



Planning  
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*AuroraGov.org*

May 13, 2023

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

**Re: First Technical Review – Parkland Village 2, Phase 1 – Site Plan and Plat**  
Application Number: **DA-2289-01**  
Case Numbers: **2022-4054-00; 2022-3092-00**

Dear Mr. Clark:

Thank you for your first technical submission. 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.

There are still numerous items to be addressed; therefore, you will need another technical review. Please revise your plans and resubmit on or before May 28, 2024. Note that 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 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Diana Rael, Norris Design  
Brit Vigil, ODA  
Filed: K:\\$DA\2289-01tech1



## *First Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### *Site Plan*

- 1A. The site plan area should match the plat area.
- 1B. Please revise the site data to specify lots instead of buildings. Additionally, itemize the types of products per lot type, ie. Single-family detached, two-family attached (duplex) and single-family attached (townhomes) separately in the site data.
- 1C. Show and label all proposed monument signage, as well as neighborhood columns on the site plan and landscape sheets.
- 1D. There have been multiple submittals for Village 2 in the Parklands since this initial submittal of this site plan. It is advisable to add "Phase 1" to the site plan title to differentiate this plan set from the others.
- 1E. The area of Tract L should match the plat area.
- 1F. Revise the lot typicals on Sheet 4 to reduce the size of the "local road" labels so the lot type titles are more visible and address minor comments.
- 1G. Revise duplex references from single family attached to two-family.
- 1H. Revise the tables on Sheet 6 to show actual setback distances (instead of +8) and to use different shapes for the lot markers. The plans need to be readable when printed in black and white.
- 1I. Ensure lot dimensions and easement lines are shown on all sheets.
- 1J. Make sure screens are not too light or they won't show when the plans are printed to mylar.
- 1K. For the next submittal, split the plan set so all landscape sheets are in one set.
- 1J. When naming the .pdf files for resubmittal, please do not use "comment response" in the title. It caused a lot of confusion for reviewers since a separate response to comments is also required.
- 1K. Photometric plans are typically not required with residential site plans.
- 1L. Neither the site plan legend or photometric plan identify a "pedestrian light." Please clarify where the light shown on Sheet 60 will be used.

##### *Landscape Plans*

- 1M. The site plan proposes alley-loaded duplexes but the landscape detail is for a front loaded duplex. Please revise the detail.
- 1N. Identify the surface material of the 180 sf. open space areas.
- 1O. Add tract labels for the green court areas on Sheet 37.
- 1P. The unit count in the Lot Count Summary should match Sheet 6.
- 1Q. There is no curbside landscape shown on the east side of Little River Street at Alameda Avenue. Is this provided with another phase? There is landscape shown with the detention area east of the intersection. Please provide clarification or add the curbside landscape.

#### **2. Landscaping Issues (Tammy Cook / 954-684-0532 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

- 2A. Address the tree and shrub deficiencies in the Open Space/Landscape Tract Table.
- 2B. On all typicals: the shrub count needs to specify the actual maximum quantity. Two may be provided at five gallons. four required if 1 gallon. Please address with each lot typical.
- 2C. On all typicals: call out non-corner lots as "interior lot" or "end unit" instead of "typical lot."
- 2D. Please be advised plant quantities are not cumulative for both duplexes but are separate for each front yard.
- 2E. Label the water and sewer lines on all lot typicals.
- 2F. Provide the following for all typicals:
  - A plant list for corner lot and for the interior lot typicals.
  - Note all curbside ornamental grasses to be five gallons to each curbside lot typical.



- 2G. 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.
- 2H. For the greencourt and other townhomes: Note the UDO requirement: 1.25 plants per 5 linear feet. If a different requirement is noted in the Master Plan, provide that requirement.
- 2I. 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 break down below the impacted residential building type.
- 2J. Provide the interior lot typical front yard and the end unit typicals, as only the corner lot planting is noted in these plant lists.
- 2K. Include the Plant Symbols in the left column on the Plant Schedule.
- 2L. Include stop signs in the legend and on the plans.
- 2M. Per Tim York's review, small areas cannot be sod.
- 2N. If there is an ISP for Harvest Road, provide the name and case number.
- 2O. Show the street trees darker on all sheets. They are identifying the street tree requirements and need to be visible.
- 2P. Was the median landscaping on Alameda 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.
- 2Q. Per Tim York's review the small areas cannot be sod/turf.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS

### **3. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)**

#### *Site Plan*

- 3A. Identify/label new linework. The linework on Sheet 8 is new with this submittal. If it's temporary, please label it as such.
- 3B. Realign the trail noted on Sheet 9 with the ramp.
- 3C. Revise street slopes back to .8%.
- 3D. Revise the contours noted on Sheet 27.

### **4. Traffic Engineering (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)**

#### *Site Plan*

- 4A. The tie in for Harvest is not going to work for southbound. The max offset of a through lane is 6 feet.
- 4B. Revise the northbound taper on Harvest Rd. at Alameda Avenue. The taper rate shall be 45:1.
- 4C. Call out all signs. Many were not shown in the previous submittal.
- 4D. Revise sign labels per comments on the redlines.
- 4E. Add sign R11-2 to the sign legend.
- 4F. The distance between curb ramp and the intersection should not exceed a vehicle. Exact placement of ramps will need to be worked out in civil plans.
- 4G. Trees should not be located within 50' of stop signs.



**5. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

*Site Plan*

- 5A. Change the International Building Code reference to 2021 in the implementation plan table on Sheet 1.

**6. Real Property** (Maurice /Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Site Plan*

- 6A. Add the standard site plan note provided on Sheet 18.
- 6B. Change the utility easement to water easement where shown on the plat. Easement names must match the plat easement names.
- 6C. The Barricades in the right-of-way will need to be covered by a License Agreement (shown on pages 7, 8, 9, 11, 12, & 13).
- 6D. Clarify the dimensional references on Sheet 5.
- 6E. There are some sidewalk easements that may be needed as indicated (Sheet 13).

*Plat*

- 6F. Move notes on Sheet 2 to the legends on the other sheets.
- 6G. Add the street name on Sheet 4.
- 6H. There are water easements that do not match the size requirements for those types of easements. Check and confirm the easement sizes with Aurora Water Department.
- 6I. Easement release(s) need to be complete before building permits can be issued.
- 6J. Address miscellaneous comments and edits on the redlines.
- 6K. 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.
- 6L. Send in the Certificate of Taxes Due obtained from the County Treasurer's office, showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 6M. 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.*