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September 22, 2023

Patrick Chelin  
Aerotopolis Area Coordinating Metro District  
1601 Blake Street Ste 508  
Denver, CO 80202

**Re: Fourth Submission Review – The Aurora Highlands North – Area B - Site Plan**  
Application Number: **DA-2062-33**  
Case Numbers: **2022-4027-00**

Dear Mr. Chelin:

Thank you for your 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.

Your Administrative Decision is tentatively scheduled for October 18, 2023. The Letter of Introduction and Site Plan cover sheet need to be revised prior to the Administrative Decision. Please revise these per the comments and return them to me no later than October 13, 2023. Feel free to reach out if you need additional clarification.

Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the decision 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. Please send the list for review prior to sending out the notice.

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 can be reached at 303-739-7261.

Sincerely,

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

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, ODA  
Filed: K:\SDA\2062-33rev4.rtf



## *Fourth Submittal Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Show laneage, sidewalks, pedestrian crossings for 48<sup>th</sup> Avenue (Planning and Traffic)
- Revise adjustment request and justification (Planning)
- Clarify PA-32, add small lot open space notes, revise tables for consistency (Planning)
- Revise lot typical landscape designs and standards (Landscape)
- Review tract areas, add a note for maintenance responsibility of tracts and medians (Landscape)
- Approval subject to approval of 48<sup>th</sup> Ave. ISP (Public Works Engineering)
- Adjust sight triangles, revise signage, label line types and striping (Traffic)
- Verify that all unit counts and populations in the Tracking Chart (PROS)
- Provide maintenance access to ponds and structures, show swale grading, label connections to existing mains (Water)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

##### *Letter of Introduction*

- 1A. Move the adjustment request to Section A of the Criterial. Revise the request to reference UDO Section 146-4.3.10.C for double-fronted lots, cite the code standard, what the adjustment request is for and a justification. See the example provided on the redlines. The adjustment request should be the same in the Letter of Introduction and on the Cover Sheet.
- 1B. Include a reference to the motor courts that are adjacent to tracts that are parallel to a street will front the adjacent tract/street, which makes the lots conforming.
- 1C. The status of PA-32 is confusing. It's not included in the Site Plan, but there are drainage improvements being designed per this site plan. It doesn't appear the acreage is included in the total Site Plan area. It might be a good idea to list it in the scope of work for this Site Plan just like the roadways, and say drainage improvements are included, however, the final design of PA-32 will be provided in a subsequent Site Plan.
- 1D. Include all PA's referenced in the Project Overview on the attached map. Label the map as an "Exhibit" and reference it within the text.
- 1E. Reference the proposed adjustment at the end of the Project Overview and provide the discussion of the adjustment under Section A as noted above.
- 1F. A revised Letter of Introduction will need to be provided prior to the Administrative Decision date.

##### *Site Plan*

- 1G. Add the adjustment request and justification to the Site Plan cover sheet and Sheet 6.
- 1H. Per the previous comments, putting the 180 square feet of [private, usable outdoor space](#) in the front yards of motor courts is strongly discouraged. If this is the applicant's preferred location, please add the note provided on the redlines to outline the requirements, such as the front yard minimum dimensions, includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet.
- 1I. Revise the Lot Dimensions Table to add side setbacks for interior and corner lots.
- 1J. Where is Local Street Type 2 used in this Site Plan? Please remove the section if it is not used.
- 1K. Add Planning Area references to the loop lane sections.
- 1L. Is the Tract J loop lane one-way or two-way. If it is two-way, please review the proposed street signage.
- 1M. Jamestown Loop is private. Remove all references to right-of-way and delineate the tract boundary.
- 1N. Please look at how PA-32 is referenced throughout the Site Plan. Some of the "future" trail is needed for maintenance access. The grading and drainage plans do not show the trail as future.
- 1O. Tract K (2.8 acres) is tracked with PA-32 and PA-29. Review all tracking tables for consistency.
- 1P. Revise the tables on Sheet 6 per the redlines and verify all lot counts are accurate.



- 1Q. Add Planning Area references on the individual Site Plan sheets so the Tract references can be tracked.
- 1R. Fences are shown in the Site Plan Legend but are not shown on the plans. Please add fences or turn that layer on.
- 1S. General comment, please increase size and boldness of the tract labels. Orient them horizontally and use a leader line if necessary so the label is visible.
- 1T. Repeat comment: Show, label and dimension the sidewalks along 48<sup>th</sup> Avenue.
- 1U. Repeat comment: Clearly delineate the site boundary and/or adjacent rights-of-way.
- 1V. Add the case number for adjacent Site Plans, approved and/or in process.
- 1W. Fences are in the Site Plan legend but are not shown on the plans.
- 1X. Verify tract areas are consistent. There are numerous discrepancies throughout the Site Plan tables and sheets, and the landscape tables and plans.
- 1Y. Show and label all proposed ground signage, monuments and retaining walls on all applicable sheets. Label top/bottom wall elevations. The village monument is not shown on the Site Plan or Grading sheets.
- 1Z. Ensure streets are labeled and sight triangles are shown on all Site Plan sheets.
- 1AA. Label and dimension the sidewalk along the west side of Tract E in PA-34.
- 1BB. The expectation is the homes on the motor court lots adjacent to Tract D, north of 42<sup>nd</sup> Avenue, will front Tract D. Will there be sidewalk access to those lots from Tract D?
- 1CC. Add labels to the ponds and associated structures south and east of 42<sup>nd</sup> Avenue (Sheets 34-35).
- 1DD. Add 48<sup>th</sup> Avenue and 38<sup>th</sup> Parkway on Sheet 36.
- 1EE. Fences and sight triangles do not need to be shown on the grading and utility plans.
- 1FF. The linework on the fencing plan isn't visible. Increase the scale, use color or enhance the linework so the linework and patterns are visible.
- 1GG. We strongly encourage you identify what type of fencing is permitted for motor court lots.
- 1HH. See redlines and address all comment and notations.

**2. Landscaping** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

- 2A. Review the area of tracts relative to the area noted in the Site Plan sheets. There are inconsistencies.
- 2B. The Water Zone Table should account for all of the area in each respective tract. See the example provided and revise.
- 2C. Show the area of all tracts on the landscape sheets in square feet, not acres. The areas should be consistent with the tract tables.
- 2D. There are numerous streets that exceed the number of trees required. Overplanting is not necessary and may be difficult to achieve when homes are built, utilities provided and driveways installed.
- 2E. Identify the types of free-standing lights proposed. The reference to the detail sheet is not adequate.
- 2F. Please make sure the lot typicals are to scale.
- 2G. Add the dimension range to each lot typical. There should be a typical for each size category. Lots over 70' wide should have an increased plant requirement.
- 2H. The landscape typicals are not representative of the required plant quantities. We know it's difficult to fit 2 trees on lots 50' wide or less, but lots that are 60' wide should have 2 trees. The street trees do not count toward the requirement. Feel free to schedule a time to talk about the requirements and work through some options.
- 2I. Please add a minimum number of species to the landscape requirements. This is a request, not a requirement, however, it is based on ongoing issues with landscape installations and repetition.
- 2J. Show the right-of-way and/or site boundary and all adjacent sidewalks. Label and dimension sidewalks.
- 2K. Show the sidewalk transitions at 48<sup>th</sup> Avenue. Ensure the landscape areas are accurate and that all landscape in the sight triangles does not exceed 26" in height.
- 2L. Where lots are separated from an adjacent street, there should be a buffer that includes 1 tree and 10 shrubs per 40 linear feet.
- 2M. Add landscape in the intervening tracts with sidewalks connecting neighborhoods to adjacent streets.
- 2N. Show fences on the landscape plans. If they are shown, they are not visible.
- 2O. Fix overwrites. Move labels that are covering the plans, and make sure labels are not cut off between sheets.
- 2P. Address all comments and notations on the redlines.



## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

### **3. Civil Engineering** (Julie Bingham / [jbingham@aurorgov.org](mailto:jbingham@aurorgov.org) / Comments in green)

- 3A. The 48<sup>th</sup> Avenue ISP must be approved prior to the approval of this Site Plan.
- 3B. If Jamestown is a private road, please clarify the right-of-way linework so that it is contained within a tract outside of the right-of-way. Currently it doesn't appear that the right-of-way ends at the entrance to the street. Also, remove the right-of-way reference from Jamestown Loop since it is private.
- 3C. The grading for Jamestown Loop needs to be updated to reflect the new curb configuration.
- 3D. Delete the streetlight foundation detail.

### **4. Traffic Engineering** (Carl Harline / 303-739-7548 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

#### **Traffic Impact Study (TIS)**

- 4A. The Traffic Study is approved.

#### **Site Plan**

- 4B. Repeat comment: Show the pedestrian connectivity on 48<sup>th</sup> Avenue.
- 4C. There is new linework indicating a pedestrian crossing of 48<sup>th</sup> Avenue that occurs on the east side of the intersection with Harvest. Realign trail the trail in Tract A to line up with pedestrian crossing location.
- 4D. Revise sign types, sizes and locations per comments on the redlines.
- 4E. Move pavement arrows out of crosswalk(s).
- 4F. Relocate streetlights per comments.

### **5. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 5A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 5B. Check the easement abbreviations on Sheet 3. It appears a word is missing from D.U.E.
- 5C. Provide the missing information on Sheets 39-40, 52 and 55, and show the contours around the swale.
- 5D. Maintenance access shall be provided to the top of outlet structure(s).
- 5E. Label all structures and maintenance paths.
- 5F. Provide a 1-foot recovery zone on each side of the pond access path(s).
- 5G. The maximum spacing of sanitary manholes is 400 feet.
- 5H. Label the connections to the existing mains as noted on the redlines.
- 5I. The pond access path (Sheet 55) shall be at least 8' wide with 2' recovery zones on either side.
- 5J. Extend the maintenance access to within 5' of the outlet structure(s)a.
- 5K. Ensure that public mains within private drives are covered by the appropriate easements, unless tracts are designated as utility tracts.
- 5L. For detention ponds, indicate the direction of emergency overflow, show pond side slopes and pond bottom slope.
- 5M. Provide a minimum 2' between a manhole lid and the edge of hardscape.
- 5N. Show the locations of water and sanitary services on the landscape lot typicals.
- 5O. At a minimum for site plan level of review, label linetype(s) (solid/dashed) and color. Revise any other striping labels as needed.
- 5P. Label crosswalks.
- 5Q. Trees should be setback 50' from stop signs.
- 5R. Add a sight triangle at 42<sup>nd</sup> Avenue and Reserve Loop on the landscape plans.
- 5S. Fix text and address notations per the redline comments.

### **6. PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

- 6A. Prior to final approval, verify that all unit counts and populations in the Tracking Chart are accurate based on recent approvals.
- 6B. Tract K is less than 30' wide. Remove it from the Tract Dedication Table.