

November 23, 2022

Debbie Bickmire
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments
The Aurora Highlands North – Area B – Site Plan
Application Number: DA-2062-33
Case Numbers: 2022-4027-00

PLANNING DEPARTMENT COMMENTS

Zoning and Land Use Comments

Comment

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.

Response: The streets in PA 35.2 have been revised to connect directly to Reserve. This mitigates the block perimeter and block length concern. The proposed pedestrian connection connecting streets will remain.

Comment

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.

Response: Several comments were directed at the 4-unit clusters which have front doors facing the open space along the collector. These units are allowed to face the street and the lot typical prepared as part of this submittal illustrate the front door locations. Other locations that appear to have double-fronted lots show lots that back onto a significant (minimum 70' wide) landscaped open space tract. PA 35.3 was redesigned to eliminate the few lots that backed to a local street.

Comment

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.

Response: Acknowledged. Cul-de sac length in PA 35.1 was revised to make it compliant with the 500'

maximum length.

1. Completeness and Clarity of Application

Letter of Introduction

Comment

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.

Response: LOI updated per all redline comments

Streets and Pedestrian Issues

Comment

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

Response: All lots are accessible by travel over no more than two local streets from the arterial/collector street grid. The one location that was noted was a through street, however we have modified that location so the through street is from the south, and the street from the north terminates in a cul-de-sac.

Comment

3C. Provide sidewalks at the end of cul-de-sacs to connect to adjacent streets.

Response: Sidewalks from cul-de-sacs to adjacent streets have been added.

Comment

3D. Ensure stop signs are shown and labeled at intersections consistent with the Traffic Study.

Response: Stop signs are shown and labeled at intersections to be consistent with the traffic study.

Comment

3E. Straighten the alignment of Jamestown Street at the 47th Avenue intersection.

Response: Road design has been changed, area is no longer an intersection.

Comment

3F. Include a typical street section for the loop lane.

Response: Section for loop lane has been added.

Comment

3G. Revise the street sections to label the landscape area within the curbside landscape and other redline comments.

Response: Landscape area is now clearly labeled.

Comment

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.

Response: Location of potential future access added to plans.

Comment

3I. Provide separate lot typical diagrams for standard and small single family detached residential lots and for motor courts.

Response: Separate lot typical diagrams now provided

Comment

3J. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typical where this will be available for each proposed lot type.

Response: Location of private outdoor space added to the small lot and motor court lot typical sections.

Comment

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.

Response: Lot data table provided. Duplex lot typical removed.

Comment

3L. Revise Site Data Block on the cover sheet to identify single family detached separately from single-family attached dwelling units, if applicable.

Response: Site data block has been updated.

Comment

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.

Response: All lot layouts have been labeled and accounted for within lot tracking.

Comment

3N. Update the Lot Tracking Chart and/or Map to match lot types and counts.

Response: Lot tracking chart has been updated.

Comment

3O. Move the Owner's Signature Block to the cover sheet. Include a signature block for each underlying landowner.

Response: Owner's signature block has been moved to cover sheet.

Comment

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.

Response: Context map updated accordingly.

Comment

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.

Response: All easements on site plan have been labeled.

Comment

3R. Label existing and proposed streets, lots and tracts on all sheets.

Response: Existing and proposed streets, lots and tracts on all sheets have been labeled.

Comment

3S. Show and label all adjacent streets and sidewalks. Include street classification and dimension the sidewalks.

Response: Adjacent streets and sidewalks have all been labeled accordingly.

Comment

3T. Label mail kiosks and provide an accessible ramp at each

Response: Mail kiosks have been labeled and accessible ramps at each have been provided.

Comment

3U. Remove tree shadows from mail kiosk details.

Response: Tree shadows have been removed form mail kiosk details.

Comment

3V. Show and label the location(s) of all proposed monument signs.

Response: All proposed monument signs are now shown and labeled.

Comment

3W. Remove all builder references from all sheets.

Response: Builder references removed.

Comment

3X. Include details for all proposed lights. Clarify the difference between a pedestrian light vs. a streetlight.

Response: Pole height has been added to distinguish lights. Light details will be submitted at a future time.

Comment

3Y. Add “landscape” to the curbside landscape area of the street sections.

Response: Added.

Comment

3Z. Why is a different bike rack being introduced? Please be consistent with previous plans.

Response: Bike rack has been replaced to be consistent with the previous plans.

Comment

3AA. Every bar scale should include a scale ratio. Increase font sizes used in scales.

Response: Ratios have been added to scales and font sizes have been added as well.

Comment

3BB. Revise plans to eliminate overwrites and/or cut-off labels.

Response: Overwritten labels have been rectified.

Comment

3CC. Increase font sizes so they can be read when printed at 11" x 17".

Response: Font sizes were called out in comments have been increased.

Comment

3DD. Address all redline comments, edits and notations.

Response: All redline comments, edits and notations have been addressed.

3. Landscaping Issues

Comment

3A. Move the landscape tables and plant legend to the sheet before the landscape plans (ahead of Sheet 63).

Response: Landscape tables and plant legend have been moved to be before the landscape plans (ahead of sheet 63).

Comment

3B. Label all tracts and include area (square feet).

Response: Areas are on tracking sheet.

Comment

3C. Show mail kiosks, stop signs, light poles, pedestrian lights, bike racks and hydrants and add to legend.

Response: All items have been added to the legend.

Comment

3D. Show, label and dimension all required landscape buffers.

Response: Landscape buffers are now labeled and dimensioned.

Comment

3E. Label major contours, lots and blocks on all sheets.

Response: Labels have been added.

Comment

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.

Response: All ponds have been labeled as existing or proposed. All pond landscaping will be provided with future plans

Comment

3G. Review street tree counts per comments on the redlines. Additionally, trees should be setback 50' from stop signs.

Response: Street tree counts have been reviewed, and moved to be 50' from stop signs.

Comment

3H. All street trees must be a minimum 2.5' caliper and should be a seedless variety.

Response: All street trees are now 2.5' caliper and are of a seedless variety.

Comment

3I. Lindens tend to scorch when used as street trees. Please consider a different species.

Response: Street tree types revised.

Comment

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.

Response: Landscape lot typical provided.

Comment

3K. Include a Key Map to identify PA areas referenced in the landscape tables.

Response: Key map added.

Comment

3L. Include a site data table, hydrozone map and area of cool season grasses. See Landscape Manual for requirements.

Response: Site Data table added. Hydrozone map to be evaluated with Construction Drawings.

Comment

3M. Itemize 5-gallon shrubs separately from 1-gallon grasses in all landscape tables.

Response: Itemization of 5-gallons broken out from 1-gallons.

Comment

3N. Include all city standard notes. Remove all contractor/ construction related notes.

Response: City standard notes added...contractor related notes removed.

Comment

3O. The buffer along 48th Avenue should include evergreen trees.

Response: Evergreen trees added to buffer along 48th.

Comment

3P. Revise fencing adjacent to open space or pocket parks. Open fence required.

Response: Fencing adjacent to open space or pocket parks have been revised to an open fence.

Comment

3Q. Turn water lines off in the Fencing Plan.

Response: Water lines have been turned off in the fencing plan.

Comment

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.

Response: A note has been added to the fence details stating that fences shall be located a minimum of 18" behind of sidewalk unless a larger setback is required.

Comment

3Q. Increase the scale of the Legend and the turf/seed mixes to be more consistent with the linework and symbols on the plans.

Response: Scale of legend and turf/seed mixes revised.

Comment

3R. Include a detail for edger.

Response: Steel edger detail added.

Comment

3S. Add scale ratio to all bar scales.

Response: Scale ratios added to bar scales.

Comment

3T. Label all park equipment and reference the details.

Response: Park equipment labels added with detail references.

Comment

3U. Update page numbers in detail references.

Response: Page numbers updated.

Comment

3V. Revise labels and eliminate overwrites. Plant labels are very difficult to see.

Response: Labels updated and overwrites fixed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**4. Civil Engineering****Comment**

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

Response: Acknowledged.

Comment

4B. Revise street sections to label parking where bike lanes are noted.

Response: Street sections have been revised.

Comment

4C. Label the typical curb return radius in the lot typical diagrams.

Response: Labeled.

Comment

4D. Provide typical sections for loop lanes. The loop lanes are private and shall be in tracts.

Response: Typical sections for both loop lanes have been added.

Comment

4E. Provide the identified trails along public streets on the overall map or on a separate plan for tracking purposes.

Response: Location of trails labeled on phasing sheets.

Comment

4F. Provide the approval numbers for existing improvements.

Response: Approval numbers added to adjacent existing improvements.

Comment

4G. The 48th Avenue ISP must be approved prior to the approval of the Site Plan.

Response: Acknowledged and noted on plans.

Comment

4H. Revise the notes on Sheet 7 per the redlines.

Response: Note revised.

Comment

4I. Provide the centerline geometry for all roadways.

Response: Centerline geometry of both on-site and off-site roadways has been added.

Comment

4J. Streetlights should be provided on all public streets, not pedestrian lights.

Response: All lights shown are streetlights. Smaller lights are just referred to differently on the local streets.

Comment

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.

Response: Note added.

Comment

4K. Offset streetlights. They should not be located directly opposite.

Response: Streetlights have been changed so that they are no longer directly opposed.

Comment

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.

Response: Grading has been updated.

Comment

4M. Label slopes in all tracts. Minimum slope is 2% for all non-paved areas.

Response: Non-paved are now 2% slopes.

Comment

4N. Label longitudinal street slopes.

Response: Longitudinal slopes have been added.

Comment

4O. Minimum slope in swales is 2% or provide a concrete pan.

Response: The temporary swale is flatter than 2% but will be removed and replaced with subsequent filings.

Comment

4P. Add additional inlets in locations noted on the redlines.

Response: Inlets have been added to all locations called out in comments.

Comment

4Q. Provide maintenance access that is a minimum 8' wide with 2' recovery area on each side.

Response: Maintenance access paths have been widened.

Comment

4R. Show and label drainage easement(s), 100-year water surface elevation, and label slopes in pond bottoms. A minimum 2% required.

Response: Added.

Comment

4S. Maintenance access is required to the top of the outlet structure.

Response: Added.

Comment

4T. Accessible ramps are required at all mail kiosk locations.

Response: Ramps have been added by all kiosks.

5. Traffic Engineering

Comment

5A. Traffic comments will be sent separately.

Response: The traffic comments have been received recently and the traffic report will be submitted separately.

Fire/Life Safety

Comment

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.

Response: Fire hydrant layout has been reworked to have a travel distance of 600' maximum between hydrants.

Comment

6B. Indicate if structures are fire sprinkled.

Response: Structures are non-fire sprinkled. Note added to title sheet.

Comment

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.

Response: Site will not be gated.

Comment

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.

Response: Acknowledged.

Comment

6E. Please revise the note on Sheet 7 per the language provided on the redlines.

Response: Note has been revised accordingly.

Comment

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.

Response: Acknowledged.

Comment

6G. Add "looped water supply" to the mentioned statement on Sheet 12.

Response: Looped water supply wording has been added.

Comment

6H. Verify the intersections meet the Roadway Manual Standards.

Response: The intersections have been revised to meet Standards.

Comment

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.

Response: This section of the roadway has been reworked so that is no longer an intersection.

Comment

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?

Response: The length has been reduced so a secondary access is no longer needed.

Comment

6K. See Sheet 38 for fire hydrant spacing reconfiguration requirements.

Response: Acknowledged. Fire hydrant layout has been reworked throughout the site.

Comment

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.

Response: Acknowledged. Fire hydrant layout has been reworked throughout the site.

Comment

6M. Fire hydrant spacing is based on the travel path of a fire apparatus.

Response: Acknowledged. Fire hydrant layout has been reworked throughout the site.

Comment

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.

Response: Fire hydrants have been reworked to comply with city comments. Additionally, a symbol has been added to indicate where hydrants within 400' of site are located but not shown on site plans.

Comment

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.

Response: Acknowledged. Fire hydrant layout has been reworked throughout the site.

Comment

6P. Add the Fire Life Safety landscape note provided on Sheet 84.

Response: Fire Life Safety note added.

6. Aurora Water**Comment**

7A. Show phasing/phase lines on the overall utility plans and the enlarged views.

Response: Phase lines added to overall utility sheet as well as grading/utility sheets.

Comment

7B. Show and label the 12-inch water line per the Master Utility Study (MUS).

Response: The east-west water connection shown in the MUS has been provided in the PA-34 roadways instead of through the open space. This will still meet the intent of the MUS. Refer to phasing and grading and utility plans.

Comment

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.

Response: The area called out is a temporary drainage swale and future Planning Area 33 will connect to the pipe referenced in this comment.

Comment

7D. Label and dimension the width of all maintenance paths.

Response: Maintenance path labels added.

Comment

7E. The maximum longitudinal slope of the maintenance access is 10%.

Response: Labels have been added showing slopes are not greater than 10% on the maintenance accesses.

Comment

7F. Provide an enlarged layout view of the proposed meter and service line placements noted on Sheet 47.

Response: Detail has been added to general notes/typical sections page.

Comment

7G. Relocate meters to curbside landscape.

Response: The meters have been relocated.

Comment

7H. Revise slopes and label maintenance access as noted on Sheet 48.

Response: Slopes have been revised and maintenance access paths labeled accordingly.

Comment

8I. Revise the 8" water along 45th and 46th Avenues to be consistent with the MUS.

Response: The east-west water connection shown in the MUS has been provided in 43rd Avenue to connect to the 12" main in PA-13. This will still meet the intent of the MUS. Refer to phasing and grading and utility plans.

Comment

8J. See utility separation from curb/gutter requirements noted on Sheet 48.

Response: Sanitary main has been relocated to provide greater distance from curb/gutter.

Comment

8K. Provide a 10-foot minimum separation of sanitary service from hydrants and an 8-foot separation of water service to hydrants.

Response: Revised.

Comment

8L. Sanitary services cannot be emptied into a manhole.

Response: Services no longer empty into manhole.

Comment

8M. Per specifications, no acute angles between invert in and out.

Response: Mains have been redesigned; no acute angles remain.

Comment

8O. Show and label utility easement(s).

Response: The road and utility layout has been revised in this area and no utility easements are needed.

Comment

8P. Relocate the mail kiosk on 43 Place away from the meter and remove the sanitary service line.

Response: Mail kiosks have been relocated and sanitary service line has been removed.

Comment

8Q. Clearly indicate how/where the service line ties into the main on Sheet 55.

Response: Services show connections clearly now.

Comment

8R. Provide maintenance access to all drainage outlet structures.

Response: Maintenance access has been added to the top of the outlet structures.

Comment

8S. Label pond(s) private and provide drainage easement(s).

Response: Ponds have been labeled accordingly.

8. PROS

Comment

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.

Response: Tracts all clearly labeled.

Comment

8B. Provide a graphic which highlights all tracts being requested for open space credit.

Response: Graphic key map has been added to sheet 59.

Comment

8C. Minimize turf areas within the pocket parks as noted; this includes perimeters and non-usable areas.

Response: Turf area reduced.

Comment

8D. All local trail corridors should have a 6' minimum walk within a 30' wide corridor to be eligible for open space credit.

Response: Noted.

Comment

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.

Response: Final thickness will be evaluated with Construction Drawings.

Comment

8F. See additional comments within the site plan.

Response: Acknowledged.

9. Real Property

Comment

9A. Revise the Basis of Bearing.

Response: Basis of bearing revised.

Comment

9B. Verify the referenced Section.

Response: Verified.

Comment

9C. Label bearings and distances around the exterior of the boundary.

Response: Labels and bearings have been identified on site plans.

Comment

9D. Add adjacent right-of-way width(s) and include reception numbers.

Response: Added.

Comment

9E. Label adjacent subdivision plats or label "unplatted."

Response: Labels added throughout.

Comment

9F. Ensure all linework is labeled.

Response: Linework has been labeled where requested.

Comment

9G. Label all streets public (or private).

Response: Streets have been labeled as public.

Comment

9H. Include block numbers.

Response: Block numbers have been added.

Comment

9I. Label all existing and proposed easements. Contact Andy Niquette at dedicationproperty@auroragov.org for any easements to be dedicated by separate document.

Response: Easement labels have been added. Acknowledged.

Comment

9J. Label tracts on all sheets.

Response: Tract labels have been added to all tracts visible on all sheets.

Comment

9K. Masonry walls within easements may require a License Agreement. Contact Grace Gray at ggray@auroragov.org to start the License Agreement process.

Response: Acknowledged.

Comment

9L. Revise labels to eliminate overwrites.

Response: Over writes corrected.

10. Public Art**Comment**

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

Response: Acknowledged.

11. Denver Planning + Design**Comment**

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

Response: Acknowledged.

12. Adams County Planning and Development**Comment**

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

Response: Acknowledged.

13. Mile High Flood District (MHFD)**Comment**

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.

Response: Acknowledged

14. Aurora Public Schools

Comment

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.

Response: Acknowledged.

XCEL ENERGY

Comment

1. 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.

Response: Reviewed. An application will be submitted in the construction plan phase.

Sincerely,

MATRIX DESIGN GROUP, INC.



Jeff Killion, PE
Associate Vice President

cc: 21.1229.001