 36(66) →</p> <p>ROAD 1 &amp; KEWAUNEE ST</p>	<p>14</p> <p>35(48) ← 78(119) → 39(21) ← 9(6) → 54(31) →</p> <p>43(58) ← 3(10) → 49(42) → 36(43) ← 103(99) → 18(65) →</p> <p>ROAD 1 &amp; LOUISIANA PKWY</p>	<p>9</p> <p>57(69) ← 534(505) → 72(69) ← 97(99) → 103(112) →</p> <p>101(110) ← 88(94) → 96(125) → 109(115) → 95(109) ← 535(631) → 127(133) →</p> <p>MISSISSIPPI AVE &amp; POWHATON RD</p>
<p>3</p> <p>278(320) ← 532(611) → 195(384) ← 128(193) →</p> <p>181(164) ← 649(708) →</p> <p>MISSISSIPPI AVE &amp; HARVEST RD</p>	<p>12</p> <p>723(632) ← 9(29) → 26(19) ← 43(31) →</p> <p>594(827) ← 16(49) →</p> <p>D STREET &amp; HARVEST RD</p>			
<p>4</p> <p>20(22) ← 586(635) → 142(106) ← 29(20) → 32(22) →</p> <p>11(35) ← 13(30) → 48(77) → 48(79) ← 678(731) → 16(59) →</p> <p>MISSISSIPPI AVE &amp; HARVEST RD</p>	<p>15</p> <p>703(538) ← 63(125) → 48(140) ← 55(97) →</p> <p>562(736) ← 45(101) →</p> <p>D STREET &amp; HARVEST RD</p>			
<p>10</p> <p>663(742) ← 27(18) →</p> <p>719(1033) ← 9(29) →</p> <p>LOUISIANA PKWY &amp; HARVEST RD</p>	<p>6</p> <p>479(395) ← 118(154) → 236(231) ← 1288(1039) → 87(39) →</p> <p>152(92) ← 88(117) → 109(132) → 30(27) →</p> <p>JEWELL AVE &amp; HARVEST RD</p>	<p>16</p> <p>106(91) ← 7(5) → 56(104) ← 1367(1118) → 15(15) →</p> <p>54(124) ← 841(1097) → 8(35) → 150(110) ← 7(5) → 50(35) →</p> <p>JEWELL AVE &amp; KEWAUNEE ST</p>	<p>17</p> <p>69(49) ← 7(5) → 45(31) → 18(49) ← 1219(1068) → 15(15) →</p> <p>25(78) ← 932(1106) → 8(35) → 160(130) ← 7(5) → 45(35) →</p> <p>JEWELL AVE &amp; LOUISIANA PKWY</p>	<p>7</p> <p>551(552) ← 71(194) → 160(232) ← 712(587) →</p> <p>403(530) ← 619(642) →</p> <p>JEWELL AVE &amp; POWHATON RD</p>

**LEGEND**

- (X) Study Area Key Intersection
- (X) Future Proposed Intersection
- Realigned Roadway/Intersection
- XXX(XXX) Weekday AM(PM)
- Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume

FIGURE 23  
 PARKLANDS VILLAGE 1  
 AURORA, COLORADO  
 2033 TOTAL TRAFFIC VOLUMES

Scenario	AM Peak Hour		PM Peak Hour	
	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
<b>2027 Background<sup>1</sup></b>				
Northbound Left	26.7	D	46.5	<b>E</b>
Northbound Through/Right	17.6	C	24.8	C
Eastbound Left	8.6	A	8.5	A
Westbound Left	7.9	A	8.7	A
Southbound Left	23.4	C	34.0	D
Southbound Through/Right	14.6	B	22.3	C
<b>2027 Background Plus Project<sup>2</sup> – Overall</b>	<b>14.4</b>	<b>B</b>	<b>13.5</b>	<b>B</b>
Eastbound Approach		A	8.3	A
Westbound Approach		B	14.4	B
Northbound Approach		C	29.6	C
Southbound Approach		C	30.5	C
<b>2028 Background<sup>1</sup></b>				
Northbound Left	34.0	D	76.2	F
Northbound Through/Right		C	30.0	D
Eastbound Left		A	8.6	A
Westbound Left		A	9.0	A
Southbound Left		D	44.1	E
Southbound Through/Right	16.5	C	27.8	D
<b>2028 Background Plus Project<sup>3</sup> – Overall</b>	<b>14.2</b>	<b>B</b>	<b>13.1</b>	<b>B</b>
Eastbound Approach	8.8	A	8.9	A
Westbound Approach	13.5	B	12.0	B
Northbound Approach	24.5	C	29.1	C
Southbound Approach	26.0	C	30.4	C
<b>2029 Background<sup>4</sup> – Overall</b>	<b>11.0</b>	<b>B</b>	<b>12.1</b>	<b>B</b>
Eastbound Approach	8.3	A	10.4	B
Westbound Approach	9.3	A	10.3	B
Northbound Approach	25.9	C	24.3	C
Southbound Approach	25.3	C	23.0	C
<b>2029 Background Plus Project<sup>5</sup> – Overall</b>	<b>19.6</b>	<b>B</b>	<b>16.7</b>	<b>B</b>
Eastbound Approach	7.3	A	7.9	A
Westbound Approach	25.1	C	24.8	C
Northbound Approach	28.4	C	30.0	C
Southbound Approach	31.1	C	31.1	C
<b>2031 Background<sup>4</sup> – Overall</b>	<b>17.3</b>	<b>B</b>	<b>15.3</b>	<b>B</b>
Eastbound Approach	10.1	B	10.6	B
Westbound Approach	9.9	A	9.5	A
Northbound Approach	36.4	D	34.3	C
Southbound Approach	40.7	D	34.3	C
<b>2031 Background Plus Project<sup>6</sup> – Overall</b>	<b>19.5</b>	<b>B</b>	<b>16.4</b>	<b>B</b>
Eastbound Approach	19.8	B	19.3	B
Westbound Approach	16.3	B	2.9	A
Northbound Approach	29.6	C	34.9	C
Southbound Approach	27.1	C	41.0	D

All LOS E and F should be highlighted.

LOS E and F have been highlighted in the revised study.

Add if it met.

Table 11 – Turn Lane Warrant and Length Summary

Intersection	2026			2027			2028			2029			2031			2033		
	Volume	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length	Vol.	Met?	Length
<b>Alameda Ave &amp; Harvest Rd (#1)</b>																		
Eastbound Right	36			56	X		55	X		65	X		58	X		76	X	
Westbound Left					X	150'+ 100'T		Y			Y			Y			Y	
Westbound Right					X		169	X		203	X		131	X		133	X	
Northbound Left					Y	275'+ 160'T		Y			Y			Y				
Northbound Right	13	N		14	N		14	N		15	N		100	X		125		
Southbound Left	49	X	300'		Y			Y			Y			Y				
<b>Alameda Ave &amp; Powhatan Rd (#2)</b>																		
Eastbound Left	64	X		105	X		105	Y	150'+ 100'T		Y			Y				
Eastbound Right	62	X		103	X		101	X		134	X		41	N		44		
Westbound Left	14	N		40	X		42	Y	150'+ 100'T		Y			Y				
Northbound Left	32	Y	150'		Y			Y			Y			Y				
Northbound Right	17	N		46	N		63	X		56	Y		42	N		47	N	
Southbound Right	42	N		97	X		97	Y			Y							
<b>Mississippi Ave &amp; Harvest Rd West (#3)</b>																		
Northbound Left	78	Y	C		Y			Y										

The recent version of the traffic study dated 2024-05-31 had this updated appropriately.

This turn was warranted in the MTIS. It had roughly 100 right turns in the background in 2040. This looks close and 134 vehicles in 2029 is high. Pakrlands Village 2 has 178 vehicles right turn in 2029. This again is a high number.

The eastbound right turn volumes decrease significantly with the future connection of Mississippi Avenue and the through volumes are very low. This intersection operates acceptable without the right turn lane. Implementation of right turn lanes when they are not really need is overbuilding of roadways and creates an environment less safe for all modes of travel including additional conflict points with pedestrians and bicyclists. This is also consistent with the previous Filings submitted as this is an all in one traffic study submitted for each separate filing. Therefore, it is respectfully requested that the City of Aurora consider waiving the need for this right turn lane.

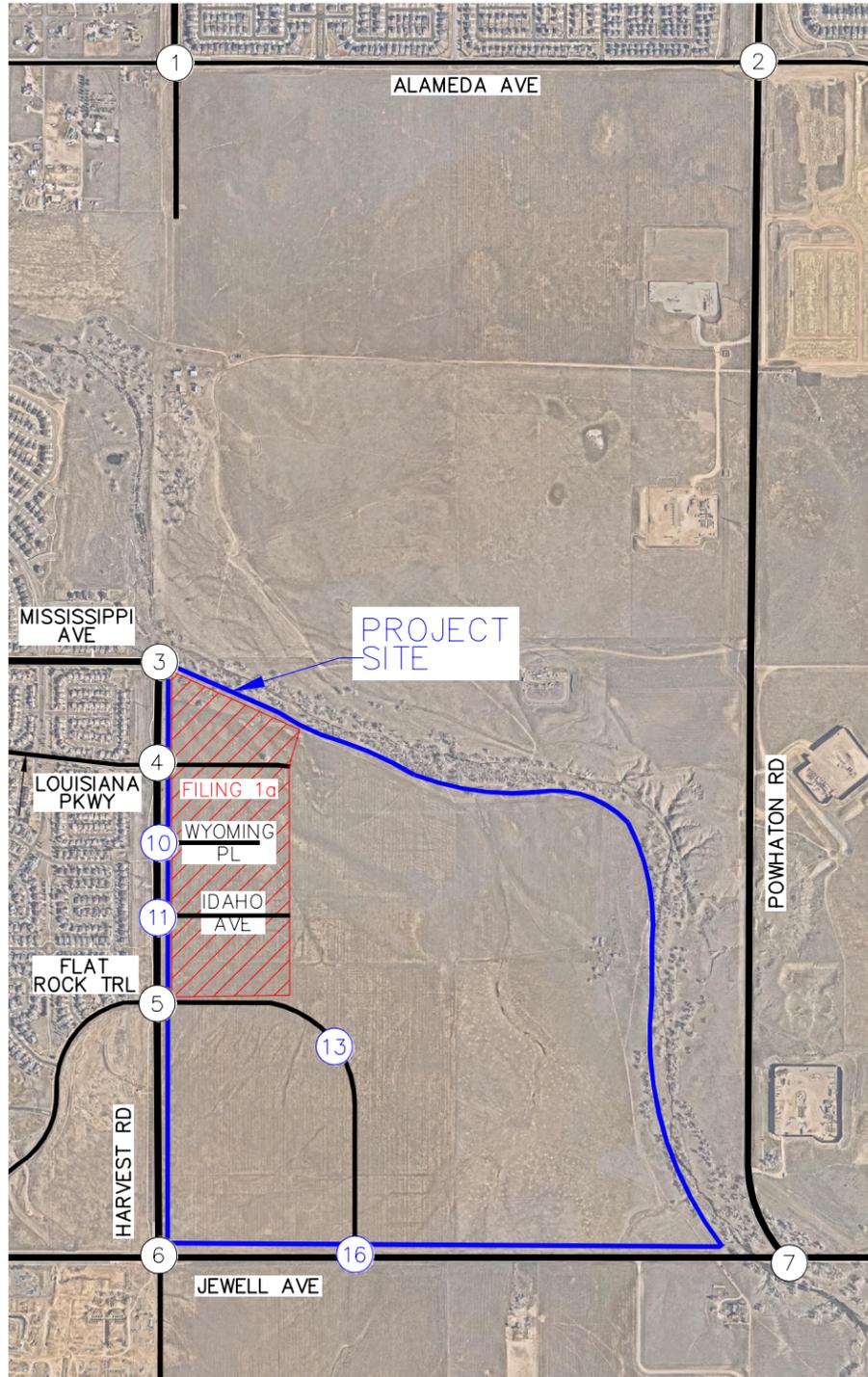
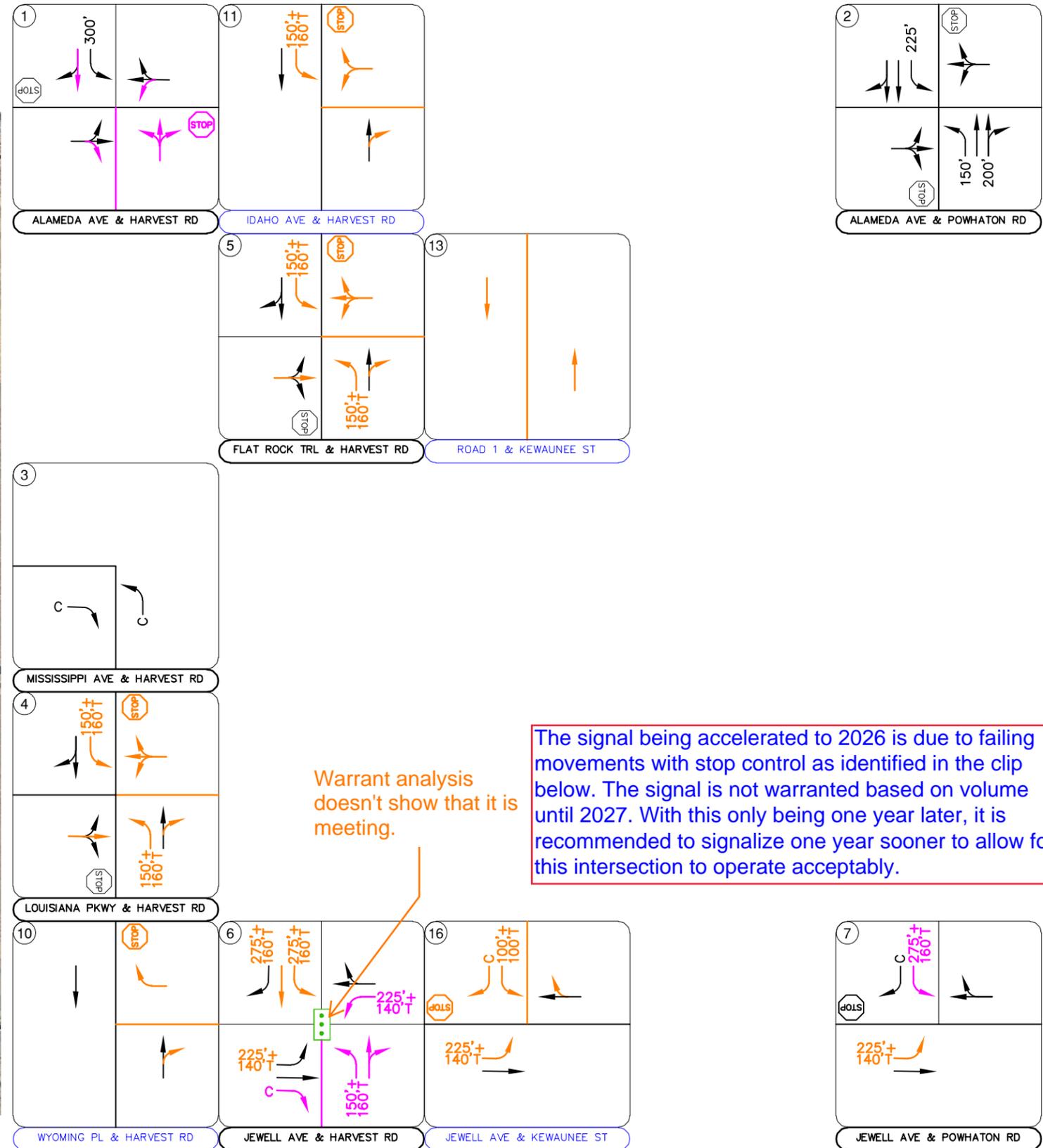


FIGURE 24  
PARKLANDS VILLAGE 1  
AURORA, COLORADO  
2026 RECOMMENDED GEOMETRY AND CONTROL



**LEGEND**

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

# APPENDIX A

## Intersection Count Sheets

Add all day counts if taken.

ADT estimates were derived from a 10% K-factor of the peak hour traffic volume. ADT counts were not apart of the initial scoping of the project and this is consistent with the other Filings.

# APPENDIX B

## Future Traffic Projections, NEATS Projections, and Adjacent Traffic Studies

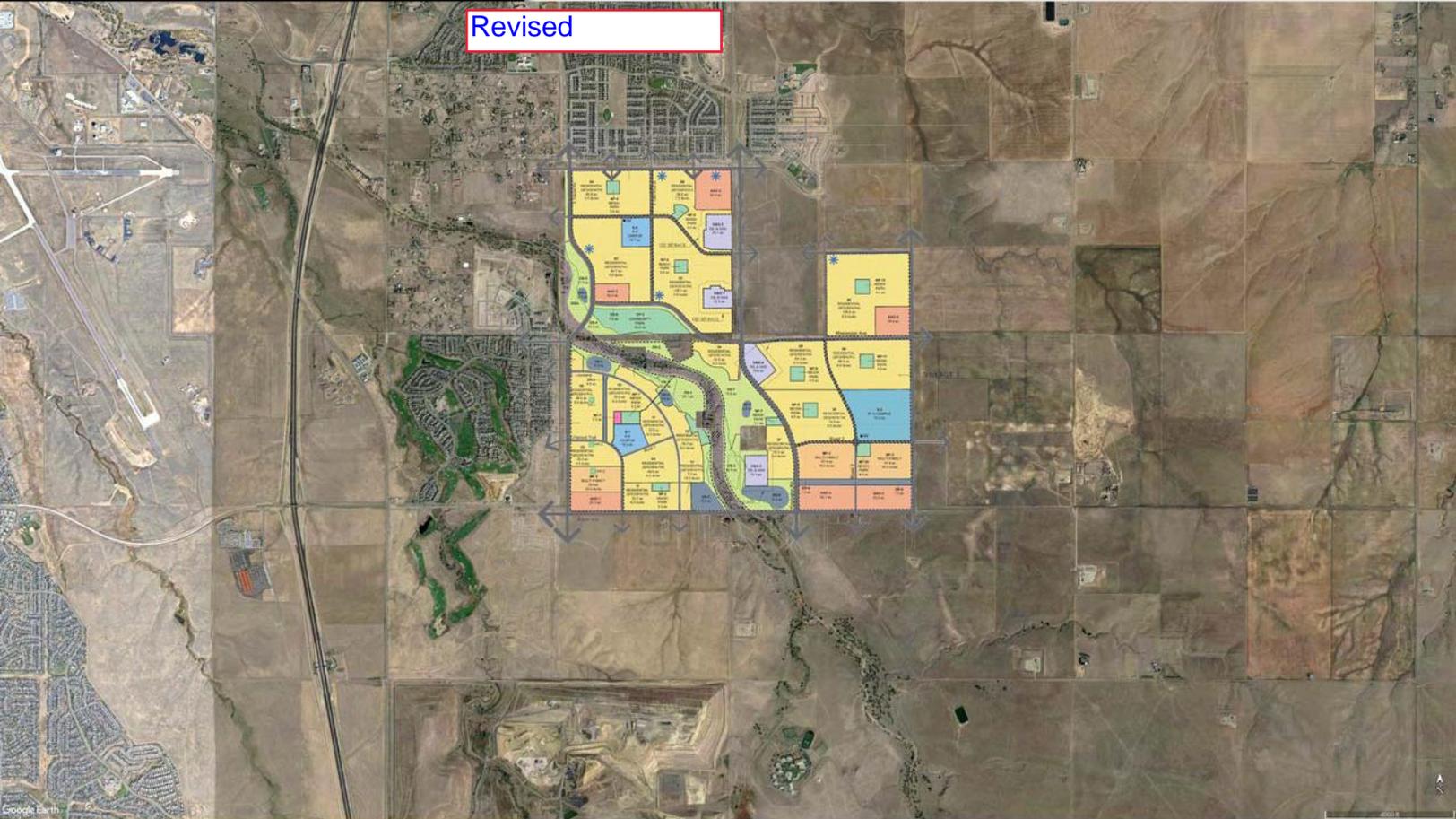
We don't need the full previous reports. Pairing this down the previous studies to coversheet, distribution, and trip assignment would be very helpful. I made remarks on what sheet to keep.

Agreed, previous study got copied to Appendix and not the clipped version. Thank you for the guidance on the appropriate pages that should be included in the Appendix.

# Parklands Development Master Traffic Study

Keep this sheet

Revised



**Previous Submittal Dates:** Oct. 1, 2021; Mar. 4 &  
June 9 & July 22, 2022

**Updated:** October 18, 2022



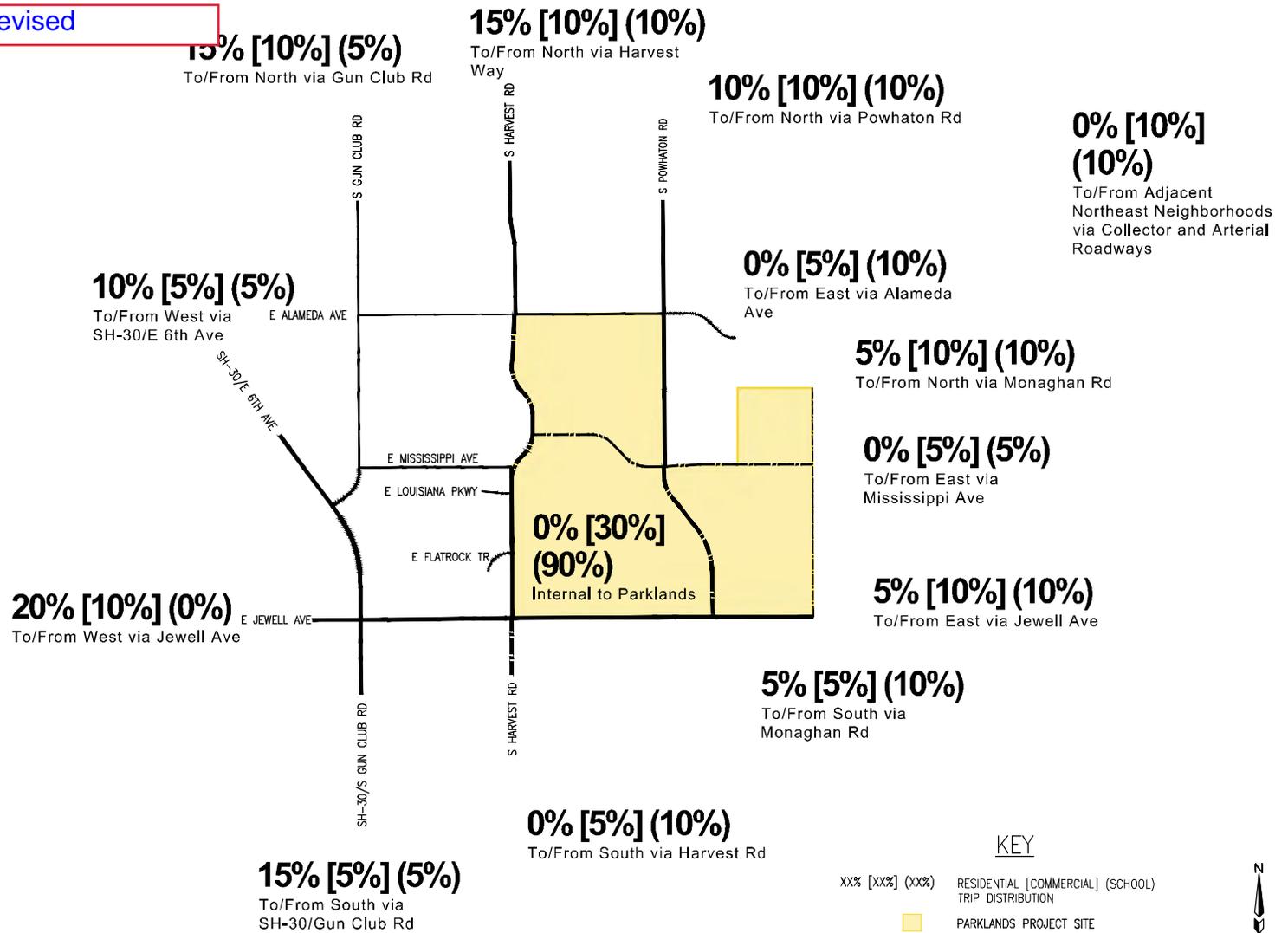
**Submitted To:**  
Clayton Properties Group II  
4908 Tower Rd  
Denver, Colorado 80249

**Submitted By:**  
Fox Tuttle Transportation Group, LLC  
1624 Market Street, Suite 202  
Denver, CO 80202

**FOX TUTTLE** →

Keep this sheet

Revised



Keep this sheet

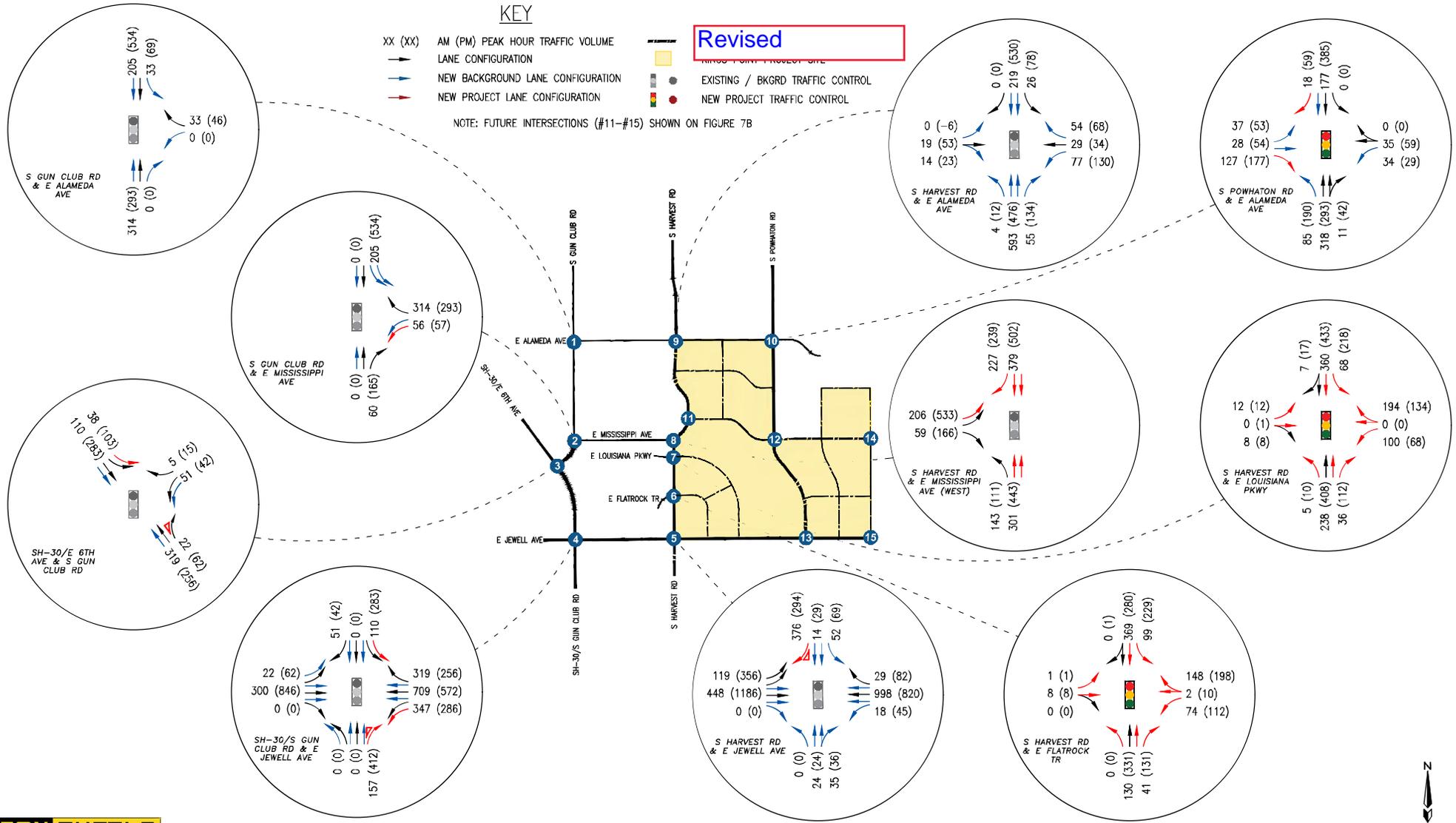
KEY

- XX (XX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION
- NEW BACKGROUND LANE CONFIGURATION
- NEW PROJECT LANE CONFIGURATION

- EXISTING / BKGDRD TRAFFIC CONTROL
- EXISTING / BKGDRD TRAFFIC CONTROL
- NEW PROJECT TRAFFIC CONTROL

Revised

NOTE: FUTURE INTERSECTIONS (#11-#15) SHOWN ON FIGURE 7B



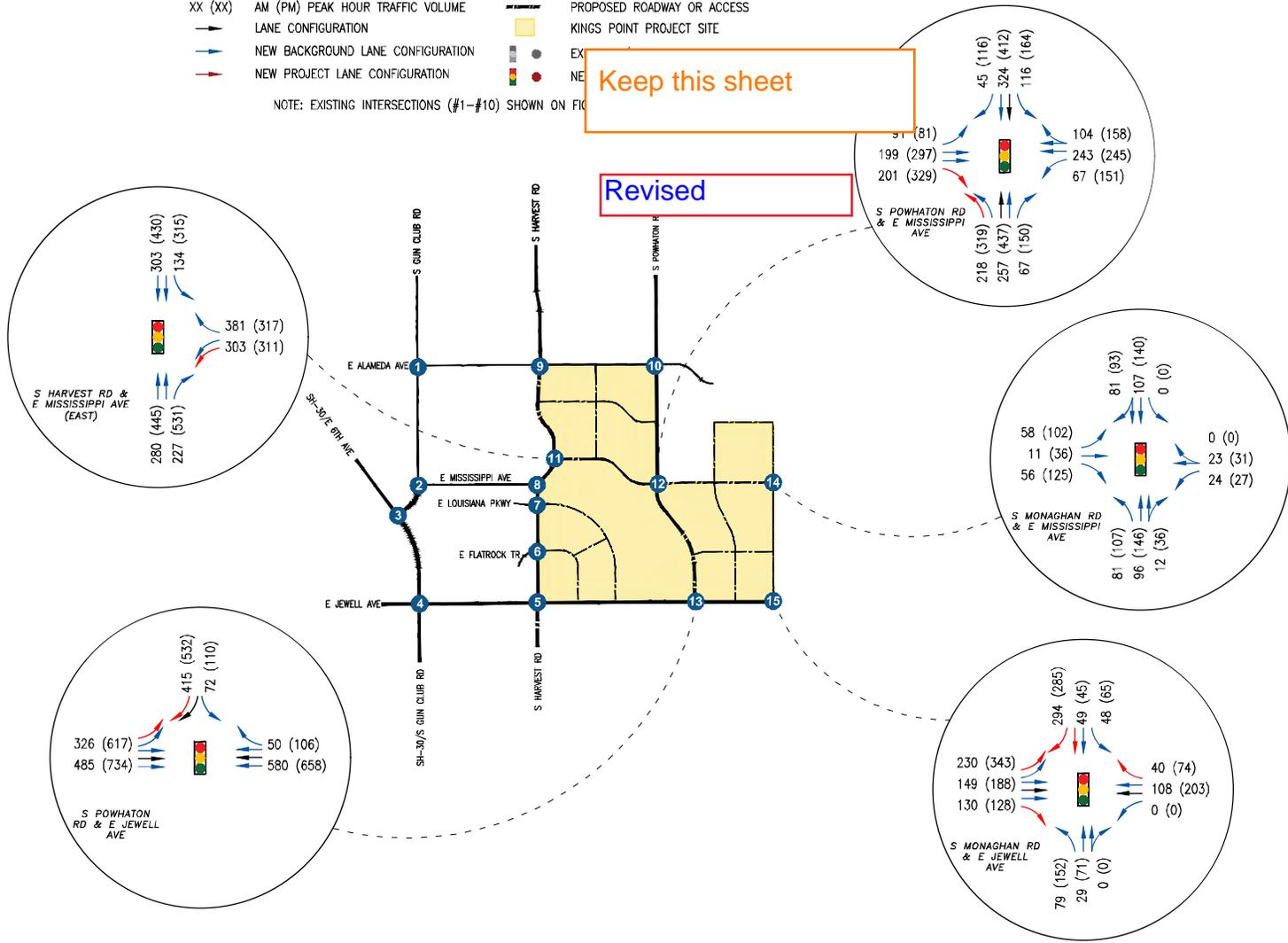
**KEY**

- XX (XX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- LANE CONFIGURATION
- NEW BACKGROUND LANE CONFIGURATION
- NEW PROJECT LANE CONFIGURATION
- PROPOSED ROADWAY OR ACCESS
- KINGS POINT PROJECT SITE
- EXISTING INTERSECTION
- NEW INTERSECTION

NOTE: EXISTING INTERSECTIONS (#1-#10) SHOWN ON FIGURE 7

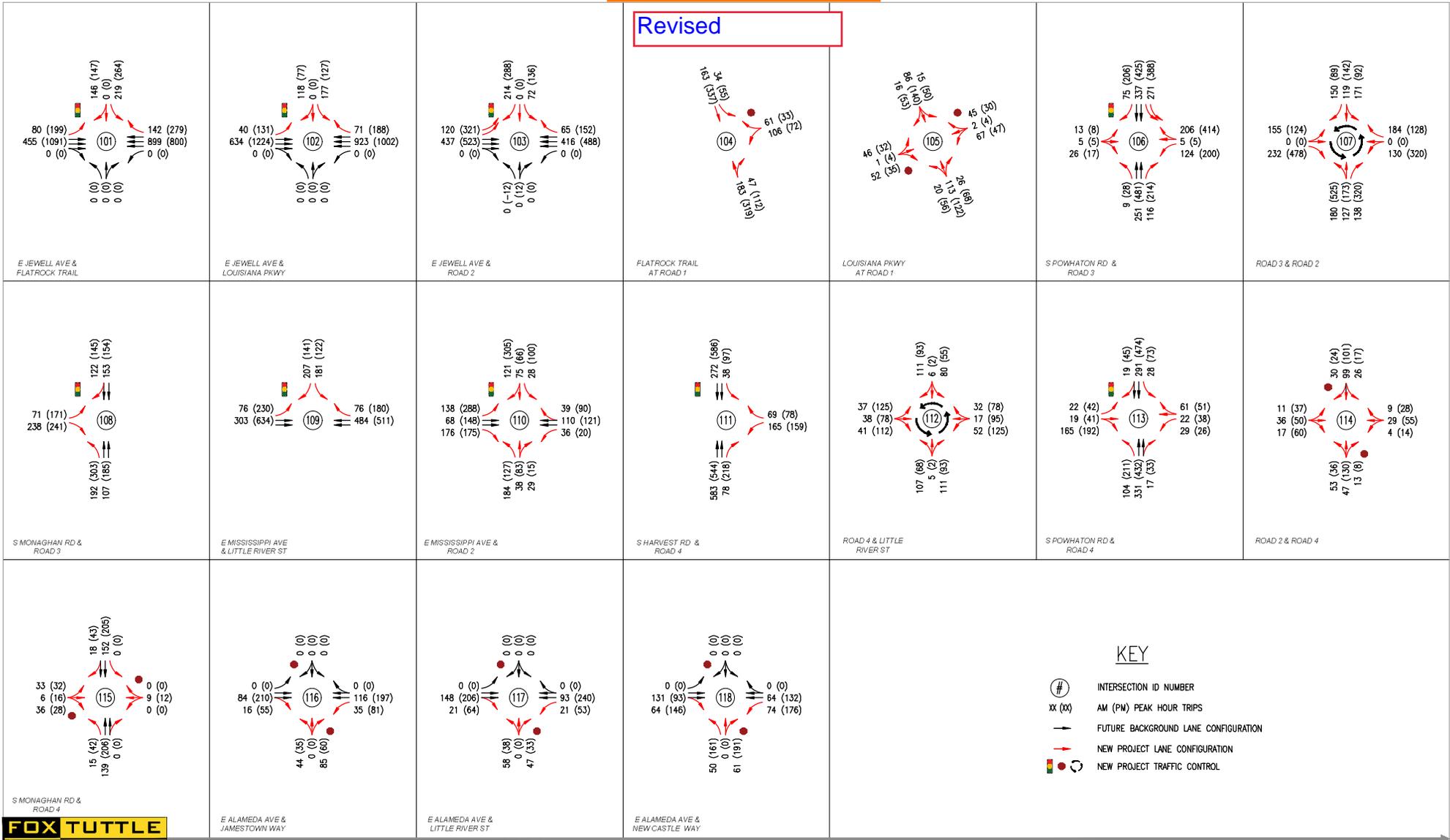
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Revised



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Revised



PARKLANDS MASTER TRAFFIC STUDY

SITE-GENERATED TRAFFIC VOLUMES [ACCESS & INTERNAL INTERSECTIONS]

FT Project #	20104	Original Scale	NTS	Date	10/18/2022	Drawn by	CRS	Figure #	7C
--------------	-------	----------------	-----	------	------------	----------	-----	----------	----

Traffic Impact Study

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Revised

# Parklands Village 2

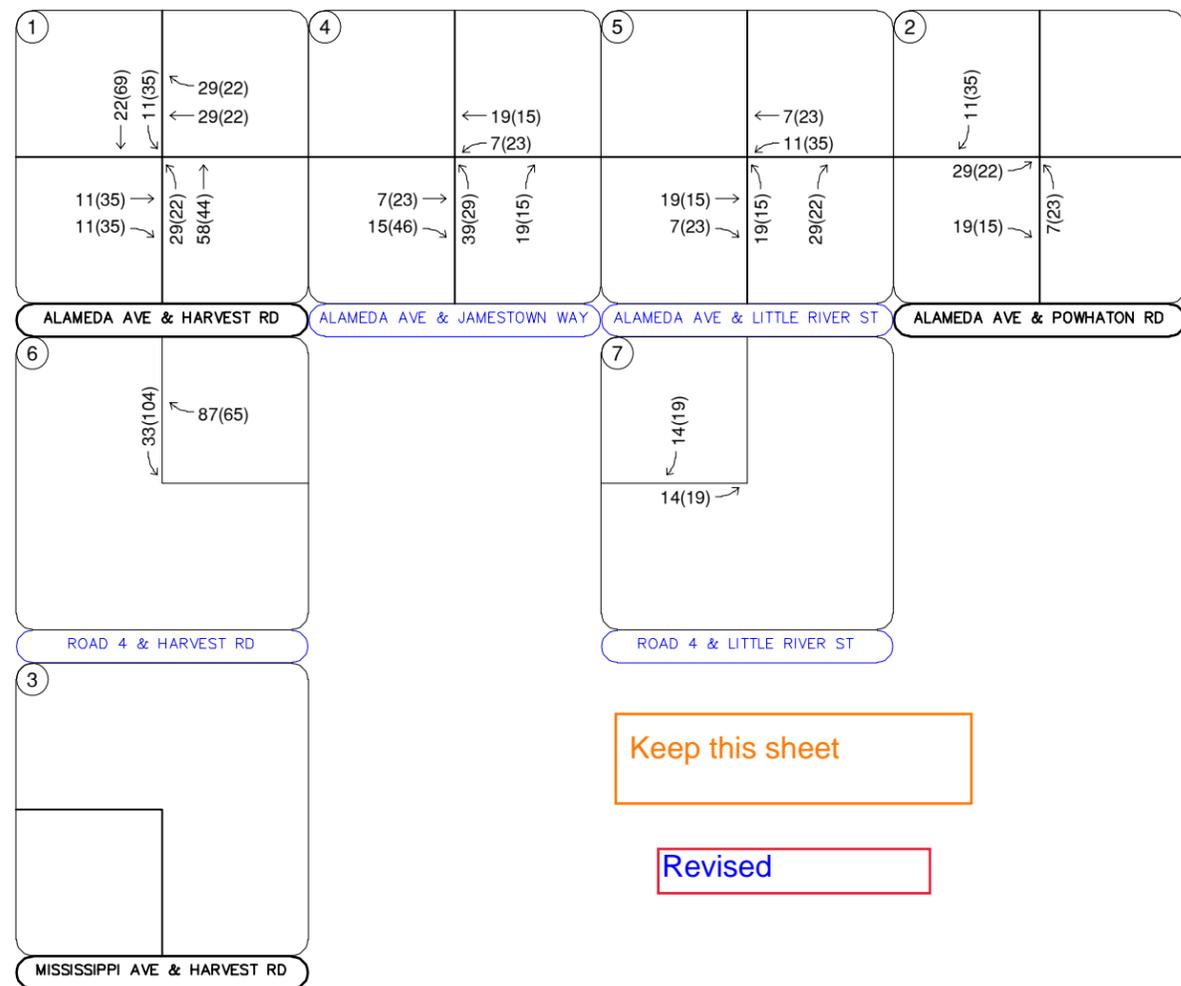
Filings 2-4

Aurora, Colorado

Prepared for:

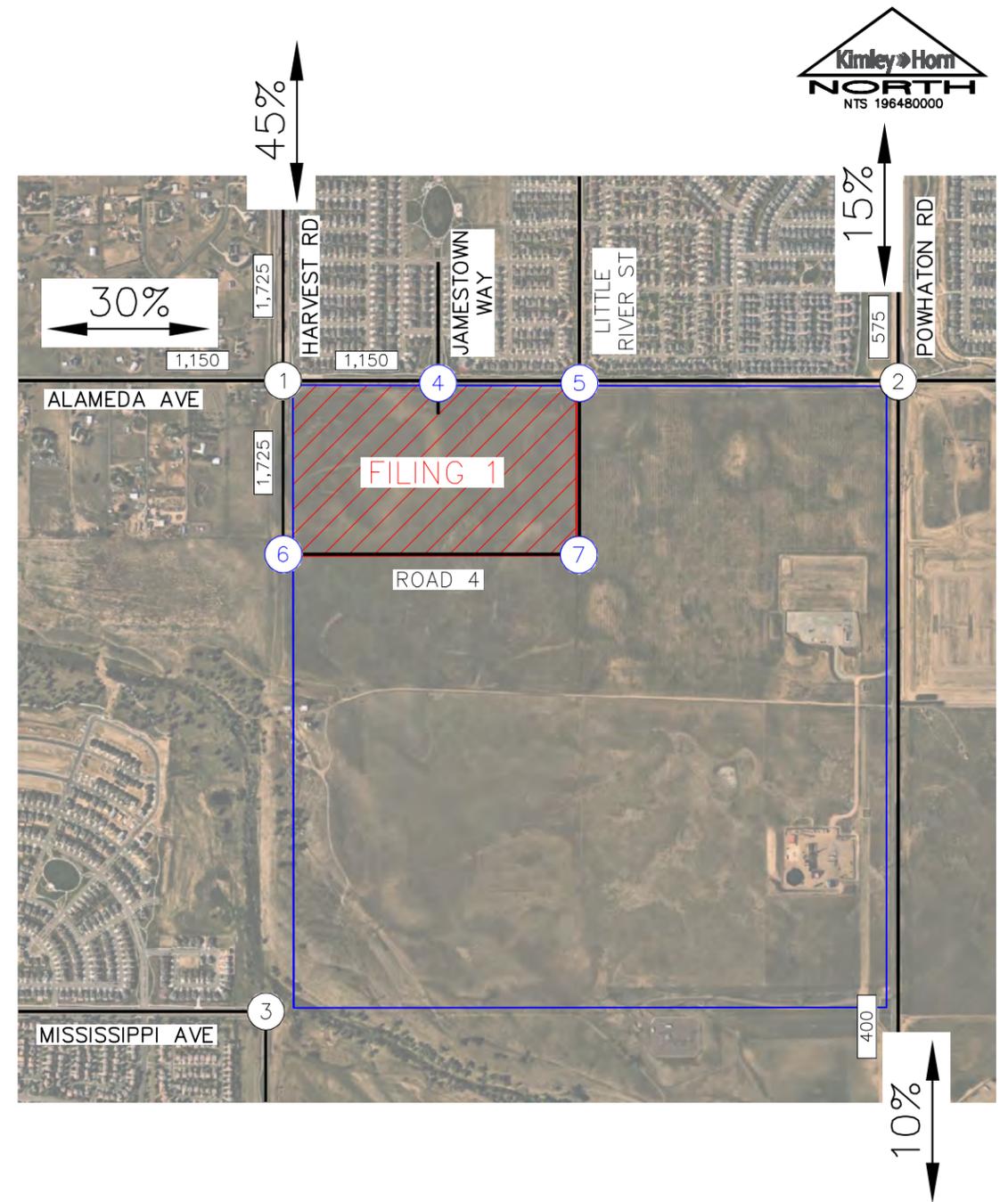
**NL Parklands V4 Land Co., LLC**

**Kimley»Horn**



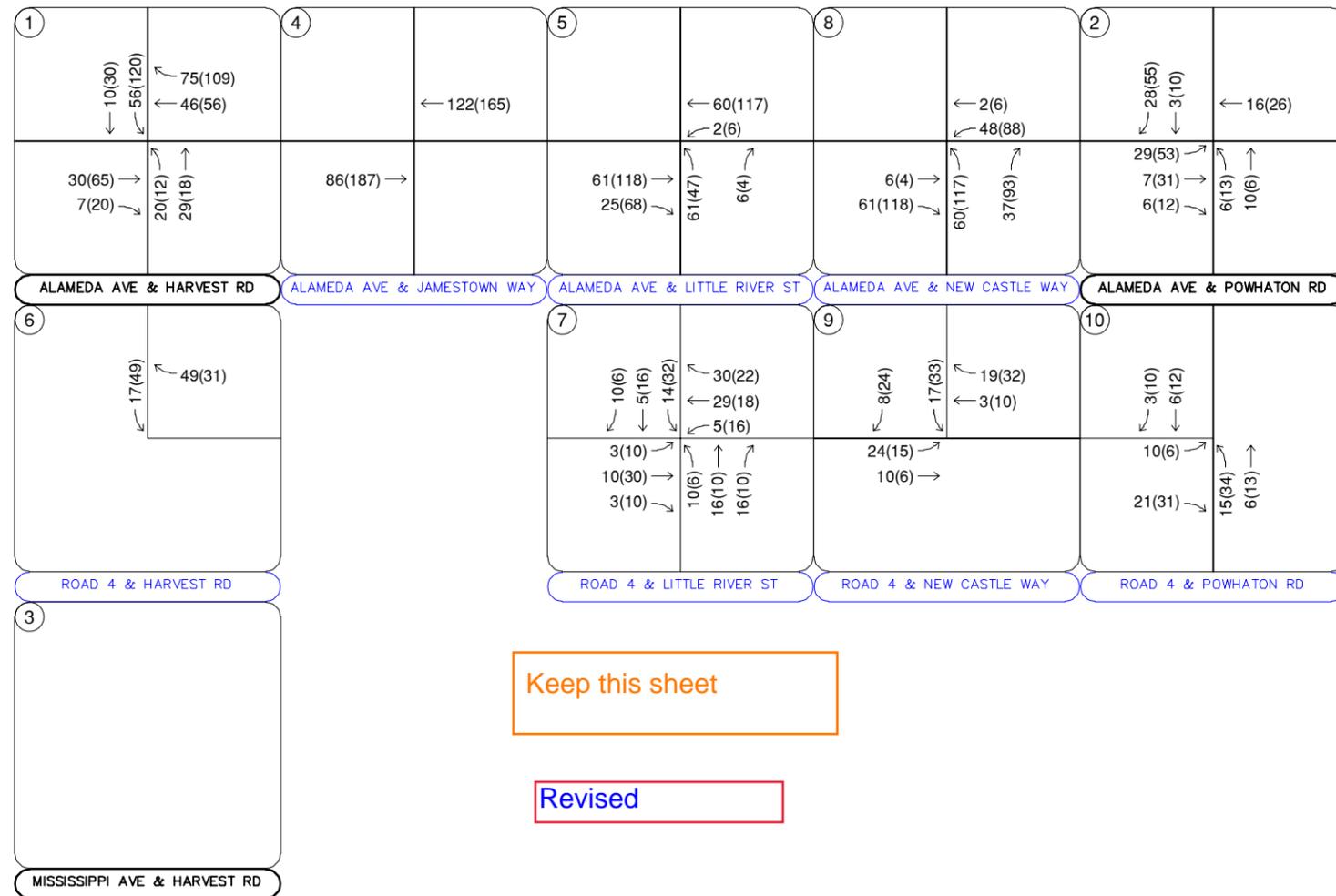
Keep this sheet

Revised



LEGEND	
(X)	Study Area Key Intersection
(X)	Project Access Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume
XX%	External Trip Distribution Percentage

FIGURE 9  
 PARKLANDS VILLAGE 2  
 AURORA, COLORADO  
 FILING 1 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



Keep this sheet

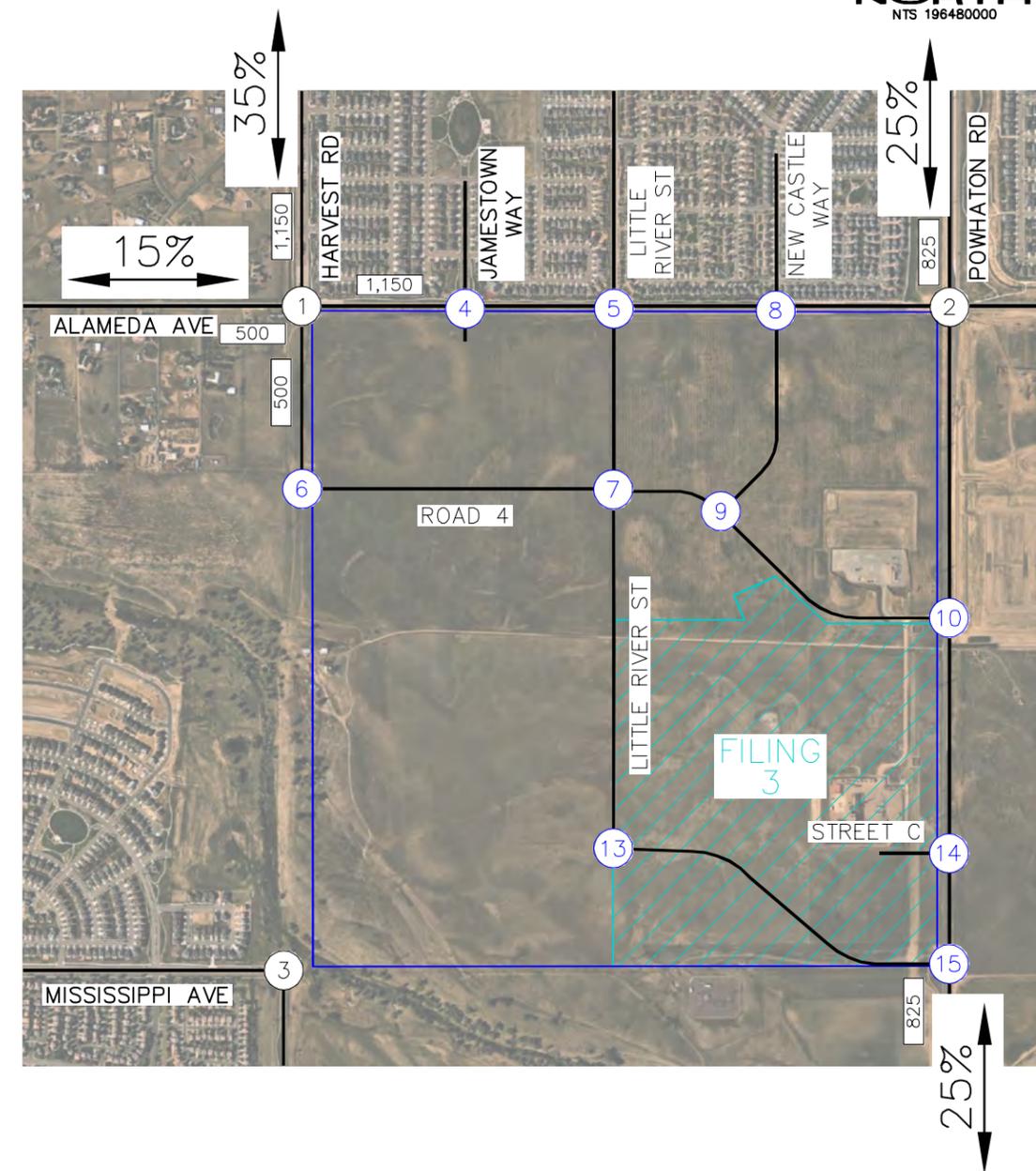
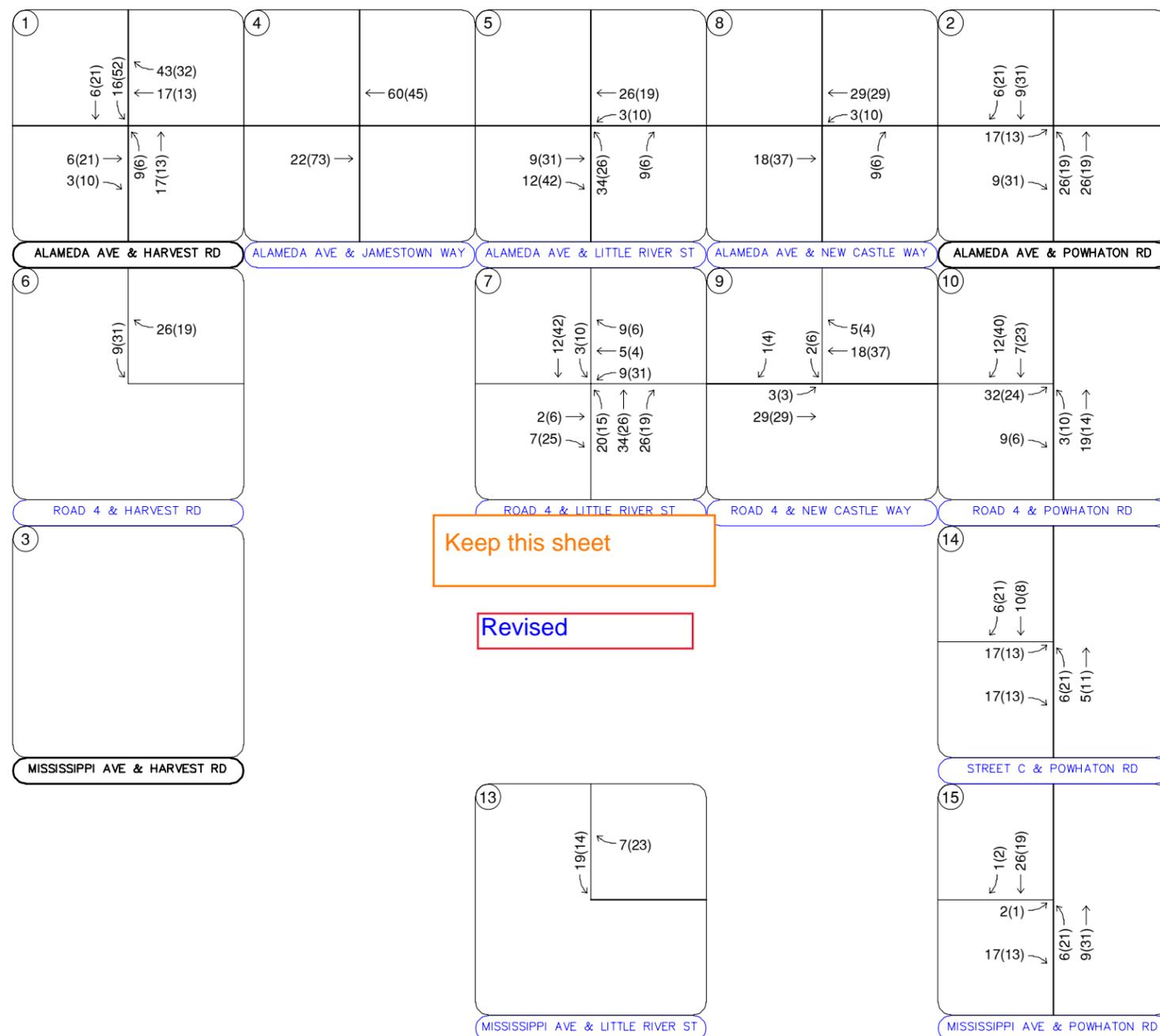
Revised



FIGURE 10  
 PARKLANDS VILLAGE 2  
 AURORA, COLORADO  
 FILING 2 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

**Note:**  
 15% Residential  
 30% Commercial  
 of total project trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Trips only.

LEGEND	
(X)	Study Area Key Intersection
(X)	Project Access Intersection
XXX(XXX)	Weekday AM(PM) Peak Hour Traffic Volumes
XX,X00	Estimated Daily Traffic Volume
XX%	Residential Trip Distribution
XX%	Commercial Trip Distribution

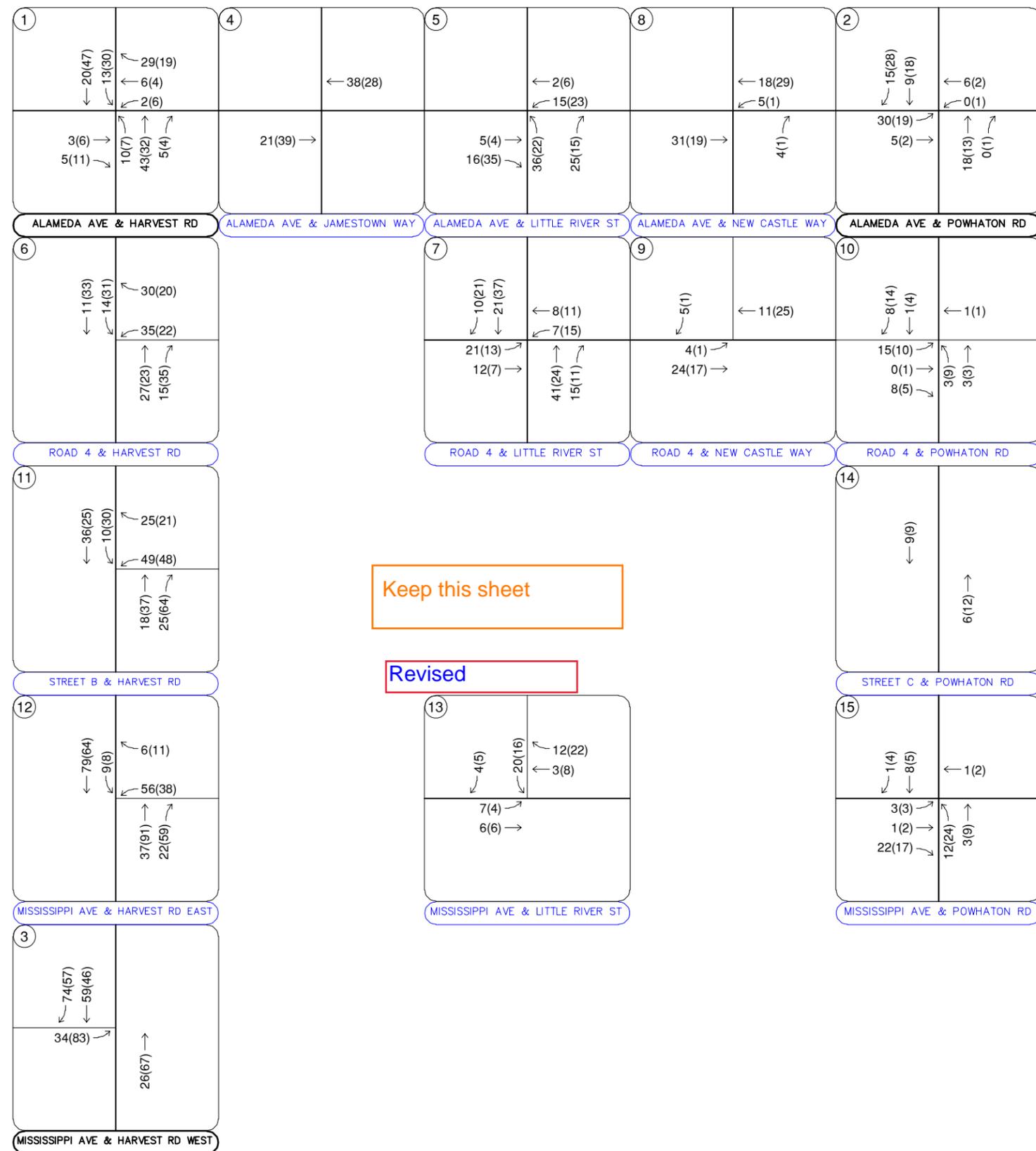


Note:  
15% of total project residential trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Residential Trips only—85% of the total project residential trips.

**LEGEND**

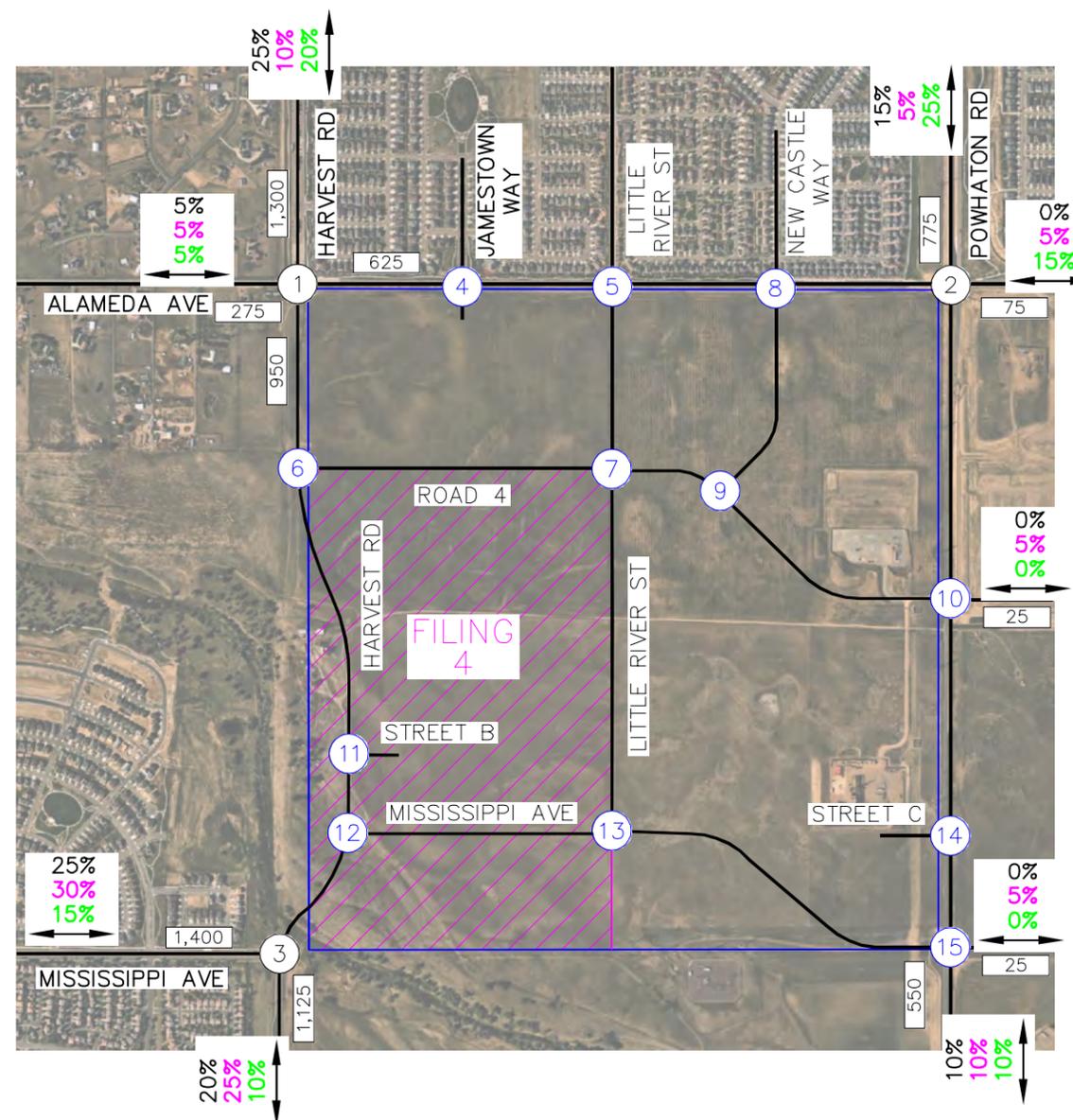
- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% External Trip Distribution Percentage

FIGURE 11  
PARKLANDS VILLAGE 2  
AURORA, COLORADO  
FILING 3 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



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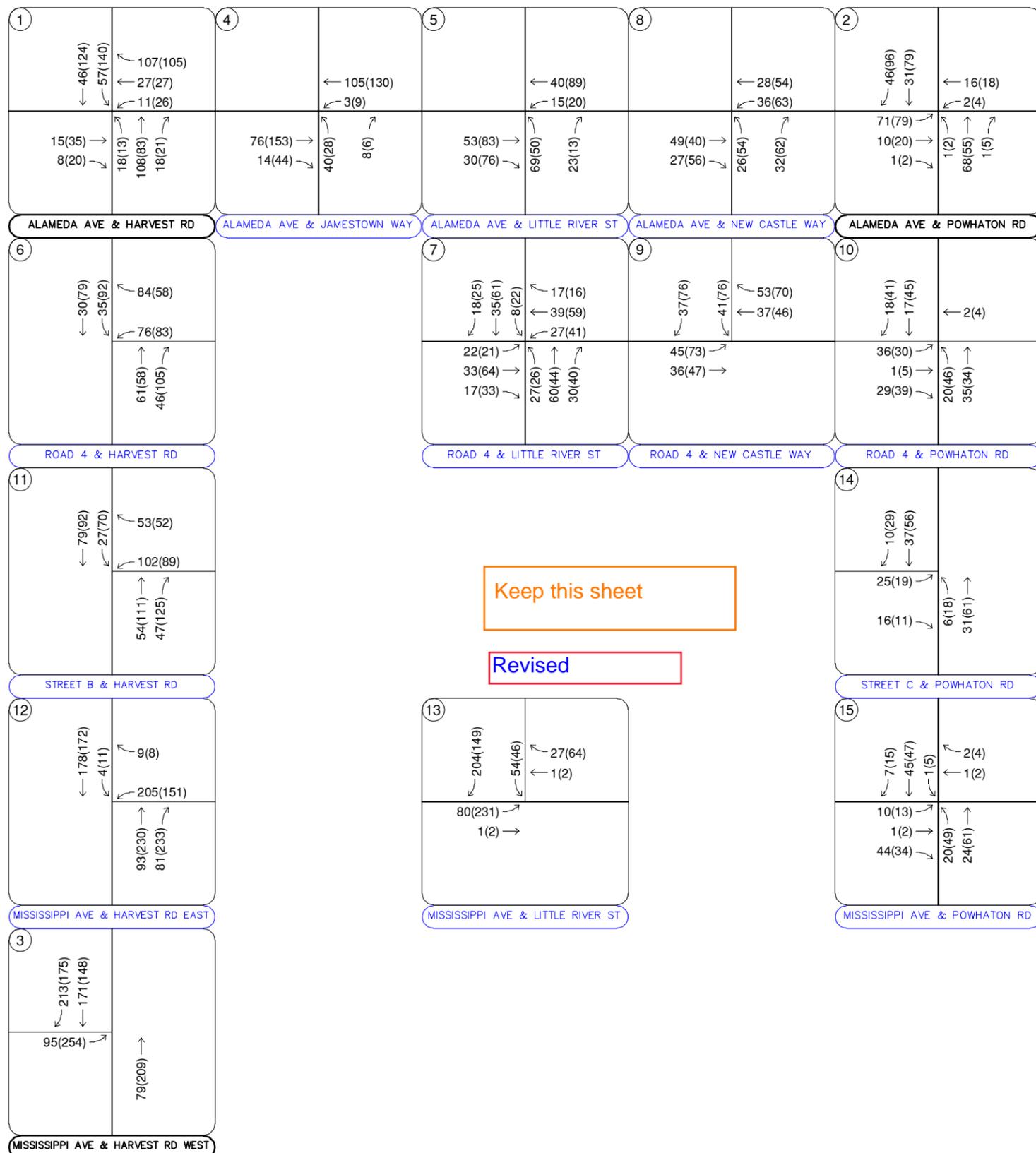


Note:  
 15% Residential  
 30% Commercial  
 90% School  
 of total project trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Trips only.

**LEGEND**

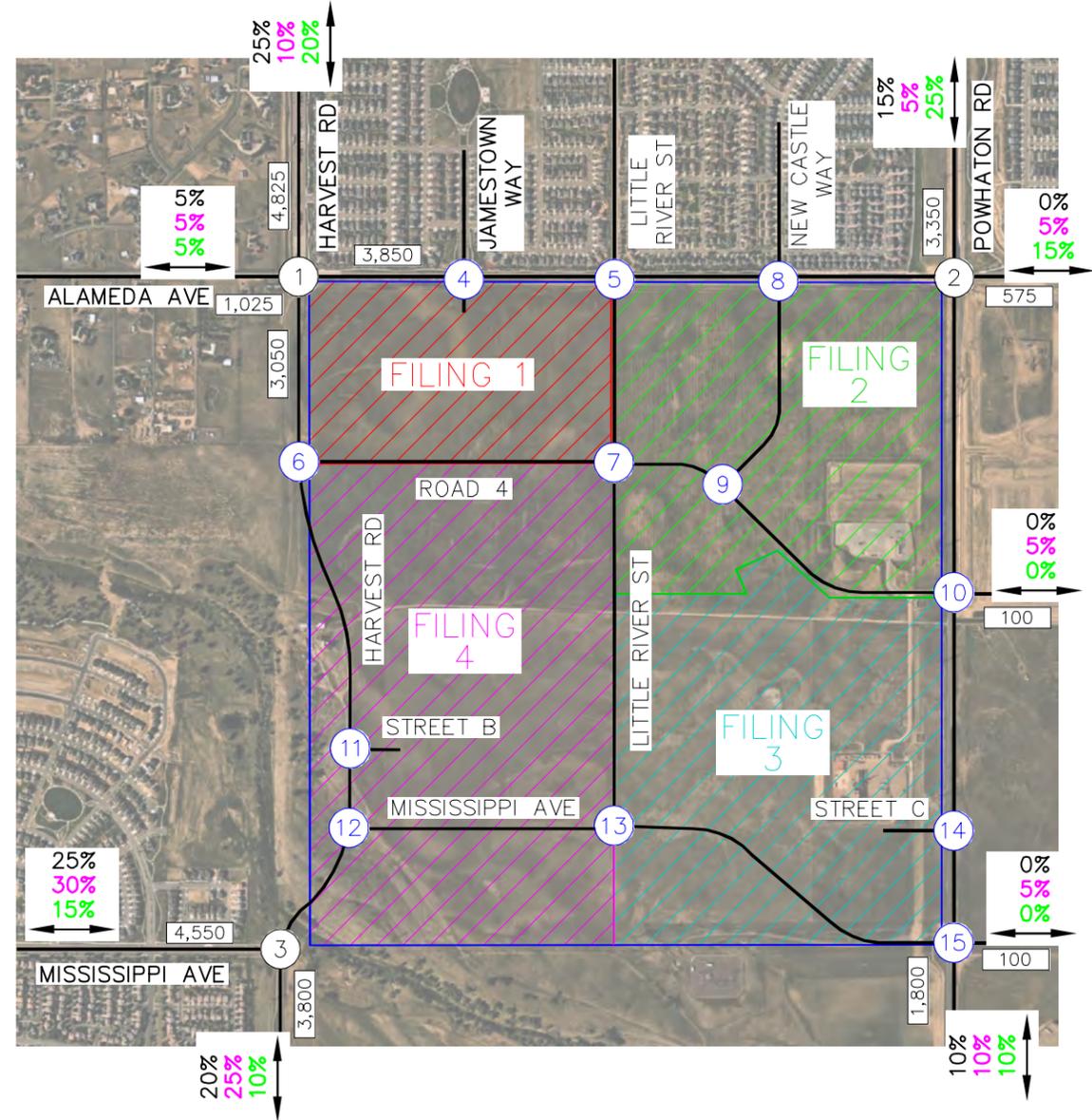
- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% Residential Trip Distribution
- XX% Commercial Trip Distribution
- XX% School Trip Distribution

FIGURE 12  
 PARKLANDS VILLAGE 2  
 AURORA, COLORADO  
 FILING 4 EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



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Note:  
 15% Residential  
 30% Commercial  
 90% School  
 of total project trips are assumed to be internal to Parklands. The external trip distributions shown in this figure are applied to External Project Trips only.

**LEGEND**

- (X) Study Area Key Intersection
- (X) Project Access Intersection
- XXX(XXX) Weekday AM(PM) Peak Hour Traffic Volumes
- XX,X00 Estimated Daily Traffic Volume
- XX% Residential Trip Distribution
- XX% Commercial Trip Distribution
- XX% School Trip Distribution

FIGURE 13  
 PARKLANDS VILLAGE 2  
 AURORA, COLORADO  
 2031 FULL BUILDOUT EXTERNAL TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT



# SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

---

December 3, 2020

Todd Lyon  
Proof Civil  
600 Grant Street, Suite 210  
Denver, Colorado 80203

Keep this sheet

Revised

**RE: Murphy Creek Filings 17 & 18 / Traffic Generation Comparison and Impact Analysis  
Aurora, Colorado**

Dear Mr. Todd Lyon,

SM ROCHA, LLC is pleased to provide traffic generation information and impact analyses for the development entitled Murphy Creek Filings 17 & 18. This development is on both the north and south sides of E Jewell Avenue, between S Old Tomlin Morris Road and S Flatrock Trail, in Aurora, Colorado.

This traffic generation analysis has been revised to address City review comments dated 10/23/20 regarding future access restrictions, the addition of a queue length table, and additional review comments throughout.

The intent of this analysis is to present traffic volumes likely generated by the proposed development, provide a traffic volume comparison to previous land use assumptions approved for the development site, provide an impact analysis for proposed site accesses, and consider potential impacts to the adjacent roadway network. This analysis is also provided to address City Staff concerns regarding intersection operations and safety of the proposed full-movement site accesses, as stated in the project's pre-application notes dated 04/19/19.

The following is a summary of analysis results.

## **Site Description and Access**

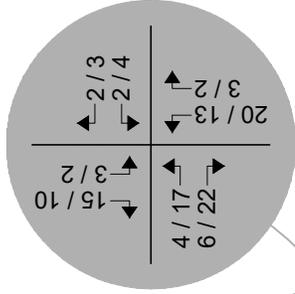
Land for the development is currently vacant and surrounded by a mix of open space, residential, and recreational land uses. The proposed development is understood to entail the new construction of 73 single-family detached dwelling units with 33 dwelling units north of E Jewell and 40 dwelling units south of E Jewell Avenue.



Not to Scale

S Farrock Trail

(15%)



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S Old Tomlin Morris Road

(85%)

E Jewell Avenue

S Coolidge Street

**LEGEND**

- Study Intersection
- Volumes
- Development Site

Figure 3  
SITE DEVELOPMENT DISTRIBUTION - YEAR 2022  
(%) : Overall

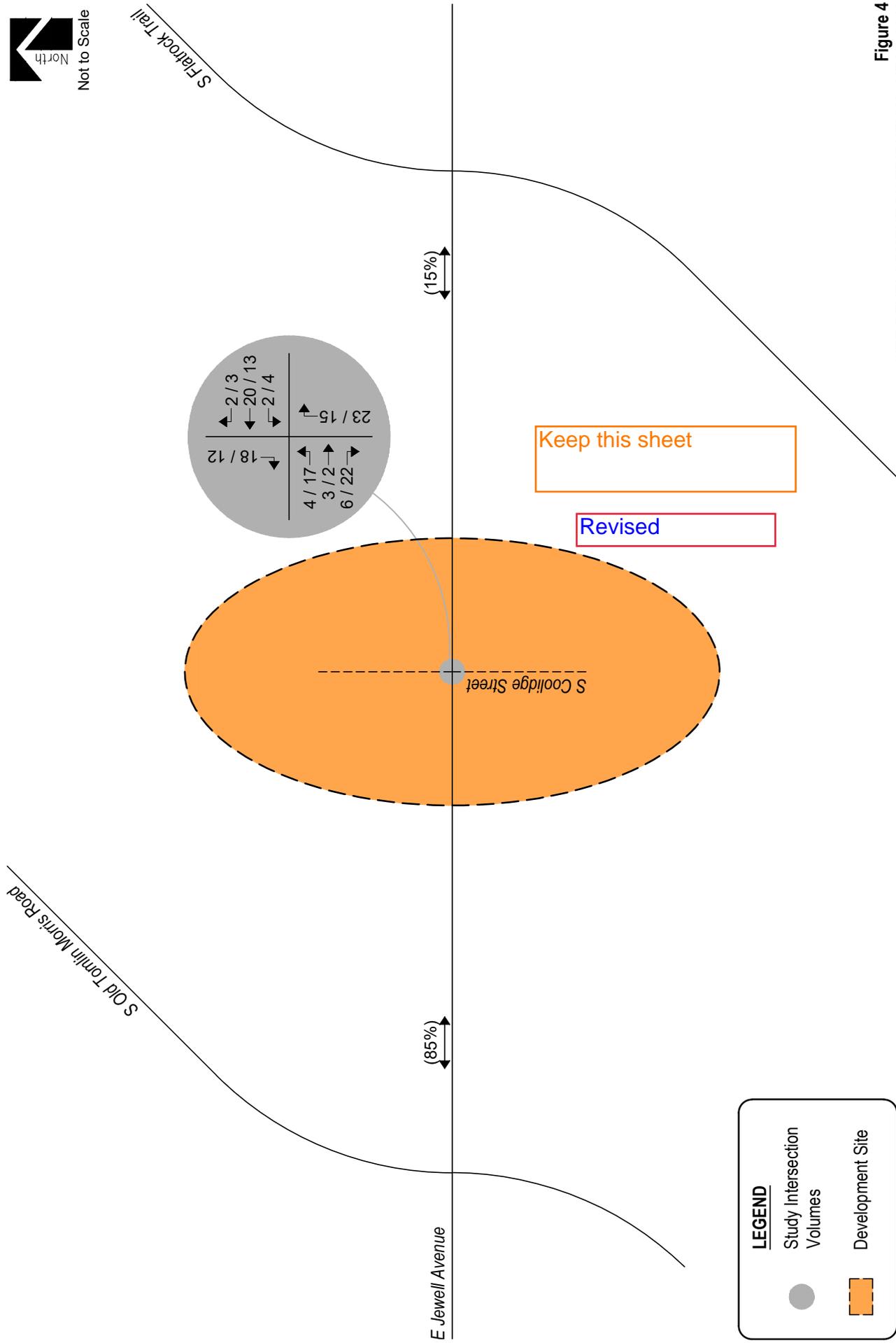
SITE-GENERATED  
AM / PM Peak Hour

MURPHY CREEK FILINGS 17 & 18  
Traffic Generation and Impact Analysis

SM ROCHA, LLC  
Traffic and Transportation Consultants



Not to Scale





1889 York Street  
Denver, CO 80206  
(303) 333-1105  
FAX (303) 333-1107  
E-mail: lsc@lscdenver.com

September 5, 2019

Mr. Michael McGoldrick  
Atwell, LLC  
143 Union Boulevard, Suite 700  
Lakewood, CO 80228

Keep this sheet

Revised [redacted] Murphy Creek Filing 7  
Traffic Letter  
Aurora, CO  
LSC #190980

Dear Mr. McGoldrick:

Per your request, we have completed this traffic letter for the Murphy Creek Filing 7 development in Aurora, Colorado.

The overall site was previously studied in the November, 2000 *Murphy Creek Ranch TIA* (TIA) by LSC. Filing 7 (TAZ 35) previously assumed 155 single-family dwelling units. Table 1 and Figure 2 from the TIA are attached for reference.

The site is currently proposed to include 153 single-family residential dwelling units as shown in the attached site plan.

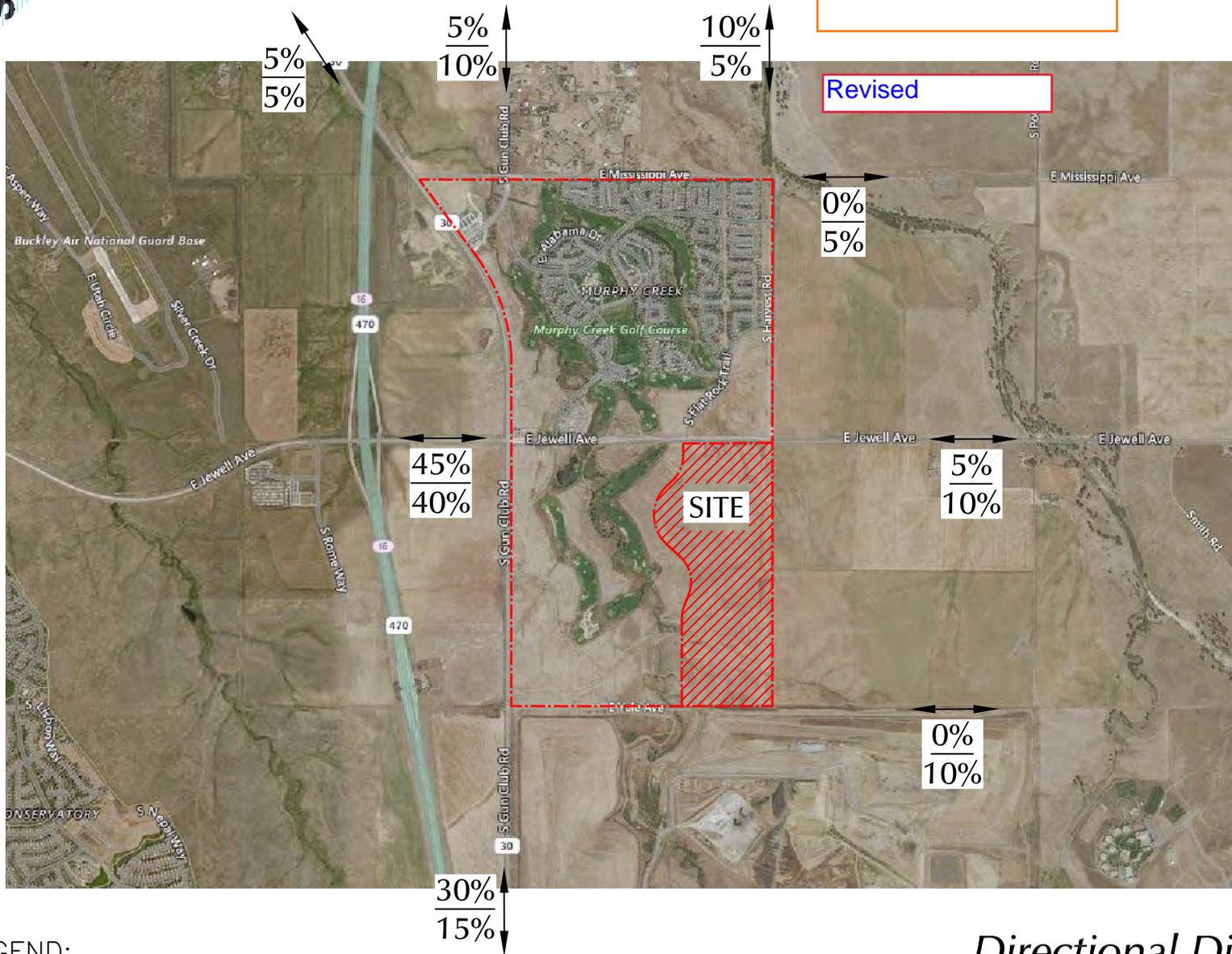
Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation potential for the site use based on rates from Trip Generation, 10<sup>th</sup> Edition, 2017 by the Institute of Transportation Engineers (ITE) as well as the trip generation potential for the previously approved land use.

The site is projected to generate about 39 fewer vehicle-trips on the average weekday, with about half entering and half exiting the site during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 1 fewer vehicle would enter and about 2 fewer vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:30 p.m., about 6 fewer vehicles would enter and the same number of vehicles would exit the site.

Figure 1 shows the proposed site plan along with dimensions between access points. The proposed access closest to E. Jewell Avenue will be right-in/right-out-only per direction from City staff, but residents will have connectivity to full movement access points to the south. The TIA for the adjacent Murphy Creek East development to the east shows a future school site east of Flat Rock Trail and noted that an enhanced pedestrian crossing will be provided when the school site plan is prepared.

Keep this sheet

Approximate Scale  
Scale: 1"=3,000'



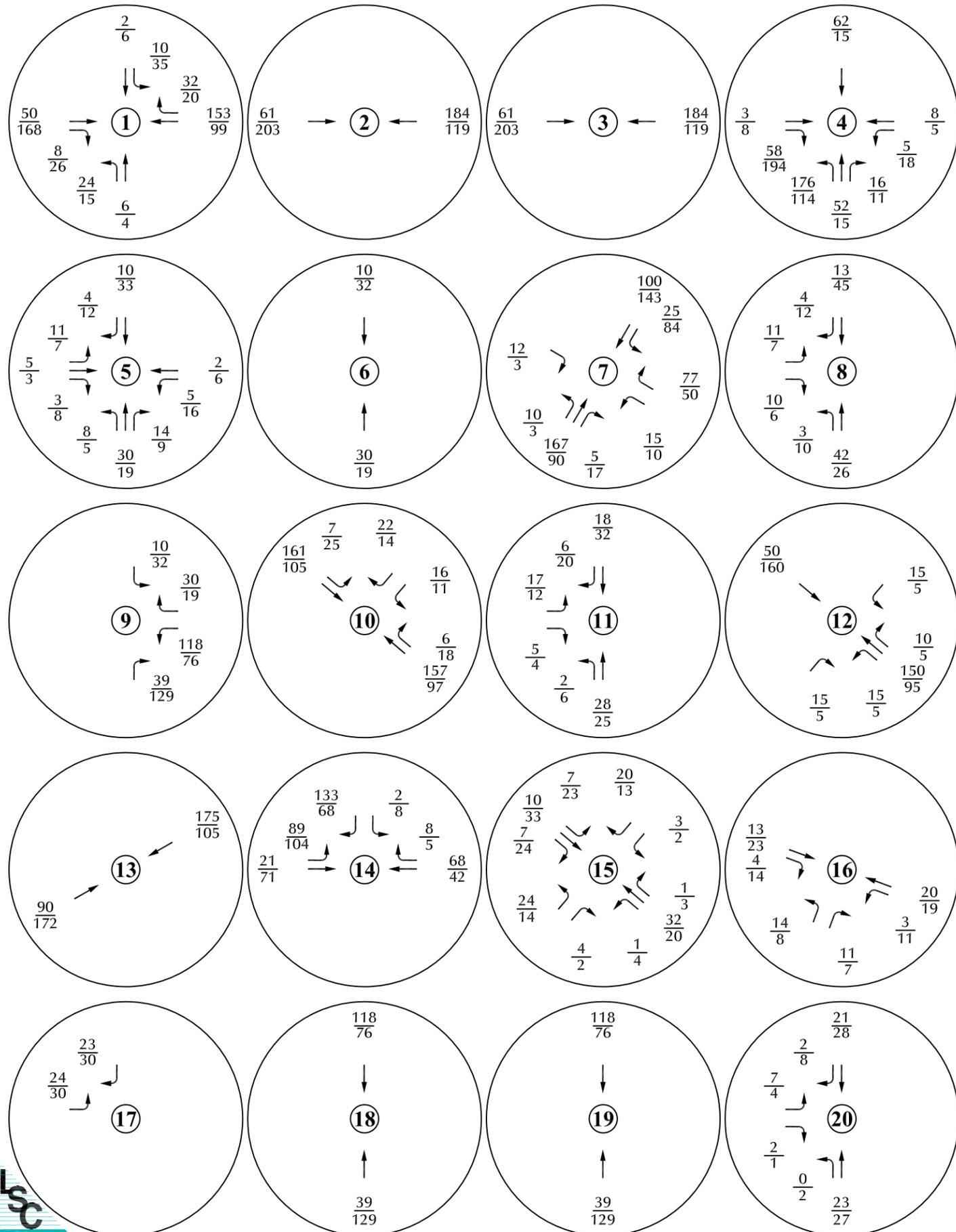
LEGEND:

$\frac{5\%}{5\%}$  = Residential Percent Directional Distribution  
 Commercial Percent Directional Distribution

## Directional Distribution of Site-Generated Traffic

Murphy Creek East (LSC #181110)

Figure 6

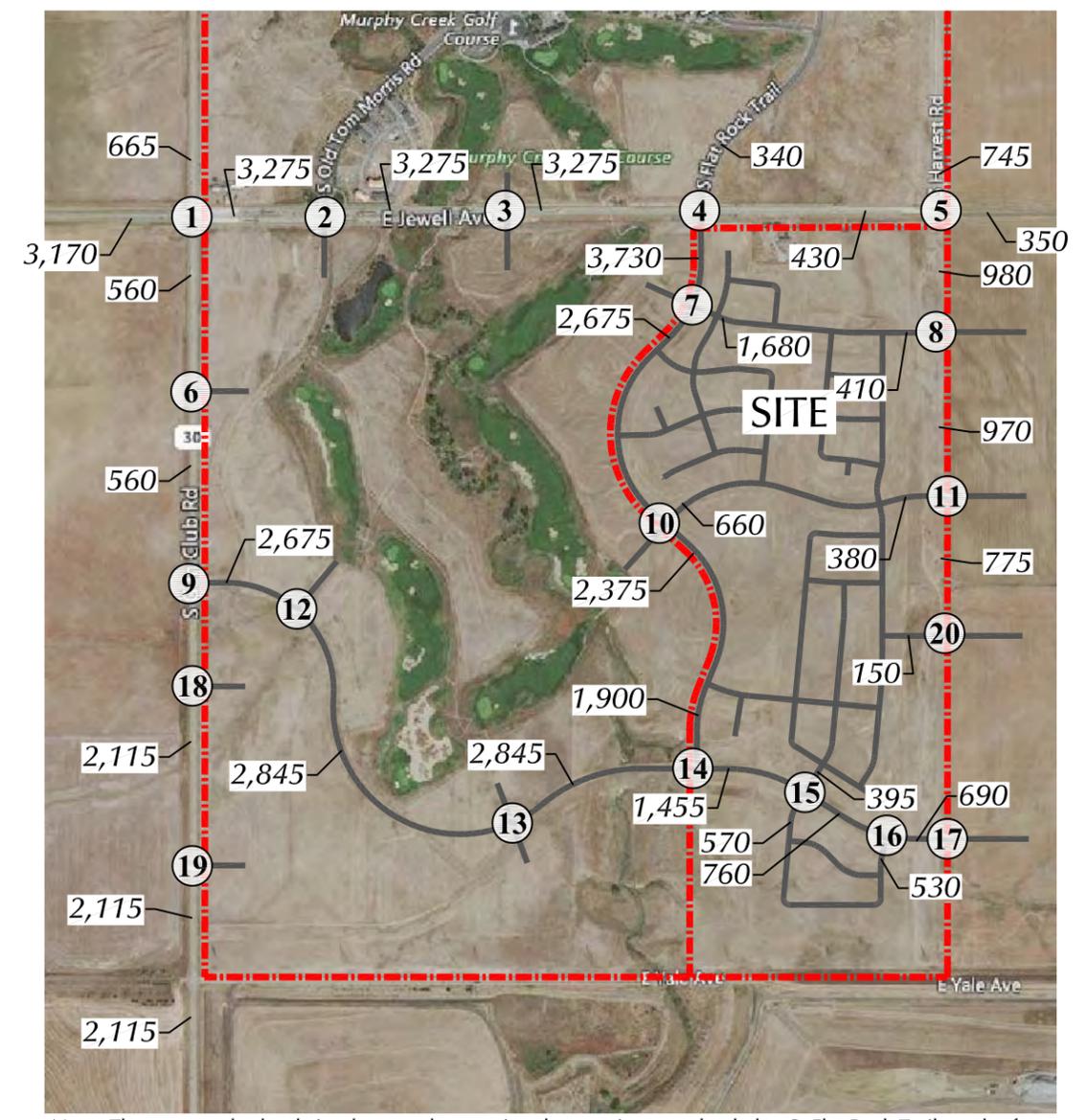
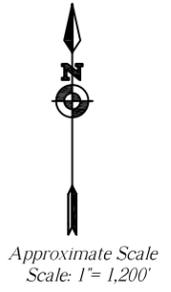


Keep this sheet

Revised

LEGEND:

- $\frac{6}{5}$  = AM Peak Hour Traffic
- $\frac{5}{6}$  = PM Peak Hour Traffic
- 1,000 = Average Daily Traffic



Note: The proposed school site does not have a site plan so trips were loaded to S. Flat Rock Trail south of intersection #10

Figure 7b

# Assignment of 2040 Buildout Site-Generated Traffic

Murphy Creek East (LSC #181110)

Keep this sheet

Revised

**VILLAGES AT MURPHY CREEK**  
**TRAFFIC IMPACT STUDY**

***Prepared for:***

Villages at Murphy Creek, LLC  
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Project Engineer: Kenneth A. Ryan, E.I.

FHU Reference No. 05-130

December, 2005

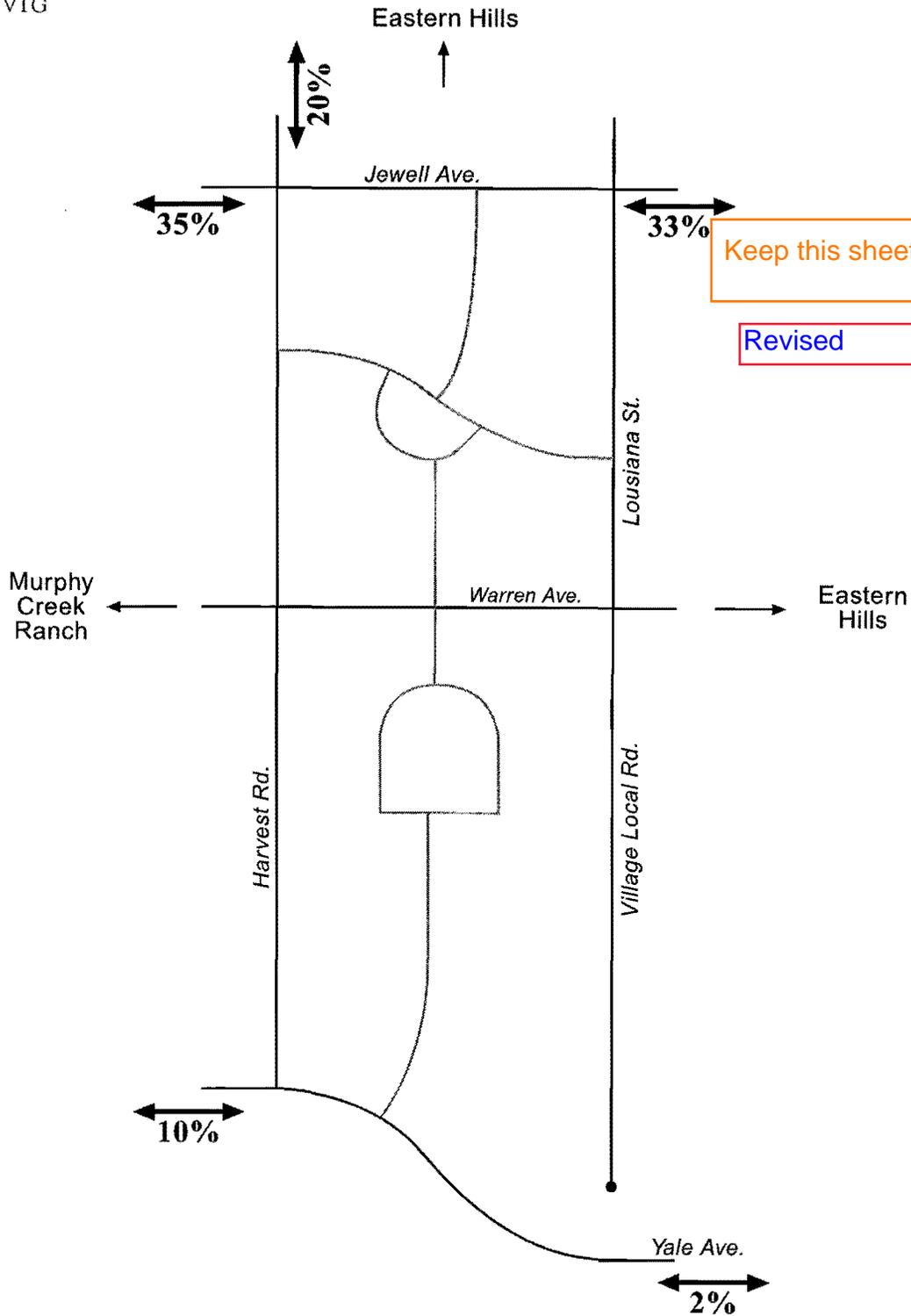


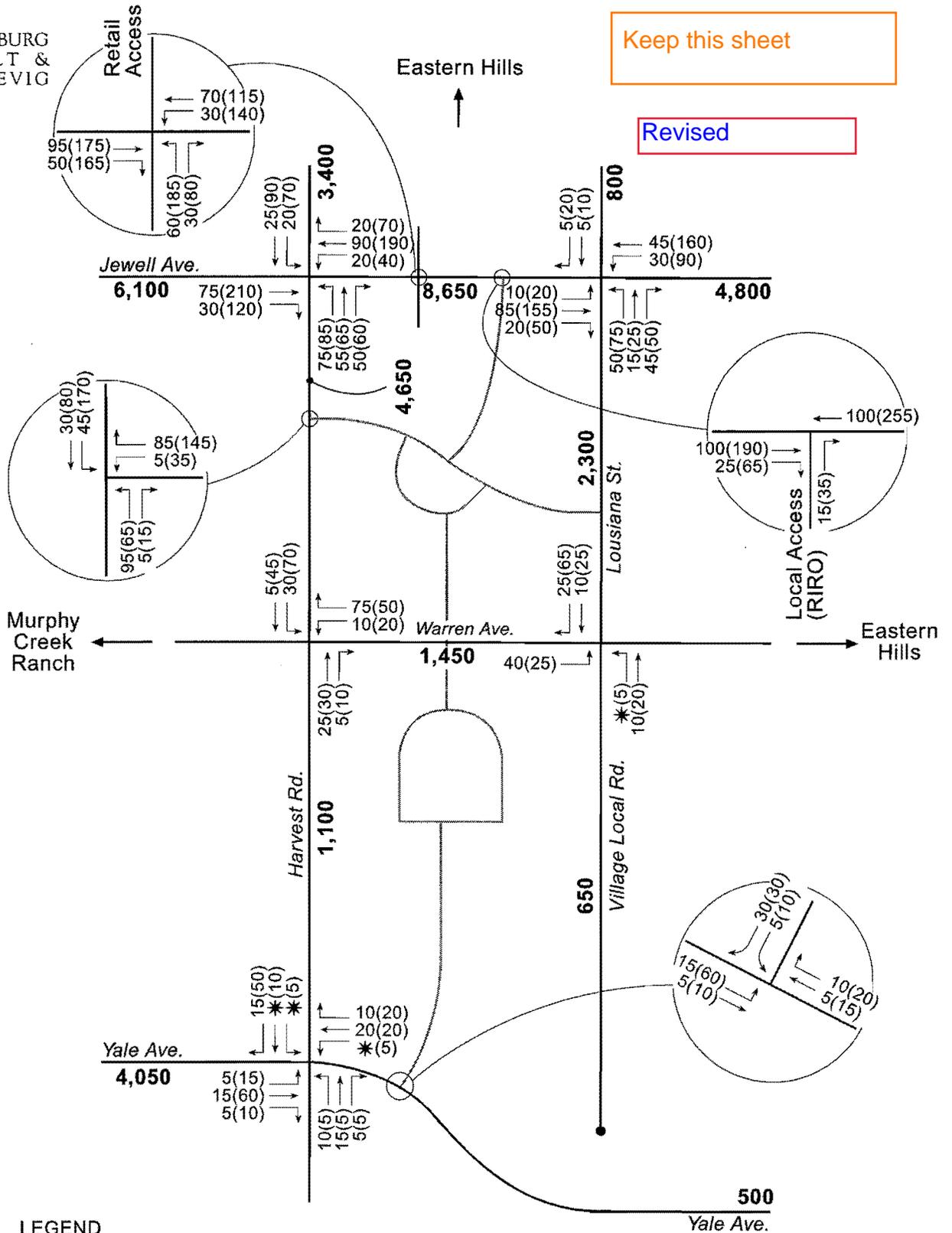
Figure 3  
Trip Distribution



North

Keep this sheet

Revised



LEGEND

- XXX(XXX) = AM(PM) Peak Hour Traffic Volumes
- XXXX = Daily Traffic Volumes
- \*(\*) = Fewer Than 5 Peak Hour Trips



North

Figure 4  
Site Generated Traffic

# APPENDIX G

## Signal Warrant Analysis Worksheets

Show 4 hour warrant figure if you are showing them in the analysis.

Signal warrant figures have also been provided.

## TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

### Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Harvest Road & Mississippi Avenue East

HORIZON YEAR: 2031 Background

MAJOR STREET: Harvest Road

# OF APPROACH LANES: 2

MINOR STREET: Mississippi Avenue East

# 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): Y

	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	→		420	105		630	53			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	0	0								
08:00 AM TO 09:00 AM	0	0								
09:00 AM TO 10:00 AM	0	0								
10:00 AM TO 11:00 AM	0	0								
11:00 AM TO 12:00 PM	0	0								
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	0	10								
04:00 PM TO 05:00 PM	0	11								
05:00 PM TO 06:00 PM	0	12								
06:00 PM TO 07:00 PM	0	11								
07:00 PM TO 08:00 PM	0	10								
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	0	53	0			0			0	0
			8 HOURS NEEDED NOT SATISFIED			8 HOURS NEEDED NOT SATISFIED			4 HRS NEEDED NOT SATISFIED	1 HR NEEDED NOT SATISFIED

This warrant needs to be looked at.

WARRANT 1 - Condition A - Minimum Volume Warrant (8 Hours)

### TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

#### Manual on Uniform Traffic Control Devices (2009 Edition)

INTERSECTION NAME: Harvest Road & Mississippi Avenue East

HORIZON YEAR: 2031 Background

MAJOR STREET: Harvest Road

# OF APPROACH LANES: 2

MINOR STREET: Mississippi Avenue East

# 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): Y

	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	→		420	105		630	53			
06:00 AM TO 07:00 AM										
07:00 AM TO 08:00 AM	762	200	Y	Y	Y	Y	Y	Y	Y	
08:00 AM TO 09:00 AM	856	225	Y	Y	Y	Y	Y	Y	Y	
09:00 AM TO 10:00 AM	770	202	Y	Y	Y	Y	Y	Y	Y	
10:00 AM TO 11:00 AM	693	182	Y	Y	Y	Y	Y	Y	N	
11:00 AM TO 12:00 PM	624	164	Y	Y	Y	N	Y	Y	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	816	147	Y	Y	Y	Y	Y	Y	N	
04:00 PM TO 05:00 PM	906	164	Y	Y	Y	Y	Y	Y	Y	
05:00 PM TO 06:00 PM	1,007	182	Y	Y	Y	Y	Y	Y	Y	
06:00 PM TO 07:00 PM	896	162	Y	Y	Y	Y	Y	Y	Y	
07:00 PM TO 08:00 PM	798	144	Y	Y	Y	Y	Y	Y	N	
08:00 PM TO 09:00 PM										
09:00 PM TO 10:00 PM										
	8,128	1,771	10			9			10	6
			8 HOURS NEEDED SATISFIED			8 HOURS NEEDED SATISFIED			4 HRS NEEDED SATISFIED	1 HR NEEDED SATISFIED

The current version of this traffic study updated for Filing 3 in June 2024 has this signal warrant appropriate updated (please see image to left).