



Planning Division
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AuroraGov.org

September 11, 2024

Kent Pedersen
Lennar
9193 S. Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Fourth Submission Review: Aurora One PA-4 – Site Plan with Adjustments and Plat
Application Number: DA-2241-04
Case Number: 2022-4051-00; 2022-3099-00

Dear Mr. Pedersen:

Thank you for your fourth submission, which we received on August 20, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since some important issues remain with Landscaping, Traffic Engineering, and Aurora Water, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 2, 2024 to remain on schedule.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Julie Gamec, THK Associates
Brit Vigil, ODA
Filed: K:\\$DA\2241-04rev4.rtf



Fourth Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

- 1A. Note that the maximum building height in R-3 is 45' in the Data Block.
- 1B. Include the correct Case Numbers per redline comments.
- 1C. Verify the material used in Alley 3 on Sheet 9.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 2A. Street trees are missing on some streets and appear to have been replaced with shrubs. Please be advised that the use of shrubs should only occur if there is an encumbrance that would prohibit the installation of street trees. In addition, tree spacing should be adjusted per the redline comments where mid-block crossings have occurred.
- 2B. Darken all of the deciduous canopy trees.
- 2C. Include the actual stop signs and not just labels.
- 2D. On Sheet 20, relocate the identified street tree so that it is 50' from the face of the stop sign.
- 2E. Label the wall in the detention pond on Sheet 22 and provide spot grades. Also adjust the location of the identified trees as they conflict with the detention pond wall.
- 2F. Update the Standard Rights of Way and Curbside Landscape Table per redline comments.
- 2G. Grasses cannot be provided as shrub equivalents. No more than 40% of the total shrub count can be grasses. Grasses must be 5-gallon at time of installation.

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

- 3A. Revise the pedestrian activity levels for both street sections on Sheet 2 per redline comments.
- 3B. As previously noted, the timing of the ISP will be critical to this Site Plan. This Site Plan will not be approved until the associated ISP for all of the required infrastructure per the PIP is approved.
- 3C. Add the centerline information to the Site Plan.
- 3D. As previously coordinated, please continue to identify the easement as access easements due to the private ownership / maintenance of the sidewalk.

4. Traffic Engineering (Jason Igo / 303-739-1792 / jigo@auroragov.org / Comments in orange)

- 4A. Move and add the requested sight triangles.
- 4B. Any sight triangle that is outside of the ROW for the street will need a sight distance easement. There are a few intersections this will apply to per redline comments.
- 4C. Conifer trees are not allowed in the sight triangle noted on Sheet 19, but deciduous trees are okay. All other plants should be less than 2'.
- 4D. Trees can be provided where noted on Sheets 19 and 20. The 50' minimum distance is only from oncoming traffic to see the sign.
- 4E. Some of the sight triangles shown on the Landscape Plan do not match the Site Plan. Please ensure consistency on all sheets.
- 4F. Address all redline comments in the Traffic Conformance Letter and resubmit with the next submittal.

5. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 5A. The water main and valves should not be under the curb and gutter. Fix the water main alignment where requested.
- 5B. A minimum of 8' is required where noted on Sheet 16. Can the inlet be shifted to the west of the alley?
- 5C. The utility easement would need to extend in Lot 17, Block 2 for the proposed alignment to be 8' from the water main. The water meter can't be in the water main utility easement. No building overhangs are permitted in utility easements.
- 5D. 5' separation is needed between all fire hydrants and water meters.



6. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 6A. Provide longitudinal and transverse spot grade percentages in accessible routes.
- 6B. What is the surface material in the area identified on Sheet 16? A fire lane easement must be paved or concrete.

7. Land Development (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 7A. The temporary construction easement needs to be released (vacated).
- 7B. The Plat has no direct access to the 6th Avenue ROW. The 7' ROW needs to be dedicated prior to the acceptance of this Plat. None of the other adjacent street ROWs are dedicated or existing either.
- 7C. Address all redline comments on the Site Plan and Plat.
- 7D. Review all advisory comments on the first sheet of the Plat.

8. Aurora Public School District (Josh Hensley / 303-365-7812 / jdhensley@aurorak12.org)

- 8A. Coordinate payment of APS cash-in-lieu fees based on the updated number of units with Josh Hensley.