

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



September 13, 2023

Tom Clark
Ventana Capital, Inc.
9801 E Easter Ave
Centennial, CO 80112

Re: Initial Submission Review – Parklands Village 1 Site Plan and Plat
Application Number: **DA-2289-03**
Case Numbers: **2023-4015-00; 2023-3035-00**

Dear Mr. Clark:

Thank you for your initial submission, which we started to process on August 7, 2023. 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 September 29, 2023.

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 303-739-7121 or dosoba@auroragov.org.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Layla Rosales, Terracina Design
Anthony Files, Terracina Design
Brit Vigil, ODA
Filed: K:\SDA\2289-03rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Single-family detached lots must be at least 30' wide and a minimum of 1,500 s.f. The units on the green courts are alternative-loaded SFD units per Table 4.2-5.
- Staff need to see details of how these green court areas are designed to ensure compliance with the standards. It is recommended to provide details of these green courts so staff can evaluate or provide landscaping and details on these matchline sheets. Decreasing the scale may help to provide further detail without losing quality. There may be 2 or 3 different options for the designs of these green courts that could be applied to these corresponding sheets as well. Please make sure that if this option is used to convey the green court design, then the green courts are labeled (Green Court A, B, C, etc.).
- Per the Master Plan adjustment requirements, no block may be greater than 1,000 linear feet unless it is bound by streets on both sides. These blocks have a pedestrian break, which is not adequate to satisfy the MP adjustment requirement. This street needs to go through to Harvest.
- Painted median discussions are ongoing. Generally, staff will be expecting a raised median on minor collectors to comply with PROS standards.
- General trail connections are included in the urban design standards and Tab 9 Open Space and Circulation plan in the Master Plan. Additionally, the adjustment from the master plan requires these connections. Please see PROS comments for details on trail locations and design; it is expected that a trail connection to Coal Creek will be proposed within this development.
- Vinyl fencing is not permitted. Refer to the Urban Design standards in the Master Plan for details.
- No trees are shown on S. Harvest Road, trees should be shown along this roadway. We are not aware of any encumbrances that would prevent street trees along this roadway.
- PIP shows full improvement of Jewell and S Flatrock Trail, clarify whether this site plan/civil plan will build the whole roadway, if not, clarify who will be responsible for these roadway improvements.
- Banked meter vaults require a variance prior to approval. Please email Vern Adam (vadam@auroragov.org) to request this variance. Provide reasoning as to why individual service taps are not feasible for this development. Please cc Iman Ghazali (ighazali@auroragov.org).
- The regional trail connection needs to be identified here per the master plan. This is to be a 70' trail corridor with a 10' regional trail of crusher fines. Additional coordination needs to happen between PROS, Aurora Water, and the developer to determine what portions can exist within the floodplain and on private property. This portion of trail is not included in the senac interceptor project and is a responsibility of this development whereas much of the rest of the trail will be handled by the Aurora Water project.
- Per the Master Plan adjustment, "Parks or programmed open space, minimum ½ acre in size, shall be located not more than ¼ mile walking distance from any homesite." Understanding these amenities may be proposed in future phases, please describe to staff in your next submittal where the qualifying park or programmed open spaces are.
- Planning Staff would like to discuss approaches to utility easements in front yards for both traditional and green courts. In order to meet the front yard and green court landscape and design requirements easements may need to be reduced. For traditional lots, approaches may include reducing the front easement and requiring the utilities to be located under the sidewalk (not tree lawn).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood organizations during this review. The First Review Neighborhood Meeting requirements have therefore been waived.
- 1B. Comments were received from Aurora Public Schools and Xcel Energy. Please see the comments attached at the end of this letter. Provide a response to those comments in your next submittal.



2. Completeness and Clarity of the Application

Generally

- 2A. Development Review fees are due in the amount of \$39,314.40. This payment is due at the time of the second submittal. Please reference your invoice sent when the application was accepted for further details.

Letter of Introduction Comments

- 2B. Remove the reference to the old code. Use Section 146-5.4.3.B.3.a.ii. Update all language on the LOI.

Site Plan Comments

Sheet 1

- 2C. The Site Plan Data Table needs to include area calculations for the following: Landscape Area, Hardscape Area, Lot Area, and Detention Area. Include these as acreage and the percentage of the overall site area.
- 2D. Provide a line item for the site area that excludes the 3 super pad sites to the south.
- 2E. Add a line item for Current Zoning.

Sheet 3

- 2F. Make a distinction between line types for structures and walks or use hatching.

Sheet 5

- 2G. Please use different line types and line widths to delineate building outlines, setbacks, easements, and property lines.

Landscape Plan Comments

Generally

- 2H. The sheet numbering in the landscape plan set is not correct in the PDF. There are several sheets that are off by one page.

Sheet 3

- 2I. North should be plan north to match the rest of the site plan.

3. Zoning and Subdivision Comments

Site Plan Comments

Sheet 4

- 3A. Utility pedestals shall not be placed in the central green court area. These may be located along external portions of the green court and/or adjacent to the ROW.

Sheet 5

- 3B. Please see the landscape typical for further details on green court requirements.

Sheet 8

- 3C. Provide a lot tracking table that keeps track of lot type by number of units as it relates to compliance with UDO requirements for small lots (146-4.2.3.A.3) and the Master Plan adjustment standards. This tracking should be for the overall Village 1 Creekside neighborhood area of the master plan.
- 3D. UDO items to keep track of relating to small lot standards:
 - 1. No more than 35% of the lots within Village 1 may be front-loaded small lots.
 - 2. No more than 60% of the total number of lots within Village 1 may be the same type.
 - 3. A minimum of 40% of the lots must meet or exceed the standards for minimum lot width and lot area for single-family detached, standard.
 - 4. A minimum of 10% of the total number of lots must be at least 60' lot frontage and 6,000 s.f.
- 3E. The lots that front a street are not considered green courts. Please re-label these units as single-family



- detached, alley loaded.
- 3F. Single-family detached lots must be at least 30' wide and a minimum of 1,500 s.f. The units on the green courts are alternative-loaded SFD units per Table 4.2-5.

Landscape Plan Comments

Sheet 3

- 3G. Tract B landscaping and design will have to comply with green court standards as described in the review letter. Please provide a detail that demonstrates compliance with green court standards. Portions of Tract B include a water easement; please ensure that there is adequate space outside of the easement to provide landscaping and sidewalks for the green court areas.

Sheet 5

- 3H. Staff need to see details of how these green court areas are designed to ensure compliance with the standards. It is recommended to provide details of these green courts so staff can evaluate or provide landscaping and details on these matchline sheets. Decreasing the scale may help to provide further detail without losing quality. There may be 2 or 3 different options for the designs of these green courts that could be applied to these corresponding sheets as well. Please make sure that if this option is used to convey the green court design, then the green courts are labeled (Green Court A, B, C, etc.).

Sheet 21 – Green Court Requirements

- 3I. Include the area of the actual green court in these typicals.
- 3J. Ensure that at least 50% of the green court area is landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the green court open space. Trees are allowed but should be located along the perimeter.
- 3K. Call out porch dimensions. The minimum is 45 s.f. and they need to be 5' in the narrowest dimension.
- 3L. Green court area maintenance will need to be addressed. Please add a note(s) relating to how maintenance will be addressed between homeowners and the metro district.

Sheet 22

- 3M. Identify the required 180 s.f. of private open space on these lots, typical for all lot typicals.

4. Streets and Pedestrian Comments

Site Plan Comments

Generally

- 4A. Per the Master Plan adjustment, “Parks or programmed open space, minimum ½ acre in size, shall be located not more than ¼ mile walking distance from any homesite.” Understanding these amenities may be proposed in future phases, please describe to staff with you next submittal where the qualifying park or programmed open spaces are.
- 4B. Planning Staff would like to discuss approaches to utility easements in front yards for both traditional and green courts. In order to meet the front yard and green court landscape and design requirements easements may need to be reduced. For traditional lots, approaches may include reducing the front easement and requiring the utilities to be located under the sidewalk (not tree lawn).

Sheet 2

- 4C. Painted median discussions are ongoing. Generally, staff will be expecting a raised median on minor collectors to comply with PROS standards.

Sheet 7

- 4D. Per the Master Plan adjustment requirements, no block may be greater than 1,000 linear feet unless it is bound by streets on both sides. These blocks have a pedestrian break, which is not adequate to satisfy the MP adjustment requirement. This street needs to go through to Harvest. If this block break



does qualify for a non-street break it is required to be 60-feet in width per the master plan adjustment. Please provide this dimension at a minimum in the next submission.

Sheet 13

- 4E. General trail connections are included in the urban design standards and Tab 9 Open Space and Circulation plan in the Master Plan. Additionally, the adjustment from the master plan requires these connections. Please see PROS comments for details on trail locations and design; it is expected that a trail connection to Coal Creek is proposed within this development.

Sheet 14

- 4F. Typical for all green court areas: internal sidewalks connecting east and west to the adjacent ROW sidewalks must be shown.

Landscape Plan Comments

Sheet 3

- 4G. There are ongoing discussions regarding striped medians vs. raised medians. Generally, arterials require raised medians to meet PROS standards.
- 4H. Internal green court sidewalk connections will have to be brought out to Harvest Rd.

Sheet 6

- 4I. The site plan shows a sidewalk and trail connection within Tract E. Please also reference notes on street connectivity as it relates to the Master Plan Adjustment to this area.
- 4J. Label crosswalk striping, typical.

5. Parking Comments

Site Plan Comments

Sheet 1

- 5A. Include a line item for guest parking spaces for green court units.

Sheet 5

- 5B. Guest parking may be accommodated on the adjacent local ROW. If it saves space and allows for more private open space, staff would be amenable to showing a portion of the required guest parking on adjacent roadways.
- 5C. Parking space dimensions are 9'x19'. Please ensure that all guest parking spaces have this minimum dimension. Show the parking space area with a separate hatching for clarity. The parking space should not encroach into the access and utility easement.
- 5D. Label the tandem guest parking spots and show the dimensions for the parking spaces (9'x19').
- 5E. Guest parking is required for the rear units in 6-pack motor courts.

6. Urban Design Comments

Site Plan Comments

Sheet 5

- 6A. Call out the fence style and height.

Landscape Plan Comments

Sheet 15

- 6B. Fences along arterials and collectors shall be setback behind the required landscape buffer. Please update this note throughout.
- 6C. Side yard fences that are this privacy style shall be setback 4' from the back of walk.
- 6D. Vinyl fencing is not permitted.



Sheet 19

- 6E. Vinyl fencing is not permitted. Refer to the Urban Design standards in the Master Plan for details.
- 6F. Side yard fences that are this privacy style shall be setback 4' from the back of the walk.
- 6G. Fences along arterials and collectors shall be setback behind the required landscape buffer. Please update this note throughout.

Sheet 21

- 6H. Identify the height and style of this fence. Will it continue between the two properties?

Sheet 22

- 6I. Fencing along corners must be placed at least 4' from the back of the walk if the fence is a privacy fence. Please clarify this note or remove it and refer to UDO standards.

7. Signage & Lighting Comments

Site Plan Comments

Sheet 1

- 7A. Indicate 96 s.f. per monument sign.

Sheet 12

- 7B. Show the monument sign and entry monuments on all site plan sheets, typical. Please provide a dimension from the proposed sign to the back of the walk (min. 4').

Landscape Plan Comments

Sheet 15

- 7C. Include material callouts for the sign construction materials. Refer to the master plan urban design standards for details.

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

Landscape Plan Comments

Sheet 1

- 8A. Put NOT FOR CONSTRUCTION on each sheet as the City of Aurora does not review Construction Documents.

Sheet 2

- 8B. Remove reference to previous landscape code.
- 8C. Update the Open Space Requirements table per the redline comments.
- 8D. Update the Street *Frontage* Buffer Requirements table per the redline comments.
- 8E. Update the Curbside Tree Requirements table per the redline comments.
- 8F. No trees are shown on S. Harvest Road, trees should be shown along this roadway. We are not aware of any encumbrances that would prevent street trees along this roadway.
- 8G. Note that 5-gallon ornamental grasses are required in the curbside landscape area.
- 8H. Provide a table for the Detention Area Requirements.
- 8I. Because all the shrubs in the plant schedule are listed as 5-gallon, how are these "1-gallon" shrubs being represented on the plan??? Are they a different symbol? What is being done to distinguish a 1-gallon vs. 5?
They appear to be the same symbol but need to be different.
- 8J. Include the plant symbols with the Plant list.
- 8K. Provide a note referencing what landscape standard is being followed for the medians.

Sheet 3

- 8L. Provide a note referencing what landscape standard is being followed for the medians.



- 8M. The scale is cut off, please revise the viewport.
- 8N. Label Tract B.
- 8O. A note shall be added to all planting sheets that states, For the curbside landscape treatment at residential units, refer to the typical planting plans.
- 8P. Street trees are missing along South Harvest Road.
- 8Q. If an ISP # exists for this side of the roadway, please provide the name and CN#.
- 8R. Label the 100-year WSEL.
- 8S. Please expand upon this key map to include enlarging it and including some streets /street names for context.
- 8T. This hatch is not in the legend. What is this hatch representing?

Sheet 4

- 8U. Label the 100-year WSEL.

Sheet 5

- 8V. Refer to this as Street Frontage Buffer.
- 8W. Trees should be shown in the median planting per the PROS requirements.
- 8X. Label Tract C.
- 8Y. Street trees are required along South Harvest Road.
- 8Z. If an ISP # exists for this side of the roadway, please provide the name and CN#.
- 8AA. This hatch is not in the legend. What is this hatch representing?

Sheet 7

- 8BB. Trees should be shown in the median planting per the PROS requirements.
- 8CC. Label Tract C.
- 8DD. Street trees are required along South Harvest Road.
- 8EE. If an ISP # exists for this side of the roadway, please provide the name and CN#.
- 8FF. Dimension and label the buffer width is provided.

Sheet 9

- 8GG. Trees should be shown in the median planting per the PROS requirements.
- 8HH. Label Street C.
- 8II. Label Tract C.
- 8JJ. Label Tract F.
- 8KK. Street trees are required along South Harvest Road.
- 8LL. If an ISP # exists for this side of the roadway, please provide the name and CN#.

Sheet 11

- 8MM. Street trees are required along South Harvest Road.
- 8NN. If an ISP # exists for this side of the roadway, please provide the name and CN#.
- 8OO. This hatch is not in the legend. What is this hatch representing?

Sheet 13

- 8PP. Sheets 53 and 54 are duplicated.
- 8QQ. The Hydrozone sheet for the project is missing. Provide the overall plan illustrating the High, Medium, and Low use areas. Provide the square footage and percentages for the overall landscape water uses.

Sheet 20

- 8RR. For each typical: List the Curbside Landscape separate (below) from the lot typical planting.
- 8SS. For each typical: All landscape features - more than one boulder is required.
- 8TT. Label the streets.

*Sheet 21*

- 8UU. Provide a sheet designating the lot types and then under each lot type category, provide a list of expected plant material to be included in that lot type.
- 8VV. For each typical: A water and sewer connection should be shown (but do not show it under the driveway).
- 8WW. Note the size and color of the rock mulch or designate different hatch patterns for different sizes and colors.
- 8XX. Boulder(s) is required by the UDO.
- 8YY. On each typical provide the dimension for the Utility easements as they are different sizes.
- 8ZZ. Remove this note and ensure that all plant material specified for the curbside landscape is 5 gallons. This includes ornamental grasses.

Sheet 22

- 8AAA. Label the 6' U.E.
- 8BBB. Label the 6' U.E. and shift the trees out of this easement.
- 8CCC. Label the 10' U.E.
- 8DDD. Remove this note and ensure that all plant material specified for the curbside landscape is 5 gallons. This includes ornamental grasses.

Sheet 23

- 8EEE. Provide dimensions of the U.E.
- 8FFF. Remove this note and ensure that all plant material specified for the curbside landscape is 5 gallons. This includes ornamental grasses.

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

- 9A. 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 right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.
- 9B. 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.
- 9C. The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Oil & Gas Conservation Commission (COGCC)/Colorado Energy and Carbon Management Commission (CECMC) for more information.
- 9D. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy and Environment Division.

10. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 10A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**11. Civil Engineering** (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)*Site Plan Comments**Sheet 2*

- 11A. Which road is this? It is not on the PIP. Label roadway names.



- 11B. PIP shows an 11' travel lane at this location.
- 11C. Plat shows this as existing 110' ROW width with 4' proposed, show this on the typical. Label curb type (catch or spill) (typ.)
- 11D. Label curb type (catch or spill) (typ.).
- 11E. Show edge drains, see detail S19.1.

Sheet 7

- 11F. PIP shows full improvement of Jewell and S Flatrock Trail. clarify whether this site plan/civil plan. Will the whole roadway be built, if not, clarify who will be responsible for these roadway improvements.

A minor master plan amendment may be necessary to clarify this.

Sheet 10

- 11G. Advisory Note: Proposed work will need authorization from PSCO if it is encroaching on their parcel.

Sheet 12

- 11H. Lots 23 and 24 are switched on the plat.
- 11I. Advisory Note: Mailbox kiosks in ROW will need a license agreement with the civil plans (typ.).
- 11J. Change the shading of the hatch to differentiate between existing and proposed. It does seem like they are different but it's hard to tell.

Sheet 16

- 11K. Label radius of curb return.
- 11L. Building outlines are not shown for block 10.

Sheet 18

- 11M. What is this dimension? Unsure what this is showing.
- 11N. Remove linework for crosspans at this point in the review. shall be added later. (typ.).

Sheet 19

- 11O. Label CL radius. See Table 4.04.4.1 of the 2023 COA Roadway Manual for minimum CL radius.

Sheet 27

- 11P. Add a note stating that the minimum landscape slope shall be 2% and a maximum of 25%.

Sheet 29

- 11Q. Add a note to all grading sheets stating, "Minimum slope away from buildings shall be 2% for impervious surfaces and 5% for grass/landscape for 10' or to the property line, whichever comes first".
- 11R. Grading does not seem right, if this proposed grading is correct, a lot of flows will be directed towards buildings (typ.) all grading.
- 11S. What is the grading being shown? Add a note stating if this is overlot grading or finished grading.

Sheet 31

- 11T. Label swale.

Sheet 32

- 11U. Advisory Note: 3:1 slope shall require handrails at the SW, minimize to 4:1 to remove handrail requirements.

*Sheet 34*

- 11V. Correct the matchline number to 34.

Sheet 39

- 11W. What is this hatching? Is this portion of Harvest Rd completed? The master plan shows that Harvest Road must be built with filing 1.

12. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)Traffic Letter Comments

- 12A. Comments provided on 08/24/23:
1. Ensure trip balancing was accounted for in developing the internal capture for each of the horizon years since Parklands MTIS internal capture was for the buildout of the entire Parklands site. Provide internal capture rate spreadsheets. See NCHRP 684
 2. Traffic assignment is not consistent with trip generation/distribution.
 3. Balance volumes between intersections
 4. Update volumes and analyses based on above
 5. See comments throughout the report
- 12B. NEATS shows Harvest Road connected by 2030.
- 12C. Ensure trip balancing was accounted for in developing the internal capture for each of the horizon years since Parklands MTIS internal capture was for the buildout of the entire Parklands site. Provide internal capture rate spreadsheets. See NCHRP 684.
- 12D. Traffic assignment is not consistent with trip generation/distribution.
Balance volumes between intersections.
Update volumes and analyses.
- 12E. Update volumes per the above comments. Update analyses.
- 12F. Highlight LOS E/F on all LOS Result tables.

Site Plan Comments*Sheet 2*

- 12G. Add notes:

The applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends and at one corner of each intersection.

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

Applicant/owner name, address, phone) shall be responsible for payment of ____% of the traffic signalization costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised



of all through and left-turn movement and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 126-38 of the city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.

Sheet 10

- 12H. Callout the taper rate and length.

Sheet 12

- 12I. Callout taper rate and length, typ.
12J. Replace diagonal striping with chevron striping.
12K. Callout storage length taper rate and length, typ.
12L. Delete ONLY, typ.
12M. Add a note to construct ped ramps when the intersection is signalized.
12N. Replace diagonal striping with chevron striping.
12O. Move the mail kiosk out of sight triangle.
12P. 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 the roadway)
The 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.

- 12Q. Move the mail kiosk out of sight triangle.
12R. Provide crossing enhancements, see FHWA Guide for Improving Safety at Uncontrolled Crossing Locations.

Sheet 13

- 12S. Add signs for Authorized vehicles Only.
12T. Verify intersection is perpendicular +-5 degrees.
12U. Will need to provide crossing enhancements, see the FHWA Guide for Improving Safety at Uncontrolled Crossing Locations when the road is open.

Sheet 14

- 12V. Add sight triangles per COA TE-13 at all ally intersections that include public streets, typ.
12W. Replace diagonal striping with chevron striping. There are several instances of this comment on this sheet; please see the redlines for details.

Sheet 15

- 12X. Add signs for Authorized vehicles Only.

Sheet 16

- 12Y. Provide warrant evaluation for All-way STOP.



- 12Z. Replace diagonal striping with chevron striping. There are several instances of this comment on this sheet; please see the redlines for details.
- 12AA. Add storage length.
- 12BB. Provide crossing enhancements, see FHWA Guide for Improving Safety at Uncontrolled Crossing Locations. There are several instances of this comment on this sheet; please see the redlines for details.

Sheet 17

- 12CC. Provide warrant evaluation for All-way STOP.

Sheet 18

- 12DD. Provide crossing enhancements, see FHWA Guide for Improving Safety at Uncontrolled Crossing Locations. There are several instances of this comment on this sheet; please see the redlines for details.
- 12EE. Replace it with chevron striping.
- 12FF. Add storage lengths.

Sheet 22

- 12GG. Add storage length.
- 12HH. Need to coordinate with adjacent development the improvement of Jewell Avenue, including phasing.

Landscape Plan Comments

Sheet 2

- 12II. 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.

Sheet 3

- 12JJ. Add sight triangles to all intersections, including alleys, that intersect with public streets, typ.
- 12KK. Verify all mature plant heights within sight triangles meet COA 4.04.2.10 requirements. Remove/replace plants as needed, typ.

Sheet 5

- 12LL. Add sight triangle for STOP condition prior to intersection signalization. Verify mature plant heights within sight triangles meet COA 4.04.2.10 requirements, typ.
- 12MM. Add notes:
Boulders shall not be placed along arterials.
Boulder locations shall be outside of clear zones of all public ROW. 50% buried in public ROW. No more than 14" height in public ROW.

13. Fire / Life Safety (Erick Bumpass; Will Polk / 303-739-7627; 303-739-7371 / ebumpass@auroragov.org; wpolk@auroragov.org / Comments in blue)

Site Plan Comments

Sheet 1

- 13A. Please include the construction type, Occupancy classification, Sprinklered or Non-Sprinklered, and the code cycle under which this project is being submitted.

Sheet 2

- 13B. Provide the site plan note shown on the redlines regarding accessibility.
- 13C. Please show Hydrants in the street section details.



- 13D. See the note regarding fire hydrant placement on the redlines.

Sheet 6

- 13E. Please correct to say, "House Hose Pull Detail".

Sheet 8

- 13F. Please provide Hydrants on the east side of Harvest Rd within the site at no less than 1000-foot intervals from North of Louisiana Pkwy South to Jewell Ave.

Sheet 9

- 13G. Please include additional information shown with the minimum height for the lowest sign etc.
13H. Please designate one of the signs labeled as R7-94 R7-201a to 201b. (TYP) The signs can't share the same designation/identifier.

Sheet 12

- 13I. Please correct the sign position.
13J. Where fire lane signs are shown, provide a 30-to-45-degree angle to oncoming traffic.
13K. Please ensure the correct sign is designated for the location indicated. This sign should be the Notice of the Fire Lane Dead Ending Sign.
13L. Please designate one of the signs labeled as R7-94 R7-201a to 201b. (TYP) The signs can't share the same designation/identifier.
13M. Provide a residential mailbox kiosk legend to include Site Plan locations and Mail Kiosk details.
13N. Please confirm the location and delivery method for all Mail Kiosks with the USPS.

Sheet 25

- 13O. Show the location of all existing and proposed water mains and fire hydrants within or abutting the site. The location and bearing of existing fire hydrants (within 400' or the next existing fire hydrant) outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.

14. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

- 14A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Sheet 3

- 14B. Banked meter vaults require a variance prior to approval. Please email Vern Adam (vadam@auroragov.org) to request this variance. Provide reasoning as to why individual service taps are not feasible for this development. Please cc Iman Ghazali (ighazali@auroragov.org).
14C. Sanitary trunklines within motor courts shall be designated as sanitary mains (TYP).
14D. The Sanitary main must end in a manhole (TYP).

Sheet 13

- 14E. Include the maintenance access path within the drainage easement. Otherwise, dedicate an access easement for parts of the path that are outside of the drainage easement. Access easement shall be from the pond/drainage easement to the ROW.

Sheet 29

- 14F. Only 12 residential units are allowed to be served by a dead-end water main.
14G. Hydrant served by a dead-end main longer than 150': in the coming Civil Plan, provide calculations



showing that residual pressure at the hydrant shall be a minimum of 20 psi.

- 14H. For connections to existing mains: show a pothole log for mains at the connection points in the Civil Plan. This is required for approval.

Sheet 30

- 14I. Show trickle channel slope (TYP).
14J. Show unique overflow direction arrow (TYP).
14K. The maintenance access path shall extend to at least 5 ft of the outlet structure.

Sheet 32

- 14L. Show a permanent erosion control BMP (rip rap etc.) at the flared end section (TYP).

Sheet 36

- 14M. Dedicate drainage easement for swales (TYP).

Landscape Plan Comments

Sheet 3

- 14N. Show all existing and proposed water and storm mains. Include hydrants, meters, inlets, manholes, and all applicable easements (TYP).
14O. 1) Ensure that there are no trees within pocket utility easements and water and sanitary easements.
2) Trees must be 8 ft away from water mains and 10 ft away from public storm mains.
3) Trees shall be at least 5 ft away from hydrants and meters.
4) No plantings are allowed within pocket utility easements.

15. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in mauve)

Site Plan Comments

Sheet 10

- 15A. Regional trail should be referenced here. Please see the redlines for details.
15B. Identify the trail ending in Waterstone. The crossing and connection between this regional trail side and the crossing over the channel to Parklands needs to be identified.

Sheet 12

- 15C. Regional trail connection is north of this area into Planning Area 1A. A trail connection should be identified down to this here.
15D. A trail connection from this roadway up through to the trail is required. Show as reference.
15E. Regional trail location here needs to be identified and designed between the pond and floodplain boundary. Per the previous discussion, this section of trail is responsibility of the development to get from here out through Mississippi.
15F. Trail connection between this road up to regional trail is required.
15G. Is this supposed to double as trail connection? If so would need to be crusher fines and stabilized.
15H. Show trail.
15I. Identify trail crossing and maintenance access crossing location.

Sheet 14

- 15J. Pocket Park to be privately owned and maintained. Required at 0.5 acres which is being met.

Sheet 15

- 15K. There should be a connection here all the way to the property boundary to allow for a full connection over to the school and neighborhood park.



Sheet 25

- 15L. Show trail and maintenance access path within here.

Sheet 27

- 15M. The trail is to run through this northern end of the property to get over to the Waterstone regional trail connector. This needs to be identified on sheets and considered in grading.

Sheet 30

- 15N. Identify how the regional trail will cross through here.

Sheet 34

- 15O. This needs to provide a connection between the planning area to the school and the neighborhood park. Enhance the sidewalk to meet local trail standards. Ideally at an 8' sidewalk.

Landscape Plan Comments

Sheet 3

- 15P. The regional trail connection needs to be identified here per the master plan. This is to be a 70' trail corridor with a 10' regional trail of crusher fines. Additional coordination needs to happen between PROS, Aurora Water, and the developer to determine what portions can exist within the floodplain and on private property. This portion of the trail is not included in the senac interceptor project and is a responsibility of this development whereas much of the rest of the trail will be handled by the Aurora Water project.

Sheet 4

- 15Q. Identify the trail on all applicable sheets per the previous comment.

Sheet 6

- 15R. This is incorrect based on the side plan. Please update.

Sheet 7

- 15S. Identify a walk within this space to connect the sidewalk on the ROW to the internal drive. Minimum 6' within 30' corridor.

Sheet 10

- 15T. This is identified in the master plan as being a local trail connection over to the school and the neighborhood park. Please update the walk to be enhanced, ideally at 8' on each side if maintained as on-street as opposed to the true off-street local trail connection identified in the master plan.
- 15U. Identify grade lines here for reference of tree locations and stability.

Sheet 13

- 15V. Open space style fencing is required for any lots abutting open space.
- 15W. Playgrounds are typically required to be 50' set back from private property lines to avoid noise issues. Consider shifting or reorienting the playground slightly south to maintain at least 50' from the amenity to the edge of the curb and as close to 50' between the private lot and the amenity.
- 15X. The identifier doesn't match the legend, please update.
- 15Y. This is 0.66 per site plan, update.

Subdivision Plat Comments

- 15Z. Determine if the regional trail will be dedicated by a separate document or as an easement in the plat.
- 15AA. Call out this tract at the beginning as private.



16. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Generally

- 16A. See the Advisory Comments on the first page of the plat.
- 16B. Please refer to the Subdivision Plat Checklist to match the comments on the plat.
- 16C. Confirm the names of the Utility easements with Aurora Water.
- 16D. On the Single-Family Lots The 10' U.E. along the R.O.W. will need to be changed to split into a 6' G.E. and a 4' U.E. (See Plat Checklist).
- 16E. Add the Note pertaining to the Street Right of Way (along Harvest Road.
- 16F. Make sure the easement names match between the Plat and Site Plan.
- 16G. On the site plan and Plat add the distances of the easements on both sides of a Lot or Tract line. Also, show the tie distance between the easements and Lot corners or other easements.

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

- 17A. Storm Drain Development Fees due at time of Subdivision Plat recordation: 150.43 acres x \$1,242 = \$186,834.06.

18. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

- 18A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for Parkland Village. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on fair market value of zoned land with infrastructure in place.

18B. **AURORA PUBLIC SCHOOLS - STUDENT YIELD**
8/28/2023

Parklands Village 1 Site Plan (DA-2289-03) - 1st Submittal			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD	363	0.7	254
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	363		254

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	123	0.16	58	182	0.2	73	254
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		123		58	182		73	254

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	123	0.0175	2.1599
MIDDLE	58	0.025	1.4520
HIGH	73	0.032	2.3232
TOTAL	254		5.9351

Parklands Village Tracking - 8/28/2023

Filing	Total			Total			Dedication Requirement	Status	
	SFD	MFL	MFH	Yield	HS	Yield			
Parklands Village 2 (DA-2289-01)	273	164		437	178	63	241	5.5419	Tech Subm
Parklands Village Phase Two (DA-2289-02)	226	104		330	139	50	189	4.3789	1st Subm
Parklands Village 1 (DA-2289-03)	363	0		363	182	73	255	5.9351	1st Subm
Total	862	268	0	1,130	499	186	685	15.8559	

**Right of Way & Permits**

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

August 21, 2023

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

Attn: Daniel Osobo

Re: Parklands Village 1 Subdivision Filing No. 1, Case # DA-2289-03

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat and site plan for **Parklands Village 1**. Please be aware PSCo has existing electric *transmission* lines and associated land rights along the north property line, and west of Harvest Road. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company'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 has existing underground electric *distribution* facilities along the north property line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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 document for new facilities, the Designer must contact a Right-of-Way and Permits 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