



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

*AuroraGov.org*

August 1, 2024

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

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

Dear Mr. Clark:

Thank you for your initial submission, which we started to process on July 8, 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 August 22, 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,

A handwritten signature in blue ink that reads "Stacy Wasinger".

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

cc: Mark Nickless OMSC, LLC  
Brit Vigil, ODA  
Filed: K:\\$DA\DA 2289-07rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Update the block numbers and all data to be consistent between the site plan and plat.
- Coordinate the timing of road improvements to the north of this filing in the PIP and Master Plan (see Item 11F).
- Please reach out to planning staff with any questions regarding the lot counts and analysis for the entire neighborhood (see Item 3A).

### **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. Application fees of \$46,939.84 are due before the second submittal of these applications.

##### *Site Plan:*

- 2B. Remove “of 38” from each sheet page number count. This is a change of formatting requirements for all site plans.
- 2C. Add an “Amendments” box area to the cover sheet.
- 2D. Include a 3” by 7” box for Arapahoe County recordation in the upper right corner. Please remove the recorder’s certificate in the lower right corner; this is no longer used by the county.
- 2E. Provide details of all fences, walls, special pavement types, mail kiosks, etc., as applicable.
- 2F. Label Kewaunee Street on the cover sheet vicinity map.
- 2G. Sheet 2: Include Tract M in the Tract Table.
- 2H. Sheet 3: Should Detail #3 be a setback rather than a utility detail? For small lots, include lot frontage as in Detail #1.
- 2I. There are more variations of lot typicals for landscaping than on the site plan. Please clarify the large lot and any other sub-type in the site plan lot typicals as well.
- 2J. Is any phasing proposed for improvements? See Engineering comments regarding street construction of roads to the north of this site plan.

#### **3. Site Plan and Plat Comments**

- 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.
- The overall lot tracker should include all unit types in the overall neighborhood, as defined in the Master Plan. Although all filings have not yet been submitted for review, the tracker table should be a running count of unit diversity. That allows the neighborhood to be evaluated for conformance to the unit mix and a maximum 65% small lot per neighborhood as indicated in the Master Plan, rather than on a filing-by-filing basis. The calculations provided on Sheet 5 are not consistent in providing counts for the overall neighborhood.
- 3B. Street names need to be identified on both the site plan and plat (i.e. update Street A, Street B, etc.).

##### *Site and Landscape Plan:*

- 3C. The lot land use table on Sheet 5 does not match the lot typicals. The table and lot typicals need to be consistent and reflect the setbacks in UDO 146-4.2.3 Table 4.2-6. Clarify minimums required and proposed.



- 3D. Add square footage to the minimum lot size requirements in the table on Sheet 5. Note the minimum frontage that distinguishes small lots.
- 3E. The lots backing to the park space will require open-style fencing. Consider moving these lots to the front of the park instead. A pedestrian connection through the block, aligned with Street C, should be provided for park access.
- 3F. The block numbers throughout the site plan do not match those on the plat. Please revise.
- 3G. Please add widths to all tracts separating lots from a double frontage (i.e. along Jewell Avenue and Louisiana Avenue).
- 3H. The Master Plan shows the park a few blocks north, on the boundary with Neighborhood 1H. Please show that future Filing No. 4 lots will have required distance access to this park still. This may be shown by expanding the view on the Sheet 35 diagram.
- 3I. Sheet 8: Please clarify the full width of the open space/pedestrian connections in Tract J and Tract K. Are they both 30 feet?
- 3J. Sheet 11: Update note to Jewell Avenue, not Alameda Avenue.
- 3K. Sheet 20: Is the detention landscaping provided with this site plan? Some of the detention areas appear to be existing.
- 3L. Sheet 28: Tract K is well-planted, but it is not clear where the pedestrian connection to the detention pond tract goes. Please clarify.
- 3M. Sheet 33: What style of fencing is proposed on the side of lots along S Kewaunee St. and internal streets? This is not clear in the overall fence plan.
- 3N. Sheet 37: Remove green court reference. Match lot typical type/description to those on Sheet 5.
- 3O. Please include a tract color map or diagram in the site plan showing the location, use, ownership, and maintenance to coordinate with the Tract Table on Sheet 2.
- Plat:*
- 3P. The plat for Village 1, Filing No. 1 will need to be recorded before the finalization of the Filing 3 plat. The reception numbers will need to be updated. If Filing 2 is complete, that reception number should also be included.
- 3Q. Is note 8 about the fencing plan on Sheet 33 of the site plan? If so, please clarify type on the fencing plan.
- 3R. Sheet 4: Should there be a sewer/utility easement in Tract K, to match the site plan?
- 3S. The block numbers throughout do not match with the block numbers on the site plat; please revise.
- 3T. If Coal Creek ISP (DA-2289-05) will include a plat, the plat will need to be noted/referenced. Also, include any easements if needed in the detention area.

#### **4. Streets and Pedestrian Comments**

##### *Site Plan:*

- 4A. Sheet 8: Does the sidewalk passing through Tract K propose to connect to a path around the detention pond in Tract M? There is not a connection shown.
- 4B. Sheet 8 and 10: Consider aligning the pedestrian tracts with crossings. For instance, consider shifting Tract J pass-through to the north or utilizing the open space along Louisiana for wider sidewalks.
- 4C. Does Street A continue in another filing to the east, north of the detention pond tract?

#### **5. Parking Comments**

- 5A. The data table on Sheet 1 of the site plan indicates no guest parking is provided. However, presumably on-street parking is available to guests. Please update the reference table to indicate no off-street guest parking.

#### **6. Signage & Lighting Comments**

- 6A. The data table on Sheet 1 indicates that no monument signs are proposed with this site plan but the details on Sheet 31 include monument signs and entry columns. Please clarify if any monument signs are proposed off of Jewell Ave. or elsewhere in this site plan?
- 6B. What type of lighting, if any, is proposed in the park and open space areas? Please provide lighting information and details.

**7. Landscaping Issues** (Tammy Cook / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 7A. Sheet 21: Include the Detention Pond Planting requirements table as the planting is proposed on sheet 29.
- 7B. For the curbside landscape area 5-gallon planting is required. The keys and symbols for the 1-gallon and 5-gallon shall be shown with different keys and quantities.
- 7C. For the Curbside Landscape Table: Include curbside landscaping required for S. Kewaunee Street (East).
- 7D. The ornamental grasses cannot exceed 40% of the total shrub count. Revise the quantities on this table and on the Planting Plans.
- 7E. Sheet 22: Reference the curbside landscape and street trees and screen it back on this side of the street and provide the project name and CN# for this side of the street.
- 7F. If the property line extends to this area, the street trees and curbside landscaping should extend into this area as well.
- 7G. Show stop signs, and light poles and include them in the Legend.
- 7H. Consider using 3-5 of the same variety of tree species instead of alternating with different street trees.
- 7I. Where dimensions are noted on the Planting Plans, please adjust street trees as they cannot be within 50' in advance of the stop signs. (Typical)
- 7J. Add this hatch pattern to the Legend. (typical)
- 7K. Sheet 23: Adjust this tree as it is within 50' in advance of the stop sign.
- 7L. Sheet 24: Label Kewaunee Street and Street F.
- 7M. Label and dimension the street frontage buffer.
- 7N. Show the fence and columns on these sheets to match those shown on sheet 33. (Typical)
- 7O. Was the curbside landscape and street trees provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved. Insert the Street tree plans and screen them back.
- 7P. Sheet 25: Adjust trees within 50' of the stop signs.
- 7Q. Sheet 26: Add note: Refer to Sheet 30 for park enlargement and park hatch patterns.
- 7R. Sheet 27: Label Street F and East Louisiana Pkwy.
- 7S. Show the fence and columns on these sheets to match those shown on sheet 33. (Typical)
- 7T. Provide reference to signage on Sheet number 31 and details.
- 7U. Sheet 28: Label Tract J and provide reference to signage on Sheet number 31 and details.
- 7V. Sheet 29: Note Existing Pond C Foundry Filing EDN 224086.
- 7W. Show this hatch pattern in the Legend.
- 7X. Is this walkway, street trees, and curbside landscape provided with a previous ISP or is it being designed in connection with this application? Please provide the Case Number and title if this was previously approved.
- 7Y. Sheet 33: Add a stone column to Legend or note Privacy Fence with stone columns. Show the columns larger for better clarity as the scale above is very small.
- 7Z. Sheet 36: Provide this lot as a typical as it does not match any other typical lot.
- 7AA. Sheet 37:
- On all typicals: more than one boulder is required (typical).
  - On all typicals, note: Turf is not permitted in front yards.
  - Add the following comment: All curbside ornamental grasses to be 5-gallon to each curbside lot typical.
  - For Lot Typical B: Note the ornamental tree to be 2" cal. Min. and for the Shade tree 2.5" cal. Min.
  - Refer to Sheet 38 for the Lot Typical Plant List.
  - Note: For street trees provided, refer to Sheets 22-30.
  - Refer to Sheet 36 for reference to the lot types identified within the overall development.
  - Include the additional typical noted on Sheet 36.
  - Omit this note as it does not apply to this project as there are no green courts shown in this submittal.
- 7BB. Sheet 38: This must be shown with different symbols and keys and called out as either 1 gallon or 5 gallon separately, not on the same line.



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

- 8A. 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)
- 8B. 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).

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

- 9A. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.

**10. Environmental Planning** (Maria Alvarez / 303-739-6824 / [malvarez@auroragov.org](mailto:malvarez@auroragov.org))

- 10A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that 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.
- 10B. In January 2021, the Colorado Energy & Carbon Management Commission (ECMC) implemented new rules which include a two-thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of the greatest extent of surface disturbance around a well.)
- 10C. A portion of your site is within this 2000' setback from an existing and/or planned oil and gas facility. Currently, there are no City regulations against constructing residences within this setback from an existing oil and gas facility, however, there is a pre-sale requirement to notify future owners of the fact.
- 10D. The following notice language appears in UDO section 146-3.3.5.DD.2: 7. "Notice to Purchasers"
- a. A seller of real property upon which an oil or gas well or facility has been located shall provide written notice of the existence of such well to a purchaser of such real property before the closing of the sale. The seller shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:  
Notice: The property known as [legal description and address] contains an oil and/or gas well. This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.
  - b. Vendors of residentially zoned real property within a state-determined setback shall provide the following notice to prospective purchasers in 14-point bold type on a single sheet of paper that is signed by the prospective purchaser before entering into a contract for purchase:  
Notice: Nearby oil and gas facility. This property is located within a state-determined setback from an oil and gas facility. Vendors of residentially zoned real property within a state-determined setback from an oil and gas facility shall cause the following notice to be recorded with the clerk and recorder of the appropriate county:  
Notice: The property known as [legal description and address] is located within a state-determined setback from an oil and gas facility. This requirement to provide notice to prospective purchasers and record such notice shall only apply to the transaction between the developer or builder and the initial purchaser and does not apply to any subsequent sale of the property.
- 10E. It is at your discretion whether you choose to construct residences within the state setback or modify your development plans to accommodate such. The City of Aurora's regulations regarding setbacks from oil and gas facilities are subject to change in the future. Even though Colorado voters struck down a proposed



- 2,500' setback in 2018, future public perception may change now that the new ECMC rules are in effect.
- 10F. The Energy & Environment Division will work with you during your project development to help you understand the location of current and future oil and gas facilities that may affect your site.
- 10G. 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. 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.
- 10H. Additional information regarding oil and gas development can be found in the data and maps on the Colorado Energy & Carbon Management Commission (ECMC) website at ECMC Home ([ecmc.state.co.us/#/home](http://ecmc.state.co.us/#/home)) and ECMC GISOnline ([https://cogccmap.state.co.us/cogcc\\_gis\\_online/](https://cogccmap.state.co.us/cogcc_gis_online/)).
- 10I. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 11. Civil Engineering (Sergio Um / 303-739-7563 / [sum@auroragov.org](mailto:sum@auroragov.org) / Comments in green)

#### *Site Plan:*

- 11A. Sheet 2: Replace note 7 with:  
"Accessible exterior routes" shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be the most practical direct route. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. Required accessible means of egress shall be continuous from each required accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with U.B.C. Chapter 11, Appendix 11, and C.A.B.O./A.N.S.I. 117.1
- 11B. Sheet 2: Replace note 10 with:  
All crossings or encroachments by private landscape irrigation lines or systems and/or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to the City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors, and assigns, hereby agree to indemnify the City of Aurora for any loss, damage, or repair to city facilities that may result from the installation, operation, or maintenance of said private irrigation lines or systems and/or private utilities.
- 11C. Sheet 2: A site plan lighting data table is required with this submittal.
- 11D. Sheet 2: Public streets shall have public streetlights in conformance with COA standards.
- 11E. 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.
- 11F. Sheet 4: The Master Plan shows this area as part of Group 3 along with the rest of Village 1, Flg 3. The narrative also states a collector is to be constructed connecting Louisiana Parkway and Kewaunee Street. Either Master Plan and PIP update is required or build the identified collector roadway connections.
- 11G. Sheet 5: Fill in recordation data if available.
- 11H. Sheet 6: Easement is curved on the plat.
- 11I. Sheet 6: Show the radius of all curb returns (typ.) See 4.04.5.03 for the minimum curb return radius.
- 11J. Sheet 6-11: Block number does not match plat (all except block 1)
- 11K. Sheet 9: Jewell Avenue and Kewaunee Street (rather than Alameda Avenue)?



- 11L. Sheet 9: Do not show curb ramps across Jewell if there are no receiving curb ramps and since only half of Jewell is being built in this plan. Not an ideal location for north-south crossing due to: 1. Median in the way. 2. Alignment does not work.
- 11M. Sheet 10: Advisory Note: The mailbox kiosk in the utility easement will need a license agreement. The license agreement shall be executed before civil plan approval.
- 11N. Sheet 11: Label Jewell Avenue (rather than Alameda Avenue)
- 11O. Sheet 13: A temporary turnaround is needed here. Unsure if this is a viable roadway extension in the future due to sewer easement and pond.
- 11P. Sheet 14: What is this linework crossing the streets? Remove if it is just linework for the existing Kewaunee Street.
- 11Q. Sheet 14: Show roadway slopes, particularly at curb returns
- 11R. Sheet 14: Minimum slope for unpaved areas shall be 2% (2.08.1.06 of the 2023 COA Roadway Manual). I've highlighted all slope labels that do not meet this criterion on the grading plans.
- 11S. Sheet 14: Add grading notes:
- The minimum slope on unpaved areas is 2%, the minimum slope on asphalt is 1%, and the minimum slope on concrete is 0.5%.
  - The maximum slope within ROW is 4:1, and the maximum slope for property outside of the ROW is 3:1.
  - 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.
- 11T. Sheet 14: Replace note 7 with:  
The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- 11U. Sheet 15: Show slopes on block 5.
- 11V. Sheet 19: Fix the contour label.

## **12. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

### *Site Plan:*

- 12A. Sheet 9: Change to sign shown.
- 12B. Sheet 9: Show Traffic Signal Equipment Easement on this corner.
- 12C. Sheet 10: Why couldn't Tract I and Residential Lot #7 be switched to better align the sidewalk through Tract to the roadway curb ramp? Safer pedestrian flow/accommodation.
- 12D. Page 11: Relocate arrows to the start of lanes.
- 12E. Page 11: Provide signal equipment easements, in both corners.

### *Traffic Impact Study:*

- 12F. Filings must be updated in trip gen figures
- 12G. Filing 3 Trip gen numbers must be updated for true filing land uses several signal warrant review comments:
- Jewell & Harvest, 2026 Fig 24 shows signal, warrant analysis not met. (also need to show Figure 4C-1)
  - Jewel & Louisiana, 2029 Fig 27 shows signal, warrant analysis not met until 2031. Show Fig 4C-1 for 2029 as well.
  - Jewell & Powhatan 2028 sig warrant analysis, need to show Fig 4C-1
  - Jewell & Kewaunee, 2028 sig warrant analysis, need to show Fig 4C-1
- 12H. Page 6: This statement must be revised for this Filing 3 application. F1 & 2 were both on the west side of the site, and F3 is proposed to the south along Jewell, towards the east side of the total site.
- 12I. Page 6: Update these bullet points, F3 is 242 SFRUs per the accompanying site plan.
- 12J. Page 18: Not what site plan is identifying, update accordingly.



- 12K. Page 44: Does not match the associated Site Plan value of 242 SFDUs (and all units detached per site plan).
- 12L. Page 44: Is the center being proposed? nothing on the Site Plan depicting the center on Tract H in the site plan set.
- 12M. Page 44: Update Trip Gen Chart for Filing 3 appropriately.
- 12N. Page 46-52: Update filing areas for current applications provided (typ).
- 12O. Page 93: Now Warrant Analysis says this is NOT warranted.
- 12P. Page 95: Reversed the build-out.
- 12Q. Page 96: Signal Warrant Analysis says NOT WARRANTED in 2029 but is warranted in 2031.
- 12R. Page 698: Fig 24 says this is warranted. The previous comment also asked for a FIGURE graphic.

**13. Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

*Site Plan:*

- 13A. Sheet 2: Please provide a Phasing Plan To include a narrative and illustration showing each phase of construction.
- 13B. Sheet 2: Please show how a Looped Water Supply will be maintained during each Phase of Construction.
- 13C. Sheet 2: Please add the Fire Lane Sign Note as shown: 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.
- 13D. Sheet 2: Please show the Fire Hydrants in the street section detail for the six-lane collector.
- 13E. Sheet 6-11: Please show the locations of all existing and proposed Fire Hydrants on the Site Plan.
- 13F. Sheet 13: With a maximum distance of 600 feet in between Fire Hydrant locations in mind please revisit the Hydrant locations shown on the Site Plan. Some are in unnecessary proximity to each other and can be spaced out for more efficient coverage. The blue marks are potential locations and can reduce the number of Hydrants shown by up to 3.
- 13G. Sheet 18: The fire Hydrant shown off Local Street is not identified with no. 5.
- 13H.

**14. Aurora Water (Samantha Bayliff / 303-739-7490 / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org) / Comments in red)**

- 14A. Sheet 1: Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.
- 14B. Sheet 13: Per MUS, connection through Louisiana needs to be 12". 8" PVC is permitted in all other locations.
- 14C. Sheet 13: Connection to existing sanitary is not in this location according to detail grading and utility sheets. Remove labels
- 14D. Sheet 14: TYP: Verify sufficient horizontal separation between all utilities.
- 14E. Sheet 14: TYP: Provide EDN or RSN for any adjacent utility connections
- 14F. Sheet 14: TYP: Indicate sanitary sewer flow direction
- 14G. Sheet 15: TYP: Verify sufficient horizontal separation between all utilities.
- 14H. Sheet 15: TYP: Indicate sanitary sewer flow direction
- 14I. Sheet 16: TYP: Verify sufficient horizontal separation between all utilities.
- 14J. Sheet 16: Label existing sanitary sewer
- 14K. Sheet 16: Provide proposed easement information
- 14L. Sheet 16: Per MUS, connection through Louisiana needs to be 12". 8" PVC is permitted in all other locations.
- 14M. Sheet 17: TYP: Verify sufficient horizontal separation between all utilities.
- 14N. Sheet 17: TYP: Provide EDN or RSN for any adjacent utility connections
- 14O. Sheet 18: TYP: Verify sufficient horizontal separation between all utilities.
- 14P. Sheet 19: TYP: Verify sufficient horizontal separation between all utilities.
- 14Q. Sheet 19: Per MUS, connection through Louisiana needs to be 12". 8" PVC is permitted in all other locations.
- 14R. Sheet 19: TYP: Provide EDN or RSN for any adjacent utility connections.

**15. Aurora Water Revenue (Melody Oestmann / 303-739-7490 / [mosteman@auroragov.org](mailto:mosteman@auroragov.org) / Comments in red)**

15A. Storm drain development fee due - \$96,503.40.

**16. Forestry (Becky Lamphear / 303-739-7177 / [rlamhea@auroragov.org](mailto:rlamhea@auroragov.org) / Comments in purple)**

16A. No comment at this time.

**17. PROS (Scott Hammons / 303-739-7131 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in mauve)**

17A. Sheet 2: Include PROS Standard Note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements following approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association following approved metropolitan district service plans shall be open to the general public.

**18. Land Development Services (Roger Nelson / 303-739-7294 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

18A. (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.

18B. (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.

18C. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

18D. (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.

18E. (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.

18F. (Advisory Comment): All missing reception numbers will need to be inserted before plat acceptance. (Typical)

***Plat:***

18G. Sheet 1: Revise the title to match the property description preamble (all sheets).

18H. Sheet 1: Revise the vicinity map to show ½ mile in each direction and label all publicly dedicated streets.

18I. Sheet 1: Revise dedicatory language to match COA 2024 Subdivision Plat language.

18J. Sheet 1: Revise property description to match graphics and closure report and include the area in square feet and acres.

18K. Sheet 1: Revise covenants to reflect the COA 2024 Subdivision Plat requirements and add street improvements for Jewell information.

18L. Sheet 1: Revise general note 8 to include E. Jewell Avenue and approved street names for lettered streets.

18M. Sheet 2: Revise W ¼ corner witness corner cap stamping as shown on redlines.

18N. Sheet 2: Add bearing between W ¼ corner and witness corner.

18O. Sheet 2: Remove symbols for set monuments around Parklands Village 1 Subdivision Filing No. 2.

18P. Sheet 2: show geometry between found monuments (NE'ly boundary of Parklands Village 1 Subdivision Filing No. 2).

18Q. Sheet 2: Rename Alpha Street names to approved street names.

18R. Sheet 2: Label the reception number referenced in the written description.

18S. Sheet 2: Show the control monument (N1/4 S20) and fully describe and label B&D to S ¼ or remove that line.

18T. Sheet 2: Add distance labels between intermediate monuments to confirm there is no more than 1400 feet between monuments.



- 18U. Sheet 2: Label Unplatted land easterly of subdivision.
- 18V. Sheet 2: only show the existing ROW for E. Jewell Avenue and remove the proposed ROW unless it is dedicated at the time of plat acceptance.
- 18W. Sheet 2: Label the B&D for East line of the SE ¼ S20.
- 18X. Sheet 2: Confirm all curve data in the curve tables.
- 18Y. Sheet 2: In the legend confirm the CRS referenced date (2024?)
- 18Z. Sheet 2: Show and Label the width & reception number for easements, if they are recorded before plat acceptance.
- 18AA. Sheet 2: Show existing easements in the detail.
- 18BB. Sheet 2: Confirm if Tract M needs to be a drainage easement per the site plan.
- 18CC. Sheet 3: Label Unplatted land and lots, blocks, subdivision name, and recording information adjacent to the subdivision boundary.
- 18DD. Sheet 3: Remove the N-S Center of the Section line from the graphics (all subsequent sheets) so as not to confuse the public.
- 18EE. Sheet 3: Confirm C2 Delta angle.
- 18FF. Sheet 3: Remove the company logo from the north arrow (all subsequent sheets).
- 18GG. Sheet 4: Confirm C19 Delta angle.
- 18HH. Sheet 4: trim easement lines where the easements are the same (all subsequent sheets).
- 18II. Sheet 4: Label Block #14.
- 18JJ. Sheet 4: show all existing easements that intersect the plat exterior boundary.
- 18KK. Sheet 4: Tract K is called to be a Storm Sewer Easement on the site plan and is not labeled as such on the plat also Sheet 6).
- 18LL. Sheet 5: Label Unplatted land and lots, blocks, subdivision name, and recording information adjacent to the subdivision boundary.
- 18MM. Sheet 5: Label E. Jewell Avenue (also Sheet 6).
- 18NN. Sheet 5: Label distance for the southerly line of Tract I (also Sheet 6).
- 18OO. Sheet 6: Confirm curve data for C18, C40, & 48.
- 18PP. Sheet 6: Label Tract M and B&D for the westerly line of Tract M.
- 18QQ. Sheet 6: Label Block 14.
- 18RR. Sheet 6: Adjust lot distance labels along the Easterly line of Block 14 to be within respective lots.
- Site Plan:*
- 18SS. Sheet 1: Revise the title to reflect “South Half” of Section 20 (all sheets)
- 18TT. Sheet 1: Revise the property description to remove dedicatory language, include missing reception number, and match comments on the subdivision plat.
- 18UU. Sheet 1: Revise the vicinity map to accurately reflect the southerly ROW of S. Powhaton Road.
- 18VV. Sheet 2: Revise required Real Property note to match checklist text.
- 18WW. Sheet 2: Include Tract M in the table?
- 18XX. Sheet 3: Confirm Detail #3 “Utility” reference to “Setback”?
- 18YY. Sheet 4: Is Tract M supposed to be a Drainage Easement?
- 18ZZ. Sheet 5: Label Tract M?
- 18AAA. Sheet 6: Label the exterior boundary with bearings and distances to match the plat so that confirmation of the boundary can be made.
- 18BBB. Sheet 6: Add reception number for Filing No. 1 and Label Lot 3, Block 13 of Filing No. 1.
- 18CCC. Sheet 6: Match the Block # labels shown on the plat (all sheets).
- 18DDD. Sheet 6: Match the lot distances as shown on the plat (all sheets).
- 18EEE. Sheet 7: Trim easement lines of like easement types.
- 18FFF. Sheet 8: Be consistent with easement name labels between the plat and site plan.
- 18GGG. Sheet 8: Tract K calls for 30’ Storm Sewer Easement that is not shown on the plat?
- 18HHH. Sheet 10: Calls for Filing No. 3 to improve portions of E. Jewell Avenue – Requires a covenant to that effect on the plat.
- 18III. Sheet 13: Manholes should not conflict with the street center line control monument locations (Typical for all).



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

19A. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseseasements@auroragov.org](mailto:releaseseasements@auroragov.org)

**20. Public Art** (Roberta Bloom / 303-739-7747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org))

20A. No public art is required within the planning areas covered by this submittal. Public Art for Parklands Village 1 is located in NP – 1 and NP – 2. Please note that the submittals that cover those areas will need to include updated information about the public art elements. Contact Roberta Bloom, Public Art Manager, at [rbloom@auroragov.org](mailto:rbloom@auroragov.org) with any questions.

**21. PsCO/Xcel Energy** (Donna George / 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com))

21A. See attached letter

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

22A. Planning Division: 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.

22B. Engineering Division: No comments on this specific site. Overall, would like an update on the Alameda and Harvest intersection. See attached letter.

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

23A. The total school land dedication requirement for 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 residential site plans exceeds the school sites to be dedicated. No cash-in-lieu of school land is expected for the Parkland Village 1 Phase 3.

23B. See attached student yield calculations.



**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoeco.gov

## Engineering Services Division Referral Comments

July 26, 2024

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



RE:        PARKLANDS VILLAGE 1 PHASE 3 - SITE PLAN AND PLAT  
RSN:       1811904

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. Staff would like to get an update on the Alameda Ave and Harvest Road intersection which is part of this overall development.

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

Respectfully,

Ceila Rethamel, PE, PMP  
Arapahoe County Public Works & Development  
Engineering Services Division

cc Arapahoe County Case No. O24-145

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**

7/30/2024

**Parklands Village 1 Phase Three Site Plan (DA-2289-07) - 1st Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	242	0.7	169
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>242</b>		<b>169</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	82	0.16	39	121	0.2	48	169
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>82</b>		<b>39</b>	<b>121</b>		<b>48</b>	<b>169</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	82	0.0175	1.4399
MIDDLE	39	0.025	0.9680
HIGH	48	0.032	1.5488
<b>TOTAL</b>	<b>169</b>		<b>3.9567</b>

**Parklands Village Tracking - 7/29/2024**

**Filing**

- Parklands Village 2 Phase One (DA-2289-01)
- Parklands Village 2 Phase Two (DA-2289-02)
- Parklands Village 1 (DA-2289-03)
- Parklands Village 2 Phase Three (DA-2289-04)
- Parklands Village 1 Phase Two (DA-2289-06)
- Parklands Village 1 Phase Three (DA-2289-07)

**Total**

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
273	164		437	178	63	241	5.5419	Tech Subm
224	104		328	138	50	188	4.3462	Tech Subm
195	118		313	127	45	172	3.9641	Adm Decision
288	136		424	178	64	242	5.603	1st Subm
	174		174	44	9	53	1.1441	1st Subm
242			242	121	48	169	3.9567	1st Subm
<b>1,222</b>	<b>696</b>	<b>0</b>	<b>1,918</b>	<b>786</b>	<b>279</b>	<b>1,065</b>	<b>24.5560</b>	



**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

July 18, 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 3 and Subdivision Filing No. 3, Case # DA-2289-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and plat for **Parklands Village 1 Phase 3 and Subdivision F3**. It appears that electric distribution facilities are planned along the fronts of the lots – please confirm. If not, PSCo requests 8-foot-wide utility rear-lot utility easements.

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

*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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

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)