



Planning Division
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September 27, 2022

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

Re: Initial 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 and agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 18, 2022.

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,

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

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Scott Campbell, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\2062-33rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Reduce block perimeter area, provide typical lot details (Planning)
- Show and label buffers, add street trees, show streets, lights hydrants and mail kiosks (Landscape)
- Offset streetlights, review slopes (Public Works Engineering)
- 48th Avenue is required, provide additional hydrants (Life/Safety)
- Revise water main size, provide pond maintenance access (Water)
- Provide 6' walks in open space, minimize use of turf in pocket parks (PROS)
- Add bearings, distances around perimeter, start License Agreement and easement dedications (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Referrals were sent to twelve (12) adjacent property owners, ten (10) outside agencies, and two (2) registered neighborhood organizations. Written comments were received from five (5) outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Zoning and Land Use Comments

- 2A. The maximum block length and width shall be 700 feet, and the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800. Several areas exceed the maximum block length and/or perimeter. Please revise.
- 2B. Double frontage lots shall not be permitted adjacent to local or collector streets and shall be avoided to the maximum extent practicable along arterial streets. There are numerous areas where lots back up to collector streets. Lots that are double fronted to a local are prohibited. Revise the plans or provide justification with the next submittal. If a major adjustment is required, the case may be referred to the Planning and Zoning Commission for approval.
- 2C. Advisory comment: the addition of notes discussing engineering standards related to cul-de-sac length, radii, and intersection design are merely stating design intent. The expectation is the design will meet all design standards at the time of subdivision plat and civil plans. Confirm with Public Works the information can be shown once and deleted from all other sheets. Edit the notes as shown on the redlines.

3. Completeness and Clarity of Application

Letter of Introduction

- 3A. Revise the Letter of Introduction to clarify the timing of 48th Avenue improvements, add reference to a map to illustrate the locations of Planning Areas, include more directional references (N/S, E/W) and to address all redline comments.

Streets and Pedestrian Issues

- 3B. Organize all local streets so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial, collector
- 3C. Provide sidewalks at the end of cul-de-sacs to connect to adjacent streets.
- 3D. Ensure stop signs are shown and labeled at intersections consistent with the Traffic Study.
- 3E. Straighten the alignment of Jamestown Street at the 47th Avenue intersection.
- 3F. Include a typical street section for the loop lane.
- 3G. Revise the street sections to label the landscape area within the curbside landscape and other redline comments.
- 3H. Where adjacent land has not been platted, subdivisions shall be designed so that at least one local street is constructed as a stub street intended as a future through connection.

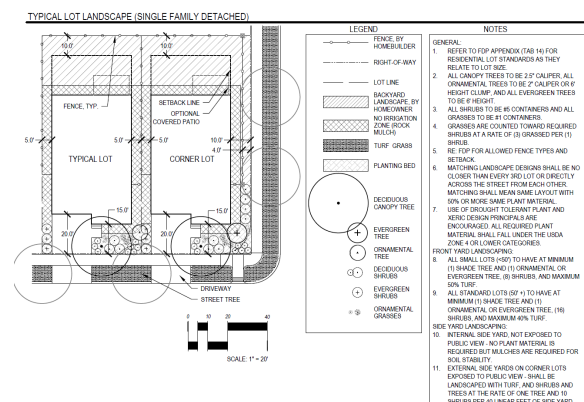


Site Plan

- 3I. Provide separate lot typical diagrams for standard and small single family detached residential lots and for motor courts.
- 3J. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typical diagrams where this will be available for each proposed lot type.
- 3K. Add a Lot Data Table to show the proposed lot sizes/types, minimum dimensions and area, and the required setbacks for each. Are duplex lots included in this site plan? If not, remove lot typical diagrams and all other references.
- 3L. Revise Site Data Block on the cover sheet to identify single family detached separately from single-family attached dwelling units, if applicable.
- 3M. Revise the Lot Tracking Map on Sheet 5 to outline the referenced Planning Areas, add motor courts to the Legend, show lots 60' wide or greater and label the tracts. Add the 60' wide lot category to the Legend.
- 3N. Update the Lot Tracking Chart and/or Map to match lot types and counts.
- 3O. Move the Owner's Signature Block to the cover sheet. Include a signature block for each underlying landowner.
- 3P. Identify all platted areas on the Context Map in lieu of planning areas. Unplatted areas can be identified by planning area. Please include land use designation for future use per the Master Plan.
- 3Q. Label all existing and proposed easements. They need to be shown for reference on the site plan and can be dedicated per the plat later.
- 3R. Label existing and proposed streets, lots and tracts on all sheets.
- 3S. Show and label all adjacent streets and sidewalks. Include street classification and dimension the sidewalks.
- 3T. Label mail kiosks and provide an accessible ramp at each.
- 3U. Remove tree shadows from mail kiosk details.
- 3V. Show and label the location(s) of all proposed monument signs.
- 3W. Remove all builder references from all sheets.
- 3X. Include details for all proposed lights. Clarify the difference between a pedestrian light vs. a streetlight.
- 3Y. Add "landscape" to the curbside landscape area of the street sections.
- 3Z. Why is a different bike rack being introduced? Please be consistent with previous plans.
- 3AA. Every bar scale should include a scale ratio. Increase font sizes used in scales.
- 3BB. Revise plans to eliminate overwrites and/or cut-off labels.
- 3CC. Increase font sizes so they can be read when printed at 11" x 17".
- 3DD. Address all redline comments, edits and notations.

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

- 3A. Move the landscape tables and plant legend to the sheet before the landscape plans (ahead of Sheet 63).
- 3B. Label all tracts and include area (square feet).
- 3C. Show mail kiosks, stop signs, light poles, pedestrian lights, bike racks and hydrants and add to legend.
- 3D. Show, label and dimension all required landscape buffers.
- 3E. Label major contours, lots and blocks on all sheets.
- 3F. Label ponds as existing or proposed. Ponds should provide landscape with this site plan or provide more information as to whether it will be included in a future ISP.
- 3G. Review street tree counts per comments on the redlines. Additionally, trees should be setback 50' from stop signs.
- 3H. All street trees must be a minimum 2.5' caliper and should be a seedless variety.
- 3I. Lindens tend to scorch when used as street trees. Please consider a different species.
- 3J. Provide landscape requirements for each proposed lot type (per Table 14.3A) and include requirement for variation of landscape designs. See example to the right.





- 3K. Include a Key Map to identify PA areas referenced in the landscape tables.
- 3L. Include a site data table, hydrozone map and area of cool season grasses. See Landscape Manual for requirements.
- 3M. Itemize 5-gallon shrubs separately from 1-gallon grasses in all landscape tables.
- 3N. Include all city standard notes. Remove all contractor/ construction related notes.
- 3O. The buffer along 48th Avenue should include evergreen trees.
- 3P. Revise fencing adjacent to open space or pocket parks. Open fence required.
- 3Q. Turn water lines off in the Fencing Plan.
- 3R. Add a note to the fence details that fences shall be located a minimum of 18" behind the sidewalk unless a larger setback is required.
- 3Q. Increase the scale of the Legend and the turf/seed mixes to be more consistent with the linework and symbols on the plans.
- 3R. Include a detail for edger.
- 3S. Add scale ratio to all bar scales
- 3T. Label all park equipment and reference the details.
- 3U. Update page numbers in detail references.
- 3V. Revise labels and eliminate overwrites. Plant labels are very difficult to see.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Revise street sections to label parking where bike lanes are noted.
- 4C. Label the typical curb return radius in the lot typical diagrams.
- 4D. Provide typical sections for loop lanes. The loop lanes are private and shall be in tracts.
- 4E. Provide the identified trails along public streets on the overall map or on a separate plan for tracking purposes.
- 4F. Provide the approval numbers for existing improvements.
- 4G. The 48th Avenue ISP must be approved prior to the approval of the Site Plan.
- 4H. Revise the notes on Sheet 7 per the redlines.
- 4I. Provide the centerline geometry for all roadways.
- 4J. Streetlights should be provided on all public streets, not pedestrian lights.
- 4K. Offset streetlights. They should not be located directly opposite.
- 4J. Add a note that streetlight locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plan with the civil plans.
- 4L. Proposed grading is tying closer to existing contours rather than proposed grading for 48th Avenue. The grading needs to be coordinated with the 48th Avenue design.
- 4M. Label slopes in all tracts. Minimum slope is 2% for all non-paved areas.
- 4N. Label longitudinal street slopes.
- 4O. Minimum slope in swales is 2% or provide a concrete pan.
- 4P. Add additional inlets in locations noted on the redlines.
- 4Q. Provide maintenance access that is a minimum 8' wide with 2' recovery area on each side.
- 4R. Show and label drainage easement(s), 100-year water surface elevation, and label slopes in pond bottoms. A minimum 2% required.
- 4S. Maintenance access is required to the top of the outlet structure.
- 4T. Accessible ramps are required at all mail kiosk locations.

5. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

- 5A. Traffic comments will be sent separately.



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

- 6A. Fire hydrant coverage is inadequate. Additional fire hydrants are required. Please ensure roadway manual fire hydrant requirements, cul-de-sac and looped lanes are being met.
- 6B. Indicate if structures are fire sprinkled.
- 6C. Will this site be gated? If any area of this site is gated the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 6D. The existing access for PA-35.3 and PA-44 satisfies the two separate and approved points of access requirements. Whereas, Planning Areas 29, 32, and 35 require the construction of 48th Avenue as an approved point of access. This means the issuance of certificates of occupancy will be limited to 30 for Planning Areas 29, 32, and 35 until the construction of 48th Avenue.
- 6E. Please revise the note on Sheet 7 per the language provided on the redlines.
- 6F. Advisory comment: The flexibility within the phasing plan must provide and account for both on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases.
- 6G. Add "looped water supply" to the mentioned statement on Sheet 12.
- 6H. Verify the intersections meet the Roadway Manual Standards.
- 6I. Is this portion of the roadway noted on Sheet 19 considered a turning lane? Provide a Bronto turn template if this intersection an approved roadway standard.
- 6J. It appears the Kewaunee Street cul-de-sac exceeds 500 feet. No cul-de-sac shall be longer than 500 feet unless a secondary emergency access is approved by Life Safety. How will the second point of access be provided?
- 6K. See Sheet 38 for fire hydrant spacing reconfiguration requirements.
- 6L. Reconfigure the fire hydrants to be spaced on average of 600' or less. Start from recommended placement locations. The abutting site's fire hydrants shall be reflected in order to accurately place fire hydrants and prevent placement that would be too close in proximity.
- 6M. Fire hydrant spacing is based on the travel path of a fire apparatus.
- 6N. Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 6O. Reconfigure the fire hydrants to be spaced on average at 600' or less. Start from recommended placement locations, which should be at the entrance points (see blue fire hydrant examples). Also, fire hydrant spacing is based on the travel path of a fire apparatus.
- 6P. Add the Fire Life Safety landscape note provided on Sheet 84.

7. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 7A. Show phasing/phase lines on the overall utility plans and the enlarged views.
- 7B. Show and label the 12-inch water line per the Master Utility Study (MUS).
- 7C. Is there a pond or drainage channel where noted on Sheet 42? The channel should extend to the flared end section. Show a drainage easement and provide a utility easement for public storm.
- 7D. Label and dimension the width of all maintenance paths.
- 7E. The maximum longitudinal slope of the maintenance access is 10%.
- 7F. Provide an enlarged layout view of the proposed meter and service line placements noted on Sheet 47.
- 7G. Relocate meters to curbside landscape.
- 7H. Revise slopes and label maintenance access as noted on Sheet 48.
- 8I. Revise the 8" water along 45th and 46th Avenues to be consistent with the MUS.
- 8J. See utility separation from curb/gutter requirements noted on Sheet 48.
- 8K. Provide a 10-foot minimum separation of sanitary service from hydrants and an 8-foot separation of water service to hydrants.
- 8L. Sanitary services cannot be emptied into a manhole.
- 8M. Per specifications, no acute angles between invert in and out.



- 8O. Show and label utility easement(s).
- 8P. Relocate the mail kiosk on 43rd Place away from the meter and remove the sanitary service line.
- 8Q. Clearly indicate how/where the service line ties into the main on Sheet 55.
- 8R. Provide maintenance access to all drainage outlet structures.
- 8S. Label pond(s) private and provide drainage easement(s).

8. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 8A. Please clearly label all tracts within the landscape plan sheets. As items are unclear as to what PA and Tract they are located within and are not all labeled, PROS was not able to complete a thorough review to provide guidance toward which are eligible for open space.
- 8B. Provide a graphic which highlights all tracts being requested for open space credit.
- 8C. Minimize turf areas within the pocket parks as noted; this includes perimeters and non-usable areas.
- 8D. All local trail corridors should have a 6' minimum walk within a 30' wide corridor to be eligible for open space credit.
- 8E. Please verify the 4" width and the maintenance areas to ensure they are wide enough accommodate maintenance trucks. City standard is a 5" minimum unless used as an emergency access in which 6" is the minimum.
- 8F. See additional comments within the site plan.

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

- 9A. Revise the Basis of Bearing.
- 9B. Verify the referenced Section.
- 9C. Label bearings and distances around the exterior of the boundary.
- 9D. Add adjacent right-of-way width(s) and include reception numbers.
- 9E. Label adjacent subdivision plats or label "unplatted."
- 9F. Ensure all linework is labeled.
- 9G. Label all streets public (or private).
- 9H. Include block numbers.
- 9I. Label all existing and proposed easements. Contact Andy Niquette at dedicationproperty@auroragov.org for any easements to be dedicated by separate document.
- 9J. Label tracts on all sheets.
- 9K. Masonry walls within easements may require a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the License Agreement process.
- 9L. Revise labels to eliminate overwrites.

10. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 10A. Comments will be provided with the next review.

11. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 11A. See attached comment letter.

12. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

- 12A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.

13. Adams County Planning and Development (developmentsubmittals@adcogov.org)

- 13A. Thank you for including Adams County in the review for Project Number: 1619783. We have no comment on the subject referral.

14. Mile High Flood District (MHFD) (Haley Koesters / 303-455-6277 / submittals@udfed.org)

- 14A. This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comments to provide at this time on the site plan. Any comments



we have regarding the project will be submitted in response to the engineering submittal (RSN 1636608).

15. Aurora Public Schools (APS) (Josh Hensley / jd hensley@aurorak12.org)

15A.APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated.

AURORA PUBLIC SCHOOLS - STUDENT YIELD 7/8/2022

Aurora Highlands North Area B - Site Plan (DA-2062-33)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	585	0.7	410
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	585		410

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL		HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	STUDENTS	
SF	0.34	199	0.16	94	293	0.2	117	410	
MF-LOW	0.17	0	0.08	0	0	0.05	0	0	
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0	
TOTAL		199		94	293		117	410	

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	199	0.0175	3.4808
MIDDLE	94	0.025	2.3400
HIGH	117	0.032	3.7440
TOTAL	410		9.5648

Aurora Highlands Development Tracking - 7/08/2022

Filing

CSP 1
CSP 2 DA-2062-06
Highland Green Site Plan #3 DA-2062-09
Plat 4 DA-2062-10
Plat 5 DA-2062-11
Plat 6 DA-2062-13
Plat 7 DA-2062-12
Plat 8 DA-2062-14
Plat 10 DA-2062-16
Plat 13 DA-2062-17
Site Plan 14 DA-2062-20
Site Plan 15 DA-2062-21
Site Plan 16 DA-2062-23
Site Plan 17 DA-2062-26
Aurora Highlands North A DA-2062-31
Aurora Highlands North Area B DA-2062-33
Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
84			84	42	17	59	1.3734	Approved
182	44		226	102	39	141	3.265	Tech Submittal
9			9	5	2	7	0.1472	Approved
47			47	24	9	33	0.7685	Approved
26			26	13	5	18	0.4251	Final Mylars
238	136		374	153	54	207	4.7855	2nd Submittal
174			174	87	35	122	2.8449	Approved
176			176	88	35	123	2.8776	Approved
13			13	7	3	10	0.2126	3rd Submittal
156	62		218	94	34	128	2.9583	Approved
300	112		412	178	66	244	5.6414	Tech Submittal
273			273	137	55	192	4.4636	Tech Submittal
97			97	49	19	68	1.586	3rd Submittal
796			796	398	159	557	13.0146	1st Submittal
585			585	293	117	410	9.5648	1st Submittal
3,156	354	0	3,510	1,670	649	2,319	53.9285	



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 25, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: The Aurora Highlands North Area B, Case # DA-2062-33

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands North Area B**. For the attached lots, the property owner/developer/contractor must complete the application via xcelenergy.com/InstallAndConnect as soon as possible and work with the Designer assigned to the project for approval of design details and to verify that the utility easements are satisfactory for natural gas and electric distribution installations in these areas.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Comment response requested/required.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com