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June 2, 2023

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

**Re: Third 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.

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 June 23, 2023.

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  
Robert Taylor, Consultant  
Filed: K:\SDA\2062-33rev3.rtf



## *Third Submittal Review*

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

- (Planning and Traffic)
- Provide private, usable open space for motor court lots (Planning)
- Include Street and Non-Street Buffer Landscape Tables (Landscape)
- Off-site improvements for PA-29 must include the construction of 48<sup>th</sup> Avenue (Public Works Engineering)
- Provide a 2-way loop lane section (Public Works Engineering)
- Identify signalized intersections, revise signage and label crosswalks (Traffic)
- Include a signage package, delineate the fire lane easement in loop lane section(s) (Life/Safety)
- Meter pits shall be in vaults, review pond grading (Water)
- Revise tract dedication table, remove tracts that don't meet open space standards (PROS)

### **PLANNING DEPARTMENT COMMENTS**

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

##### *Letter of Introduction*

- 1A. The request for an adjustment to UDO Section 146-4.3.10.C for double-fronted lots has not been added to the Letter of Introduction. Include the request and justification in the letter as well as on the cover sheet of the Site plan so it can be assessed by the Planning Director.
- 1B. Verify the lot counts for each planning area and the total number of lots. There are many inconsistencies.
- 1C. Label PA-32 on the Context Map since it is referenced in the text.

##### *Site Plan*

- 1B. Repeat Comment: Each motor court lot shall incorporate a [private, usable outdoor space](#) consisting of at least 180 square feet of area and have minimum length and width dimensions of 10 feet. A front yard may be counted toward the private usable outdoor space requirement if the front yard meets the minimum dimensions and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet. See the landscape comments for additional comments.
- 1C. County land records indicate that GVR KING LLC is also an underlying landowner. Please add a signature line if this is accurate.
- 1D. Add the adjustment request and justification to the Site Plan cover sheet.
- 1E. The Site Data on the cover sheet states there are 589 lots proposed, however, the sum of the lots on Sheet 6 is 581. Please resolve.
- 1F. Revise the Site Data so the sum of areas is equal to the total acreage.
- 1G. The loop lane section for Tract J will be acceptable for one-way travel. Revise the Site Plan labels which indicate two-way travel. Add signage for one-way traffic.
- 1H. Jamestown Loop, which is spliced between 3 different sheets, is inconsistently referenced as public street, a tract and the proposed street section is for a two-lane collector. All loop lanes must be private. Provide a two-way section for Jamestown Loop.
- 1I. Please review the easement dimensions in the lot typicals on Sheet 3. Make sure all easements are labeled and clarify why lot perimeter utility easements have different dimensions.
- 1J. Show, label and dimension all easements in motor court lots.
- 1K. Reference all recorded plats on the Context Map.
- 1L. Review the lot totals in the Site Data Table and the Product Types table. There are inconsistent lot totals.
- 1M. Preliminary Plat No. 8 is the only previous site plan to include motor courts. Please move 72 Alternate Loaded lots in Preliminary Plat No.8 to the Motor Court column in the Product Types table on Sheet 6.
- 1N. PA-32 (Tract K) is labeled as a Neighborhood Park in this submittal but is not included in the open space table on Sheet 6. Additional information and coordination with PROS needed.



- 1O. General comment, please increase the tract label font. Use a leader line if necessary.
- 1P. Show, label and dimension the sidewalks along 48<sup>th</sup> Avenue.
- 1Q. Include all symbols in the legend.
- 1R. Review proposed streetlights for consistency.
- 1S. Many comments and edits are not included in these comments. Please address all comments, edits, and notations on the redlines.
- 1T. Flatten the AutoCAD SHX Text.

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

- 2A. Provide buffer tables for street and non-street buffers. The Street Perimeter Buffer Table has been removed since the last review.
- 2B. All tracts should be included in the Tract Landscape Table. Landscape requirements can overlap as long as the greater requirement is met. Buffer landscape can count toward tract landscape; however, it must be located within the buffer area. Tract landscape should be distributed throughout the tract. Please see redlines where adjustment should be made.
- 2C. All tracts should be clearly labeled on Sheet 59, along with the respective area of each. Ensure all tract boundaries are clearly defined.
- 2D. It is unclear how street tree requirements are being calculated. The Standard Right-of-Way Table shows numerous deficiencies, however, spot checks on the plans show requirements are substantially met. Please feel free to schedule a meeting for us to discuss.
- 2E. Clarify in the Landscape Notes whether rock mulch will be used.
- 2F. Add a typical landscape for 60' and greater lots.
- 2G. Include side lot landscape in the lot typicals. One tree and ten shrubs are required per 40 linear feet of side yard exposed to public view.
- 2H. Include variation in the typical lot landscape plans. They should not be identical.
- 2I. Revise the lot typicals to show utility easements separately from setbacks.
- 2J. The proposed landscape for the motor court lots does not provide for the 180 square feet of usable open space per lot. The open space area shall have a minimum width of 10-feet, outside of any sidewalks and include a stable surface material to accommodate outdoor furniture. Landscape should be designed around the open space.
- 2K. Include landscape material within the motor court area.
- 2L. Clarify how buffers are being measured adjacent to 48<sup>th</sup> Avenue. Buffer should be measured from the back of sidewalk.
- 2M. Show and label the property boundary/right-of-way line and sidewalk for the south side of 48<sup>th</sup> Avenue.
- 2N. Revise the non-street buffer adjacent to PA-30 so there is 1 tree and 10 shrubs, or equivalents, behind the residential lots.
- 2O. Add notations where adjacent landscape has been designed by another site plan and include the case number.
- 2P. Show streetlights and hydrants on all sheet.
- 2Q. Add a note to detention ponds that landscape shall be designed and installed per a future site plan.
- 2R. Increase the size of the tract labels and make sure they are visible.
- 2S. Address all comments and notations on the redlines.

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**3. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

- 3A. Please revise the note on Sheet 8 regarding PA-29 off-site infrastructure improvements to state that 48<sup>th</sup> Avenue construction needs to be completed, not just designed.
- 3B. All loop lanes must be private.
- 3C. Include a two-way loop lane section for Jamestown Loop. Reference Roadway Manual Section 4.04.2.09.1.

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

- 4A. Please check the consistency of the Appendices, particularly the signal warrant reports included. It appears some intersections are missing (specifically 42<sup>nd</sup>/Reserve, which is shown to be signalized) and it appears there are duplicate reports for nearly all the intersections. 42<sup>nd</sup>/Reserve, projected to be signalized, appears to have low volumes and may not meet warrants. Please confirm. I compared volumes at 42<sup>nd</sup>/Reserve to 2<sup>nd</sup>/Fultondale.
- 4B. Provide a version removing the DRAFT watermark and providing CO PE stamp for the analysis, per the TIS guidelines.

**Site Plan**

- 4C. The percentages in Note 2 on Sheet 2 appear to reflect the North A note. Per the TIS this note should read: 25% of 48<sup>th</sup>/Harvest, 100% of 42<sup>nd</sup>/Reserve Loop.
- 4D. The response to comments demonstrates that the trail alignment noted on Sheet 14 is shown relative to the future 48<sup>th</sup>/Harvest pedestrian crossing location, but that is not shown on this plan. For clarity, include linework for the full intersection of 48<sup>th</sup>/Harvest to verify trail/pedestrian crossing connectivity.
- 4E. The crossing on 47<sup>th</sup> Avenue (see Sheet 14) and related signage is not included with the North A Site Plan. Either North A or North B will need to include it.
- 4F. Revise signage per the redline comments. Many of the signs are sized for multi-lane roadway approaches. Review for compliance with the MUTCD Table 2B-1 and update the legend on all sheets.
- 4G. Remove signs from light poles. Adjust plans where signs and lights overlap.
- 4H. For clarity, call out striping or provide separate line type for striping; or move labels so there isn't overlapping that obscures relevant information.
- 4I. Label crosswalks.

**5. Fire / Life Safety** (William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 5A. Delineate the fire lane easement within the looped lane (Tract J). Ensure the minimum turning radii are reflected.
- 5B. Include the fire lane and tow-away signs within the sign/stripping package.
- 5C. Show and identify the location of the fire lane signs.
- 5D. Include a signage and stripping package.

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

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 6B. Per the new Aurora Water specification (April 2023), banked meter pits shall be located within vaults.
- 6C. A license agreement is required for the mail kiosk noted on Sheet 45.
- 6D. The proposed grades for the private pond noted on Sheet 46 imply that the WSEL will not be accommodated by the pond. Please reconcile.
- 6E. Show the 100-year WSEL for all detention ponds.

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

- 7A. The Tract Dedication Table on Sheet 6 should only show Neighborhood Park. Community Park and Open Space. Please make a separate note about the neighborhood activity center dedication and remove it from the table.
- 7B. Tract K is pond access only. Remove from open space.
- 7C. Tract AA is school buffer, remove from open space.
- 7D. Tract G in PA-29 can also count as open space as this is a pocket park.
- 7E. Tract Z in PA-35 does not meet pocket park, mini park, or trail corridor requirements, please remove.
- 7F. Label width of Tract H (Sheet 24). It does not appear to be 30' wide. If less than 30' it must be removed from open space credit table.
- 7G. Tract K (Sheet 32) is not open space or trail corridor, but only access to the pond. Remove from table.
- 7H. Tracts N and R (Sheet 76) are not usable open space providing a recreation, conservation, or education purpose. For this to be credited please add the 'recreation purpose' by adding a 4' crusher fines path which meanders through the middle to create an off-street trail corridor.



- 7I. Tracts N and R are being requested for open space, therefore a sound wall would not be allowed and this would need to be revised to the split rail or metal 4' open style fence.
- 7J. Provide a fence detail for Tract Z (Sheet 76).
- 7K. Tract Z does not provide an open space purpose and does not meet pocket park, mini park, or trail corridor standards. It is just a landscaped area next to the homes. Remove from open space dedication table.
- 7L. Several areas (see Sheet 81) are requested for open space. so, revise the fence style to be the split rail open space style fence.