

August 17, 2023

Debbie Bickmire
Senior Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Response to Comments
The Aurora Highlands Site Plan No. 25 – Site Plan and Final Plat
Application Number: DA-2062-45
Case Number: 2023-4007-00; 2023-3023-00

Dear Debbie:

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

Comment

1A. Notification was sent to seven (7) adjacent property owners, eight (8) outside agencies, and five (5) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from three (3) outside agencies and are included in or attached to this letter.

Response: Noted.

2. Zoning and Land Use Comments

Comment

2A. To provide a full assessment of the approved residential development, please submit a summary that identifies the percentage of lots per Section 146-4.2.3.A.3.d: ([Sec. 4.2 Dimensional Standards | Aurora Unified Development Ordinance \(municipal.codes\)](#)):

In the R-2 and MU-A zone districts, a Master Plan containing 100 residential lots or more may include up to 50 percent Small Residential Lots subject to all of the following standards:

- i. No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
- ii. No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in Section 146-4.2.3.A.8 [Sec. 4.2 Dimensional Standards | Aurora Unified Development Ordinance \(municipal.codes\)](#).
- iii. A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single-family detached dwelling, standard” shown in Table 4.2-2.
- iv. If a Master Plan includes 200 lots or more, a minimum of ten percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.

Response: The charts on sheet 6 (CSP Tracking Charts) have been updated to include the information above.

Comment

2B. Ordinance No. 2022-45, a water conservation ordinance, became effective on October 15, 2022. All Site Plans submitted after September 30, 2022, are required to provide a water-wise landscape. Cool-season grasses are no longer permitted in the curbside landscape (tree lawn) or residential front yards. Please reference the new requirements and revise the plans accordingly. Additional comments are provided in the landscape comments.

Response: Landscape planes have been revised to meet the new water conservation ordinance.

3. Completeness and Clarity of the Application

Site Plan

Comment

3A. Review the acreages in the Site Data Block. The sum of the areas should equal the total area.

Response: The Site Data Table has been revised and areas updated accordingly.

Comment

3B. Reference Site Plans in the Context Map.

Response: The references have been revised accordingly in the Context Map.

Comment

3C. Add matchlines and revise sheet references to reflect sheet numbers. Minimize the overlap.

Response: Match lines have been updated as requested.

Comment

3D. Label streets on the Key Map on Sheet 6 and remove extra tract labels.

Response: Street labels have been included and duplicate tract labels removed.

Comment

3E. Label and dimension sidewalks on adjacent streets.

Response: Labels have been added to adjacent street sidewalks.

Comment

3F. Guest parking is required for alley-loaded lots without on-street parking.

Response: Guest parking is provided on adjacent streets with on-street parking and in driveways located on lots.

Comment

3G. Remove all fences from the fronts of lots. Side yard fences shall be set back from the right-of-way line at a distance equal to the required front yard setbacks.

Response: All fences have been removed from the front lots. Side yard fences are set back from the right-of-way line at a distance equal to the required front yard setbacks.

Comment

3H. Reference adjacent subdivisions, lots, and blocks.

Response: Subdivisions, lots, and blocks are now displayed.

Comment

3I. Show the zone districts of adjacent areas.

Response: Zone district labels have been added.

Comment

3J. Add all symbols, including fencing, to the legend.

Response: Fencing line type has been added to the legend.

Comment

3K. Clarify the ultimate conditions for areas where the maintenance path overlaps proposed sidewalks.

Is an alternate

Response: Line work has been updated to help clarify final conditions.

Comment

3L. Expand the viewport so Pond 8540 is included for reference.

Response: Viewports and match lines have been adjusted.

Comment

3M. Please see the redlines for all comments.

Response: Noted. Additional redline comments have been incorporated.

Comment

3N. Revise the letter to reference the Site Plans vs. Plats. The terms filing and site plan are different and should not be used interchangeably. Site Plans identify proposed infrastructure and improvements.

Response: The letter has been revised as requested.

Comment

3O. Revise per the comments and notations on the redlines.

Response: Noted

4. **Landscaping Issues**

Comment

4A. Provide lot typical landscapes for all proposed lot types. See Item 5 of the attached ordinance for the specific standards. Briefly, it states (cool season) turf shall not be installed in the front or side yards of any single-family dwelling; and, the turf may be used in the front yard of alley loaded residential, not to exceed the lesser of 45% or 500 square feet. Additional front yard standards can be found in Section 146-4.7.P, Table 4.7-3.

Response: Lot typical have been provided for all proposed lot types.

Comment

4B. For Green Court Dwellings on lots smaller than 4,000 square feet or less than 50 feet in width, Green Court open space landscaping may be counted toward required front yard landscaping (Section 146-4.7.5.P.6.d) ([Sec. 4.7 Landscape, Water Conservation, Storm water Management | Aurora Unified](#)

[Development Ordinance \(municipal.codes\)](#). Front yard landscape for alley-loaded lots facing the street is required.

Response: Lot typical is provided meeting this requirement.

Comment

4C. Curbside landscape is now required in lieu of cool season grasses in the tree lawn. Standards are included in Section 146-4.7.5.C ([Sec. 4.7 Landscape, Water Conservation, Storm water Management | Aurora Unified Development Ordinance \(municipal.codes\)](#)). A summary of the standards is as follows:

- The landscape requirement is based on the square footage of the curbside area.
- In addition to street trees, the curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs. Ornamental grasses are optional.
- No less than one shrub per 40 square feet or shrub equivalents may be installed within the curbside landscape area and no more than 40 percent of the shrub count can be ornamental grasses provided as shrub equivalents. Shrubs are assumed to be an average of four feet wide at maturity.
- Water-conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds.
- All shrubs and grasses shall be a minimum five-gallon size.

Response: Curbside landscape has been revised to remove cool season grasses.

Comment

4D. Turf may be provided in areas intended for sports fields or organized social gatherings.

Response: Turf has been removed except for social gathering space.

Comment

4E. Add plant labels, quantities, and ground cover symbols on the landscape sheets.

Response: Plant labels, quantities and ground cover symbols have been provided.

Comment

4F. Provide the required open space landscape for and within all tracts.

Response: Open space landscape for tracts has been provided.

Comment

4G. Preliminary Plat No. 9 states landscape will be provided for Pond 8540 and Reach 2 with the first adjacent development in PA-64. Please expand the viewport to include these areas and update the open space landscape table to provide 1 tree and 10 shrubs per 4,000 square feet. Include landscape for both sides of the channel in Tract I.

Response: Viewport has been expanded and landscape provided for this area.

Comment

4H. Revise the landscape plans to ensure open space plant material is distributed throughout the tracts.

Response: Landscape plans have been revised so open space plant material is distributed throughout the tracts.

Comment

4I. Provide open space landscape in Tracts L and N.

Response: Open space landscape has been provided in Tracts L and N.

Comment

4J. Show all existing or proposed stop signs. Set street trees back 50' from proposed stop signs. Adjust street tree locations and/or quantities per redline comments.

Response: All stop signs are shown on plans. Street trees have been revised to meet setback requirements.

Comment

4K. Remove fences from the fronts of alley-loaded lots.

Response: Fences have been removed from the fronts of alley-loaded lots.

Comment

4L. Add a Key Map on Sheet 20 showing the locations of all streets, tracts, and the area of all tracts.

Response: Key map has been added to sheet 20 showing the locations of all streets, tracts, and the area of all tracts.

Comment

4M. Revise the Landscape Notes to provide the COA notes. Remove construction-related notes.

Response: Landscape notes have been revised to COA notes. Construction related notes have been removed.

Comment

4N. Revise the Site Data Table to be consistent with the areas on the cover sheet.

Response: Site data table has been revised to be consistent with the areas on the cover sheet.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. **Addressing**

Comment

5A. Please provide a preliminary digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

Response: A DWG file has been provided to Phil Turner for addressing/street names and the plan has been updated to reflect the street names provided by Phil.

6. **Civil Engineering**

Site Plan

Comment

6A. Provide longitudinal slopes for roadways.

Response: Longitudinal slope for roads have been provided on the Grading and Utility sheets.

Comment

6B. Specify fixture type (SL-1 for Local, Neighborhood, Residential Parkway) per COA Roadway Design & Construction Specifications.

Response: Light fixture type has been corrected in the legend.

Comment

6C. A minimum 58' property line radius and 48' flowline radius is required in cul-de-sacs.

Response: The line work for both cul-de-sacs has been updated to the correct requirements.

Comment

6D. Show slopes. A 3:1 max slope required.

Response: Slope labels provided for clarity.

7. Traffic Engineering

Comment

7A. Contact Carl Harline directly for comments.

Response: Carl Harline has been contacted and no comments have been provided.

8. Fire/Life Safety

Site Plan

Comment

8A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and Public Works Department civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Response: No, the site will not be phased.

Comment

8B. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

Response: Coordination with U.S.P.S. is ongoing.

Comment

8C. Will this site be gated? If the area of this site is gated, then 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: No, the site will not be gated.

Comment

8D. Fire lane easements shall be constructed to the COA Roadway manual.

Response: Noted. Radii in the alleys has been updated in accordance with 4.07.1.01.

Comment

8E. Please show proposed and existing fire hydrants on abutting streets.

Response: Existing adjacent fire hydrants are now displayed.

Comment

8F. Show radii of all fire lane easement curves (typ.) The minimum radius is 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS.

Response: Radii in the alleys has been updated in accordance to 4.07.1.01.

Comment

8G. Reconfigure the fire hydrants to be spaced on an average of 600' or less. Additional fire hydrant coverage is required on this street.

Response: Fire hydrants have been reviewed and updated accordingly.

Comment

8H. Fire hydrant spacing is based on the travel path of a fire apparatus.

Response: Noted. Fire hydrants have been reviewed and updated accordingly.

9. **Aurora Water**

Comment

9A. All finish floor elevations are to be a min of 1' above 100yr water surface elevations.

Response: Noted.

Comment

9B. The Site Plan will not be approved until the Preliminary Drainage Report is approved.

Response: Noted.

10. **PROS**

Site Plan

Comment

10A. Adjust the Open Space Tracking Table per the comments.

Response: The Open Space Tracking Table has been revised.

Comment

10B. Tract H does not meet any of the open space types to receive credit. The adjacent area is a

detention pond which does not serve any connectivity or recreation purpose. Remove Tract H from the Tract Dedication Table.

Response: Tract H has been removed from the table.

Comment

10C. Verify the slope in Tract J is meeting ADA requirements. Call out all slopes.

Response: Stairs have been added in Tract J based on grades. Other trail connections meet ADA requirements.

Comment

10D. Label the materials and widths of all sidewalks and trails.

Response: A note has been added to the plan sheets to clarify.

Comment

10E. We suggest changing the interior of Tract F to the turf to create one pocket of the playfield in the neighborhood.

Response: Interior of Tract F has been revised to reflect turf.

Comment

10F. Is the channel in Tract I a concrete drainage channel or landscaped swale? If it is concrete, it must be removed from the creditable area as drainage infrastructure is not permitted for open space credit.

Response: The channel in Tract I is existing, refer to The Aurora Highlands Preliminary Plat #9 for materials. The square footage of the drainage channel is creditable area for open space.

Comment

10G. Label Tract J on Sheet 22 to match the credit requested on Sheet 6.

Response: Tract J has been labeled to match sheet 6.

Comment

10 H. Provide small connections to the open space from the alley dead ends (adjacent to Warm Springs Ave) noted on Sheet 24. It can be a crusher fines path 4' or larger.

Response: Small connections to the open space have been provided.

11. Real Property

Site Plan

Comment

11A. Revise the Section reference.

Response: Sections have been updated.

Comment

11B. Add a detail for lots with 3' utility easements on the front and 5' utility easements on the rear of the lot.

Response: There are no lots with a 3' U.E. at the front of lots. All duplex lots have the 3' utility easement along the alley and 5' utility easement along the front of the lot.

Comment

11C. Easements to be dedicated or released by separate documents should be started soon. Submit the documents to easement portals at dedicationproperty@auroragov.org and releaseeasements@auroragov.org.

Response: Noted.

Comment

11D. Make sure easement names are consistent between the Site Plan and the plat.

Response: Naming has been backchecked per revised plat.

Comment

11E. Add bearings, distances, and curve data to match the plat.

Response: Bearing and distance labels have been added.

Comment

11F. Show adjacent subdivision names.

Response: Adjacent subdivisions have been labeled.

Comment

11G. See the Site Plan for all redline comments.

Response: Noted.

Plat**Comment**

11H. Update the Title Commitment to be within 120 at the time of plat approval.

Response: Aztec – An updated title commitment will be ordered when we get closer to recording the Plat.

Comment

11I. Provide a closure sheet for the description.

Response: Aztec – Updated closure sheets will be sent in with this submittal.

Comment

11J. Provide the State Monument Records for the aliquot corners.

Response: Aztec – State monument records will be sent in again with this submittal.

Comment

11K. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes are paid in full up to and through the plat approval date of recording.

Response: Aztec – Tax Certs will be ordered when we get closer to recording the Plat.

Comment

11L. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.

Response: Aztec – Checklist has been reviewed and all language has been updated.

Comment

11M. Revise notes per comments on the redlines.

Response: Aztec – Addressed

Comment

11N. Add bearings, distances, and curve data as noted on the redlines.

Response: Aztec – Addressed

Comment

11O. Add tic marks for the changes in direction.

Response: Aztec – Addressed

Comment

11P. Add street names.

Response: Aztec – Addressed

12. Revenue**Comment**

12A. Storm Drainage Development Fees Due: 32.476 acres x \$1,242.00 = \$40,687.92

Fees are due prior to plat recordation.

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Response: Noted

13. Xcel Energy**Comment**

13A. Why is the 8-foot wide utility easement along the north side of Lots 1-14 to be dedicated by separate document (and/or the ones on adjacent platted areas that are indicated on this plat document)? It is my understanding that the utility easements are to be dedicated by plat.

Response: This is dedicated with the Filing 9 plat.

13B. There are many areas that are apparently for natural gas distribution facilities where there are 3-foot-wide utility easements, which are not sufficient (6-feet is needed). There are other areas apparently for electric distribution where there are 5-foot-wide utility easements, which are not sufficient (8-feet is needed).

Response: Coordination with Xcel is on-going regarding the 3-foot wide easement. The gas easement has been revised to 6-feet accordingly.

13C. The new property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Response: Noted.

13D. For additional easements that may need to be acquired by separate document for new facilities (i.e., transformers), the Designer must contact a Right-of-Way and Permits agent.

Response: Noted.

15. DEN Planning + Real Estate

Comment

15A. Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is within the “10,000’ Critical Area for Wildlife-Attractant Separation Area” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

Response: Noted.

16. Aurora Public Schools

Comment

16A. 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. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
6/13/2023

Aurora Highlands Site Plan NO 21 (DA-2062-45)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	58	0.7	41
MF-LOW	76	0.3	23
MF-HIGH		0.145	0
TOTAL	134		63

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	20	0.16	9	29	0.2	12	41
MF-LOW	0.17	13	0.08	6	19	0.05	4	23
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		33		15	48		15	63

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	33	0.0175	0.5712
MIDDLE	15	0.025	0.3840
HIGH	15	0.032	0.4928
TOTAL	63		1.4480

Aurora Highlands Development Tracking - 6/13/2023

Filing

CSP 1
CSP 2 DA-2062-06
Plat 4 DA-2062-10
Plat 5 DA-2062-11
Plat 8 DA-2062-14
Plat 10 DA-2062-16
Site Plan 14 DA-2062-20
Site Plan 16 DA-2062-23
Site Plan 15 DA-2062-21
Plat 6 DA-2062-13
Plat 13 DA-2062-17
Site Plan 17 DA-2062-26
Aurora Highlands North A DA-2062-31
Aurora Highlands North Area B DA-2062-33
Site Plan 7 DA-2062-36
Site Plan NO 21 DA-2062-37
Site Plan NO 25 DA-2062-45
Total

SFD	MFL	MFH	Units	K-8	HS	Total Yield	Dedication Requirement	Status	Builder
84			84	42	17	59	1.3734	Approved	Richmond
182	44		226	102	39	141	3.265	Approved	Richmond
9			9	5	2	7	0.1472	Approved	Pulte
47			47	24	9	33	0.7685	Approved	Pulte
174			174	87	35	122	2.8449	Approved	Pulte
176			176	88	35	123	2.8776	Approved	Bridgewater
156	62		218	94	34	128	2.9583	Approved	Richmond
273			273	137	55	192	4.4636	Approved	Tri-Pointe
295	122		417	178	65	243	5.6254	Approved	Taylor Morrison
26			26	13	5	18	0.4251	Final Mylars	Richmond
13			13	7	3	10	0.2126	Tech Subm	Pulte
97			97	49	19	68	1.586	Final Mylars	Century
617	98		715	334	129	463	10.7618	3rd Subm	
589			589	295	118	413	9.6302	3rd Subm	
51	38		89	35	12	47	1.0837	2nd Submittal	
178			178	89	36	125	2.9103	Tech Subm	Century
58	76		134	48	15	63	1.448	1st Subm	
3,025	440	0	3,465	1,627	628	2,255	52.3816		

AHighlandsNorth_SiteplanNO25_1stSubmittal
6/13/2023

Response: Noted.

Sincerely,

MATRIX DESIGN GROUP, INC.



Jeff Killion, P.E.
Associate Vice President

cc: 22.1328.002