



Planning Division
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Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 16, 2025

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

Re: Technical Submission Review: Parklands Village 2 Phase 2 – Master Plan Amendment, Site Plan and Plat
Application Number: DA-2289-02
Case Numbers: 2021-7010-01; 2023-4011-00; 2023-3028-00

Dear Tom Clark:

Thank you for your technical submission, which we started to process on April 30, 2025. 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 technical review submission. Please revise your previous work and send us a new submission on or before June 6, 2025.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

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

cc: Diana Rael, Norris Design
Justin Andrews, ODA
Filed: K:\SDA\2289-02tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please ensure all lot and block numbers are consistent between the Site Plan and Subdivision Plat.
- Please clarify phasing of infrastructure and any separate Infrastructure Site Plan (ISP) for S. Newcastle Way (see Items 1A and 1I).
- Ensure consistency between street sections and the updated PIP (Item 3D).
- Update the Site Plan for consistency with the approved Preliminary Drainage Report (see Item 6).
- Please coordinate with the Public Art Manager, Roberta Bloom (rbloom@auroragov.org / 303-739-6747) regarding the public art site identified by the Master Plan in NP-5 (see Item 1E).

PLANNING DEPARTMENT COMMENTS

1. Site Plan and Plat Comments

Site Plan

- 1A. Previous discussion indicated that S. Newcastle Way may be submitted as a separate Infrastructure Site Plan. The Site Plan sheets and the Phasing Plan on Sheet 8 show the improvements with this phase. If a separate ISP is submitted, these will need to be revised to reference that ISP and show the limits of improvements with this phase.
- 1B. Compare and update all lot numbers to be consistent with the plat. Some of the townhome and single-family lots are numbered differently on the site plan and plat.
- 1C. Include the case number for the Village 2, Phase 1 (CN 2022-4054-00) rather than the RSN on the site plan sheets.
- 1D. Include all street names (i.e. update “Street A”, “Street B”, etc. to approved names).
- 1E. The Master Plan calls out a public art site in NP-5, which is the neighborhood park included in this phase. It does not appear that public art has been identified there or coordinated with the City’s Public Art Manager. Please add the site to the plan set and coordinate details with Roberta Bloom.

Sheet 1

- 1F. Remove the Recorder’s Certificate as this format is no longer used by the County. Ensure a 3” by 7” space is available in the upper right corner for recordation information.

Sheet 4

- 1G. Update labels as needed. For instance, the “proposed mixed-use parcel” should be “multi-family” and the case numbers for approved site plans (Village 2, Phase 1) should be included.

Sheet 7

- 1H. Add the “small lot” asterisk below the third table as well.

Sheet 8

- 1I. Is this infrastructure and grading for the multi-family and commercial area east of S. Newcastle Way still intended to be complete with phase 2 of this site plan? Any area that is under a separate site plan (Parklands Dominion, DA-2289-08) should be removed from this site plan.

Sheet 28

- 1J. The symbology is a little confusing between the privacy and open style fencing with the masonry columns. Please confirm all fences along open spaces and pedestrian ways are the open-style three rail fencing.
- 1K. Please update the side fence on Lot 12 to be open-style 3 rail along the detention area.

Sheet 32

- 1L. Please add a note to the monument sign details such as: These signs are representative in nature. Future changes to these details are allowed and must meet UDO requirements. A separate sign permit will be required for any exterior signage.

Sheet 34

- 1M. Please identify the materials for the composite fence detail. Is this a wood or decorative composite material?

Sheet 36

- 1N. UDO Section 146-4.9.2.A requires that “*private sidewalks, internal pedestrian paths, and bicycle paths shall be lit with full cutoff shielded lighting fixtures no more than 16 feet tall and providing consistent illumination of at least one footcandle on the walking surface.*” The lighting plan details do not include pedestrian lighting fixtures or



photometrics of the park. Please indicate how the code requirement is met.

Subdivision Plat

10. Note that because this plat creates Tracts N, W, and X, this plat will have to be approved and recorded prior to recordation of the concurrent Parklands Dominion plat and site plan.

2.Landscaping Issues (Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

Site Plan

Sheet 36 (L101)

- 2A. The underlined trees are located on arterial or collector roads and are required to be 2.5" Caliper.

Sheet 33 (L-109)

- 2B. Are these 11-GL HA trees called out?

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Public Improvement Plan Amendment

- 3A. No further comment at this time.

Subdivision Plat

- 3B. Advisory Note: Subdivision plat must be executed and submitted to the City prior to submitting the signature set (3rd review) civil plan set.

Site Plan

Sheet 1

- 3C. Advisory Note: Subdivision plat must be executed and submitted to the City prior to submitting the signature set (3rd review) civil plan set.

Sheet 3

- 3D. Advisory comment: This section does not match the section shown in the PIP minor amendment for Powhatan Road.

Sheet 34

- 3E. Repeat comment: Please ensure that there are receiving curb ramps for these ramps. and if they are shown on another plan set, please show the design grayed back to ensure that a receiving ramp is proposed.

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

Traffic Impact Study

- 4A. TIS approved, no comments to PIP.

Site Plan

- 4B. No further comments.

5.Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Site Plan

Sheet 1

- 5A. Change "2015 International Building Code" to 2021.
5B. Replace note 2 with this note provided on Sheet 1.

Sheet 10

- 5C. Show existing hydrant at this location.

Sheet 24

- 5D. Show existing hydrant at this location.

Subdivision Plat

Sheet 3

- 5E. This plat has a different configuration from the site plan. Please make sure they are identical.

Sheet 4

- 5F. Show and label fire lane easements on plat sheets.



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

Site Plan

Sheet 1

6A. Now that the preliminary drainage report has been approved, please ensure consistency between the site plan drainage design and the PDR.

Sheet 22

6B. Now that the preliminary drainage report has been approved, please ensure consistency between the site plan drainage design and the PDR.

6C. This is a Repeat Comment from 2023. As of 5/5/25, a utility conformance letter has not yet been submitted under RSN 1772615.

6D. Number of units exceeded for this basin. MUS shows 85 units, and this site plan shows 94. Please revise. Otherwise, the MUS will need to be amended

Sheet 23

6E. Check Block 3.

6F. Minimum 3' between service connections

Sheet 24

6G. Sanitary service lines must tie in perpendicular to the main.

Sheet 27

6H. This lot 15 appears to be missing sanitary service.

7. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

7A. Fill in the blanks throughout the Plat and Site Plan. (Typ.)

7B. Note # 5: Update the Title Commitment and send in the copy in for review.

7C. Add the street direction to the street names (N. or E.) to the plat.

Subdivision Plat

Sheet 2

7D. See the Advisory Comments on the first page of the plat.

Sheet 7

7E. The Site Plan shows a 40' Sidewalk easement - Please confirm with Aurora Engineering Dept if it needs to be dedicated with this plat.

Sheet 10

7F. Change these Lots numbers to be consecutive - Lot 6 next to Lot 5 as indicated.

Sheets 12 and 13

7G. There is an easement shown: please label this easement.

Site Plan

7H. E. Virginia Drive street name on Sheet 6 should match the plat name.

7I. The R.O.W. lines, Lot lines, and Tract lines need to be solid/continuous lines (Typ.) (per Site Plan Checklist)

7J. Starting at Page #9: Change this RSN to Reception No. of the plat.

7K. Check and change the Lot numbers to match the Plat Lot numbers throughout the Site Plan. (See Block 4: Pg10; Block 6: Pg 12 & 13; Block 8 & 9: Pg 15; Blocks {9, 10 & 11} these block do not match the plat: Pg 16; Block 15 & 16: Pg 18; Block 16: Pg 19.

7L. Add and label the 30' Trail Easement (see Plat)

8. Revenue (Melody Oestmann / 303-739-7395 / moestman@auroragov.org)

Advisory Comments from 1st Review

8A. Storm Drain Development fees due at time of plat recordation: 120.854 acres x \$1,242.00 = \$150,100.67

8B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.