



Planning Division
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AuroraGov.org

May 1, 2024

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

Re: Initial Submission Review: Parklands Village 2 Phase 3 – Site Plan and Plat
Application Number: DA-2289-04
Case Numbers: 2024-4012-00; 2024-3014-00

Dear Mr. Clark:

Thank you for your initial submission, which we started to process on April 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 May 23, 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.

The estimated Administrative Decision date is set for July 3, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

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, AICP, Senior Planner
City of Aurora Planning Department

cc: Diana Rael, Norris Design 1101 Bannock Street, Denver, CO 80204
Brit Vigil, ODA
Filed: K:\\$DA\DA 2289 04rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Public Art Master Plan has not been recorded for the Parklands development and this application fee is still due. Please reach out to Roberta Bloom to coordinate that process. This fee will need to be paid prior to any recording or approval of these applications.
- Several of the lot configurations on open space and green courts need to be modified in order to meet code and master plan requirements.
- Overall connectivity to and across S. Powhaton Road and S. Mississippi Avenue needs to be increased, particularly to the community park and future development to the east.

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.

2. Completeness and Clarity of the Application

- 2A. Total application fees of \$68,370.92 are due before the second submittal.
- 2B. Please provide an overview of all planned filings, including acreages and unit type if available. If a conceptual overall layout is available, that would be very helpful for staff to understand development and filing patterns in the master plan area.
- 2C. The subject 110.02 acres does not include all of the planning area 2D on the master plan (page 29). Please update and include density calculations for the entire planning area, as applicable.

3. Site Plan and Subdivision Use Comments

- 3A. See redlines from planning in teal on the plat and site plan.

Site Plan Comments

- 3B. Please address how the neighborhood park meets each element described in the master plan (page 52) for NP-6. Specifically, how is the multi-purpose field programmed and how is each age group addressed? See PROS comments for further details.
- 3C. Sheet 1: Provide signage maximum calculations.
- 3D. Sheet 3: Include maintenance responsibility and the total tract acreages to the tract table.
- 3E. Sheet 6: Revise symbology to read in black and white.
Sheet 6: Are all units in planning area 2D accounted for in the unit counts?
Sheet 6: Is alley XX off street J meant to be a loop lane? Or alley-loaded small lot units? The eastern most units do not appear to have alley access.
Sheet 6: What type of units are the duplexes on alley XX off Street N meant to be? Green court, motor court? It appears a green court or other frontage type is missing. Revise to meet appropriate standards.
- 3F. Sheet 7, typ.: the key does not match sheet numbering.
Sheet 7, typ.: label all easements and buffers, such as the oil and gas buffer.
- 3G. Sheet 27: Is any fencing proposed for the steep detention areas? Is the detention area south of Mississippi Avenue proposed with this phase? A connection this direction, to the community park, is needed and may necessitate changes to pathways or fencing.
- 3H. Sheet 38: Include green court dimensions. Are all proposed green courts at least 30 feet wide?
- 3I. Sheet 54: The townhomes do not appear to meet green court requirements in UDO 4.2.3.C.1.b.viii that "Both end units of each group of attached Green Court Dwellings shall abut a public or private street or alley, without intervening common open space between the side wall of the end unit and the right-of-way of the private or public street or alley." Consider extending an alley or access to the east side of the townhomes to meet this requirement.
- 3J. If the exceptions in UDO 4.2.3.C.1.b.xi are to be met, show that the continuous frontage is limited to 700 feet and that no group of attached green court units include more than five units on each side. Also

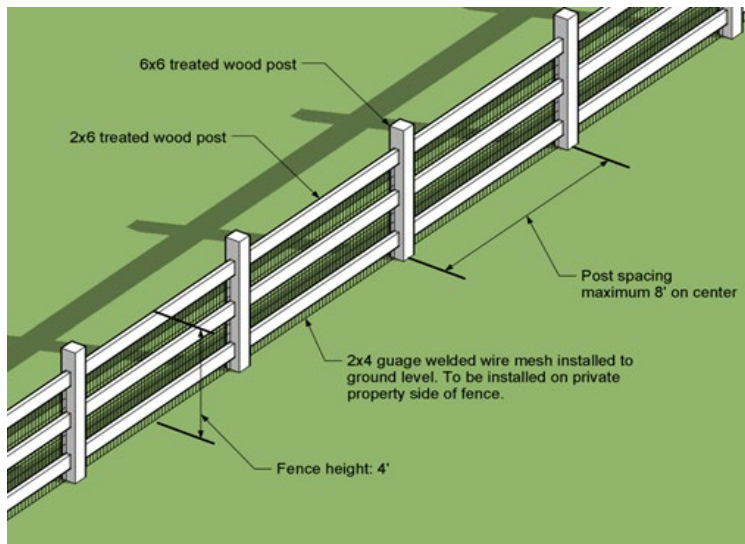


indicate the barrier to street connectivity (i.e. drainage way, arterial).

3K. Sheet 58: Are fences proposed for the townhome units?

Sheet 58: Update line weights, the location of 3-rail fencing and interior lot fencing is unclear.

Sheet 58: It appears that solid fencing is proposed on open space, pedestrian connections, and backing to the park. Per the master plan (page 94) "Open rail fencing will be used along open space areas. Powder coated metal fencing should be used at amenity spaces and pool enclosures." UDO 4.7.9.K.1 also states, "fences adjacent to public parks, open space, trails, and drainage ways shall meet the design standards shown in Figure 4.7-37." See image below. Please revise all fences bordering parks and open space to be open-style.



3L. Sheet 32, 46, 47, 50, 51: Please address the oil and gas buffer landscaping per the master plan. How will this be integrated once the oil and gas site are removed? Please see landscape comments regarding the street buffer.

Plat Comments

3M. Include reception numbers for any recorded plats (i.e. Parklands Village 2 Subdivision Filing No. 2). If Filing 2 is not in current review, please remove this from the plat. If not recorded, include the case number for Filing 2 (CN 2024-3028-00).

3N. See addressing comments. Update plat (and site plan) with all street names.

3O. Block 3 and Block 14 appear to exceed 700 feet in length with no additional pedestrian connections at least 30 feet in width (UDO 4.3.9). Please update to meet the code standard.

3P. Sheet 2: Complete Note 8 – are specific street names to be listed here?

3Q. Sheet 4+: The shading in the key map appears to be off from the listed sheets, especially for sheets 5 and 6. Please revise.

3R. Sheet 15: What is the frontage for the lots on Tract Y and Tract Z? Some do not appear to have anything but alley frontage.

Narrative Comments

3S. Is the adjustment to increase small lots applicable to this filing? By the table, there are not in excess of 50% small lots. The criteria in the master plan is not applicable in a neighborhood with less than 50% small lots.

3T. Please update small lot calculations to include all of 2D. If there are more than 50% small lots, please address criteria 2, 3, 4, and 5 more specifically to show compliance with the master plan. As presented, it does not appear that most of these criteria would be met, such as unit mix.

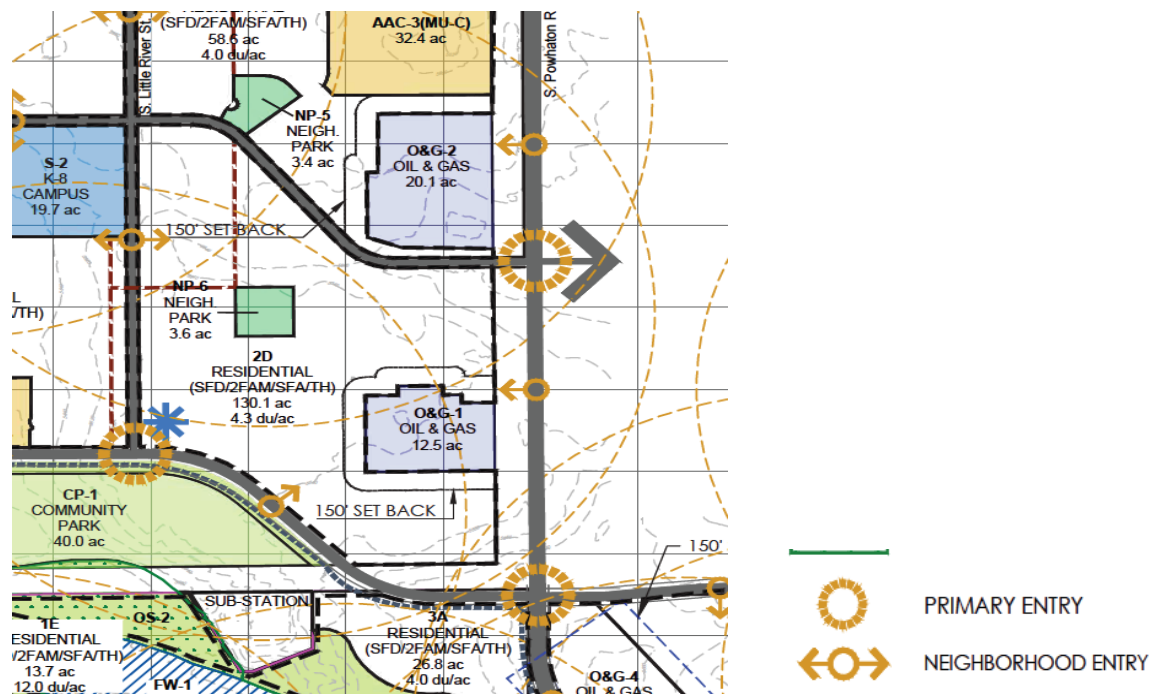
4. Streets and Pedestrian Comments

4A. Generally, please address the PSCO easement edge treatment. Are additional easements to cross this area



proposed (i.e. to access S. Powhatan Road)? To meet connectivity requirements in UDO 4.5.3, additional street and pedestrian connections are needed. How will this area be landscaped and integrated into the overall development?

- 4B. Please show how interior lots (i.e. on Streets C and I) meet UDO 4.5.3.B “that each lot may be accessed by traveling over no more than two (2) local streets after departing from the grid of arterial, collector, and collector streets.”
- 4C. In the master plan, the open space plan for Village 2 indicates at least one additional neighborhood entry/connection across the PSCO easement to S. Powhatan Road and one across Mississippi Avenue to the community park (see below). Address how these connections are being implemented as the site plan does not show vehicular or pedestrian connections in these locations. See pages 44 and 59 of the master plan for additional references to connectivity to trails and open spaces.



- 4D. At least one of Street C or Street F should connect out to S. Powhatan Road since the length is more than a quarter of a mile (UDO 4.5.3.C).

5. Parking Comments

- 5A. Please provide guest parking calculations, particularly for the green court units. Are all guest parking spaces on-street? Note they should be within 200 feet of the unit.

6. Architectural and Urban Design Comments

- 6A. Please submit elevations, including materials and colors, for the townhome product. An architectural review for the attached units is needed for site plan review. Single-family detached and duplex units will require a master model review after the site plan and plat review, with building permits.
- 6B. Sheet 6: The lots that front of Street C and J and back to the neighborhood park are creating a wall effect and barrier to the denser unit types to the south and east. Revise or remove lots. If lots remain, the orientation needs to be flipped from the front of the park to the southeast corner.
- 6C. Units on Street L would have to travel more than a quarter mile to access the park. Additional pedestrian connections through blocks would help address park accessibility.
- 6D. The neighborhood must be connected to the community park south of S. Mississippi Avenue (UDO 4.3.17.D.3). Consider a pedestrian or street connection from Street H or J.



7. Signage & Lighting Comments

- 7A. See the master plan for signage details. Please indicate the location for the primary and any other monument signs.
- 7B. A lighting plan was not provided for the park or pathways on tracts. How are these being lit for pedestrian traffic?

8. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@Auroragov.org / Comments in bright teal)

- 8A. Sheet 32: For the curbside landscape table: All the provided shrub numbers are deficient. The total shrubs need to be calculated based on the numbers in the typical units and filled in here.
- 8B. There is not a surplus of trees according to the table.
- 8C. For the street frontage buffer table: Provide a column for the evergreen trees as 50% shall be evergreen species or note the number of evergreen trees. Only 40 shrubs are required to address the four (4) tree equivalent deficiencies. Why is 136 noted here?
- 8D. Provide clarification as to why a street frontage buffer has been provided. If this is a requirement from the Parklands master plan due to the oil and gas site, please explain.
- 8E. If this street frontage buffer is a requirement and the required 20' cannot be met, an adjustment may be required. Explain what you are doing to offset or mitigate not meeting the required minimum buffer width.
- 8F. There is not a surplus of trees according to the table.
- 8G. For the Detention Pond Landscape Table: 39 trees are shown on the plan as provided. Why is a tree equivalent noted in this table?
- 8H. Sheet 33: Include the Plant Symbols in the Plant Schedule.
- 8I. Revise the provided numbers for the street trees and update the total.
- 8J. Is Street E. the only street with this condition? Many of the other streets are not meeting the minimum street tree requirements.
- 8K. Based upon the numbers provided in the table, approximately 12 additional trees have been provided, but the streets are 19 trees short and therefore the overall deficit is not being met. 6 trees short.
- 8L. Sheet 34: On the single-family lot typical (60'X110') Shouldn't this unit include a back porch?
- 8M. For the Planting front yard - this needs to specify the actual maximum quantity. 3 Ornamental grasses may be provided at five gallons. Six required if 1 gallon. Please address each lot typical.
- 8N. Remove as this does not apply to an interior lot.
- 8O. All curbside ornamental grasses are to be five gallons to each curbside lot typical.
- 8P. Each lot typical needs to reflect the maximum number of ornamental grasses and perennials as these typicals are used for inspection purposes and a determination on the number of grasses and perennials cannot be left up to the public improvement inspectors.
- 8Q. Show water/sewer connections to each unit typical. Show the two boulders on each unit typical. Show the lot dimensions on each unit typical. Show the edger on the lot typical plans. Instead of "typical" please change to interior.
- 8R. On the single-family lot (45'X110') For the smaller single-family Lot Typical: The tree selected needs to be carefully specified as a smaller variety.
- 8S. Refer to Sheet 38 for reference to the lot types identified within the overall development.
- 8T. Sheet 35: Duplex Lot typical (26'X82'): Provide additional shrubs on the plan along the front as 4 are not shown above.
- 8U. Note that where the homes are fronting on a green court, the plantings in the green court may count toward the required landscaping. This needs to be stated in the plant breakdown below the impacted residential building type.
- 8V. Please be advised plant quantities are not cumulative for both duplexes but are separate for each front yard.
- 8W. Provide the interior lot typical front yard as only the corner lot planting is noted above.
- 8X. Duplex Lot typical: Green Court: Provide additional shrubs along the front as five (5) are not shown above.
- 8Y. Provide the interior lot typical front yard as only the corner lot planting is noted above.



- 8Z. Townhome Lot typical 3-Plex: Note the UDO requirement: 1.25 plants per five (5) linear feet. If a different requirement is noted in the Master Plan, provide that requirement.
- 8AA. Note that where the homes are fronting on a green court, the plantings in the green court may count toward the required landscaping. This needs to be stated in the plant breakdown below the impacted residential building type.
- 8BB. Sheet 36: Townhome 6 Plex-Lot typical & (279' Perimeter Frontage) Green Court:
- 8CC. Note the UDO requirement: 1.25 plants per five (5) linear feet. If a different requirement is noted in the Master Plan, provide that requirement.
- 8DD. Note that where the homes are fronting on a green court, the plantings in the green court may count toward the required landscaping. This needs to be stated in the plant breakdown below the impacted residential building type.
- 8EE. Sheet 37: For both Plant Schedules, Include the Plant Symbols in the first column.
- 8FF. Sheet 39: Include stop signs in the legend and on the plans.
- 8GG. On all sheets: show these trees darker for purposes of this drawing as they are being counted toward the street tree requirements.
- 8HH. On all sheets: show these trees darker for purposes of this drawing as they are being counted toward the street tree requirements.
- 8II. Sheet 41: Add: Provide the Case Number and project title.
- 8JJ. Adjust street trees to provide for the 50' distance in advance of the stop sign.
- 8KK. Sheet 43: These little spaces cannot be sodded per the Aurora Water Wise Ordinance.
- 8LL. Dimension and label the street frontage buffer width being provided.
- 8MM. On all perimeter streets, if an ISP number exists for this side of the roadway, please provide the name and CN#.
- 8NN. Was the median landscaping 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.
- 8OO. Sheet 44: Label Street H.
- 8PP. Sheet 46: Tim York with Aurora Water must approve sod in several areas on this plan.
- 8QQ. Provide the landscape plan for the Eastern Hills South Oil & Gas site, overlay it on this plan, and note when the landscaping will be installed. This information is available on Auroragov.org/oilandgas DA1677267 EASTERN HILLS SOUTH - OIL AND GAS PERMIT (CN) 6/8/2021 17.90 PDF contact: Maria Alvarez Malvarez@auroragov.org (303) 739-6824.
- 8RR. Sheet 48: Was the median landscaping 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.
- 8SS. Sheet 50: What material will be placed in this area?
- 8TT. Sheet 57: Dimension and label the street frontage buffer width being provided.

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 these comments are received, I will forward any comments to you.



11. Energy & Environment (Maria Alvarez / 303-739-6824/ malvarez@auroragov.org)

- 11A. 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.
- 11B. 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.)
- 11C. 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.
- 11D. 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 a purchase contract:

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.

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.

- 11E. 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.
- 11F. 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.
- 11G. Colorado Energy & Carbon Management Commission (ECMC) link is included that contains information about producing area wells: COGIS - Colorado oil and gas information system (state.co.us). You can also obtain more information on existing Oil and Gas well sites at <http://www.auroragov.org/oilandgas>.
- 11H. 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) and ECMC GISOnline (https://cogccmap.state.co.us/cogcc_gis_online/). 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 / jbingham@auroragov.org / Comments in green)

- 12A. See redlines in green on the plat and site plan.
- 12B. Sheet 3: 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.
Sheet 3: Remove the bike lane from the arterial section and provide a widened sidewalk.
- 12C. Sheet 8: Remove all cross pans from the site plan. They will reviewed/approved on the civil plans. Cross pans are not permitted on streets with storm sewers.
- 12D. Sheet 9: Label the centerline radii, typical.
- 12E. Sheet 10: The master plan and the section provided with this plan set identify Powhaton as a four-lane arterial.
Sheet 10: Identify the flow line radius for the cul de sacs. Minimum 48' flow line radius and minimum 58' property line radius, typical.
- 12F. Sheet 18: Remove the median from the ROW.
- 12G. Sheet 21, 24, 25, 29: Revise the slope label or revise the grading such that the minimum slope in the centerline is 0.8%.
- 12H. Sheet 22: Add a longitudinal slope label.
- 12I. Sheet 26: Max 3:1 slopes.
- 12J. Sheet 27: The proposed grading in this area is incompatible with the future street going through this area.
- 12K. Sheet 31: Max 3% for 125' to the flowline of the intersecting street.
Sheet 31: Max 3% down to the flowline of the intersecting street for 95' per Section 4.05.4 of the Roadway Manual.
Sheet 31: Max 2% for 200' of either side of the flow line of the intersecting street for intersecting arterials per section 4.05.4 of the Roadway Manual.

13. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

- 13A. See redlines in orange on the plat, site plan, and TIS.
TIS Comments
- 13B. Access not consistent with the Site Plan
- 13C. Need to have trip generation tables and associated analyses for years 2027 and 2029 since the internal capture would be different than at full buildout (2031)
- 13D. Balance traffic volumes on roadways and update analyses as necessary
- 13E. Update intersection phf shown in worksheets to be consistent with 0.92 report. Update worksheet PHF, analysis, and summary tables.
- 13F. No two-stage minor street left turn movements at unsignalized intersections. Not shown on the Site Plan. Update analyses and tables.
- 13G. Update report summary/recommendations, tables, and graphics based on the above
Site Plan Comments:
- 13H. Sheet 2: add note: Applicant shall provide 3" conduit for future fiber with pull boxes at max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends and one corner of each intersection.
- 13I. Sheet 6, 7: Virginia or Exposition, update to be consistent, typ.
Sheet 6, 7: Access not shown in TIS.



- 13J. Sheet 8, 9: Show STOP sign.
- 13K. Sheet 10: Show the entire intersection and update intersection laneage to be consistent with TIS.
- 13L. Sheet 12: Align the legs of the intersection.
- 13M. Sheet 13: Show striping on Powhaton Road
- 13N. Sheet 14: Add receiving ramp
Sheet 14, typ.: Add STOP/street name signs.
Sheet 14, typ.: Show laneage from TIS.
Sheet 14, typ.: Show signing/striping for interim condition.
- 13O. Sheet 15: Sight distance easement required.
Sheet 15: ALL sight triangles need to be per COA TE-13.
- 13P. Sheet 18: Call out storage lane and taper rate/length.
- 13Q. Sheet 39, typ.: Provide sight triangles per COA TE-13 at ALL intersections that include public ROW. verify ALL mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements. remove and replace as necessary. Some plant heights do not meet requirements.
- 13R. Sheet 39, typ.: Verify light pole does not block the STOP sign.
- 13S. Sheet 40, typ.: In coordination with any Postal Service requirements, mail kiosks shall be located: Outside of sight triangles as defined by 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. The United States Postal Service (USPS) must be included in the final determination for placement of mail kiosks within your site, what equipment is USPS approved and what is not. Please contact the USPS Growth Coordinator @ 303-853-6994

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

- 14A. See redlines in blue on the plat and site plan.

Site Plan Comments

- 14B. Sheet 1: Include the following in the Data Table: 2021 ICC, construction type for each type of building, and whether building(s) will be sprinklered or not.
- 14C. Sheet 2: Remove note #21.
Sheet 2: Add this note and fill out the Implementation Plan provided.
Sheet 2: Add the word Influence between Exceeding and Under.
- 14D. Sheet 3: Remove duplicate notes 5-7.
- 14E. Sheet 8: Identify the locations of all mail kiosks on the site plan sheets.
- 14F. Sheet 9: Identify the locations of all mail kiosks on the site plan sheets.
- 14G. Sheet 10: Identify the locations of all mail kiosks on the site plan sheets.
- 14H. Sheet 11: Identify the locations of all mail kiosks on the site plan sheets.
- 14I. Sheet 12: Identify the locations of all mail kiosks on the site plan sheets.
- 14J. Sheet 20: Will this site be phased? If so, please provide information based on the notes.
Sheet 20: Place fire hydrants where I have placed symbols. Remove all other hydrants.

Plat Comments

- 14K. Sheet 1: See notes on Sheet 7.
- 14L. Sheet 7: These areas are identified as fire lane easements on the site plan. Please reconcile.

15. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

- 15A. See redlines in red on the plat and site plan.

Plat Comments

- 15B. Sheet 3: Provide Sanitary Easement for extension to SENAC Interceptor.
- 15C. Sheet 7: Modify Access, Water and Sanitary Easement (TYP).



Site Plan Comments

- 15D. Sheet 1: Master Utility Study (MUS) identifies 279 Single Family units. An update to the MUS with updated peak sanitary flows will be required to confirm sanitary capacities.
Sheet 1: The Site Plan will not be approved until the Preliminary Drainage Report (PDR) has been approved. Ensure changes in PDR are reflected in this Site Plan.
- 15E. Sheet 3: See comments on Plat regarding updating Utility to Water and Sanitary (TYP).
- 15F. Sheet 5: Per the specification, water meters require easements 10' wide and 5' behind the pit.
Sheet 5: No trees are permitted within the water easement or 8' of the water utility (TYP).
- 15G. Sheet 7: See the comment on the cover page regarding the Master Utility Study.
- 15H. Sheet 20: Correct linear footage.
Sheet 20: Update Note. The meter shall be 5/8" in diameter and Public from the meter to the connection to the main line. The service line downstream of the meter shall be Private.
- 15I. Sheet 21: Provide sanitary sewer directional arrows (TYP).
- 15J. Sheet 23: See comment on Sheet 5 regarding water meter placement and easement. Typical for all alley-loaded products.
Sheet 23: Is this section of the waterline and connection being installed as part of this project? Please clarify.
- 15K. Sheet 27: Correction. Proposed cap with 6-inch Blow-off.
Sheet 27: Include Sanitary sheets that extend to the SENAC Interceptor connection. Provide maintenance access to manholes and Sanitary Easement.
- 15L. Sheet 29: Clarify if this section of the storm is being constructed as part of this project or provide RSN or EDN of other.
- 15M. Sheet 31: Clarify what is installed 'FUTURE BY OTHERS'.
Sheet 31: Provide RSN or EDN of existing.
- 15N. Sheet 34: Ensure no trees are within the water meter easement or 8' of the water utility (TYP).

16. Aurora Water Revenue (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)

- 16A. Storm drain development fee is due: \$1,242 x 100.024 aces = \$136,649.808.

17. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 17A. No comments.

18. PROS (Abigail Scheuermann / 303-739-7131 / ahscheue@auroragov.org / Comments in mauve)

- 18A. See redlines in mauve on plat and site plan.
- 18B. Is the soccer field in the neighborhood park to be striped? Please remove the line work to allow for a true multipurpose field area.
- 18C. Additional equipment for preschool-age children should be included in the neighborhood park playground. Separate play areas should be provided between preschool (ages 2-5) and school-age children (ages 5-12).
- 18D. Additional inclusive play equipment should be added to the neighborhood park playground, beyond the swing set. Appropriate inclusive access should be provided for connection to inclusive play features.
- 18E. The playground included in the neighborhood park should be setback at least 50' from the adjacent residential lots to the east.
- 18F. Has consideration been given to providing security lighting around high-traffic areas in the neighborhood park?

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

- 19A. See the red line comments in magenta on the plat and site plan.
- 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.)



- 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 at the time of your final submittal of the electronic Plat for recording.)
- 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. Advisory Comment) Reception numbers (areas highlighted on the plat) for certain streets, utility easements, Parklands Village 2 Subdivision Filing No. 2, E. Virginia Drive, and for Public Service Company of Colorado Property, will need to be added to the plat before final submittal.
- 19F. Approved street names will need to be added.
- 19G. Send in the State Monument Records for the NW and SW corners of sec. 17.

Plat Comments

- 19H. Sheet 1: Title work not included. Cannot verify the name.
- 19I. Sheet 2: Add approved street names when available. See 2023 COA Plat Checklist Item No. 12. h.
Sheet 2: Remove: This applies only to gas easements. See 2023 COA Plat Checklist Item No. 12. g.
- 19J. Sheet 3: Rename streets to approved names. Typical, all sheets.
Sheet 3: Show second tie out Bearing & Distance COA 2023 Subdivision Plat Checklist Item #13.d.(6)
- 19K. Sheet 4: Ingress/egress/utility easement not shown.
Sheet 4: Add tic marks for easement lines. 2023 COA Plat Checklist Item No.16. b. Typical for sheets 4-16.
- 19L. Sheet 11: 20' STRM ESMT shown on Site plan.
- 19M. Sheet 13, 14: All Lots require public access/confirm access.

Site Plan Comments

- 19N. Sheet 2: Add reception no. before submittal.
- 19O. Sheet 3: Misspelling: "Adjust" should be adjusted.
Sheet 3: Per 2022 Site Plan Checklist: Add this statement" Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane. "
- 19P. Sheet 8: Advisory note: Bearings and distances are not shown, preventing comparison with the plat. Typical all sheets. Also, many curve numbers, e.g., "C1" are not shown in the table.
Sheet 8: Heavy solid line for plat or lot line boundary or identify line type in legend.
- 19Q. Sheet 19: Curve numbers (e.g., C1") shown in the graphic are not listed in the table below.

20. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

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

21. PSCO (Xcel Energy) (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 21A. Please see the attached letter.

22. Arapahoe County (Terri Maulik / 720-874-6650)

- 22A. 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. A response is provided in the attached document from the Arapahoe County Engineering Services Division.

23. Public Art (Roberta Bloom / 303.739.6747 / rbloom@auroragov.org)

- 23A. Public Art master plan has not been recorded.



24. Buckley Space Force Base (Porter Ingram / robert.ingrum@spaceforce.mil)

24A. Buckley Space Force Base has had the opportunity to review the development application for the Parklands Village II Phase 3-Site Plan and Plat, DA-2289-04. Please request the developer follow the attached procedures for crane use during construction (60-day notice before use). The installation would like it captured in the public record that the Colorado Army National Guard has flight routes that will regularly fly over this development. The flights are usually completed in the early evening and may extend past 10 pm. However, the flights typically don't extend past 10 pm. The flying routes can't be moved due to obstacles to the South. Residents near these operations may experience increased noise, dust, and vibrations. Thank you for the opportunity to review this project. Let me know if you have any questions.

25. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)

25A. 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 site plans within the master plan exceeds the school sites to be dedicated. There should be no cash-in-lieu of school land required for this application.



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

April 17, 2024

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



RE: PARKLANDS VILLAGE 2 PHASE 3 - SITE PLAN AND PLAT
RSN: 1787693

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.

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. 024-064

Warning this process can take up to 60 days, no exception

CRANES/BOOM EQUIPMENT Off Airfield

Lawrence Aragon (L.A.), Airfield Manager: 720-847-9731, lawrence.aragon.1@us.af.mil

Pete Mendoza, Asst. Airfield Manager: 720-847-6352, peter.mendoza.2@us.af.mil

Mandatory steps:

- Inform Airfield Management of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure Representative for evaluation. This part of the process will general take approx. 5 business days.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.

CRANES/BOOM EQUIPMENT On Airfield

Mandatory steps:

- A temporary construction waiver (TCW) will need to be initiated IAW UFC 3-260-01 Appendix B Section 1 para. B1-2.1.4 prior to construction to ensure full routing and approval from the Buckley Garrison Commander before the start; may take 60 days (Mike Mont-Eton will assist with the process).
- Inform the Airfield Manager of cranes/booms that will be used during construction. Send map with marked location/address and MAXIMUM tip height of crane/equipment above ground level (see page 2). Airfield Management will send it to GeoBase for the Lat/Long and Elevation. Airfield Management will then in turn send it to our Terminal Procedure representative for evaluation.
- Airfield Management will inform the submitter if a FAA notification is needed IAW UFC 3-260-01 Appendix B Section 1 para. B14-5. The submitter will need to file an electronic form 7460-1 off airport form 30 days prior (14CFR Part 77 states 45 days prior) to start of construction for FAA for determination at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. When FAA sends determination, Airfield Management will need a copy of the PDF document and must be submitted with TCW Package for approval. NOTE: The sooner Airfield Management is notified the more we can help without delaying your construction.
- 72 hours (NLT 24 hours) prior to the crane/boom going up, Airfield Management will need to be contacted. Resend map with location, reemphasize max height of boom/crane, start and end dates, days of week and times it will be erect (see page 2). This will allow Airfield Management to post the NOTAMs for the Pilots in the area.
- Obstruction flags will need to be on top of crane/boom and obstruction lights may be needed if the equipment stays up between sunset and sunrise.
- If need to drive on the airfield, contact Pete Mendoza at x6352, peter.mendoza.2@us.af.mil

Example of Map in Relation to Runway with Required Data



55ft max height crane/boom

East side Hangar 801

1 June – 31 July 2019

Mon-Fri 7am-5pm

AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/29/2024

Parkland Village 2 Site Plan (DA-2289-01) - 3rd Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	288	0.7	202
MF-LOW	136	0.3	41
MF-HIGH		0.145	0
TOTAL	424		242

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	98	0.16	46	144	0.2	58	202
MF-LOW	0.17	23	0.08	11	34	0.05	7	41
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		121		57	178		64	242

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	121	0.0175	2.1182
MIDDLE	57	0.025	1.4240
HIGH	64	0.032	2.0608
TOTAL	242		5.6030

Parklands Village Tracking - 4/26/2024

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

Total

			Total		Total		Dedication	Status
SFD	MFL	MFH	Units	K-8	HS	Yield	Requirement	
273	164		437	178	63	241	5.5419	Tech Subm
224	104		328	138	50	188	4.3462	Tech Subm
363	0		363	182	73	255	5.9351	2nd Subm
288	136		424	178	64	242	5.603	1st Subm
1,148	404	0	1,552	676	250	926	21.4262	



Right of Way & Permits

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

April 22, 2024

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

Attn: Stacy Wasinger

**Re: Parklands Village 2 Phase 3 - Parklands Village Subdivision Filing No. 3
Case # DA-2289-04**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for the above captioned project and has several **conflicts**. Within Blocks 5 and 14, 8-foot-wide utility easements (not 6-feet) are needed for electric distribution facilities.

Within Block 17, it is unclear where natural gas distribution facilities will be located within all lots except those along Street F.

PSCo has existing electric transmission lines and associated land rights along the east and south sides of the development. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan and plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also owns and operates existing underground electric distribution facilities along the south side of the development, and overhead electric distribution facilities east-west through the property at the approximate alignment of East Exposition Avenue.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via 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 for new

facilities, the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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