



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

Worth Discovering • [auroragov.org](http://auroragov.org)

July 27, 2021

National Trade Contractors  
2010 E University DR # 24  
Tempe, AZ 85281

**Re: Initial Submission Review – FAIRWAYS AT LOWRY (ONE DAYTON VILLAGE)**  
Case Number: **1969-4001-09**

Thank you for your submission. We reviewed it 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.

Please resubmit your revised site plan pdf through the Planning portal. Once received, the second review will commence, and you will receive your next set of comments in approximately two weeks.

As always, if you have any comments or concerns, please let me know. I may be reached at (303)-739-7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Rachid Rabbaa".

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

cc: Filed: K:\\$MA\1969-4001-09rev1



## Initial Submission Review

### REFERRAL COMMENTS FROM DEPARTMENTS AND AGENCIES

#### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please include a letter of introduction describing the proposal and describing the permitted fence material; and combine the site plan, landscape plan and fence plan into a single pdf (Planning)
- Any trees or shrubs that need to be removed will need to be replaced. Show this on the landscape plan (Landscaping)
- See comments related to Knox box location and gating detail (Fire and Life Safety)
- See comments related to fence and gate crossings of the easement (Real Property)
- See comments related to civil plan revisions that are required for site changes (Civil Engineering)
- Please show and label all existing trees and indicate which existing trees will be preserved or removed. (Forestry)

#### 1. Planning

- 1A. Please include a letter of introduction describing the proposal in detail
- 1B. Please describe the permitted fence material. fence shall be made of high-quality durable materials that require low maintenance.
- 1C. Please add a data block with all of the required information such as zoning, Notes, Legal Description, Graphic, etc. Please refer to the Site Plan Manual [https://www.auroragov.org/UserFiles/Servers/Server\\_1881137/Image/Planning/Site%20Plan%20Manual%2009.21.2020.pdf](https://www.auroragov.org/UserFiles/Servers/Server_1881137/Image/Planning/Site%20Plan%20Manual%2009.21.2020.pdf)
- 1D. Please combine the site plan, landscape plan and fence plan into a single pdf in your resubmittal.
- 1E. The Entry Gate Queuing Study will be reviewed in the next resubmittal.

#### 2.Landscaping Issues (William Barrett / 303-739-7133 / [wbarrett@auroragov.org](mailto:wbarrett@auroragov.org)/ Comments in bright teal w/red lettering)

- 1.A Any trees or shrubs that need to be removed will need to be replaced. Show this on the landscape plan. The plants locations can be moved if necessary.

#### 3. Fire /Life Safety (Ted Caviness / 303-739-7464 / [tcaviness@auroragov.org](mailto:tcaviness@auroragov.org) Comments in blue

##### FENCE PLAN/SHEET L2.10:

- See comment related to clearance under gates.
- See comment related to Knox box location on details.
- See comment related to accessible components/means for gate details.

##### SITE PLAN/SHEET 1 OF 4:

- See comment related to fire apparatus access roads.
- See comment related to signage package.
- See comment related to emergency access requirements for electronic gates.
- See comment related to speed bumps.
- See comment related to exterior accessible route.
- See comment related to updating NOTE #4.
- See comment related to identifying building entrances.

##### SITE PLAN/SHEET 2 OF 4:

- See comment related to need for more gating details.
- See comment related to need for exit discharges to be identified.
- See comment related to emergency access requirements for electronic gates.
- See comment related to fire hydrant locations.
- See comment related to detail needed for fence too close to existing fire hydrant.



- See comment related to fire lane labeling.
- See comment related to identifying signs.

**4. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

There are several fence and gate crossings of the easement show herein. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes.

**Site Plan**

**Page 1**

4A. add this note here:

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

**Page 2**

4B. Add Subdivision name.

4C. There are several fence and gate crossings of the easement show herein. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes.

**Page 3**

4D. There are several fence and gate crossings of the easement show herein. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the License Agreement processes.

4E. Add Subdivision name.

**5. Civil Engineering (Kristin Tanabe/ [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7431/ Comments in green)**

5A. Civil plan revisions are required for these site changes. Please submit the civil plan revisions. The site plan amendment will not be approved by public works until the civil plan revisions have been submitted.

5B. Label slopes.

**6. Forestry (Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)**

6A. There could be trees affected by the perimeter fence. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please show and label all existing trees and indicate which existing trees will be preserved or removed.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

6B. Please show and label all existing trees and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

6C. Will the trees adjacent to this be removed?

6D. There are three pine trees here (one is dead). Will these be removed for the fence? If so please add them to the plan and indicate that they will be removed.

6E. Will the rest of the trees in proximity be removed?