

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



July 14, 2023

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

Re: Initial Submission Review – Parklands Village 2 Phase 2 – Site Plan and Plat
Application Number: **DA-2289-02**
Case Numbers: **2023-4011-00; 2023-3028-00**

Dear Mr. Clark:

Thank you for your initial submission, which we started to process on June 16, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 4, 2023.

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

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Daniel Osoba, Planner II
City of Aurora Planning Department

cc: Diana Rael, Norris Design
Brit Vigil, ODA
Filed: K:\SDA\2289-02rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- 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

1. Community Questions, Comments, and Concerns

- 1A. 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.
- 1B. 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.

2. Completeness and Clarity of the Application

Site Plan Part 1 Comments

Sheet 1

- 2A. The percentages add up to 98.5%. Please revise to ensure the acreages are accurate.
- 2B. Add: Subarea C to the line item called out on the site plan data block.

Sheet 6

- 2C. Label 2B and 2D.
- 2D. Remove this table. Staff will utilize the lot typical for plot plan review of setbacks.
- 2E. 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%.
- 2F. The percentage totals to 102%. Please revise.

Site Plan Part 2 Comments

Sheet 7

- 2G. It is suggested to use a different color to identify the four plex townhomes for clarity. It is very similar to the duplex blue.

*Sheet 10*

- 2H. 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.

Sheet 11

- 2I. Instead of future development, please label as PSCo overhead power lines, not a part, typical on all applicable sheets.

3. Zoning and Subdivision Comments*Site Plan Part 1 Comments**Sheet 1*

- 3A. Add a line item for the proposed building's max height to the table.
- 3B. 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.
- 3C. Specify if the "sidewalks and patios area" line item is included in the hard surface area or excluded as a separate line item.

Sheet 6

- 3D. 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.
- 3E. 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.
- 3F. 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.

Sheet 7

- 3G. Label this green court width.

Sheet 8

- 3H. 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?

*Site Plan Part 2 Comments**Sheet 3*

- 3I. Show and label the private open space (180 s.f.).

Sheet 4

- 3J. Show and label the private open space (180 s.f.).

Sheet 13

- 3K. 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.

Sheet 21

- 3L. 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.

4. Streets and Pedestrian Comments

Sheet 7

- 4A. 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.

Sheet 8

- 4B. Label the walk dimensions.

Sheet 10

- 4C. 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.

Sheet 13

- 4D. 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.
- 4E. 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.

5. Parking Comments

Site Plan Part 1 Comments

Sheet 1

- 5A. Add the calculation: two spaces per dwelling unit.
- 5B. Remove the accessible space and loading space line items.

6. Urban Design Comments

Site Plan Part 2 Comments

Sheet 28

- 6A. 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.

7. Landscaping Comments (Kelly Bish / 303-739-7189; 303 / kbish@auroragov.org & Tammy Cook / 954-684-0532 / tdcook@auroragov.org / Comments in bright teal)

Site Plan Part 2 Comments

Sheet 1

- 7A. Remove the reference to the previous landscape code.
- 7B. Note is repeated.
- 7C. Why is the shrub total not being met?
- 7D. 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.
- 7E. Provide a detention pond landscape table for the detention pond proposed on Sheets 42-43.

*Sheet 2*

- 7F. All ornamentals are required to be 2".
- 7G. Do not include this tract if it will be included with a subsequent filing.
- 7H. 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.

Sheet 3

- 7I. The yard feature should be more than one boulder.
- 7J. Note #1 should be shown larger and darker.
- 7K. Provide a scale for each typical.
- 7L. Duplicate notes.
- 7M. 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.
- 7N. If possible, move the legend to the other side of the sheet and align the yard landscape requirements under each lot typical.
- 7O. Add: or list as N.T.S.
- 7P. 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.
- 7Q. Is this supposed to be one deciduous, one ornamental, or one evergreen? It doesn't seem like two trees would fit.
- 7R. Shrubs are required and so it cannot be "either" shrubs, grasses, or perennials. We would get all perennials if it were an option.
- 7S. Need to specify a quantity.
- 7T. Rock or wood?
- 7U. The green block is cut off.
- 7V. Add: With public view-.
- 7W. Comments provided for the Single-Family Lot typical 60' x110' apply to the other lot typical descriptions but have not been repeated.
- 7X. 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?
- 7Y. Shrubs are required and so it cannot be "either" shrubs, grasses, or perennials. We would get all perennials if it were an option.
- 7Z. Add?/Or? Only one is currently being provided.
- 7AA. Two front yard trees are being provided on one lot and a single tree on the other. Should it be and? / or?
- 7BB. 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.
- 7CC. Grasses intended to be five-gallon within the curbside landscape should be listed as five-gallon in the plant schedule.

Sheet 4

- 7DD. Include the complete street.
- 7EE. Include the utilities, sewer, and water, on each of the lot typicals.

Sheet 5

- 7FF. $221 \div 5 = 44.2$ X $1.25 = 55.25$
5% Evergreen and deciduous trees = 3, 15% tall shrubs 6' ht.=8,
80% mixture of evergreen and deciduous shrubs = 44



- 7GG. Make the changes to the lot typicals per the redlined comments.
- 7HH. $279'5=55.8 \times 1.25=69.75$, 5% =3, 15% tall shrubs =10, 80% evergreen and deciduous shrubs=56.
- 7II. $279'5=55.8 \times 1.25=69.75$ Thus, 5% evergreen and deciduous trees = 3, 15% tall shrub 6' ht. = 10, 80% mixture of evergreen and deciduous shrubs= 56.
- 7JJ. $221'5=44.2 \times 1.25=55.25$ Thus, 5% evergreen and deciduous tree=3, 15% tall shrubs=8, 80% mixture of evergreen and deciduous shrubs=44.
- 7KK. Adjust the hatch for artificial turf. It overlaps the planting bed hatch.
- 7LL. Update all the townhome product lot typicals to reflect the comments provided.

Sheet 6

- 7MM. Because the actual building types are not being provided, do not include the plant quantities.

Sheet 7

- 7NN. 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.
- 7OO. 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.

Sheet 8

- 7PP. Include the proposed median treatment with this plan submittal.

Sheet 9

- 7QQ. 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.
- 7RR. Dimension and label the street frontage buffer.

Sheet 11

- 7SS. 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.

Sheet 21

- 7TT. Is this area expected to be another set of townhomes?
- 7UU. 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.

Sheet 35

- 7VV. Remove the construction notes as the city does not review construction documents. Only include the City Notes.

8. Energy and Environment Division Comments

- 8A. 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:

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 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).

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

- 9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan Part 1 Comments

Sheet 1

- 10A. Should this be South Little River St, not "N"? Please confirm and fix it if necessary.
- 10B. 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.

Sheet 3

- 10C. 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.
- 10D. Please revise the name of Road 4 to the actual name in the plan set (possibly E Virginia Drive).

Sheet 7

- 10E. Is the sidewalk hatch missing? Please show improvements along S Little River Street.
- 10F. This is a requirement prior to building permits for any of the buildings identified in the site plan.
- 10G. 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.

Sheet 9

- 10H. See previous comment regarding the requirement construction prior to building permits for the southern half of E Alameda Ave.
- 10I. Please remove any reference to cross pans and only include this level of detail on the civil plan submittal, typ. All sheets.

Sheet 21

- 10J. 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.
- 10K. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- 10L. Advisory comment for civil plan review: Minimum 2% for nonpaved areas.

*Sheet 22*

- 10M. Advisory comment for civil plans; Per 2.08.1.06 Minimum pavement slopes: 1% for asphalt, 0.5% for concrete. ALL sheets.
- 10N. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, ALL Sheets.
- 10O. Please add slope arrows to verify that the minimum 2% for disturbed nonpaved areas is met, typ. ALL Sheets.

Sheets 25 & 26

- 10P. Advisory comment for civil plan review: Minimum 2% for disturbed nonpaved areas, ALL Sheets.

Sheet 27

- 10Q. Is there a background hatch missing? Please add background or remove the callout.

Sheet 28

- 10R. Is there a background hatch missing? Please add background or remove the callout.
- 10S. Please move the label so we can see the slope arrow callout.

*Site Plan Part 2 Comments**Sheet 12*

- 10T. 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.

Sheet 19

- 10U. Fix the name, typ. ALL.

Sheet 27

- 10V. Please provide a receiving curb ramp across the street (north side of East Virginia Drive).

Sheet 33

- 10W. Please remove these details from the site plan, and only include this level of detail on the civil plan submittal.
- 10X. Please correct the typo to "polygon".

Sheet 34

- 10Y. Please correct the typo to "composite".

11. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)*Traffic Impact Study Comments*

- 11A. 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.
- 11B. Highlighted traffic numbers less than the 2022 values in the previously approved Phased study, please reconcile.
- 11C. Files 2-4 Changes
 - SFDH - 16 fewer units
 - SFAH - 65 more units
 - MFMR - same
 - Public Park - 7 less acres
- 11D. Issue with high adjacent throughs and no right turn lane.
- 11E. With or without signalization?
- 11F. Add Table # & Title and "Con't".



- 11G. Why don't these high volumes meet?
- 11H. High adjacent through volumes are an issue.

Site Plan Part 1 & 2 Comments (No Redlines)

- 11I. Label all Stop signs.
- 11J. Label all mailbox kiosks.

12. Fire / Life Safety (Steve Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Site Plan Part 1 Comments

Sheet 1

- 12A. Use dashes between numbers instead of boxes.
- 12B. Duplexes are not addressed in HB-1221, please remove them from the implementation plan and revise the required points needed for the overall site.
- 12C. See the attachment on the redlines: 2003 Revised HB-1221 with CCICC commentary.pdf
- 12D. 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

- 12E. Will this project be phased? if so, please refer to the information at the right and provide the required phasing plan data.

Sheet 2

- 12F. Replace the note with the one immediately below. See the redlines for details.
- 12G. Remove spacing in this sentence.
- 12H. Replace note 8 with the revised note immediately below. See the redlines for details.
- 12I. Remove note 15.

Sheet 3

- 12J. Remove note 7. Revised note added on the previous sheet.
- 12K. Duplicate of note 3 on the previous sheet. Remove note 6 on this sheet.
- 12L. Remove note 12. Duplicate from the previous sheet.
- 12M. Revise the fire hydrant setbacks to match the COA standard. See the redline stamp regarding fire hydrant placement.
- 12N. The dimension in Local Type 1 called out on the redlines is correct.
- 12O. Please use a better symbol for existing and proposed fire hydrants.

Sheet 5

- 12P. Update road 4 with the correct name.
- 12Q. 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.

Sheet 7

- 12R. Label fire lane, public access, and utility easement.
- 12S. Show and label existing fire hydrants on all site, utility, and landscape sheets.
- 12T. Show all proposed hydrants.
- 12U. Show all proposed kiosks.

*Sheet 8*

- 12V. Please provide a sign and stripping plan that shows the location of all fire lane signs.
- 12W. See the redline stamps regarding fire lane signage.

Sheet 11

- 12X. Label as TRACT C.

Sheet 14

- 12Y. This curve does not exist on the curve table. Please update and ensure a 26' inside the turning radius.

Sheet 20

- 12Z. Please update Road 4 to the actual street name.
- 12AA. 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.
- 12BB. See the redline stamp regarding fire hydrant spacing requirements.
- 12CC. Show and label existing fire hydrants in this area.
- 12DD. It is difficult to see existing fire hydrants in these locations.
- 12EE. The needed fire hydrant spacing along E. Alameda Avenue is shown in the clouded area.
- 12FF. Fire hydrants are required in this area.
- 12GG. Remove fire hydrants. See the redlines for details.
- 12HH. Add a fire hydrant. See the redlines for details.
- 12II. Fire Hydrants are required every 1000' on the west side of Powhatan Road.
- 12JJ. 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.
- 12KK. See the redline stamp for curb ramp requirements.
- 12LL. See the redline stamp for mail kiosk requirements.
- 12MM. Reflect the modified fire hydrant placement on all other sheets within this site plan set based on the comments shown on sheet 20.

*Site Plan Part 2 Comments**Sheet 1*

- 12NN. Add these notes, please see the redlines for details.
- 12OO. 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.

Sheet 37

- 12PP. Show and label accessible route(s) on all photometric sheets.

Subdivision Plat Comments

- 12QQ. 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.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)*Site Plan Part 1 Comments**Sheet 1*

- 13A. The site plan will not be approved by Aurora Water until the preliminary drainage report is approved.

Sheet 20

- 13B. MUS shows this basin as routed to Alameda and Little River. Please revise outfall connection.
- 13C. Number of units exceeded for this basin. MUS shows 85 units, and this site plan shows 94. Please revise.



13D. 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.

Sheet 21

13E. 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

13F. 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).

13G. Plat shows this as a tract rather than an easement. Please clarify.

Sheet 22

13H. Label slope of swale (2% Minimum).

Sheet 23

13I. Please dimension the maintenance path width and label the slope of the maintenance path (10% max).

13J. Add slope labels to the pond sides (max 4:1) and to the bottom of the pond (minimum 2%).

Sheet 26

13K. Label slope. 2% minimum.

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

Generally

14A. 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.

14B. Ensure the playground is 50' away from the curb/right of way.

14C. 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.

14D. Note it does not appear that one inclusive element is being provided as required; please identify it on the plan and in details.

14E. Community Park Development Fees are due at the time of building permit for each unit per the master plan.

14F. Label all trail slopes and ensure ADA compliance.

14G. Label all neighborhood parks or open space tracts in acreage.

14H. Note the timing of neighborhood park construction per the Master Plan.

Site Plan Part 1 Comments

Sheet 13

14I. Label the acreage of Tract L.

14J. Label the acreage of Tract J.

Sheet 14

14K. Is this intended to be a trail or a sidewalk that the homes are fronting on?

Sheet 27

14L. Verify no more than 2% cross slope on the trail.

14M. Label all trail slopes (cross and longitudinal).

*Sheet 28*

- 14N. Call out all trail slopes.

15. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Subdivision Plat Comments

- 15A. (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.)

- 15B. Delete - not a plat Note.
15C. Add the 6' Gas Easement Note from the Checklist.
15D. Add the Trail Easement Note from the Checklist
15E. No distance over 1400' between pins on the boundary line of the plat.
15F. 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.
15G. 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.
15H. Confirm the trail easement with PROS.
15I. Show and label the Centerlines and intersection pins - add the Bearings, Distances, and Curve Data of the Centerline.
15J. Unplatted.

*Site Plan Part 1 Comments**Sheet 4*

- 15K. Add the 6' Gas Easement and the 4' U.E. per plat checklist.

Sheet 7

- 15L. This portion of the Lot has this easement. The easement cannot have a structure encroaching into it.
15M. Match the plat, typical on all sheets. There are several instances of this comment throughout, please refer to the redlines for details.

Sheet 8

- 15N. Check the acreage of the mixed-use parcel.

Sheet 18

- 15O. Match the plat Centerline info.

16. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 16A. Storm Drain Development fees due at time of plat recordation: 120.854 acres x \$1,242.00 = \$150,100.67
- 16B. 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.



Right of Way & Permits

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

July 7, 2023

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

Attn: Daniel Osoba

Re: Parklands Village Phase Two, Case # DA-2289-02

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.

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



17. Aurora Public Schools (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

17A. 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.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
6/29/2023

Parklands Village Phase Two Site Plan (DA-2289-02) - 1st Submittal

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	226	0.7	158
MF-LOW	104	0.3	31
MF-HIGH		0.145	0
TOTAL	330		189

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	77	0.16	36	113	0.2	45	158
MF-LOW	0.17	18	0.08	8	26	0.05	5	31
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		95		44	139		50	189

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	95	0.0175	1.6541
MIDDLE	44	0.025	1.1120
HIGH	50	0.032	1.6128
TOTAL	189		4.3789

Parklands Village Tracking - 6/29/2023

Filing	Total			Total Units	K-8	HS	Total Yield	Dedication Requirement
	SFD	MFL	MFH					
Parklands Village 2 (DA-2289-01)	273	164		437	178	63	241	5.5419
Parklands Village Phase Two (DA-2289-02)	226	104		330	139	50	189	4.3789
Total	499	268	0	767	317	113	430	9.9208



18. Buckley Space Force Base (Porter Ingrum / 720-847-6295 / robert.ingrum@spaceforce.mil)

- 18A. 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.

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