



Planning Division
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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.

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.
- 2B. Remove “of 23” 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.
- 2E. Provide details of all fences, walls, special pavement types, mail kiosks, etc., as applicable.
- 2F. Remove the implementation plan on the cover sheet; this is not needed for duplexes.
- 2G. Check the scale on each sheet; some of the scale bars, such as Sheet 5, appear to be off.

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.
 - 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).
 - 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.
 - Consider including a neighborhood map at a scale to show the filings in context and unit distribution.
- 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.
- 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.
- 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.
- 3E. Add square footage to the minimum lot size requirements in the table on Sheet 5.
- 3F. The provided lot typicals on Sheet 3 need to be updated to remove “single-family attached” as these are duplex units.
- 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.

Landscape Plan

- 3H. Identify neighborhood monument signage locations.
- 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.
- 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.

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.
- 3L. Sheet 1:
- Label S. Kewaunee Street on the vicinity map.

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.
- 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?

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.
- 5B. Label parking space dimensions and show all required landscaping, including curb, gutter, and trees.
- 5C. Show that guest parking is available for most interior green court lots (1 space per 5 units) within 200’.

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.

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

8. Landscaping Issues (Tammy Cook / 303-739-7189 / 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.

- 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.
- 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, materials, colors and details.
- Label all streets on the plan. Label the Open Space Tracts throughout the plan.

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

8C. Sheet 14:

- Refer to Sheet 19, Detail 7 for the monument sign.
- Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CN#.
- Add to the Landscape Notes: Note that all shrubs in the curbside landscape areas shall be 5 gallons -Typical.
- Consider grouping street trees in groups of 3-5 of the same variety instead of alternating different trees throughout the streetscape. Typ.
- All parking rows are to terminate with a tree Typ.
- Per the Plat, this is called South Irvington Street Typ.

8D. Sheet 15:

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

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

8F. Sheet 17:

- Include the curbside landscape shrubs adjacent to this open space.
- Label Tract G & Enlargement on Sheet 18.
- 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.
- Provide the curbside landscaping along this perimeter and call out the Project name and screen back the planting. Also include the CN#.

8G. Sheet 18:

- Show these Hatch Patterns in the Legend.
- These two hatch patterns look the same on the plan. Please revise one of them to a different hatch.
- Ensure that these hatch patterns are visible. Show them darker.



8H. Sheet 23:

- Show a Fence and Column Plan.
- Provide labels on these units, typ.
- 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.
- Note two boulders as the special feature in each yard. Typ.
- 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.
- For the Duplex Interior Typicals: Edit the planting typicals so the plans match the descriptions.
- Provide a Two-Family Duplex
- Typical on a Green Court as the trees in the green court can be counted toward the landscape requirements.

9. Addressing (Phil Turner / 303-739-7357 / 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)

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

10. Transportation Planning (Tom-Worker Braddock / 303-739-7340 / 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.

11. Environmental Planning (Maria Alvarez / 303-739-6824 / 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.
- 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.
- 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**12. Civil Engineering** (Julie Bingham / 303-739-7403 / 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.



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."
- 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.
- Remove the copyright from all sheets.

12C. Sheet 6:

- Provide the case number for the site plan providing this street.
- Remove public streetlight fixtures. These will be identified and reviewed on the civil plans, typical.
- Label the curb return radii and lot corner radii, typical.
- Identify inside and outside radii for fire lanes, typical.
- This should be dedicated with Filing 1.
- 45' minimum reverse curves for pavement widening per figure 4.07.10.1 of the Roadway Manual.
- Label the flow line radius for the pavement widening.

12D. Sheet 7:

- Identify these or remove them from the site plan.
- The filing 1 site plan identifies a proposed headwall in this location. Is the headwall going to be removed with this site plan.
- Provide the centerline information for all streets on the site plan.
- An asphalt transition back to existing is required past the edge of the property per section 4.05.11 of the Roadway Manual.

12E. Sheet 10:

- Crossspans are not permitted on streets with storm sewer.
- Provide the case number for the site plan providing this street.
- 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 plans."
- The grading in this area does not match an accessible route.
- Provide sidewalk chases for concentrated flows across sidewalks. (typical)
- Label the longitudinal slopes of the alleys, typical.
- Revise these leader locations.

12F. Sheet 11:

- Crossspans are not permitted on streets with storm sewers.
- Show the grades tying into existing.
- 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 the right of way or along an accessible route will be completed with the civil plans."
- Label the longitudinal slope in the street.

13. Traffic Engineering (Jason Igo / 303-739-7300 / 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

13B. Page 3:

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

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

Site Plan

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

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

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.

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)

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

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)

14. 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?

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



- 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.

15. 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).
- 15B. Sheet 6:
- Specify the water, sanitary or storm in easement description (TYP).
- 15C. Sheet 9:
- Provide RSN or EDN for connection water, sanitary and storm infrastructure.
- 15D. Sheet 10:
- Specify the water, sanitary or storm in easement description (TYP).
 - Show water meter locations. Ensure located within ROW or dedicated water easement (TYP).
 - Provide sanitary flow directional arrows (TYP).
 - 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.
- 15E. Sheet 11:
- Provide RSN or EDN for connection water, sanitary and storm infrastructure.

Plat

- 15F. Sheet 3:
- Specify the water, sanitary or storm in these easement descriptions (TYP).

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

- 16A. Fee not required for this plat.

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

- 17A. No comments.

18. 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
- 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.
 - Increase sidewalks within open space to 6ft. Typ.
 - Please move climbing structure further from residential lots
- 18C. Page 7:
- Call out play surfacing

Plat

- 18D. Include tract Q

19. 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.
- 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.



- 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.
- 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.
- 19E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 19F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 19G. Advisory Comment: All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)
- 19H. See the red line comments on the plat and site plan.
- 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.
 - Vicinity Map – Label all publicly dedicated streets within ½ mile of the site.
 - Certificate of Dedication – Preamble must match that of the title and must be a metes and bounds description.
 - Deed of Trust Beneficiary – Match the language of the COA 2024 Subdivision Plat Checklist.
 - Covenants – Must comply with the COA 2024 Subdivision Plat Checklist.
 - 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.
- 19J. Sheet 2:
- Fully describe all aliquot section monuments.
 - Fill in all missing reception numbers.
 - Remove legacy radial reference.
 - Label the Point of Commencement and the Point of Beginning.
 - Show monuments that were set for Filing No. 1.
 - Label S. Kewaunee Street.
 - Show all controlling monuments.
 - Show a point on line monument along the southerly line that exceeds 1,400.00 feet.
 - Detail – Block 2 should be a continuation of Block 1 as there is no interruption by a street.
 - Detail – Tracts should be lettered in a logical sequential fashion.
- 19K. Sheet 3:
- Show the opposing ROW line for S. Kewaunee Street.
 - The referenced 4.00' ROW dedication from Filing No. 1 is not shown on Filing No. 1.
 - Remove the logo from the North Arrow (Typical all subsequent sheets).
- 19L. Sheet 4:
- Add bearing along the Northerly tangent line.
 - Does the 20' Drainage & Access easement need to continue through Tract N to the subdivision boundary?
 - Make obscure text legible.
- 19M. Sheet 5:
- The referenced 4.00' ROW dedication from Filing No. 1 is not shown on Filing No. 1.
 - Show a point on line monument along the southerly line that exceeds 1,400.00 feet.



19N. Sheet 6:

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

Site Plan:

19O. Sheet 1:

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

19P. Sheet 2:

- Add Tract W to the Tract Table.

19Q. Sheet 3:

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

19R. Sheet 4:

- Label all the section corners and $\frac{1}{4}$ section lines with the correct section number and perspective.
- Label Lots 2 & 3, Block 13, Parklands Village 1, Filing No. 1.
- Label areas that are unplatted.

19S. Sheet 5:

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

19T. Sheet 6:

- Advisory Comment: Label the exterior boundary for Lot 1, Block 13, Parklands Village 1, Filing No. 1 to match the plat.
- The 4.00' ROW dedication along Harvest Road is not shown on Filing No. 1.
- Replace the label "Street Name" with "S. Irvington Street"
- Revise the Block labels to reflect the comment made on the plat.

19U. Sheet 7:

- Revise the Block labels to reflect the comment made on the plat.
- Accurately reflect the extents for Filing No. 1 & 2.

20. Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

20A. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

21. Public Art (Roberta Bloom / 303-739-6747 / 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)

22. PSCO/Xcel Energy (Donna George / 303-571-3306 / Donna.L.George@xcelenergy.com)

22A. Please see attached.

23. Arapahoe County (Terri Maulik / 720-874-6650 / 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.

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

24. Aurora Public Schools (Josh Hensley / 303- 365-7812 / 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.

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

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
TOTAL	174		52

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
TOTAL		30		14	44		9	52

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
TOTAL	52		1.1441

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
Total	980	696	0	1,676	665	231	896	20.5993	



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 3rd 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, 2nd 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.

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.

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

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](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.

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

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