

Planning Division
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July 3, 2023

Matt Hopper
Summit Strategies
6331 S Blackhawk Way
Centennial, CO 80016

Re: Third Submission Review: The Aurora Highlands Parkway Phase 2 - Site Plan
Application Number: DA-2062-32
Case Numbers: 2022-6020-00

Dear Mr. Hopper:

Thank you for your submission. We have reviewed your plans and have 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.

Your Administrative Decision date is tentatively set for July 26, 2023. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Dave Center, AECOM
Jacob Cox, ODA
Filed: K:\\$DA\2062-32rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

General Comments and Concerns

- 1A. Make minor edits to the Letter of Introduction and return it to the case manager to attach to the Administrative Decision.
- 1B. Add a legal description on the Site Plan. Show the bearings, distances, and curve data so the area can be verified.
- 1C. Revise the Owner's Signature block heading per the redlines.
- 1D. The masonry wall shown in the street section is outside of the right-of-way. It is not within the clear zone, so it doesn't need to be shown in the section.
- 1E. Show and label the drainage maintenance path consistently throughout the plans. The surface material is listed as crusher fines. Please coordinate with Aurora Water regarding the proper surface material.
- 1F. Include the area with all Tract labels on all sheets. Add additional labels and/or leader lines to ensure the tract boundaries are clearly defined.
- 1G. Add the top and bottom wall elevations for all proposed retaining walls.
- 1H. Ensure there is room for signal easements at intersections that will be signalized in the future.
- 1I. Add the height of the proposed sign on Sheet 41.
- 1J. Is a railing supposed to go in the area noted on the bridge on Sheet 43?

2. Landscaping

- 2A. Advisory comment: This Site Plan is an exception to the landscape standards and will be permitted to provide one-gallon plant material in the curbside landscape (tree lawn). This is largely for consistency with the Phase 1 design. Moving forward the expectation is for conformance with the new Water Conservation Ordinance and the UDO. The UDO requires curbside plant material to be a minimum five-gallon size and grasses will be limited to no more than 40 percent of the shrub count.
- 2B. Street trees must have a 2.5" caliper which is equal to twelve five-gallon shrubs. Please revise the equivalents referenced in the notes.
- 2C. WQ Pond 5131 needs additional shrubs to meet the landscape requirement.
- 2D. Add an exhibit on Sheet 23 to illustrate the locations and sizes of all tracts.
- 2E. Label the floodplain elevation on all landscape sheets.
- 2F. Add references to detail numbers and sheets in the legend.
- 2G. Include all symbols and patterns in the legend.
- 2H. Repeat comment: Buffer landscape of one tree and ten shrubs should be distributed so there is landscape across the back of residential lots to buffer them from the street. The plans have been changed since the last review and the landscape at the back of lots was reduced.
- 2I. Clarify the timing of the landscape installation around the pond south of 26th Avenue. Add a note stating who will be responsible for irrigation and maintenance of the landscape.
- 2J. Include the pedestrian light in the landscape notes and include a detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. The street section does not match the PIP. Were there separate discussions regarding typical section widths and dimensions?
- 3C. Clarify the sidewalk widths per the PIP requirements and the removal of the on-street bike lanes.
- 3D. Only one side of 32nd Avenue over the linear park has retaining walls. Is the wall noted in the section a culvert



headwall?

- 3E. Review the station reference for 32nd Avenue.
- 3F. Show effective and proposed 100-year floodplain and floodways. Add the FEMA FIRM panel that was used. Also, state who is preparing the CLOMR and the date. Include the following note on any sheet that shows the floodplain/ floodway: "A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY WORK WITHIN THE FLOODPLAIN. NO FILL, STOCKPILING OF MATERIAL, OR STORAGE OF EQUIPMENT WILL BE PERMITTED IN THE FLOODWAY."
- 3G. The 64' right-of-way noted on Sheet 5 does not match the typical section.
- 3H. Label utilities and infrastructure as public or private.
- 3I. Add curve and line callouts on the northbound plans. They are already shown on the southbound lanes.
- 3J. Do not show conduits for lighting. Only show the luminaire and meter locations.
- 3K. Label the existing pond in Tract A.
- 3L. Turn off layers for repeated symbols and text that are too large.
- 3M. A storm drain is shown as proposed but the label says the pond will be "By Others." Clarify who is building pond and state the developer, do not say "By Others."
- 3N. Add pond names and label them public or private.
- 3O. Site plans for intersecting streets must have one review cycle prior to the approval of these civil plans in order to ensure streets are located properly. Add curb return note: "PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS. IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH A SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT."
- 3P. Label taper ratios and lengths where noted on the redlines.
- 3Q. There is a storm pipe on Sheet 8. Where does it tie in?
- 3R. Include all symbols and patterns in the legend.
- 3S. Add the roadway classification to all streets on all sheets.
- 3T. Curves C27-C29 and C31-C34 are missing in the Curve Table.
- 3U. Advisory note: Show edge drain stationing and linework in civil plans. Edge drains are to be 100', all inlets shall have edge drains, sump inlets shall have edge drains on both sides while on-grade inlets require edge drains on the upstream side only.
- 3V. Label all retaining walls.
- 3W. Advisory note: Ensure the slope at the locations noted on Sheet 15 is steep enough to turn water (min 1.27%), these locations can become flooded if not properly designed.
- 3X. A letter of authorization will be needed for off-site grading.
- 3Y. Are the proposed pavers to be used in the public right-of-way? Label pavers as public or private. A license agreement will be required if they will be in the right-of-way.
- 3Z. What is the horizontal spacing between the tiered landscape walls? If the distance is less than 2x the height of the lower wall, structural calculations will be needed with the civil plans.
- 3AA. What is the cross slope in the horizontal space between the terraced walls? Shall not exceed 4:1.
- 3BB. See redlines and address all comments and notations.

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. Please contact Carl Harline directly for comments.

5 Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 5A. There are portions of the side streets that may need to be covered by right-of-way. Please check with Engineering.