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January 24, 2023

Patrick Chelin  
Aerotopolis Area Coordinating Metro District  
707 17<sup>th</sup> Street STE 3150  
Denver, CO 80202

**Re: First Technical Review – The Aurora Highlands North – Area B - Site Plan**  
Application Number: **DA-2062-33**  
Case Numbers: **2022-4020-00**

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.

There are still items that need to be addressed, therefore, you will need to make another technical submission. Please revise your plans and resubmit your plans by February 14, 2024.

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  
Justin Andrews, ODA  
Filed: K:\SDA\2062-33tech1.rtf



## *First Technical Review*

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

- Revise Lot Key Maps to be consistent, ensure all lots have dimensions and area, and clarify phasing around ponds (Planning)
- Clarify phasing, add maintenance notes, revise lot landscape requirements (Landscape)
- Revise the phasing notes, clarify retaining wall height(s) (Public Works Engineering)
- Show manholes, label all slopes, and identify utility connections (Water)

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Add “With Adjustment” to the Site Plan title.
- 1B. Revise the private, usable outdoor space in the front yards of motor courts to meet the minimum dimensional requirements.
- 1C. The Lot Key Map on Sheet 6 differs from the Key Map with the landscape plans. The two maps should be consistent or explain the differences.
- 1D. Add the missing linework in PA-35 in the Lot Key Map.
- 1E. Review labels around detention areas to ensure existing vs. proposed improvements are labeled consistently throughout the plans.
- 1F. Revise tract linework so the boundaries are delineated. See redlines around PA-32 for clarification.
- 1G. Ensure all lots have dimensions and lot area.
- 1H. Revise the monument sign labels to be consistent throughout and match the detail label. Clarify the wall heights and show them on the grading plan. Add top and bottom wall heights.
- 1I. Include all symbols in the Legend.
- 1J. Ensure sight triangles are shown at intersections. Some appear to have dropped off with this review.
- 1K. See redlines and address all comments and notations.

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

- 2A. There are discrepancies between the site plan/landscape sheets identifying what improvements will be constructed with ponds (re: maintenance access vs. trails) or what will be completed in a future phase. Please review and revise accordingly.
- 2B. There are sidewalks/trails in intervening open spaces that don’t connect to anything. Add notes to clarify when connections will be designed/constructed.
- 2C. The Lot Key Map differs from the Key Map on Sheet 6. They should be the same. Please explain if there is a reason for the differences.
- 2E. Add a statement as to who is responsible for the maintenance of tracts.
- 2F. The sum of the areas in the Site Data Table should equal the site total. Please review.
- 2G. Include all symbols/screens in the legend.
- 2H. Thank you, the motorcourt landscape is much better. The landscape shown on the “rear” units is required when units must be turned to face Tracts D and E. Please add a note or include another detail to clarify what is required for each configuration.
- 2I. The open space note with the motorcourt lots has been cut off. Please make sure the full note is visible.
- 2J. The landscape typicals are not all consistent with the required plant quantities.
- 2K. You can revise the requirement to 1 tree on lots 50’ wide or less, but lots that are 60’ wide should have 2 trees.
- 2L. The masonry wall symbol includes squares that imply columns. Columns should be shown separately to avoid confusion.
- 2M. Add edger to the legend.
- 2N. Please dimension the regional trail, identify the trail material, and please clarify when the trail improvements will



be provided.

- 2O. Ensure Planning Areas are identified on all landscape sheets.
- 2P. Please make sure all tract boundaries are identified. It is hard to differentiate the locations of the tracts along the west side of PA-32.
- 2Q. The area of Tract A, PA-32 differs on Sheets 18 and 65. Please revise to be consistent.
- 2R. Review sidewalk and trail widths for consistency with the site plan sheets.
- 2S. Check the locations of leader lines, and ensure all easements are shown.
- 2T. Screen linework for adjacent Site Plans.
- 2U. Fix overwrites and move labels that are covering the plans.
- 2V. Address all comments and notations on the redlines.

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

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

- 3A. The 48<sup>th</sup> Avenue ISP must be approved before the approval of this Site Plan. As of 1/4/23, the ISP has not been completed.
- 3B. Revise the phasing notes to say "48<sup>th</sup> Avenue design and construction by Aerotropolis Regional Transportation Authority shall be completed before the issuance of any certificate of occupancy or temporary certificate of occupancy."
- 3C. Remove all cross pans from the site plan. They will be reviewed/approved with the civil plans. This is new with this submittal.
- 3D. Verify the sign/retaining walls have a height of less than 4'.

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

- 4B. Please contact Carl directly for 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. Where is the rest of the pond noted on Sheet 29?
- 5C. Add missing slopes per the redlines.
- 5D. Add missing manholes on Sheets 46 and 47.
- 5E. Identify which infrastructure is proposed with this site plan and show where the proposed storm connects to either the existing storm or any future storm on Sheet 52.
- 5F. Identify where the proposed utility connects to existing or future infrastructure on Sheet 57.