

March 8, 2024

Debbie Bickmire
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments – Fifth Submission Review
The Aurora Highlands North – Area A – Site Plan
Application Number: DA-2062-31
Case Numbers: 2022-4027-00

Dear Debbie:

Below are a summary of the city comments and our responses below the comment in bold. There were some layout revisions since the previous submittal. An exhibit is attached to the end of this letter as well as was emailed to you. The cul-de-sac radii in PA6 and PA12 were increased. The decel and accel lane into PA6 were removed. This was coordinated with Carl. The east west road in PA5.2 was shifted north to help with the lot layout.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Site Plan

Comment

1A. Several revisions have been made to the plans since the last review. Any changes, especially those not requested by staff, should be identified in the cover letter attached to the response to comments. Unexpected changes may result in additional reviews to get clarification.

Response: An exhibit has been put together overlaying the site plan from the November submittal and the current submittal. The red line work is from the November submittal and the black line work is the current site plan.

Comment

1B. The lot count on the cover sheet does not match the lot tracking on Sheet 6. Revise to be consistent.

Response: Lot counts have been revised to match.

Comment

1C. Several lots were removed from PA-12 and replaced with Tract G. The revision results in a "remainder parcel," which is prohibited. Explain the change and also what is proposed on Tract G.

There is an expectation for a trail connection between the neighborhood park and the cul-de-sac.

Response: Tract G is a future Day Care site. The trail connection has been added.

Comment

1D. Show and label the easements in N. Duquesne Street. Verify the easement names are consistent with what will be required with the plat.

Response: Easements labels are added to N Duquesne St, and they're verified.

Comment

1E. Identify which typical street section is applicable for Alley G.

Response: It has been added to the 26' private alley section.

Comment

1F. The parking in Alley G must conform to the UDO dimensional requirements. Revise the parking space dimensions and the drive lane width accordingly.

Response: Parking dimensions are revised to conform to the UDP dimensional requirements.

Comment

1G. Is there a reason for the screening on the sidewalk/trail in Tract A/PA-7? Our expectation is all the improvements shown will be constructed in one phase. If more than one phase is planned, add notations to the plans.

Response: The intent is for all improvements to be done in one phase.

Comment

1H. Per a previous comment, relocate the mail kiosks noted on Sheet 25 further away from the intersections.

Response: Mail kiosk has been relocated.

Comment

1I. Move the crosswalk on 47th Avenue to align with the trail at Flat Rock Court.

Response: The labels have been adjusted to clearly show the crossing is aligned.

Comment

1J. Ensure all sidewalks within and adjacent to the site plan area are labeled and dimensioned.

Response: The sidewalks are dimensioned.

Comment

1K. The sidewalk adjacent to Highland Green Park has been realigned south of Tract G. Is this permanent or temporary? Is there an existing sidewalk easement? The Highland Green Neighborhood Park Site Plan may have to be updated to show the change if it is permanent.

Response: Previous alignment has been restored.

Comment

1L. Label monument signs and plazas consistently on the site plan and landscape sheets. The labels should be consistent with the detail labels (names).

Response: Monument signs and plazas labels are revised to be consistent on the site plans and landscape sheets.

Comment

1M. Ensure all tracts are labeled on all sheets.

Response: The tracts have been labeled.

Comment

1N. There is a lot of linework that is not labeled or dimensioned. Label all existing and proposed easements. Please start the process to vacate easements by separate document. Additionally, there is a small area of right-of-way on Fultondale that needs to be vacated too.

Response: The vacation process has been started on numerous easements with some either in the legal description process or with the attorney for signature collections.

Comment

1O. Include all screens and symbols in the legend and/or labeled.

Response: All screens and symbols have been labeled.

Comment

1P. Delete the random area measurements on the Overall Site Plan Index Sheet and Fire Hydrant Spacing Plan.

Response: The tract areas have been removed from these sheets.

Comment

1Q. Fix overwrites, turn off random layers, and check the accuracy of leader line locations per redline comments.

Response: The leaders have been updated and overlaps corrected.

Comment

1R. Screen all linework for North Area B.

Response: Area B linework has been screened.

2. Landscaping Issues (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)**Comment**

2A. The response to comments requests a variance from the required 20' buffer along Denali, south of 48th Avenue. Per previous discussions, this is not permitted where turn lanes are needed. The Planning Director is authorized to make administrative adjustments (Section 146-5.4.4.F) to listed development standards for existing single-family detached housing properties however, it is limited to 10% of the requirement. Please revise.

Response: The right hand turn lane has been removed as it was not necessary, and the landscape buffer has been revised to meet requirements.

Comment

2B. Repeat comment: Show where/how the 180 square feet of open space will be provided for the alley-loaded small lots. A front yard may be counted toward this requirement if the front yard meets the minimum length and width dimensions of 10 feet, and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet.

Response: Lot typicals have been updated to show 180sf of open space.

Comment

2C. Repeat comment: Add the following note: Matching landscape designs shall be no closer than every third lot or directly across the street from each other. Matching shall mean the same layout with 50% or more of the same plant material.

Response: Note added.

Comment

2D. Add a statement in the landscape notes to identify who will be responsible for tract landscape.

Response: Statement added.

Comment

2E. Repeat comment: The typicals for the front yard landscape requirements do not consistently meet the plant quantity requirements. Please see the redlines for specifics.

Response: Typicals have been updated.

Comment

2F. See redlines for required front yard trees per lot type. Move trees out of easements.

Response: Typicals have been updated.

Comment

2G. Revise the Tract Landscape Table for the following:

- Revise the acreage for Tract A, PA-5.1 to match the plat, Filing No. 27.
- Add Tract C to PA-5.1 and provide landscape.
- Tract F, PA-5.1 is not included in the associated plat. Will it be added or should the area be shifted to PA-5.2?
- Add Tract G to PA-12. Include a note if there is future development planned or add landscape.
- Add Tract A, PA-7 to the table and include the landscape requirement and what is provided.

Response: All have been updated with the exception of Tract F in 5.1. This will be included in the plat in the next submission.

Comment

2H. Add a planning area reference(s) to the Non-Street Perimeter Buffer Table. I could not find Area B. The Area A buffer does not include any shrubs. Add shrubs or tree equivalents in the buffer area between the lots and the school site to meet the requirements.

Response: Shrubs were turned off for previous submittal. Shrubs have been turned and match the counts from previous submittal.

Comment

2I. Adjust the colors in the Lot and Tract Key Map and legend to match.

Response: Colors adjusted.

Comment

2J. Show the E-470 Multi-Use Easement in black on Sheet 66. Add a label and dimension.

Response: Updated.

Comment

2K. The symbols on Sheet 66 do not appear to match the legend. Please revise.

Response: Symbols in legend have been updated to match.

Comment

2L. Repeat comment: Add the street classification to all collectors and arterials on all landscape sheets.

Response: All street labels have been updated.

Comment

2M. Sideyard landscape isn't required in PA-4 because there are tracts adjacent to the end units. The expectation is there will be a landscape within those tracts. Please add landscape to tract areas that don't have any plant material.

Response: Landscape added.

Comment

2N. We expect that all the improvements shown in PA-7, including the landscape, will be completed in one phase.

Response: This is the intent. Landscape will be done simultaneously with adjacent lots.

Comment

2O. Lots were removed at the south end of Denali Court and replaced with Tract G. There is no landscape provided in Tract G and the masonry wall continues along Denali Boulevard. What is proposed in Tract G? If there won't be any lots in the future, then open space landscape should be provided.

Response: Tract G will be a future Day Care site. The masonry wall has been revised to end where the lots end.

Comment

2P. There is a path/trail in Highlands Green Park 3 that was intended to connect with the adjacent neighborhood via Denali Court. How will the trail be realigned? It cannot just dead-end.

Response: The path has been updated. The connection between the park and neighborhood is now to the east of Denali Court.

Comment

2Q. Remove the fence segment that crosses the sidewalk in PA-13 Tract I.

Response: Removed.

Comment

2R. Label and dimension all easements. Differentiate existing from proposed.

Response: Easements have been labeled and differentiated.

Comment

2S. Please indicate a trail connection on 45th Avenue to the trail corridor. It can be provided at the time the trail corridor is developed if noted.

Response: The trail connection has been added.

Comment

2T. Provide more information about the "integral color concrete." It should also be identified in the

landscape notes.

Response: Updated to show standard concrete pads vs. integral color concrete.

Fencing

Comment

2U. Repeat comment: Walls and fences along sideyards are not permitted to extend beyond the front of the adjacent house. The plans show fences and walls that extend to the sidewalk. Revise the fence linework to represent the required setback and add a note to clarify the fence setback.

Response: Fences/walls have been revised.

Comment

2V. Fences on collectors and arterials are required to be setback 4' from the back of the walk. See redlines for specific locations this should be noted.

Response: Notes have been added.

Comment

2W. The fence symbols on the plans do not match the legends. Revise the scale(s) to be consistent.

Response: Revised to match.

Comment

2X. Provide the street/alley labels and street classifications on the fencing plans and fix the tract label overwrites.

Response: Labels added and overwrites fixed.

Comment

2Y. Turn the utility layer off on the fencing plans.

Response: Utility layer has been turned off.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7300 / jbingham@auroragov.org / Comments in green)

Comment

3A. Revise the phasing notes for all planning areas to say "The 48th Ave design and construction by Aerotropolis Regional Transportation Authority shall be completed before the issuance of any certificate of occupancy or temporary certificate of occupancy."

Response: The note has been revised.

Comment

3B. On the PA-13 Phasing Plan (Sheet 14), show that 48th Avenue and Fultondale are required with the orange hatch, similar to other sheets.

Response: The required roadway hatching has been revised.

Comment

3C. The minimum slope for streets is 0.8%.

Response: The slope label has been moved out of the sag vertical curve.

Comment

3D. The maximum grade of 43RD Place down to Fultondale is 3%.

Response: The road grading has been revised.

Comment

3E. Review the slope label noted on Sheet 61.

Response: Label has been corrected.

4. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

Comment

4A. Individual service connections to the water main are required for all water meters.

Response: Banked meter pit detail with one connection to the main has been removed.

Comment

4B. Call out the 36" PVC sanitary main and stub size as noted on Sheet 41.

Response: The main has been called out and the stub has been removed.

Comment

4C. Is this the sanitary sewer main noted on Sheet 42 to be abandoned? Please label.

Response: The portion of the main on sheet 42 is not being abandoned.

Comment

4D. Show/label the new 36" sanitary sewer main alignment with utility easements dimensioned as noted on Sheet 46 and label the existing 30" main.

Response: Additional labels have been added.

Comment

4E. Show the new sanitary sewer manhole tie into the existing 36" main on Sheet 46.

Response: The proposed sanitary alignment has been updated.

Comment

4F. Call out existing sanitary sewer to be disconnected, flow filled and abandoned as noted on Sheet 47.

Response: The label has been updated. It will either be flow filled and abandoned or removed.

Comment

4G. Revise the sanitary sewer size on Sheet 47.

Response: The 18" labels have been revised to 36" labels.

5. Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Comment

5A. Duquesne Street (private) appears to meet a COA street standard, which does not require a dedicated fire lane easement. Please remove the fire lane easement from the section.

Response: The fire lane easement has been removed from the typical section.

Comment

5B. 48th Avenue from E-470 must be installed with the first phase of construction as the permanent secondary access point of access. Please revise the infrastructure note to reflect this requirement.

Response: Note has been modified per this comment and Julie Bingham's comments.

Comment

5C. All abutting roads/infrastructure roads to the development must be completed at the first phase of construction. Update the phasing plan(s) to reflect infrastructure/abutting road construction requirements.

Response: The hatching and narrative has been updated on the phasing plans.

Sheet 24**Comment**

5D. Update the fire lane easement labels.

Response: The F.E. labels have been revised to FLE.

Comment

5E. Provide curb stops on all parking stalls that have signage/posts directly adjacent to the vertical curb.

Response: Don't need redundant curb stops the signs will be set out of the overhang zone.

Comment

5F. Relocate the fire hydrant per the redline comments.

Response: The hydrant has been relocated.

Comment

5G. The fire lane signs are for the internal roads, not Duquesne. Please revise them to show the signs closer to the entrances.

Response: The signs have been relocated to the alley entrances.

Comment

5H. Advisory comment: The playground area/amenity should be accessible and show conformance with accessible provisions.

Response: Slope labels have been added to playground/amenity areas to show ADA conformance.

Comment

5I. Call out the need to vacate the existing fire lane on Sheet 31.

Response: Existing fire lane easement with rec. no. 2021000146653 has been labeled to be vacated.

Comment

5J. Relocate fire hydrants on Sheet 38 as noted on the redlines.

Response: The fire hydrants have been shifted north.

6. PROS (Scott Hammons / 303-739-7437 / shammons@auroragov.org / Comments in purple)**Comment**

6A. Please include an open space tracking table on Sheet 7.

Response: The Open Space Tracking table that is shown on Sheet 6 has also been provided on Sheet 7.

Comment

6B. Will the trail noted on Sheet 59 connect to anything?

Response: This connection has been removed. The new connection is to the east of Denali Court.

7. Real Property (Roger Nelson / 720-587-2657 / rnelson@auroragov.org / Comments in magenta)

Comment

7A. Label all easements. Indicate where easement changes from what type to another (i.e.. GE to UE).

Response: The utility easement to gas easement transition locations have been labeled.

Comment

7B. Monument signs that are within easements will require a license agreement.

Response: Travis

Comment

7C. Fix overwrites.

Response: The overlaps and cutoffs have been revised.

Comment

7D. Add comment to easements to be vacated, that it is by separate document.

Response: To be vacated by separate document has been added. The vacation process has been started by the survey consultant and the clients attorney.

Comment

7E. Verify what label is for on Sheet 32. Is it a sidewalk or gas easement?

Response: Sidewalk, label has been corrected and additional sidewalk label added.

Comment

7F. Label all tracts on all sheets.

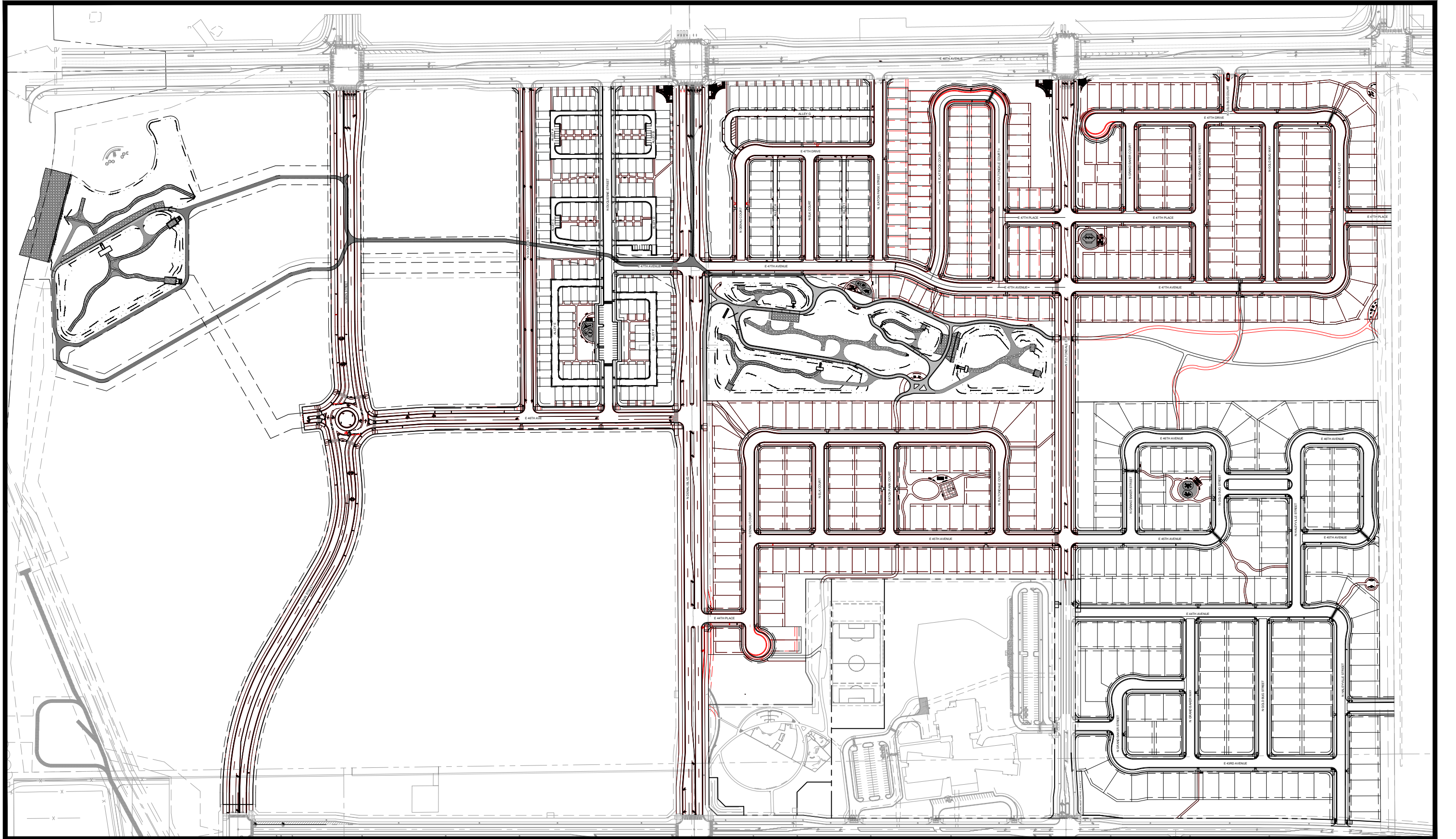
Response: Tracts have been labeled.

Sincerely,

Travis Nicholson

Travis Nicholson, P.E.
Project Manager
MATRIX DESIGN GROUP, INC.

cc: 21.1229.002



THE AURORA HIGHLANDS AREA A
SITE PLAN EXHIBIT
MARCH 2024