



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

February 13, 2025

Ron Mehl
Dominium
11001 W 120th Ave Suite 400
Broomfield, CO 80021

Re: Initial Submission Review: The Parklands - Dominium Multi-Family – Site Plan and Plat
Application Number: DA-2289-08
Case Numbers: 2025 4000 00; 2025 3003 00

Dear Ron Mehl:

Thank you for your initial submission, which we started to process on January 17, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 7, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

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

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Beccah Bailey Norris Design 1101 Bannock Street Denver, CO 80204
Justin Andrews, ODA
Filed: K:\\$DA\2289-08rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Note that the definition of “affordable housing structure” must be met. Please clarify in the narrative how the proposed development will meet those requirements to utilize the code standards for affordable structure (Item 2B).
- Address Environmental Planning comments regarding the active oil and gas site (Item 11).
- Address slope and other grading comments (see Item 12).
- If any adjustments are requested, such as buffer and island landscaping (see Item 8), the application will require a public hearing before the Planning and Zoning Commission. The Site Plan would no longer be an administrative decision process.
- Address all required fire/life safety notes and comments on each sheet (see Item 14 and the attached redlines).
- Ensure compliance with ADA standards (Items 14 and 18).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments were received from neighbors or the public. Therefore, no neighborhood meeting will be required.
- 1B. Please note and specifically respond to comments from outside agencies attached to this letter, including Xcel/PSCo, Buckley SFB, and Regional Transportation District.

2. Completeness and Clarity of the Application

- 2A. Application fees totaling \$40,684.00 are due prior to the second submission of this application. This fee must be paid prior to any resubmittals being referred out.
- 2B. Please revise the narrative to include information on how the project will meet the UDO definition of “affordable structure” below. If this definition is not met, all UDO requirements for multi-family that is not affordable will need to be met. This includes covered and attached parking and masonry standards.
 - *Affordable Housing Structure.*
A multifamily dwelling structure that has received financial assistance from the Colorado Housing and Finance Authority or Federal HUD programs under conditions that ensure that some portion of the included dwelling units will be rented or sold at stated levels of affordability as defined by HUD’s Area Median Income levels for a stated period of time.
- 2C. Please flatten and remove AutoCAD SHX Test for the resubmittal. The second site plan set was not flattened for this submittal.

3. Site Plan and Subdivision Plat Comments

Site Plan

Sheet 1

- 3A. Match the legal description to the concurrent plat.
- 3B. Add “Site Plan” to the title. If any adjustments are requested, please add “Site Plan with Adjustment(s)”.
- 3C. In the Site Data Table, revise the zoning to be clearer. It should state that the site is currently zoned R-2 but is designated an Administrative Activity Center by the Parklands Master Plan. That allows the site to be subject to MU-C/R-3 standards, but it is still R-2.
- 3D. Add signage calculations to the Site Data Table. Refer to the Master Plan for materials and details.
- 3E. Include building footprint in the Site Data Table.
- 3F. Include open space calculations as well as landscape area calculations in the Site Data Table.
- 3G. There are carports noted on the site plan sheets, but these are not shown on the Site Data Table. Please review to include these calculations.
- 3H. Remove the Recorder’s Certificate; Arapahoe County no longer uses this format. A 3” by 7” space in the upper right corner should be left blank for recordation information.



Sheet 2

- 3I. Please update with all required Site Plan notes.

Sheet 3 (and subsequent site plan sheets)

- 3J. Clarify if the shaded area covers parking. It appears to encroach on sidewalks and landscaping in some areas.
- 3K. Show the full 150' setback to the existing oil and gas production site. This setback must be maintained for the entire property boundary.

Sheet 4 (and subsequent site plan sheets)

- 3L. Review carport locations. The carport structure shown to the north portion of the site cannot be in the front yard area per UDO 146-4.2.3.F.3 and 4.6.5.A.3.
- 3M. Clarify the easement use. Match the easement description on the plat.
- 3N. Is any fence or wall proposed? Fences must be shown on the site plan and a detail provided.

Sheet 8

- 3O. Provide details of all fences, kiosks, bollards, and other site features here or on Sheets 29-30.

Sheets 9-12

- 3P. Show/explain utility conflicts with landscaping. If the conflict can be avoided, all landscaping should be provided as required rather than requesting adjustments.

Sheet 31

- 3Q. Move this sheet earlier in the site plan set, to sheet 3. This is a good overall reference and includes information that is not shown in the Site Data Tale on sheet 1 (i.e. differing parking calculations). Please revise.

Subdivision Plat

- 3R. Remove the Clerk and Recorder's Certificate at the lower right corner; the County no longer uses this format.

4. Streets and Pedestrian Comments

- 4A. The proposed carports appear to overhang sidewalks. If they do cover sidewalks, poles and other structural elements cannot impede the sidewalk path. Please confirm that no poles are located in the sidewalk area.

5. Parking Comments

Sheet 1

- 5A. Clarify the resident, guest, and total parking calculations.
- Resident parking shows a required 244 spaces. At a rate of 0.85 per unit for an affordable housing structure, 273 units would require 233 spaces.
 - All guest parking must be provided. At a rate of 1 space per 5 units, 273 units would require 55 guest parking spaces. The data table shows 50 required and 27 provided.
 - It appears that overall parking exceeds the requirements, but the calculations must reflect code requirements.

6. Architectural and Urban Design Comments

Sheets 40-60

- 6A. Include the materials board in the site plan set for reference and/or include the masonry table on the appropriate elevations' sheets for reference.
- 6B. Include calculations for primary and secondary facades per UDO 146-4.8.7 (Table 4.8-7).
- 6C. Clarify direction of each elevation on the overall layout. For instance, on building type 4, clarify that the front elevation faces E. Alameda Ave.
- 6D. The north and south elevations of the clubhouse (sheet 51) should include some additional vertical façade or material change to break the plane.
- 6E. Include elevations of the carports and any other accessory structures, in addition to the mail structure and ramadas on sheets 52-54.
- 6F. Please add an element such as half railing or trellis to the upper landing opening to meet the intent of



UDO Section 146-3.3.2.H.2 regarding outside staircases on multifamily dwelling structures.

7. Signage & Lighting Comments

Sheet 29

- 7A. Add a note to the signage details that states these details are illustrative and may change over time. All signage must meet the requirements of the UDO.

Sheets 55-60

- 7B. Include lighting fixture information/cut sheets, including parking lot lighting pole height.

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

- 8A. General Comment: Per the Master Plan, confirm that the 150' setback and planting have been provided along the south property line against the oil and gas site.

Site Plan

Sheet 17

- 8B. Remove the reference to the previous landscape ordinance.
- 8C. Add the table for the non-street buffer and provide the required landscaping.
- 8D. Since South Newcastle Way (East) and East Alameda Ave. (South) curbside landscaping is shown on Parklands Filing 2 Submittal, CN#2023-4011-00 this should not be included on this sheet as that plan set will be used by the inspectors during construction regarding actual plant counts.
- 8E. The ornamental grasses in the curbside landscape area must be 5 gallons.

Sheet 18

- 8F. The SC SC is shown in the curbside landscape area and is therefore required to be 5 gallons.

Sheet 23

- 8G. Label and dimension all easements on the plans. (typ.)
- 8H. Darken/thicken the property line.
- 8I. An adjustment should be requested to the required parking lot island landscaping due to too many utility conflicts.
- 8J. These are noted on Sheet 31-Architectural Site Plan as Solar Carports and on the Civil Sheets as simply Carports. Please provide the correct label and show shading on all solar canopies on the plan. (typ)
- 8K. 1 additional shrub is required on this island.
- 8L. The site is over parked and therefore it will be necessary for the island to be expanded to accommodate the required tree and landscaping or to shift the parking island so that a tree can be installed.
- 8M. Darken all parking stalls.

Sheet 24

- 8N. What is this dashed line representing?
- 8O. Per Sec. 146-4.7.5.E.2.b. provide a 25' wide non-street perimeter buffer along the oil and gas pad site. A reduction in the buffer width to 12' is possible depending upon the buffer reduction feature chosen as specified in Table 4.7-2. The current design does not meet UDO requirements. While a 14' buffer is provided this requires a fence. A fence has not been provided. Please be advised that a buffer at 12' would have the patios encroaching and they are not permitted to encroach into buffers.
- 8P. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.
- 8Q. Why is the carport in the landscape island?
- 8R. A 9 foot island is required.
- 8S. The concrete hatch pattern is missing here.
- 8T. Per Sec. 4.7.5K. 3. No portion of the required parking lot islands landscaping may be displaced by fire hydrants. Add a tree to the island outside of the easement.

Sheet 25

- 8U. Per Sec. 4.7.5 K.1.b. Screening of parking lots is required in all Subareas, and zone districts & is not dependent upon the number of parking stalls or parking lot size.
- 8V. Per Sec. 4.7.5K. 3. No portion of the required parking lot islands landscaping may be displaced by trash enclosures. One tree and six shrubs are required in this island.
- 8W. Why are the carports overhanging on the sidewalks?



Sheet 26

- 8X. The site is over-parked and therefore it will be necessary for the island to be expanded to accommodate the required tree and landscaping or to shift the parking island so that a tree can be installed.
- 8Y. According to the code, trash enclosures are not permitted to displace the required landscaping. However, we will allow for this one occurrence given a tree has been located in close proximity within the same row of parking to the north.
- 8Z. Carports within the landscape beds.
- 8AA. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.

Sheet 27

- 8BB. Per Sec. 146-4.7.5.D. Label this 20' street frontage buffer.
- 8CC. Parking is not permitted to encroach into the 20' wide required buffer. Adjust accordingly.
- 8DD. Per Sec. 4.7.5K.5.c.iii. the current screening of the parking lot is not meeting UDO requirements.

9. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 9A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:
- Parcels
 - Street lines
 - Building footprints (If available)
- 9B. 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. No comment has yet been provided by Transportation Planning. Any comments will be forwarded to you as soon as they are received.

11. Environmental Planning (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 11A. 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 the rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information. 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 greatest extent of surface disturbance around a well.)
- 11B. 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.
- 11C. 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 prior to 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 prior to entering into a contract for purchase:

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.

- 11D. 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, contact the ECMC for more information.
- 11G. Additional information regarding oil and gas development can be found in the data and maps on the ECMC website at (<https://ecmc.state.co.us/#/home>). Should you have any questions about oil and gas development in the City of Aurora you can visit our webpage at Oil and Gas Drilling - City of Aurora, and you may also reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

12. Civil Engineering (Sara Siggue / 303-739-7300 / ssiggue@auroragov.org / Comments in green)

Site Plan

Sheet 1

12A. Public improvements shown on site plan (RSN 1710128) are required to be completed prior to the issuance of TCO/CO for this development.

12B. Change N to S.

Sheet 4

12C. Do not show the cross pans on the site plan, The cross pans will be shown and reviewed on the civil plans. Typical

12D. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."



Sheet 6

12E. Provide landscaping dimension. Typical

Sheet 8

12F. Please label the roadway sections as private/public.

Sheet 13

12G. Please add the following note: "Detailed layout and design for proposed curb ramps within the right-of-way or along an accessible route will be completed with the civil plans."

12H. Min 2%

Sheet 14

12I. Min 2% slope on unpaved areas. (TYP)

Sheet 15

12J. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please update the slopes accordingly. Typical

Sheet 16

12K. The slope of the unpaved area should be a minimum of 2%. Please improve it accordingly.

12L. The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent. Please update accordingly. Typical

12M. Ensure that the minimum slope away from the building is no less than 5%. (TYP)

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

Traffic Impact Study

13A. Incorporate the Dominion site into the Exec Summary first paragraph for project context.

13B. Pg 4, 2nd bullet, similar request to identify the specific project being reported for.

13C. Fig 1 & 2, add Dominion site area.

13D. Traffic data is now four years old, COA TIS Guidelines indicate that new counts need to be garnered (fig 3).

13E. New counts would eliminate the need for volume adjustments (fig 4) and into fig 5.

13F. Explain lower vols in Fig 6,7 & 8 from previous report (2023).

13G. Rounding error for 273 DU AM outbound trips in Table 2.

13H. Need to see movement distribution %s in Figs 9-12.

13I. Highlight all Es & Fs in LOS tables (Table 5).

13J. Table 8 turn lane assumption questioned, follow up with Table 9.

13K. Fig 20, intersection 8 only looked at as single lane NB approach, Site Plan looks like it provides 2 lane approach.

Site Plan

Sheet 3

13L. Illustrate the entire intersection for clarity and continuity.

Sheet 4

13M. Newcastle Way approach to Alameda looks as though it's a two-lane approach, TIS indicated only a single-lane approach.

13N. Newcastle Way northern site access dual crosswalks is not acceptable, serious safety issue.

13O. Northerly intersection sight distance triangle at the same access must be relocated adjacent to the STOP sign.

13P. Accesses from Private Drive, why no pedestrian accessibility to the east where commercial will be?

Sheet 17

13Q. Update Landscaping Note # 11 on sht 17 for the 2025 Roadway Manual section



14. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org / Comments in blue)

Site Plan

Sheet 1

- 14A. Please show the number of Van Accessible Spaces Required and the number of Accessible Van Spaces provided as part of the Data Block.
- 14B. Please indicate in the Data Block "Type of Construction" if the structures are Sprinklered.
- 14C. Will EV Charging Spaces be provided?
- 14D. Please include the Building Square Footage in the Data Block.

Sheet 2

- 14E. Please refer to the 2021 IBC and the 2017 A117.1 ANSI Standards in note #3 to show the adopted code cycle at the time of submittal.
- 14F. Please add the Accessibility note for Multi-Family Projects Built under the 2021 IBC/IRC and HB-1221 as shown: THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUES PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL
- 14G. STANDARD INSTITUTE, COMMONLY CITED AS ICC/ANSI A117.1 - 2017. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.
- 14H. The project area falls within the Airport Influence Zone and Airport LDN. Note #19 should read as follows: ATTENTION BUILDING DIVISION: per ARTICLE xi, C.O.A. Building and Zoning Code, Section 22-425 through 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- 14I. Please add the Alternative Fire Lane Surfaces Note as shown. ** Alternative Fire Lane Surfacing Materials: Pre-approval of alternative fire lane surfaces must be obtained through the Public Works Department. Grass-pave, grass-crete, invisible structures, etc, used in place of city-approved construction specifications of fire lanes must provide the following site plan note.
- 14J. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- 14K. Please add the Emergency radio responder Coverage note as shown.
- 14L. THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE



ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

Sheet 3

- 14M. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. of the 2021 IFC.
- 14N. Please extend the roadway and vertical curbing of the cul-de-sac to the southern property line. This will ensure that any development wishing to interconnect with this roadway will not have to obtain approval from this site to establish a future access point connecting to E. Alameda Ave. TYP
- 14O. Please provide a site legend identifying all site elements.
- 14P. Show the locations of all existing and proposed water mains and fire hydrants within or abutting the site. The locations and bearing of existing fire hydrants located (within 400 feet or the next existing fire hydrant) outside the plan shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 14Q. Please provide better Site Interconnectivity for Building #5. Please provide an additional Crosswalk connecting Building 5 to buildings 3 and 7.

Sheet 4

- 14R. Please relocate the Accessible Parking Signs outside of the Accessible Route or provide wheel stops at ALL Accessible Parking Spaces. TYP
- 14S. Please remove the word "proposed" from ALL Easement Labels/Designations. TYP
- 14T. Please designate Type 1,2,4, and 5 Easements as "Fire Lane" Easements not just "Fire". TYP
- 14U. Fire Lane signs need to be installed at a 30–45-degree angle to oncoming traffic. TYP
- 14V. The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls, or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.
- 14W. Identify the location of the Fire Sprinkler Riser Room.
- 14X. Please label FDC as Flush Mount FDC. TYP
- 14Y. Please include a Symbol for the Knox Box in the legend and show the location on the plans. A Knox Box must be located at each Fire Riser Room and the Main Entry of the Club House.

Sheet 5

- 14Z. Identify the location of the Fire Sprinkler Riser Room.
- 14AA. Fire Lane signs need to be installed at a 30–45-degree angle to oncoming traffic. TYP
- 14BB. The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official. TYP
- 14CC. Please relocate the Accessible Parking Signs outside of the Accessible Route or provide wheel stops at ALL Accessible Parking Spaces. TYP
- 14DD. Please include a Symbol for the Knox Box in the legend and show the location on the plans.
- 14EE. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment. Please show Self-Closing Doors at All Trash Enclosures and Label "Self-Closing" on the



plans.

14FF. Please show the Exterior Accessible Route all the way to the trash Enclosure. TYP

14GG. Please FDC label as Flush Mount FDC. TYP

Sheet 6

14HH. The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.

14II. Fire Lane signs need to be installed at a 30–45-degree angle to oncoming traffic. TYP

14JJ. Identify the location of the Fire Sprinkler Riser Room.

14KK. Please relocate the Accessible Parking Signs outside of the Accessible Route or provide wheel stops at ALL Accessible Parking Spaces. TYP

14LL. Please FDC label as Flush Mount FDC. TYP

Sheet 7

14MM. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. of the 2021 IFC.

14NN. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment.

14OO. Fire Lane signs need to be installed at a 30–45-degree angle to oncoming traffic. TYP

14PP. Please relocate the Accessible Parking Signs outside of the Accessible Route or provide wheel stops at ALL Accessible Parking Spaces. TYP

14QQ. Please FDC label as Flush Mount FDC. TYP

14RR. Please extend the roadway and vertical curbing of the cul-de-sac to the southern property line. This will ensure that any development wishing to interconnect with this roadway will not have to obtain approval from this site to establish a future access point connecting to E. Alameda Ave. TYP

Sheet 8

14SS. Identify the location of the Fire Sprinkler Riser Room.

14TT. The Site Plan Sign Package must include all required sign details for Fire Lane, No-Parking, Accessible Parking, Fire Sprinkler Riser Room, Fire Department Connection, Building Addresses, Striping Details for Parking Spaces, EV Charging Space Details, Details for ramps, Accessible Routes within the site, Accessible transitions, and Crosswalks.

14UU. Please show the Fire Hydrants in the street sections.

Sheet 9, 10, 11, 12

14VV. The FDC Must be located within 100 feet of a Fire Hydrant. Please relocate Fire Hydrants to accommodate this requirement if you wish to keep your FDC locations where they are shown. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.

14WW. Please identify the Fire Sprinkler Riser Room location on ALL Utility Plans.

14XX. Please FDC label as Flush Mount FDC. TYP

14YY. Encroachment into the Fire Lane easement is not permitted. The Trash Enclosure Doors are showing encroachment. Please show Self-Closing Doors at All Trash Enclosures and Label "Self-Closing" on the plans.

14ZZ. The FDC Must be located within 100 feet of a Fire Hydrant. The FDC location shown for building 2 on sheet #5 is over 120 feet from the proposed (new) fire hydrant shown.

14AAA. Please extend the roadway and vertical curbing of the cul-de-sac to the southern property line. This will ensure that any development wishing to interconnect with this roadway will not have to obtain approval from this site to establish a future access point connecting to E. Alameda Ave. TYP

Sheets 22-27

14BBB. Please show the locations of all fire hydrants on the landscaping plans and include a symbol in the legend.

Sheets 32, 34, 36, 34



14CCC. Please identify the Water/Fire Room as the "Fire Sprinkler Riser Room" on ALL Floorplan Sheets. TYP
Sheets 40, 42, 44, 46, 51

14DDD. Please show the locations of the Fire Sprinkler Riser Room, FDC, FDC Sign, and Knox Box on the correlating elevations plan and provide the symbols shown.

14EEE. Please provide an index with the symbols for the Fire Sprinkler Riser Room, FDC, and Knox Box.
Sheet 50

14FFF. Please identify the Fire Riser closet as "Fire Sprinkler Riser Room". TYP
Sheet 54

14GGG. Provide a residential mailbox kiosk legend to include site plan locations.
Sheet 60

14HHH. Please delineate the Exterior Accessible Route with a Heavy dashed Line on the Photometric Plan so that the Footcandle requirements can be verified.

14III. Please provide a legend with the Exterior Accessible Route Symbol.

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

Subdivision Plat

Sheet 2

15A. Revise the water easement dimension.

Site Plan

Sheet 9

15B. Ensure all easements match the plat.

15C. Remove "to remain" from all existing utility labels. If you are planning to remove some utilities, call that out but you don't need to identify everything as "to remain"

15D. Reduce and combine labels for existing utilities to make the area less cluttered.

15E. Advisory: The site plan will not be approved until the Preliminary Drainage Report is approved.

15F. Advisory: Storm utilities must match the Preliminary Drainage Report.

15G. Not a part of what?

15H. Advisory: The adjacent parcel that is building Newcastle Way is still in review. Please coordinate with the adjacent development

15I. Move the easement label up, and the easement should not extend all the way to the centerline.

Sheet 10

15J. Don't cover your service connections with text.

15K. Ensure that the fire line remains outside the water easement.

Sheet 11

15L. Move the easement label further north.

15M. Please identify this type of easement, appears to be type 5 based on the plat.

15N. Sanitary service line?

15O. This portion of the sanitary sewer appears to be private on sheet 12. Please identify that on this sheet as well.

Sheet 12

15P. Ensure the fire service line is clearly located outside of the easement.

15Q. Identify this easement on this sheet.

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

16A. Storm drain development fee in the amount of \$14,869.22 is due prior to plat recordation.

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

17A. No comment at this time.



18. PROS (Abigail Scheuermann / 303-739-7169 / AHScheue@auroragov.org / Comments in mauve)

Site Plan

Sheet 13

- 18A. Please label the longitudinal grade of all sidewalks and paths on all grading sheets. Ensure compliance with ADA standards.

Sheet 23

- 18B. Consider the inclusion of an ADA-accessible feature in the playground areas. If the proposed play feature includes ADA components, please call these out on the detail sheet.

Sheet 25

- 18C. Repeat comment from above.

19. Land Development Services (Roger Nelson / 303-739-7300 / ronelson@auroragov.org / Comments in magenta)

- 19A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.
- 19B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 19C. **(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.**
- 19D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e. (for missing monument record and if needed file a monument record).

Subdivision Plat

Sheet 1

- 19E. Title – Revise to match the Dedication.
- 19F. Dedication and land description – Add the required language to match the COA Checklist, insert the recording information, delete the additional preamble, add a whence call to the property description, add “Feet” following distance numbers, add the area, add “and one block”
- 19G. Notes - #3 fully describes the monuments and cap stamping on the basis of bearing as required, #5 Remove the added “,”; #7 Revise the title commitment date to be within 30 days of plat acceptance.
- 19H. Covenants – Revise to reference only the Arapahoe County recording information.
- 19I. Remove the Clerk and Recorder Certificate.
- 19J. Vicinity Map – Label all public streets within ½ mile of the site, Revise to correct road names.
- 19K. Surveyor’s Certification – Add the fieldwork date.

Sheet 2

- 19L. Fully describe monuments and cap stamping, provide missing recording information, remove “hereby dedicated” from all new easements, dimension distance from northerly property line to the existing easement, Site plan calls for some additional easements that are not shown, be consistent with easement names to match the covenants, remove “proposed” from new road ROW’s and provide the recording information.

Sheet 3 & 4

- 19M. Label all easements, label the lot and block, and remove “hereby dedicated” from all new easements.

Site Plan

Sheet 1

- 19N. Title – Add “Site Plan”
- 19O. Legal Description – Revise to reference the correct county, and revise to match the plat description.

Sheet 2

- 19P. Add required Real Property Note.

*Sheet 4*

- 19Q. Easement Legend – Match the easement names exactly as they are referenced on the plat, reference either public or private ROW, and insert the recording information.

Sheet 5

- 19R. Match the plat easement names.

20. Land Development Services Easements (Grace Gray / 303-739-7300 / ggray@auroragov.org)

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

21. Regional Transportation District (C. Scott Woodruff/ 303-229-2943 / clayton.woodruff@rtd-denver.com)

21A.

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

- 21B. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

22. Buckley SFB (Robert “Porter” Ingrum/ robert.ingrum@spaceforce.mil)

- 22A. Buckley Space Force Base has had the opportunity to review the development application for the Parklands Dominion Multi-Family-Site Plan and Plat, DA-2289-08. Please request the developer follow the attached procedures for crane use during construction (60-day notice prior to 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 accomplished in the early evening and may extend past 10 pm. However, the flights typically don’t extend past 10 pm. 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.

23. Arapahoe County (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 23A. Planning Division: Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.
- 23B. Engineering Services Division: See attached no comment letter.

24. Xcel Energy PSCo (Donna George / 303-571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 24A. Please see attached.



25. Aurora Public Schools (Josh Hensley / 303- 365-7812 / 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. It is unlikely there will be a cash-in-lieu requirement for this site plan.



15151 E Alameda Pkwy
Aurora CO 80012
303-739-7420

RSN: 1871987
13-February-2025

PERMIT#: 25 2504182 000 00
INVOICE DATE: 02/13/2025

INVOICE

People RSN: 256840
RON MEHL
DOMINIUM
11001 W 120TH AVE SUITE 400
BROOMFIELD CO 80021
3035862344

Address: THE PARKLANDS - DOMINIUM MULTI-FAMILY - SITE PLAN AND PLAT
Project Number:
STORM DRAIN DEVELOPEMENT FEE DUE

<u>Fee Description</u>	<u>Invoice Number</u>	<u>Amount</u>
0052545770 Storm Drain Development Fee (SF)	795798	14,869.22
	TOTAL DUE	\$14,869.22
	PAYMENT RECEIVED	0.00
	BALANCE	\$14,869.22

Pay these fees online at: https://www.auroragov.org/business_services/aurora4biz and search by address or invoice number.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

January 30, 2025

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

Attn: Stacy Wasinger

Re: The Parklands - Dominion Multi-Family, Case # DA-2289-08

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the subdivision plat and site plan for **The Parklands - Dominion Multi-Family**. For these *multi-family apartment-type* lots, and to ensure that adequate utility easements are available within this development and per state statutes §31-23-214 (3) and 30-28-133(e), PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Minimum 10-foot-wide utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each lot in the subdivision or platted area including tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: designrow@xcelenergy.com.

Please be aware PSCo has apparently planned underground electric distribution facilities including a switch cabinet 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.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer/s) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com



Engineering Services Division Referral Comments

February 11, 2025

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

RE: THE PARKLANDS - DOMINIUM MULTI-FAMILY - SITE PLAN AND PLAT
RSN: 1865470 (DA-2289-08)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Thank you,

Emily Gonzalez, PE
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O25-014

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