

December 20, 2023

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 – Fourth Review
Application Number: DA-2062-33
Case Numbers: 2022-4027-00

Dear Debbie:

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

Letter of Introduction

Comment

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.

Response: Completed and submitted on October 4, 2023.

Comment

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.

Response: Completed and submitted on October 4, 2023.

Comment

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.

Response: Completed and submitted on October 4, 2023.

Comment

1D. Include all PA's referenced in the Project Overview on the attached map. Label the map as an "Exhibit" and refence it within the text.

Response: Completed and submitted on October 4, 2023.

Comment

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.

Response: Completed and submitted on October 4, 2023.

Comment

1F. A revised Letter of Introduction will need to be provided prior to the Administrative Decision date.
Site Plan

Response: Completed and submitted on October 4, 2023.

Comment

1G. Add the adjustment request and justification to the Site Plan cover sheet and Sheet 6.

Response: Completed and submitted on October 4, 2023.

Comment

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.

Response: Note added per the redlines.

Comment

1I. Revise the Lot Dimensions Table to add side setbacks for interior and corner lots.

Response: Revised as requested.

Comment

1J. Where is Local Street Type 2 used in this Site Plan? Please remove the section if it is not used.

Response: Not used and has been removed.

Comment

1K. Add Planning Area references to the loop lane sections.

Response: The planning areas have been added to the title.

Comment

1L. Is the Tract J loop lane one-way or two-way. If it is two-way, please review the proposed street signage.

Response: It is one way. A do not enter sign has been added.

Comment

1M. Jamestown Loop is private. Remove all references to right-of-way and delineate the tract boundary.

Response: ROW has been removed from the Jamestown Loop labels.

Comment

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.

Response: The site plan labels have been revised for the trail in PA-32.

Comment

1O. Tract K (2.8 acres) is tracked with PA-32 and PA-29. Review all tracking tables for consistency.

Response: Tract K has been clarified to be in PA-32.

Comment

1P. Revise the tables on Sheet 6 per the redlines and verify all lot counts are accurate.

Response: Tables have been updated and lot counts verified. Comment shown below was not revised because the requirements are for Total Small Lots (50%) and Front Loaded Small Lots (35%), and not for Alternate-Loaded Small Lots, so we need the numbers for Total and Front Loaded Small Lots only.

	Min./Max. Permitted	Total to Date
Multi-Family	Max. 32% of Total Units	0
Small Lot Total	Max. 50% of Total Units	1170
Small Lot Front-Loaded	Max. 35% of Total Units	201
Standard Lots	Min. 40% of Total Units	1878

Alternate Loaded

Notes:

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
 - Up to 50% of the total number of lots may be Small Lots.
 - No more than 35% of the total number of lots may be small front loaded.
 - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
 - Groupings of small lots should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Multi-family allowed.

Comment

1Q. Add Planning Area references on the individual Site Plan sheets so the Tract references can be tracked.

Response: The PA number has been added to the tract labels.

Comment

1R. Fences are shown in the Site Plan Legend but are not shown on the plans. Please add fences or turn that layer on.

Response: The fences have been removed from the legend.

Comment

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.

Response: The tract labels have been revised.

Comment

1T. Repeat comment: Show, label and dimension the sidewalks along 48th Avenue.

Response: Additional 48th Avenue sidewalk labels have been added.

Comment

1U. Repeat comment: Clearly delineate the site boundary and/or adjacent rights-of-way.

Response: The site boundary is clearly delineated.

Comment

1V. Add the case number for adjacent Site Plans, approved and/or in process.

Response: The case numbers have been added.

Comment

1W. Fences are in the Site Plan legend but are not shown on the plans.

Response: The fences have been removed from the legend.

Comment

1X. Verify tract areas are consistent. There are numerous discrepancies throughout the Site Plan tables and sheets, and the landscape tables and plans.

Response: The tract areas have been revised as needed.

Comment

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.

Response: The village monument signs have been added. There are not any retaining walls.

Comment

1Z. Ensure streets are labeled and sight triangles are shown on all Site Plan sheets.

Response: Sight triangles are shown and streets are labeled.

Comment

1AA. Label and dimension the sidewalk along the west side of Tract E in PA-34.

Response: The sidewalk on the west side of tract E in PA-34 has been labeled.

Comment

1BB. The expectation is the homes on the motor court lots adjacent to Tract D, north of 42nd Avenue, will front Tract D. Will there be sidewalk access to those lots from Tract D?

Response: Sidewalk access has been added to the plans.

Comment

1CC. Add labels to the ponds and associated structures south and east of 42nd Avenue (Sheets 34-35).

Response: Additional labels have been added to the ponds.

Comment

1DD. Add 48th Avenue and 38th Parkway on Sheet 36.

Response: Both streets have been added.

Comment

1EE. Fences and sight triangles do not need to be shown on the grading and utility plans.

Response: Both have been removed from the grading plan.

Comment

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.

Response: Linework on the fencing plan has been revised to be more clearly visible.

Comment

1GG. We strongly encourage you identify what type of fencing is permitted for motor court lots.

Response: Fencing or walls are identified on the plans. Motor courts with a sidewalk in front of it will not have any fence specified.

Comment

1HH. See redlines and address all comment and notations.

Response: The redlines have been addressed.

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

Comment

2A. Review the area of tracts relative to the area noted in the Site Plan sheets. There are inconsistencies.

Response: The tract areas have been revised as needed.

Comment

2B. The Water Zone Table should account for all of the area in each respective tract. See the example provided and revise.

Response: Water Zone Table has been revised to account for all of the area in each respective tract.

Comment

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.

Response: Area of all tracts on the landscape sheets are now shown in both SF and acres. They have been revised to be consistent with tract tables.

Comment

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.

Response: Street tree quantities have been revised to meet the requirements.

Comment

2E. Identify the types of free-standing lights proposed. The reference to the detail sheet is not adequate.

Response: Proposed free-standing lights have been identified in the COA standard notes.

Comment

2F. Please make sure the lot typicals are to scale.

Response: Lot typicals have been revised so that they are to 20 scale.

Comment

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.

Response: Dimension ranges that match each size category have been added to the lot typical title. Lots 70'+ reflect the increased plant requirement.

Comment

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.

Response: Lot typicals have been revised to represent the required plant quantities.

Comment

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.

Response: Minimum number of species has been added to the landscape lot typical notes.

Comment

2J. Show the right-of-way and/or site boundary and all adjacent sidewalks. Label and dimension sidewalks.

Response: Right-of-way and or site boundary and all adjacent sidewalks are shown with labels and dimensions.

Comment

2K. Show the sidewalk transitions at 48th Avenue. Ensure the landscape areas are accurate and that all landscape in the sight triangles does not exceed 26" in height.

Response: Sidewalk transitions are now shown at 48th Avenue. Landscape areas are accurate and all landscape in the sight triangles do not exceed 26" in height.

Comment

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.

Response: Planting plan revised to reflect this requirement.

Comment

2M. Add landscape in the intervening tracts with sidewalks connecting neighborhoods to adjacent streets.

Response: Landscape has been added to the intervening tracts where sidewalks connect neighborhoods to adjacent streets.

Comment

2N. Show fences on the landscape plans. If they are shown, they are not visible.

Response: Fences have been shown on the landscape plans. They are visible.

Comment

2O. Fix overwrites. Move labels that are covering the plans, and make sure labels are not cut off between sheets.

Response: Plans reviewed and overwrites fixed.

Comment

2P. Address all comments and notations on the redlines.

Response: The redlines have been addressed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@aurorgov.org / Comments in green)

Comment

3A. The 48th Avenue ISP must be approved prior to the approval of this Site Plan.

Response: Acknowledged.

Comment

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.

Response: The right-of-way linework has been revised to delineate Jamestown Loop as a private road. Additionally, callouts have been revised accordingly.

Comment

3C. The grading for Jamestown Loop needs to be updated to reflect the new curb configuration.

Response: The grading has been revised to reflect the new curb configuration.

Comment

3D. Delete the streetlight foundation detail.

Response: Streetlight foundation detail has been removed from the lighting detail sheet.

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

Traffic Impact Study (TIS)

Comment

4A. The Traffic Study is approved.

Response: Comment noted.

Site Plan

Comment

4B. Repeat comment: Show the pedestrian connectivity on 48th Avenue.

Response: The viewport on Sheet 14 has been revised to show the pedestrian connectivity on 48th Avenue.

Comment

4C. There is new linework indicating a pedestrian crossing of 48th 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.

Response: The pedestrian trail has been realigned to match with the pedestrian crossing.

Comment

4D. Revise sign types, sizes and locations per comments on the redlines.

Response: Street sign types, sizes and locations have been revised per comments on the redlines.

Comment

4E. Move pavement arrows out of crosswalk(s).

Response: Pavement arrows have been moved.

Comment

4F. Relocate streetlights per comments.

Response: Streetlights have been relocated per comments.

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

Comment

5A. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.

Response: Acknowledged.

Comment

5B. Check the easement abbreviations on Sheet 3. It appears a word is missing from D.U.E.

Response: Abbreviation has been revised as requested.

Comment

5C. Provide the missing information on Sheets 39-40, 52 and 55, and show the contours around the swale.

Response: Some of the swale concepts have changed and the labels have been updated.

Comment

5D. Maintenance access shall be provided to the top of outlet structure(s).

Response: Access is provided to the top and bottom of outlet structures.

Comment

5E. Label all structures and maintenance paths.

Response: The structures and maintenance paths have been labeled.

Comment

5F. Provide a 1-foot recovery zone on each side of the pond access path(s).

Response: The pond access paths have the 1' recovery zone.

Comment

5G. The maximum spacing of sanitary manholes is 400 feet.

Response: Manhole locations have been revised.

Comment

5H. Label the connections to the existing mains as noted on the redlines.

Response: Connections to existing mains now noted on plans.

Comment

5I. The pond access path (Sheet 55) shall be at least 8' wide with 2' recovery zones on either side.

Response: Pond access path is greater than the minimum.

Comment

5J. Extend the maintenance access to within 5' of the outlet structure(s)a.

Response: The maintenance path extends to the outlet structure.

Comment

5K. Ensure that public mains within private drives are covered by the appropriate easements, unless tracts are designated as utility tracts.

Response: A callout has been added clarifying the proposed easement within private drives.

Comment

5L. For detention ponds, indicate the direction of emergency overflow, show pond side slopes and pond bottom slope.

Response: The pond slopes have been labeled. The emergency overflow has been shown.

Comment

5M. Provide a minimum 2' between a manhole lid and the edge of hardscape.

Response: Manhole location has been revised.

Comment

5N. Show the locations of water and sanitary services on the landscape lot typical.

Response: Locations of water and sanitary services are shown on the civil lot typicals and plans.

Comment

5O. At a minimum for site plan level of review, label linetype(s) (solid/dashed) and color. Revise any other striping labels as needed.

Response: Striping labels have been revised.

Comment

5P. Label crosswalks.

Response: Crosswalks are now correctly labeled.

Comment

5Q. Trees should be setback 50' from stop signs.

Response: All trees revised to be setback 50' from stop signs.

Comment

5R. Add a sight triangle at 42nd Avenue and Reserve Loop on the landscape plans.

Response: The sight triangles have been added.

Comment

5S. Fix text and address notations per the redline comments.

Response: The redlines have been addressed.

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

Comment

6A. Prior to final approval, verify that all unit counts and populations in the Tracking Chart are accurate based on recent approvals.

Response: All unit counts and populations in the Tracking Chart are updated and accurate at this time.

Comment

6B. Tract K is less than 30' wide. Remove it from the Tract Dedication Table.

Response: Tract K has been revised to be 30' wide.

Sincerely,

MATRIX DESIGN GROUP, INC.

Patrick Chelin, P.E.
Senior Vice President

cc: 21.1229.002