

Planning Division
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Aurora, Colorado 80012
303.739.7250



January 10, 2024

Patrick Chelin
Matrix Design Group Inc
707 17th Street Ste 3150
Denver, CO 80202

Re: First Technical Review – The Aurora Highlands North – Area A - Site Plan
Application Number: **DA-2062-31**
Case Numbers: **2022-4027-00**

Dear Mr. Chelin:

Thank you for your technical submittal. We have reviewed your Site Plan 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.

Another submittal is needed to address all comments. Please revise your plans and resubmit on or before January 31, 2024.

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

If you have any comments or questions, please give me a call. I may be reached at 303-739-7261.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Robert Taylor, Consultant
Filed: K:\SDA\2062-31tech1.rtf



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify revisions that were not requested by staff in the response to the comments letter.
- Verify the total lot count, show/label and dimension existing and proposed easements on all sheets (Planning)
- Revise the fence plans, and label arterials and collectors (Planning)
- Meet buffer width requirement, revise lot typical landscape requirements and designs, meet 180 sf open space on small lots, add a note for maintenance responsibility of tracts (Landscape)
- Add an Open Space Tracking Chart and show/provide access from the neighborhood park into PA-12 (PROS)
- Move mail kiosks away from intersections (Traffic)
- Provide an inlet where two streets slope down to an intersection (Water)
- Revise phasing note for 48th Avenue and PA-13, adjust slopes to meet COA standards (Engineering)
- Provide secondary access via 48th Avenue, revise hydrant locations, revise easements on private street(s) and alleys (Life/Safety)
- Review tract labels and area (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Site Plan

- 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.
- 1B. The lot count on the cover sheet does not match the lot tracking on Sheet 6. Revise to be consistent.
- 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.
- 1D. Show and label the easements in N. Duquesne Street. Verify the easement names are consistent with what will be required with the plat.
- 1E. Identify which typical street section is applicable for Alley G.
- 1F. The parking in Alley G must conform to the UDO dimensional requirements. Revise the parking space dimensions and the drive lane width accordingly.
- 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.
- 1H. Per a previous comment, relocate the mail kiosks noted on Sheet 25 further away from the intersections.
- 1I. Move the crosswalk on 47th Avenue to align with the trail at Flat Rock Court.
- 1J. Ensure all sidewalks within and adjacent to the site plan area are labeled and dimensioned.
- 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.
- 1L. Label monument signs and plazas consistently on the site plan and landscape sheets. The labels should be consistent with the detail labels (names).
- 1M. Ensure all tracts are labeled on all sheets.
- 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.
- 1O. Include all screens and symbols in the legend and/or labeled.
- 1P. Delete the random area measurements on the Overall Site Plan Index Sheet and Fire Hydrant Spacing Plan.



- 1Q. Fix overwrites, turn off random layers, and check the accuracy of leader line locations per redline comments.
- 1R. Screen all linework for North Area B.

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

- 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.
- 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.
- 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.
- 2D. Add a statement in the landscape notes to identify who will be responsible for tract landscape.
- 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.
- 2F. See redlines for required front yard trees per lot type. Move trees out of easements.
- 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.
- 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.
- 2I. Adjust the colors in the Lot and Tract Key Map and legend to match.
- 2J. Show the E-470 Multi-Use Easement in black on Sheet 66. Add a label and dimension.
- 2K. The symbols on Sheet 66 do not appear to match the legend. Please revise.
- 2L. Repeat comment: Add the street classification to all collectors and arterials on all landscape sheets.
- 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.
- 2N. We expect that all the improvements shown in PA-7, including the landscape, will be completed in one phase.
- 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.
- 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.
- 2Q. Remove the fence segment that crosses the sidewalk in PA-13 Tract I.
- 2R. Label and dimension all easements. Differentiate existing from proposed.
- 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.
- 2T. Provide more information about the "integral color concrete." It should also be identified in the landscape notes.

Fencing

- 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.
- 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.
 - 2W. The fence symbols on the plans do not match the legends. Revise the scale(s) to be consistent.
 - 2X. Provide the street/alley labels and street classifications on the fencing plans and fix the tract label overwrites.
 - 2Y. Turn the utility layer off on the fencing plans.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 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."
- 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.
- 3C. The minimum slope for streets is 0.8%.
- 3D. The maximum grade of 44th Place down to Fultondale is 3%.
- 3E. Review the slope label noted on Sheet 61.

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

- 4A. Individual service connections to the water main are required for all water meters.
- 4B. Call out the 36" PVC sanitary main and stub size as noted on Sheet 41.
- 4C. Is this the sanitary sewer main noted on Sheet 42 to be abandoned? Please label.
- 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.
- 4E. Show the new sanitary sewer manhole tie into the existing 36" main on Sheet 46.
- 4F. Call out existing sanitary sewer to be disconnected, flow filled and abandoned as noted on Sheet 47.
- 4G. Revise the sanitary sewer size on Sheet 47.

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

- 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.
- 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.
- 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.

Sheet 24

- 5D. Update the fire lane easement labels.
- 5E. Provide curb stops on all parking stalls that have signage/posts directly adjacent to the vertical curb.
- 5F. Relocate the fire hydrant per the redline comments.
- 5G. The fire lane signs are for the internal roads, not Duquesne. Please revise them to show the signs closer to the entrances.
- 5H. Advisory comment: The playground area/amenity should be accessible and show conformance with accessible provisions.
- 5I. Call out the need to vacate the existing fire lane on Sheet 31.
- 5J. Relocate fire hydrants on Sheet 38 as noted on the redlines.

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

- 6A. Please include an open space tracking table on Sheet 7.
- 6B. Will the trail noted on Sheet 59 connect to anything?



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

- 7A. Label all easements. Indicate where easement changes from what type to another (i.e.. GE to UE).
- 7B. Monument signs that are within easements will require a license agreement.
- 7C. Fix overwrites.
- 7D. Add comment to easements to be vacated, that it is by separate document.
- 7E. Verify what label is for on Sheet 32. Is it a sidewalk or gas easement?
- 7F. Label all tracts on all sheets.