



September 11, 2023

City of Aurora
Dan Osoba
151 E Alameda Pkwy
Aurora, CO 80012

**Re: The Parklands Village Two, Phase Two First Submittal Response to Comments
(DA-2289-02)**

Dear Mr. Osoba:

Thank you for taking the time to review the first submittal for The Parklands Village Two, Phase Two. We received comments and valuable feedback on July 14, 2023. We met with numerous members of staff to revise our plans and refine the design. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, drael@norris-design.com.

We look forward to working with you to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink that reads "Diana Rael".

Diana Rael
Principal



FIRST SUBMISSION REVIEW

Summary of Key Comments

- A minimum of 40% of the lots within the neighborhood must meet or exceed the lot size requirements for SFD standard lots. Only 36% of the lots proposed meet or exceed this standard. Please revise the lot configurations to comply with this requirement.
- Generally, Planning staff is concerned that the placement of this detention pond at the hard corner of two arterial streets (or as close to the hard corner as it can be) will encumber the future commercial viability of this parcel. Staff would encourage you to relocate the detention pond to another location and perhaps utilize it as a buffer between the residential and the oil and gas pad site, or the commercial/mixed-use and the oil and gas pad site.
- If the development to the east for the rest of Tract K is known (i.e., the layout is defined in a future phase) then include that in Tract K as a grayed-back layout and label as future development. Then base the landscape tract area on the remainder of the open space. OR... create a separate tract that includes just the open space/green court areas that have been landscaped.
- This development is required to do improvements for both Group 5 and Group 7 as identified in the updated PIP and Master Plan. OR do a PIP and masterplan amendment to modify the bounds of group 5, to include the area that is proposed on this site plan. And update Group 5 and Group 7 for necessary public improvements. OR reduce the limits of this site plan to only include the area identified in Group 5 of the PIP.
- Number of units exceeded for this basin. MUS shows 85 units, and this site plan shows 94. Please revise.
- The neighborhood park is designed very similarly to the neighborhood park in Phase 1. Please evaluate this site and find ways to provide alternative amenities. PROS suggests reducing the multiuse turf area and providing an alternative court.

PLANNING DEPARTMENT COMMENTS – DAN OSOBA **303-739-7250 / DOSOBA@AURORAGOV.ORG**

Community Questions, Comments, Concerns:

1. No comments, questions, or concerns were received during this review from abutting property owners or registered neighborhood organizations. Therefore, the requirement for the First Review Neighborhood Meeting has been waived.
Response: Comment noted, thank you.
2. Comments from Xcel Energy, Aurora Public Schools, and Buckley Space Force Base were received during this review. Please see their comments at the end of this letter for details.
Response: Comment noted, thank you.

Completeness and Clarity of Application

Site Plan Part 1 Comments

Sheet 1

1. The percentages add up to 98.5%. Please revise to ensure the acreages are accurate.
Response: Acreage has been updated.
2. Add: Subarea C to the line item called out on the site plan data block.
Response: Comment noted, revised as requested.



Sheet 6

3. Label 2B and 2D.

Response: Addressed, 2B and 2D labeled.

4. Remove this table. Staff will utilize the lot typical for plot plan review of setbacks.

Response: Addressed, table has been removed.

5. The percentage totals to 99%. Please redo the table per the comment regarding only showing the lots proposed and ensure the calculation ends at 100%.

Response: Addressed. Total unit % is now 100%.

6. The percentage totals 102%. Please revise.

Response: Addressed. Total unit % is now 100%.

Site Plan Part 2 Comments

Sheet 7 (39 of 80)

7. It is suggested to use a different color to identify the four plex townhomes for clarity. It is very similar to the duplex blue.

Response: Map has been updated to reflect other city comments. Color has been changed to black and white key.

Sheet 10 (42 of 80)

8. If these improvements are being shown on this site plan, why would it be a future site plan? Please provide more clarity in your next submittal, typical on all applicable sheets.

Response: More clarity has been provided.

Sheet 11 (43 of 80)

9. Instead of future development, please label as PSCo overhead power lines, not a part, typical on all applicable sheets.

Response: Label has been updated.

Zoning and Subdivision Comments

Site Plan Part 1 Comments

Sheet 1

1. Add a line item for the proposed building's max height to the table.

Response: Comment noted, revised as requested.

2. Is this the oil/gas pad site area? It is excluded from the plat, but the acreage is shown the same. Please reconcile the site plan and plat areas and ensure that the only areas calculated within this site data table are within the proposed platted area.

Response: Oil/gas pad site area is not included in the acreage for either the Plat or the Site Plan.

3. Specify if the "sidewalks and patios area" line item is included in the hard surface area or excluded as a separate line item.

Response: Sidewalks and patios area is separated into a new line item.



Sheet 6

4. Do not include the remaining lots within Neighborhood 2D. Only show what is proposed with this application. Remove the lot counted outside of this development area and the ** note. Please re-evaluate the percentage of small lots based on this submittal. If the small lot percentage is less than 50%, then the Master Plan adjustment standards do not apply.

Response: Addressed. The lots outside of this development area have been removed as well as the ** note.

5. Lot tracking advisory note for Neighborhood 2D: no more than 35% of the lots within Neighborhood 2D can be front-loaded small SFD units, and at least 40% of the units must meet or exceed the requirements for SFD standard lots. The remainder of the allowances for these units will be evaluated on the next site plan submittal which includes neighborhood 2D.

Response: By removing the lots proposed outside of this development, there are no longer any small SFD units proposed within Neighborhood 2D (100% of units are the SFD standard lots).

6. A minimum of 40% of the lots within the neighborhood must meet or exceed the lot size requirements for SFD standard lots. Only 36% of the lots proposed meet or exceed this standard. Please revise the lot configurations to comply with this requirement.

Response: Addressed. Lotting revised to have 19% 60' lots and 21% 50' lots to total 40% of total units being SFD standard lots.

Sheet 7

7. Label this green court width.

Response: Addressed, green court width labeled.

Sheet 8

8. Generally, Planning staff is concerned that the placement of this detention pond at the hard corner of two arterial streets (or as close to the hard corner as it can be) will encumber the commercial viability. Is there any opportunity to relocate the detention pond to another location and perhaps utilize it as a buffer between the residential and the oil and gas pad site, or the commercial/mixed-use and the oil and gas pad site?

Response: Noted. After discussion with drainage reviewers, this pond cannot be relocated. It is at the existing low point of the site and follows the approved master drainage report EDN 223089

Site Plan Part 2 Comments

Sheet 3 (35 of 80)

9. Show and label the private open space (180 sf).

Response: Private open space has been labeled where applicable.

Sheet 4 (36 of 80)

10. Show and label the private open space (180 sf).

Response: Private open space has been labeled where applicable.

Sheet 13 (45 of 80)

11. At least 50% of this green court area needs to be usable common space, which can include programmed areas but should exclude the walk and areas containing landscape plantings. Please provide an insert diagram to demonstrate compliance with this requirement.

Response: The west portion of this green court has significant grading that does not allow for usable area. Walks have been included in this calculation as a usable space. Retaining walls and seating has been added to try to accommodate usable space, but most usable space will be centralized between the two sections of duplexes.



12. At least 50% of this green court area needs to be usable common space, which can include programmed areas but should exclude the walk and areas containing landscape plantings. Please provide an insert diagram to demonstrate compliance with this requirement.

Response: 50% of green court area has been made. Walks have been included in this calculation as a usable space. Diagrams have been inserted in the set.

Streets and Pedestrian Comments

Sheet 7

1. Like the townhomes, walks are required from the front of the duplexes to the 8' trail in the green court area. Please illustrate the walk connections on these sheets.

Response: Addressed, walk added to the front of duplexes.

Sheet 8

2. Label the walk dimensions.

Response: Addressed, walk dimensions labeled.

Sheet 10

3. Like the townhomes, walks are required from the front of the duplexes to the 8' trail in the green court area. Please illustrate the walk connections on these sheets.

Response: Addressed, walk added to the front of duplexes.

Sheet 13

4. If there is an opportunity for this cul-de-sac to go through to the north and comply with Traffic Engineering requirements, Planning would like to see the roadway connection.

Response: Unfortunately not. The minimum centerline radius is not obtainable to align Newcastle and Muscadine at intersection with Virginia Dr.

5. There are concerns with the long driveway this lot may have given the shape proposed. Please revise the lots into more of a wedge or pie-shaped lot.

Response: Longer Driveway creates opportunity for larger backyard lot.

Parking Comments

Site Plan Part 1 Comments

Sheet 1

1. Add the calculation: two spaces per dwelling unit.

Response: Comment noted, revised as requested.

2. Remove the accessible space and loading space line items.

Response: Comment noted, revised as requested.

Urban Design Comments

Site Plan Part 2 Comments

Sheet 28 (60 of 80)

1. Based on this graphic, there appears to be three-rail fencing along the side and rear of some properties where a 6' privacy fence may be more appropriate. Consider utilizing the privacy fence adjacent to the oil/gas pad site.

Response: Privacy fence has been used at the location specified.



LANDSCAPING COMMENTS – TAMMY COOK / KELLY BISH

TC-954-684-0532 / KB-303-739-7189 / TDCOOK@AURORAGOV.ORG / KBISH@AURORAGOV.ORG

Site Plan Part 2 Comments

Sheet 1 (33 of 80):

1. Remove the reference to the previous landscape code.
Response: Previous landscape code references have been removed.
2. Note is repeated.
Response: Duplicate note has been removed.
3. Why is the shrub total not being met?
Response: Tracts have been updated to more accurately reflect the current development for filing 2.
4. According to the note at the bottom of the table, only a portion of this tract is included in the open space tract landscape requirements yet, there are no plant quantities indicated in this table to address the portion that is being included. For this tract in its entirety, include it in the street frontage buffer only.
Response: Plant requirements have been updated to reflect the street buffer requirement. Any surplus has been shown in the corresponding open space tract requirement.
5. Provide a detention pond landscape table for the detention pond proposed on Sheets 42-43.
Response: Detention pond landscape table has been provided.

Sheet 2 (34 of 80)

6. All ornamentals are required to be 2".
Response: Ornamentals have been updated to 2".
7. Do not include this tract if it will be included with a subsequent filing.
Response: Tracts have been updated to more accurately show the proposed development for Fi. 2.
8. If the development to the east for the rest of Tract K is known i.e. the layout is defined, then include that in Tract K grayed back and label it as future development. Then base the landscape tract area on the remainder of the open space. OR... create a separate tract that includes just the open space/green court areas that have been landscaped.
Response: Tracts have been updated to more accurately show the proposed development for Fi. 2.

Sheet 3 (35 of 80)

9. The yard feature should be more than one boulder.
Response: 2 boulders have been added.
10. Note #1 should be shown larger and darker.
Response: Note has been adjusted.
11. Provide a scale for each typical.
Response: Scale has been moved to be more visible.
12. Duplicate notes.
Response: Duplicate notes have been removed.



13. These two hatches when this is printed out, look so like each other and it is hard to tell which one is being specified on the lot typicals.
Response: Hatches have been adjusted.
14. If possible, move the legend to the other side of the sheet and align the yard landscape requirements under each lot typical.
Response: The lot typicals have been adjusted to be more readable.
15. Add: or list as N.T.S.
Response: Scales have been moved to more legible.
16. These notes appear to be the same on all the lot typical sheets. They can be listed as residential yard landscape notes and just include them once.
Response: Notes have been shown only once.
17. Is this supposed to be one deciduous, one ornamental, or one evergreen? It doesn't seem like two trees would fit.
Response: There is 1 deciduous, and 1 ornamental or 1 evergreen for a total of 2 trees from our interpretation of the code.
18. Shrubs are required and so it cannot be "either" shrubs, grasses, or perennials. We would get all perennials if it were an option.
Response: Language has been updated.
19. Need to specify a quantity.
Response: Quantity has been specified.
20. Rock or wood?
Response: Mulch has been specified.
21. The green block is cut off.
Response: Legend has been updated to reflect other comments.
22. Add: With public view-.
Response: Language has been updated.
23. Comments provided for the Single-Family Lot typical 60' x110' apply to the other lot typical descriptions but have not been repeated.
Response: Comments have been applied to the other lot typicals where applicable.
24. Are these meant to be ornamental trees according to the legend? Will they be able to mature/grow beneath the street tree and front yard tree?
Response: These are shrubs, legend has been updated to reflect more shrubs.
25. Shrubs are required and so it cannot be "either" shrubs, grasses, or perennials. We would get all perennials if it were an option.
Response: Language has been updated.
26. Add?/Or? Only one is currently being provided.
Response: Language has been updated.



27. Two front yard trees are being provided on one lot and a single tree on the other. Should it be and? / or?

Response: Language has been updated.

28. For each of the lot typicals, the actual quantity of curbside landscaping needs to be indicated. It cannot be left up to the landscape installer to determine out in the field. In addition to the required shrubs, this note should be modified to state for street tree requirements refer to landscape sheets X - X.

Response: Requirements have been shown in the curbside landscape note. And note has been updated.

29. Grasses intended to be five-gallon within the curbside landscape should be listed as five-gallon in the plant schedule.

Response: Since both 5 gallons and 1 gallons are being used in the on-lot, and in the curbside landscape, the note has been left to make sure that contractors install accordingly.

Sheet 4 (36 of 80):

30. Include the complete street.

Response: Street has been shown.

31. Include the utilities, sewer, and water, on each of the lot typicals.

Response: Since the project does not have a builder, and a home product for the lot typicals, we cannot show the proposed utilities at this time.

Sheet 5 (37 of 80):

32. $221' / 5 = 44.2 \times 1.25 = 55.25$.

5% Evergreen and deciduous trees = 3, 15% tall shrubs 6' ht.=8,

80% mixture of evergreen and deciduous shrubs = 44

Response: Numbers have been updated.

33. Make the changes to the lot typicals per the redlined comments.

Response: Updates have been made per the redlined comments.

34. $279' / 5 = 55.8 \times 1.25 = 69.75$, 5% =3, 15% tall shrubs =10, 80% evergreen and deciduous shrubs=56.

Response: Numbers have been updated.

35. $279 / 5 = 55.8 \times 1.25 = 69.75$ Thus, 5% evergreen and deciduous trees = 3, 15% tall shrub 6' ht. = 10, 80% mixture of evergreen and deciduous shrubs= 56.

Response: Numbers have been updated.

36. $221' / 5 = 44.2 \times 1.25 = 55.25$ Thus, 5% evergreen and deciduous tree=3, 15% tall shrubs=8, 80% mixture of evergreen and deciduous shrubs=44.

Response: Numbers have been updated.

37. Adjust the hatch for artificial turf. It overlaps the planting bed hatch.

Response: Hatch has been updated.

38. Update all the townhome product lot typicals to reflect the comments provided.

Response: All townhome lot typicals have been updated to reflect the comments.



Sheet 6 (38 of 80)

39. Because the actual building types are not being provided, do not include the plant quantities.

Response: Plant requirements have been removed.

Sheet 7 (39 of 80)

40. While this exhibit is "CORRECT" and reflects an earlier Team's call with City staff, we are asking in lieu of the color to please designate the lot types as letters. We are uncertain whether this will end up scanned as black and white and therefore the colors would not be discernable.

Response: Coding and legend has been updated.

41. Please provide this same graphic - without the lot types designated but identifying the tract areas as listed in the Open Space Tract Table on Sheet 34.

Response: Comments are conflicting, since the comment above asks for designated lot types with letters above. We have added tracts to this graphic to accommodate both requests.

Sheet 8 (40 of 80):

42. Include the proposed median treatment with this plan submittal.

Response: Medians will be painted, and will not require planting.

Sheet 9 (41 of 80)

43. For all sheets: The street trees regardless of who is installing them shall be darkened as they are being counted as the required curbside landscaping in this submittal.

Response: We believe it is important to differentiate between homebuilder and developer landscaping as it helps differentiate during construction. This has been shown like this and approved on multiple project before, and we would like to keep moving in this direction.

44. Dimension and label the street frontage buffer.

Response: Street frontage buffer has been labeled.

Sheet 11 (43 of 80):

45. Powhaton Road is a six-lane arterial, and the median should be designed in accordance with PROS median standards. Please coordinate with PROS on the landscaping and submittal requirements.

Response: Coordination with Pros and the median is still being coordinated. If it is decided that the medians need to be landscaped, we will accommodate with our next submittal.

Sheet 21 (53 of 80)

46. Is this area expected to be another set of townhomes?

Response: The final design of the future filing has not been finalized at this time.

47. If the development to the east for the rest of Tract K is known i.e., the layout is defined, then include that in Tract K grayed back and label it as future development. Then base the landscape tract area on the remainder of the open space. OR... create a separate tract that includes just the open space/green court areas that have been landscaped.

Response: Tracts have been updated. The future development has not been finalized yet, so landscape has not been shown other than required erosion control.

Sheet 35 (67 of 80)

48. Remove the construction notes as the city does not review construction documents. Only include the City Notes.

Response: Notes have been removed.



ENERGY AND ENVIRONMENTAL DIVISION COMMENTS

1. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site. We do not anticipate any subsurface hazards during construction related to plugged oil and gas wells. Note that there may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist with providing additional information.

In January 2021, the Colorado Oil & Gas Conservation Commission (COGCC) implemented new rules which include a two-thousand-foot (2000') setback between oil and gas locations and certain surface features, including residences and schools. The setback is measured from the edge of the oil and gas location (also referred to as the "well pad," which represents the area of the greatest extent of surface disturbance around a well.)

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.

The following notice language appears in UDO section 146-3.3.5.DD.2:

- "Notice to Purchasers"
 - 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.
 - 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 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.

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 COGCC rules are in effect.

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.

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 Colorado Oil & Gas Conservation Commission (COGCC) for more information.

Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

Additional information regarding oil and gas development can be found in the data and maps on the Colorado Oil & Gas Conservation Commission website at COGCC Home (cogcc.state.co.us) and COGCC GISOnline (cogccmap.state.co.us).

Response: Noted – the pre-sale requirement to notify future owners listed above will be provided to potential buyers.

ADDRESSING – PHIL TURNER

303-739-7357 / PCTURNER@AURORAGOV.ORG

1. 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.

Response: Provided in between submittals and street names added.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

CIVIL ENGINEERING – KENDRA HANAGAMI

303-739-7295 / KHANAGAMI@AURORAGOV.ORG

Site Plan Part 1 Comments

Sheet 1

1. Should this be South Little River St, not "N"? Please confirm and fix it if necessary.

Response: NDPL

2. Required to do improvements for both Group 5 and Group 7 as identified in the updated PIP and Master Plan. OR do a PIP and masterplan amendment to modify the bounds of Group 5, to include the area that is proposed on this site plan. And update Group 5 and Group 7 for necessary public improvements. OR reduce the limits of this site plan to only include the area identified in Group 5 of the PIP.

Response: Comment noted, a PIP amendment is included in this resubmittal.



Sheet 3

3. Updated 2023 roadway manual indicates bike lanes are not desired on arterial roadways. COA supports a change to remove bike lanes and widen the sidewalk to a bike/pedestrian walk. This is not a requirement but a request. Coordinate with Traffic regarding Bike Lane removal from the roadway to wider bike/pedestrian walk if the developer agrees to make this requested change.
Response: Noted. Bike lane to remain to match existing Alameda and approved arterial street sections of Powhatan per EDN 217051.
4. Please revise the name of Road 4 to the actual name in the plan set (possibly E Virginia Drive).
Response: Addressed, road updated to E Virginia Drive.

Sheet 7

5. Is the sidewalk hatch missing? Please show improvements along S Little River Street.
Response: Yes it was missing – the sidewalk hatch added in resubmittal.
6. This is a requirement prior to building permits for any of the buildings identified in the site plan.
Response: Noted, thank you.
7. Is this the correct hatch? Currently the references the concrete sidewalk, please change the hatch if it should be asphalt or concrete pavement typ. all sheets.
Response: Addressed, hatch updated to match asphalt hatch.

Sheet 9

8. See previous comment regarding the requirement construction prior to building permits for the southern half of E Alameda Ave.
Response: Noted, thank you.
9. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ. All sheets.
Response: Addressed, all references to crosspans removed.

Sheet 21

10. Advisory note: During the civil plan review, curb ramps will need to comply with the current City of Aurora Roadway Design Manual, typ. All sheets.
Response: Noted, thank you.
11. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
Response: Section 2.08.1.06 applies to commercial, industrial and multi-family sites. Per section 4.05.1 roadways are to be graded at minimum 0.5% (longitudinal) and maintain 2% cross slope.
12. Advisory comment for civil plan review: Minimum 2% for nonpaved areas.
Response: Noted, thank you. Much of the grading shown on the site plan is the overlot grading surface. The final area grading surface & plans will be provided with subsequent Civil Plan submittals. The final surface will maintain a 2% minimum for the nonpaved areas.

Sheet 22

13. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete. ALL sheets.
Response: Section 2.08.1.06 applies to commercial, industrial and multi-family sites. Per section 4.05.1 roadways are to be graded at minimum 0.5% (longitudinal) and maintain 2% cross slope.



14. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, ALL Sheets.
Response: Noted, thank you. Much of the grading shown on the site plan is the overlot grading surface. The final area grading surface & plans will be provided with subsequent Civil Plan submittals. The final surface will maintain a 2% minimum for the nonpaved areas.
15. Please add slope arrows to verify that the minimum 2% for disturbed nonpaved areas is met, typ. ALL Sheets.
Response: Lots are currently graded at 1% minimum for preliminary design, final design of lot grading will ensure minimum 2% for nonpaved areas.

Sheet 25-26

16. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, ALL Sheets.
Response: Noted, thank you.

Sheet 27

17. Is there a background hatch missing? Please add background or remove the callout.
Response: Addressed, no background missing the callout has been removed.

Sheet 28

18. Is there a background hatch missing? Please add background or remove the callout.
Response: Addressed, no background missing the callout has been removed.
19. Please move the label so we can see the slope arrow callout.
Response: Addressed, no background missing the callout has been removed.

Site Plan Part 2 Comments

Sheet 12 (44 of 80)

20. The fire hydrant needs to be relocated out of the curb ramp, typ. ALL. Note that there are several instances of this comment throughout. Please refer to the redline comments for all instances.
Response: Fire hydrants have been updated.

Sheet 19 (51 of 68)

21. Fix the name, typ. ALL.
Response: Name has been updated.

Sheet 27 (59 of 80)

22. Please provide a receiving curb ramp across the street (north side of East Virginia Drive).
Response: Curb ramp has been provided.

Sheet 33 (65 of 80)

23. Please remove these details from the site plan, and only include this level of detail on the civil plan submittal.
Response: Details have been removed.
24. Please correct the typo to "polygon".
Response: The company name is Poligon.

Sheet 34 (66 of 80)

25. Please correct the typo to "composite".
Response: Typo has been corrected.



TRAFFIC ENGINEERING – DEAN KAISER
303-739-7584 / DJKAISER@AURORAGOV.ORG

Generally:

1. 2023-07-10 (DJK) reviewed, minor edit requests throughout the report. Compares to the previous report so no significant changes are needed. Please see the redlines on the TIS for specific edits and corrections.
2. Highlighted traffic numbers less than the 2022 values in the previously approved Phased study, please reconcile.
3. Files 2-4 Changes
 - a. SFDH - 16 fewer units
 - b. SFAH - 65 more units
 - c. MFMR – same
 - d. Public Park - 7 less acres
4. Issue with high adjacent throughs and no right turn lane.
5. With or without signalization?
6. Add Table # & Title and "Con't".
7. Why don't these high volumes meet?
8. High adjacent through volumes are an issue.

Response: See comment responses directly on the Traffic Impact Study.

Site Plan Part 1 Comments

All Sheets:

9. Need to add the street name sign (D3-1) above the STOP sign. There are several instances throughout the plan.
Response: Addressed, street name signs (D3-1) added.
10. Need to add street name signs (D3-1) due to roadway name change.
Response: Addressed, street name signs (D3-1) added.
11. Need R11-2 ROAD CLOSED sign.
Response: Addressed, road closed signs (R11-2) added.
12. Add D3-1 and R11-2 sign details.
Response: Addressed, sign details added.
13. Add W2-6, W16-9P, D3-1 and R11-2 sign details.
Response: Roundabout signage to be submitted with filing 1 civil plans on the signing & striping plan set.
14. What are these lane lines for? SB looks like a lane line but narrows down too small for vehicular traffic. Remove.
Response: Unsure where this comment is referring to. This comment was not on the comment pdf provided to us. If this is in reference to Powhaton the existing street is shown grayed back and will be realigned with the Harmony improvements.
15. Need W2-6 ROUNDABOUT and W16-9P AHEAD signs.
Response: Roundabout signage to be submitted with filing 1 civil plans on the signing & striping plan set.



Site Plan Part 1 & 2 Comments

16. Label all Stop signs.

Response: All stops signs have been labeled.

17. Label all mailbox kiosks.

Response: All mailbox kiosks have been labeled.

FIRE/LIFE SAFETY – STEPHEN KIRCHNER **303-739-7489 / STKIRCHNER@AURORAGOV.ORG**

Site Plan Part 1 Comments

Sheet 1:

1. Use dashes between numbers instead of boxes.

Response: Comment noted, revised as requested.

2. Duplexes are not addressed in HB-1221, please remove them from the implementation plan and revise the required points needed for the overall site.

Response: Duplexes have been removed.

3. See the attachment on the redlines: 2003 Revised HB-1221 with CCICC commentary.pdf.

Response: Comment noted, thank you.

4. The site data table must reflect the IRC occupancy classification, construction type, and if the structures are fire sprinkled or not.

Example Label:

IRC OCCUPANCY TYPE, CONSTRUCTION TYPE, FIRE SPRINKLER

2021 IRC R-3, VB, NON-FIRE SPRINKLED

Response: IRC occupancy classification has been updated.

5. Will this project be phased? if so, please refer to the information at the right and provide the required phasing plan data.

Response: This project will not be phased.

Sheet 2:

6. Replace the note with the one immediately below. See the redlines for details.

Response: Comment noted, revised as requested.

7. Remove spacing in this sentence.

Response: Comment noted, revised as requested.

8. Replace note 8 with the revised note immediately below. See the redlines for details.

Response: Comment noted, revised as requested.

9. Remove note 15.

Response: Comment noted, revised as requested.



Sheet 3:

10. Remove note 7. Revised note added on the previous sheet.
Response: Addressed. Note 7 removed.
11. Duplicate of note 3 on the previous sheet. Remove note 6 on this sheet.
Response: Addressed. Note 6 removed.
12. Remove note 12. Duplicate from the previous sheet.
Response: Addressed. Note 12 removed.
13. Revise the fire hydrant setbacks to match the COA standard. See the redline stamp regarding fire hydrant placement.
Response: Addressed, fire hydrant setbacks have been revised.
14. The dimension in Local Type 1 called out on the redlines is correct.
Response: Noted, thank you.
15. Please use a better symbol for existing and proposed fire hydrants.
Response: Addressed, existing and proposed fire hydrant symbol updated.

Sheet 5

16. Update road 4 with the correct name.
Response: Addressed, road 4 updated to say E Virginia Drive.
17. The site plan and grading plans will need to reflect the location of the State required accessible units. An exterior accessible route will be needed to the townhouse units primarily through the front main entry door from the adjacent sidewalk. See attached HB-1221 document on sheet 1 of 80.
Response: Addressed, exterior accessible routes added.

Sheet 7

18. Label fire lane, public access, and utility easement.
Response: Addressed, fire lane, public access, and utility easement labeled.
19. Show and label existing fire hydrants on all site, utility, and landscape sheets.
Response: Addressed, existing fire hydrants shown.
20. Show all proposed hydrants.
Response: Addressed, proposed fire hydrants shown.
21. Show all proposed kiosks.
Response: Addressed, proposed kiosks shown.

Sheet 8

22. Please provide a sign and stripping plan that shows the location of all fire lane signs.
Response: Addressed, R8-3620, R8-3621, and R8-3622 signs added.
23. See the redline stamps regarding fire lane signage.
Response: Addressed, R8-3620, R8-3621, and R8-3622 signs added.

Sheet 11

24. Label as TRACT C.
Response: Addressed, tract label added.



Sheet 14

25. This curve does not exist on the curve table. Please update and ensure a 26' inside the turning radius.
Response: Addressed, curve table updated and radius added.

Sheet 20

26. Please update Road 4 to the actual street name.
Response: Addressed, road 4 updated to say E Virginia Drive.
27. Using the clouded area of fire hydrants as an example for the entire site, I would recommend re-racking the proposed fire hydrants to reduce the overall number using the note immediately below.
Response: Addressed, fire hydrant placement adjusted.
28. See the redline stamp regarding fire hydrant spacing requirements.
Response: Addressed, fire hydrant placement adjusted.
29. Show and label existing fire hydrants in this area.
Response: Addressed, existing fire hydrants labeled.
30. It is difficult to see existing fire hydrants in these locations.
Response: Addressed.
31. The needed fire hydrant spacing along E. Alameda Avenue is shown in the clouded area.
Response: Addressed.
32. Fire hydrants are required in this area.
Response: Addressed. Fire hydrant added to other side of road as median is not proposed in this area
33. Remove fire hydrants. See the redlines for details.
Response: Addressed.
34. Add a fire hydrant. See the redlines for details.
Response: Addressed.
35. Fire Hydrants are required every 1000' on the west side of Powhaton Road.
Response: Addressed.
36. Use this sheet as an example for the 600' fire hydrant spacing. Please reflect the relocation of fire hydrants for all the sheets that follow, including the landscape plans.
Response: Addressed. The comments on this sheet carried through all the sheets.
37. See the redline stamp for curb ramp requirements.
Response: Addressed. Mail Kiosks added to site plan at accessible locations.
38. See the redline stamp for mail kiosk requirements.
Response: Addressed – mail kiosks added and labeled.
39. Reflect the modified fire hydrant placement on all other sheets within this site plan set based on the comments shown on sheet 20.
Response: Addressed.



Site Plan Part 2 Comments

Sheet 1 (33 of 80)

40. Add these notes, please see the redlines for details.

Response: Notes have been added.

41. All fire hydrants shall be located not less than three feet six inches (3'6") and not more than eight feet (8') from the back of the curb to the center of the hydrant and be unobstructed on the street side.

Response: Note has been added

Sheet 37 (69 of 80)

42. Show and label accessible route(s) on all photometric sheets.

Response: Accessible routes shown on all photometric sheets.

Subdivision Plat Comments

43. Tract labels are different between site and plat. Check all labels and correct them. Label the tracts that are Fire, Utility, and Public Access Easements.

Response: Labels have been updated,

AURORA WATER – CLIFF STEPHEN

303-739-7490 / CSTEPHEN@AURORAGOV.COM

Site Plan Part 1 Comments:

Sheet 1

1. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Response: Comment noted, revised as requested.

Sheet 20

2. MUS shows this basin as routed to Alameda and Little River. Please revise outfall connection
Response: Due to existing ridgeline in Basin 2B, the basin needs to be split between existing stub in S Little River and existing stub in Newcastle Way. A Utility Conformance Letter will be provided with Civil Plan Package.

3. Number of units exceeded for this basin. MUS shows 85 units, and this site plan shows 94. Please revise.

Response: The total amount of units flowing to design point 14 in the MUS is significantly less in this site plan than in the MUS. Basin 2D-1 + 2B from MUS total 557 units, whereas we are proposing 330 units to this same location. A utility conformance letter will be provided with the civil plan submittal package. See snip right per MUS.

4. Please include a sampling station in this area. Ensure the sampling station is located
- Adjacent to a fire hydrant
 - Not in front of a dwelling unit
 - Accessible for vehicles

Response: Addressed, sampling station included.



Sheet 21

5. Please show water and sanitary services for each lot. Ensure:

- Water and sanitary are separated by 10 ft
- Services are 5 ft minimum separation from the side lot line

Response: Lot Typicals shown on sheet 4 include service locations for utility lines as well as typical water meter locations. These have been added to show the typical separations. Grading & Utility Sheets to only show main line. Further detail will be shown on Civil Plan package.

6. Show all proposed water meter locations. Ensure meters are located in a landscaped area 2 ft from hardscape and 5 ft from structural encroachments (i.e., inlets and street lights).

Response: Lot Typicals shown on sheet 4 include service locations for utility lines as well as typical water meter locations. These have been added to show the typical separations. Grading & Utility Sheets to only show main line. Further detail will be shown on Civil Plan package.

7. Plat shows this as a tract rather than an easement. Please clarify.

Response: Verbiage updated to tract to match plat.

Sheet 22

8. Label slope of swale (2% minimum)

Response: Temporary swale proposed. Less than 2% allowable per city standards.

Sheet 23

9. Please dimension the maintenance path width and label the slope of the maintenance path (10% max).

Response: Addressed, maintenance path labeled.

10. Add slope labels to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

Response: Addressed, pond slopes added.

Sheet 26

11. Label slope. 2% minimum.

Response: Addressed, slope label added.

PROS – MICHELLE TELLER

303-739-7437 / MTELLER@AURORAGOV.ORG

Site Plan Comments

Generally

1. The neighborhood park is designed very similarly to the neighborhood park in Phase 1. Please evaluate this site and find ways to provide alternative amenities. PROS suggests reducing the multiuse turf area and providing an alternative court.

Response: Park has been updated and design has been worked through with the city.

2. Ensure the playground is 50' away from the curb/right of way.

Response: Playground is 50' away from the curb/row.

3. Two playgrounds are required, one tot lot and one for ages 5-12. Please identify each area on the plan and ensure amenities are provided for both age groups.

Response: Playground elements serve large age groups: 2-12. The playground elements have been separated as applicable.



4. Note it does not appear that one inclusive element is being provided as required; please identify it on the plan and in details.

Response: The inclusive element has been labeled in the plan set.

5. Community Park Development Fees are due at the time of building permit for each unit per the master plan.

Response: Noted, thank you.

6. Label all trail slopes and ensure ADA compliance.

Response: Trail slopes have been labeled.

7. Label all neighborhood parks or open space tracts in acreage.

Response: Neighborhood parks and open space tracts have been labeled in acreage.

8. Note the timing of neighborhood park construction per the Master Plan.

Response: Note added to sheet 12 "Per master plane park NP-5 dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 350th C.O. within planning area 2B and AAC-3 or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later."

Site Plan Part 1 Comments

Sheet 13

9. Label the acreage of Tract L.

Response: Acreage of Tract L labeled.

10. Label the acreage of Tract J.

Response: Acreage of Tract J labeled.

Sheet 14

11. Is this intended to be a trail or a sidewalk that the homes are fronting on?

Response: This is an 8' trail. Dimension has been updated to current linework.

Sheet 27

12. Verify no more than 2% cross slope on the trail.

Response: Addressed, all trail slopes labeled.

13. Label all trail slopes (cross and longitudinal).

Response: Addressed, all trail slopes labeled.

Sheet 28

14. Call out all trail slopes.

Response: Addressed, all trail slopes labeled.

LAND DEVELOPMENT SERVICES – MAURICE BROOKS 303-739-7294 / MBROOKS@AURORAGOV.ORG

Subdivision Plat Comments

1. (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.).



(Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

Response: Noted.

2. Delete - not a plat Note.

Response: Deleted.

3. Add the 6' Gas Easement Note from the Checklist.

Response: Added.

4. Add the Trail Easement Note from the Checklist.

Response: Added.

5. No distance over 1400' between pins on the boundary line of the plat.

Response: Added P.O.L.'s to boundary.

6. Change this to be a 6' Gas Easement & 4' U.E. (typ.). There are several instances of this comment on the plan, please refer to the redlines for details.

Response: Per meeting with COA this development is utilizing 10' UE as same company is installing gas and electric.

7. Add the centerline bearing and distance between the pins - add interx pin. There are several instances of this comment on the plan, please refer to the redlines for details.

Response: Bearing and distance added.

8. Confirm the trail easement with PROS.

Response: Confirmed.

9. Show and label the Centerlines and intersection pins - add the Bearings, Distances, and Curve Data of the Centerline.

Response: Bearing and distance added.

10. Unplatted.

Response: Added.

Site Plan Part 1 Comments

Sheet 1

11. Add the 6' Gas Easement and the 4' U.E. per plat checklist.

Response: Per meeting with COA this development is utilizing 10' UE as same company is installing gas and electric.

Sheets 7

12. This portion of the Lot has this easement. The easement cannot have a structure encroaching into it.
Response: Noted - This is a director's parcel from the previous Eastern Hill parcel that we are in the process of relocating. Label updated.

13. Match the plat, typical on all sheets. There are several instances of this comment throughout, please refer to the redlines for details.

Response: Plat is being updated to match site plan.



Sheet 8

14. Check the acreage of the mixed-use parcel.
Response: Updated to match the plat.

Sheet 18

15. Match the plat Centerline info.
Response: Updated to match the plat.

REVENUE – DIANA PORTER

303-739-7395 / DSPORTER@AURORAGOV.ORG

1. Storm Drain Development fees due at time of plat recordation: 120.854 acres x \$1,242.00 = \$150,100.67.
Response: Noted.
2. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.
Response: Noted.

XCEL ENERGY – DONNA GEORGE

303-571-3306 / DONNA.L.GEORGE@XCELENERGY.COM

1. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for Parklands Village Phase Two. For continuity, PSCo requests that 10-foot-wide utility easements are dedicated abutting all public and private roadways within tracts where these do not already exist on the plat.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for 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.

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.

Public Service Company also has existing electric transmission lines and associated land rights east of the subject property. If there are any activities/encroachments in this area, 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).



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

Response: Comment noted.

AURORA PUBLIC SCHOOLS – JOSH HENSLEY

303-365-7812 / JDHENSLEY@AURORAK12.ORG

1. The total school land dedication requirement for the Parkland Village master plan is approximately 107 acres. Three school sites are included as part of the master plan. APS will require cash-in-lieu of land if the balance of the obligation from approved site plans within the master plan exceeds the school sites to be dedicated. There should be no cash-in-lieu of school land required for the Parkland Village Phase Two site plan.

Response: Comment noted, thank you.

BUCKLEY SPACE FORCE BASE – PORTER INGRUM

720-847-6295 / ROBERT.INGRUM@SPACEFORCE.MIL

1. Buckley Space Force Base has had the opportunity to review the development application for the Parkland Village Phase II-Site Plan and Plat, DA-2209-02. The installation has no issues with the project and finds it in compliance with AFH 32-7084. Please follow the attached procedures for crane use during construction (60 day notice prior to use). Thank you for the opportunity to review this project.

(Reference Crane/Boom Equipment Attachment in Comment Letter)

Response: Comment noted, thank you.

End of Response to Comments