

Planning Division
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Aurora, Colorado 80012
303.739.7250



September 18, 2023

Carlo Ferreira
6550 S Pecos Rd, Suite 124
Las Vegas, NV 11711

Re: Second Submission Review: The Aurora Highlands Site Plan No. 25 – Site Plan and Final Plat
Application Number: DA-2062-45
Case Numbers: 2023-4007-00; 2023-3023-00

Dear Mr. Ferreira:

Thank you for your submission. We have reviewed your plans 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 and referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 9, 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Curbside Landscape Example

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-45rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Subdivision Plat #7 must be recorded prior to the recordation of this filing (Planning)
- Revise the Lot Tracking Chart (Planning)
- Provide curbside landscape in place of turf (Landscape)
- Show topo and the flood elevation in drainage easements (Landscape)
- Revise fire lane easement turn radii (Life/Safety)
- Verify the population counts, remove stairs in the trail, label materials (PROS)
- Add standard notes, show longitudinal slopes (Public Works/Engineering)
- Mark crosswalks and signs (Traffic)
- Add boundary and curve data, label all streets and easements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. The Aurora Highlands Subdivision Flg. No. 7 must be recorded prior to the recordation of this site plan and plat. Recordation numbers should be added to these plans.
- 1B. Update the Lot Tracking Chart to accurately reflect the unit counts of approved site plans.

2. Completeness and Clarity of the Application

Site Plan

- 2A. Review the acreages in the Site Data Block. The sum of the areas should equal the total area.
- 2B. Turn off the background drainage layer(s) in the Vicinity Map.
- 2C. Revise references to The Aurora Highlands Subdivision Filings No. 9 and No. 7 to provide a line for the reception number.
- 2D. Include references to adjacent subdivisions, lots, blocks, and/or tracts.
- 2E. Increase the scale of the fencing plan and remove extraneous linework. The fence symbols are not visible.
- 2F. Will the wall adjacent to Tract O and the unincorporated Adams County lots be constructed with this Site Plan? If so, show it on the fence plan and reference ISP No. 1.
- 2G. Show the location of any proposed entry signage and include details.
- 2H. Please see the redlines for all comments.

Plat

- 2I. The Aurora Highlands Subdivision Filing No. 7 must be recorded prior to the recordation of Flg. No. 25. Without Flg. No. 7, this site does not have access. Revise references and provide a line for the reception number.
- 2J. Revise references to The Aurora Highlands Subdivision Filing No. 9 and the reception number.
- 2K. Revise Tract O references to be consistent. Some notes state there will be a drainage easement dedicated by a separate document, the Legend states it is being dedicated as drainage and sanitary easements in its entirety.

Letter of Introduction

- 2L. Make one minor revision to the letter to clarify a statement.

3. Landscaping Issues

- 3A. 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.
- Repeat comment: Revise the proposed plans to incorporate a curbside landscape in lieu of turf in the tree lawn. Standards are included in Section [146-4.7.5.C](#). 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.

The curbside landscape should be included and quantified for the lot typicals. Separate diagrams will be required for lots that do not conform to a standard lot width. Curbside landscape adjacent to open space areas and tracts should be shown on the overall landscape sheets.

- 3B. Show topography and the flood elevation in Tracts O, I, and K. Landscape is not required below the flood elevation.
- 3C. Show all existing and proposed easements. There are landscape conflicts with easements.
- 3D. Trees are not permitted in the gas easements adjacent to Warm Springs. Replace trees with shrubs.
- 3E. The tract area must match the plat.
- 3F. Landscape is not required below the flood elevation in drainage easements. Show the flood elevation and identify the area that is exempt in applicable tracts.
- 3G. Fill in the areas in the Water Zones Table.
- 3H. The landscape Site Data Table should be consistent with the areas on the cover sheet.
- 3I. Label the map on Sheet 20 as Tract and Lot Key Map. The map should illustrate locations of lots that relate to the lot typicals. The Legend should accurately reflect the sizes of lots per the typicals.
- 3J. Add lot widths to the landscape typicals on Sheet 31. Add specifications for lots greater than 70' and 80'.
- 3K. Per the comments above, curbside landscape requirements should be provided to correspond to the lot typical sizes.
- 3L. Small lots are required to provide 180 square feet of private, usable open space. Show where/how the open space will be provided on the alley-loaded duplex lots.
- 3M. Review Sheet 19 to add street names and fix/remove overwrites.
- 3N. Add a Key Map on landscape sheets.
- 3O. Move labels so the underlying landscape is not obscured.
- 3P. There are swales proposed in Tract L that cross sidewalks. Will there be a chase under the sidewalks? Is a drainage easement required?
- 3O. Add landscape and show any proposed signage in the median on 28th Avenue. If signage is proposed, include a detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Site Plan

- 4A. Include the standard notes provided on Sheet 12 on all the grading sheets.
- 4B. Show longitudinal slopes for the proposed alleys.

5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 5A. Mark crosswalks and signs on N. Elk Street.
- 5B. Add stop signs in locations noted on the redlines.
- 5C. Set trees back so pedestrian crossing signs will not be obscured.

6. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

- 6A. Repeat comment: Fire Lane easement minimum radii are 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS. Please ensure turning radii meet minimum requirements.
- 6B. Show all fire lane radii and ensure turning radii meet the minimum requirements.



Plat

- 6C. Repeat Comment: Ensure turning radii meet minimum requirements. Fire Lane easement minimum radii are 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS.
- 6D. Update the Curve Tables per the previous comment.

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

Site Plan

- 7A. Verify the population counts in the Open Space Tracking Chart. Some appear to be outdated.
- 7B. The calculation for Site Plan 12 doesn't match what is on the Site Plan. Double-check all numbers for what is being approved and update the table.
- 7C. The concrete channel area in Tract O is not eligible for open space. Open space credit may only be given to the trail areas if this meets a 30' local trail corridor standard.
- 7D. There are two Tract E's so please reference the Subdivision Filing for each.
- 7E. Is the trail in Tract O concrete or gravel?
- 7F. Verify the trail connects with the cul-de-sac in Duquesne Way.
- 7G. Remove the stairs in the sidewalk/trail by Tract J.
- 7H. Label all sidewalk and trail materials.

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

Site Plan

- 8A. Highlighted easements to be vacated need to be completed prior to the issuance of building permits. Submit the release documents to releaseeasements@auroragov.org.
- 8B. Add boundary and curve data as noted on the redlines.
- 8C. Revise "access" easement labels to include "public."
- 8D. Add lot dimensions as noted.
- 8E. Ensure all existing and proposed easements are labeled.

Plat

- 8F. Add street names. Ensure the leading directional reference is included.
- 8G. Within the platted area, show recordation information for all easements.
- 8H. Show adjacent subdivision plats, lots, blocks, or label "unplatted."
- 8I. Revise easement titles to be more specific.
- 8J. (Advisory Comment) Send in the updated Title Commitment, dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording)
- 8K. (Advisory Comment) Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording)
- 8L. Address all comments and notations on the redlines.