



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

AuroraGov.org

December 12, 2024

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

Re: Second Submission Review: Parklands Coal Creek Infrastructure Site Plan (ISP)
Application Number: DA-2289-05
Case Number: 2024-6023-00

Dear Tom Clark:

Thank you for your second submission, which we started to process on November 20, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several comments remain from multiple reviewers, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 6, 2025.

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

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: Anthony Files, Terracina Design 10200 E Girard Avenue, Bldg A Ste 314 Denver, CO 80231
Brit Vigil, ODA
Filed: K:\\$DA\2289-05rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify the landscape plan and revegetation plan (Item 3).
- Coordinate the drainage report with Aurora Water as needed (Item 5).
- See plat comments from Land Development Services for resubmittal (Item 8).

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Application fees totaling \$4,618 for the plat review only are due before the next submission of this application.

2. Site and Subdivision Use Comments

Infrastructure Site Plan:

- 2A. Thank you for clarification of adjacent development impacts and subsequent planned ISP submittals such as S. Harvest Road and E. Jewell Avenue for future improvements.
- 2B. Thank you for the inclusion of the plat. Please include the tract boundaries and a tract table in the ISP on the overall plan (Sheet 3).
- 2C. Show or clarify tract boundaries on all sheets, consistent with the plat.
- 2D. Please note that the plan must be readable in black and white. The line weights may need to be varied in addition to the varied line types for readability.
- 2E. Add “site” to the title (i.e. “Parklands Coal Creek Infrastructure Site Plan”).

Sheet 1 | Cover Sheet

- 2F. Please remove the Recorder’s certificate; the County no longer uses this format.
- 2G. Please label the amendments box.
- 2H. Clarify the acreages in the data table. Is the “land area” the total, or exclusive of the floodplain and floodway? The total of the other areas exceeds the 117.2 acres listed for land area in the data table and on the plat.

Tree Mitigation and Revegetation Plans:

- 2I. Please coordinate references with the ISP sheets and overall plan (Sheet 3). The full plan set should be consistent in scale and include a key map reference for clarity. The location of the tree mitigation zones is difficult to read on the individual sheets due to the scale.

Plat:

- 2J. The sheet index shows sheets 3-6 as lots, easements, and details, but only two plat sheets are provided. Please clarify what is intended to be included in the recorded plat, including the monumentation sheets.
- 2K. The notes indicate Tracts B and C are privately owned/maintained but Tract A ownership/dedication is not clarified.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Infrastructure Site Plan:

Sheet 01

- 3A. Update Site Plan Note number two to reflect the actual entities expected to own and maintain the channel and its associated improvements. Are there different entities like the City of Aurora Water Department, the City of Aurora Parks Department, the Mile High Flood District or a Metro District, etc.? Are there different pieces and/or segments/areas that are being owned and maintained by different entities? If so perhaps a simple graphic showing those areas and responsible parties would be appropriate
- 3B. Update when the landscaping will be installed. Likely the landscaping should be installed upon or concurrent with the drainage channel improvements.
- 3C. See the review comment but reorganize the sheet order relative to the landscape sheets.

Sheet 14

- 3D. While this sheet is labeled as the overall landscape plan, there is no landscaping shown. This sheet serves



to identify the landscaping zones. Please include some notes per the review comments provided on this plan sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

4A. No comments at this time.

5. Aurora Water (Iman Ghazali / 303-739-7490 / ighazali@auroragov.org / Comments in red)

Infrastructure Site Plan:

Sheet 4

5A. Specify as "existing" as noted.

Sheet 10

5B. Specify as "existing" as noted.

6. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

6A. Please send Aurora forestry the inventory and appraisal report from the consulting arborist

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

Infrastructure Site Plan:

Sheet 02

7A. Add PROS standard notes.

Sheet 08

7B. Is it anticipated that any supplemental maintenance paths will be required for more extensive structures, such as the buried riffles?

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

8A. (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 2024 Subdivision Plat Checklist Item 19.b.

8B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

8C. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

8D. (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.**

Subdivision Plat:

Sheet 1

8E. Title – Revise to match the dedication statement.

8F. Vicinity Map – Revise to show platted roads where redlined.

8G. Property Description – The table shows differing distances where redlined.

8H. Dedication – Revise to “Tracts” only.

8I. Owner – Confirm this matches the title commitment.

8J. Beneficiary – Move up so the text does not extend past the border and remove “,”.

8K. Notes - #3 Insert “Rebar” as shown on the redlines, #5 Insert the title commitment number and date, Add



notes for Tract A and fences as redlined.

- 8L. Covenants – Remove “respectively” and insert drainage and sanitary covenants.
- 8M. City of Aurora Approvals – Insert “and Tract A”

Sheet 2

- 8N. Provide second tie-out bearing and distance.
- 8O. Tracts B & C require access.
- 8P. Show record bearing and distance/Curve data if applicable.
- 8Q. Label S. Harvest Road.
- 8R. Define tie B&D near the W $\frac{1}{4}$ Corner of Section 20.
- 8S. Describe what the chiseled is in and correct the spelling of “Chisled” to “Chiseled”.
- 8T. Label the Bearing & Distance between the calculated C $\frac{1}{4}$ and opposing $\frac{1}{4}$ corners.
- 8U. Provide the recording information for the proposed platted areas or remove, them if these are not recorded at the time of this plat approval.
- 8V. Add tic marks where easements change direction and dimensions where existing easements cross the boundary or lots.
- 8W. Site Plan calls for a regional trail within the 60’ Sanitary Sewer Easement and this may require the regional trail note.
- 8X. Line Table distance does not match the written description.
- 8Y. Confirm the LS Number for the S $\frac{1}{4}$ Corner of Section 21.
- 8Z. Add a monument on the southerly boundary just north of the SE Corner of Section 21.
- 8AA. Detail the access for Tract C, if that is what is intended near the SW corner of Tract C.

Site Plan:

Sheet 1

- 8BB. Add a property description, Insert the required Real Property Site Plan notes.

Sheet 4

- 8CC. Label all Tracts, confirm shared boundary notations, show the northerly line of the public service company of the Colorado 210’ parcel.

Sheet 5-10

- 8DD. Label all Tracts, confirm shared boundary notations, and Plat calls for the 60’ Sanitary Sewer Easement to be the City of Aurora’s.

Sheet 8

- 8EE. Show existing easements.

Sheet 10

- 8FF. Show & label existing easements.

9. Arapahoe County Planning Division (Terri Maulik / 720-874-6550 / referrals@arapahoe.gov)

- 9A. 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.