



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7217

AuroraGov.org

March 28, 2025

German Aldana
GSCA LLC
PO Box 5
Watkins, CO 80137

Re: Third Technical Submission Review: Altura Farms – Preliminary Plat, Final Plat, & Street Vacation
Application Number: DA-2200-00
Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Dear German Aldana

Thank you for your third technical submission, which we started to review on March 12, 2025. 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 community members.

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 April 4, 2025, to maintain your estimated administrative decision date.

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.

Please note, projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7220 or bbravene@auroragov.org.

Sincerely,

Ben Bravenec, Planner II
City of Aurora Planning Department

cc: Carrie Booth, CES Consultants
Justin Andrews, ODA
Filed: K:\\$DA\2200-00tech3



Third Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Streetlights are required along 12th Avenue.
- Proposed storm sewer and landscape cobble will impact trees on the West side of the property.
- At this stage it is important to start your civil plan review.
- G With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. The minimum slope for public streets is 1%.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no new community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

Sheet 01

- 2A. Add amendment block on cover sheet.
- 2B. Include DA-2200-00 in title.
- 2C. Use City's signature block.
- 2D. At this stage it is important to start your civil plan review.
- 2E. Do not need sheets 2-3 or the photometric sheets for the site plan process, please remove.
- 2F. Number the pages of the site plan set consistently and in consecutive order 1, 2, 3, etc.
- 2G. Label the zone district for the property
- 2H. Add a city standard data block to the cover sheet

Sheet 16

- 2I. Plat does not need to be included in the site plan.
- 2J. Remove the lighting plan sheet. Street lighting photometric plans are a separate submission with the civil plan review process.

3. Streets and Pedestrian Comments

Sheets 02

- 3A. Please confirm what has been done for the street vacation process. Please provide the legal description for the vacation.

4. Parking Comments

Sheet 02

- 4A. Approved.

5. Signage & Lighting Comments

- 5A. Approved.



6. Urban Design and architecture comments.

- 6A. Lot 5 seems to encroach into setback. Please include the standard setbacks in the site data table on cover sheet.

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

- 7A. Approved

8. Landscaping (Kelly Bish / 303 739 7189 / kbish@auroragov.org)

- 8A. Update note five of the City of Aurora notes.
8B. Add the landscape sheets to the Sheet Index and make sure they are part of the consecutive numbering.
8C. Make sure the Sheet Index is only for the site plan submittal, There appears to be sheets listed that are likely part of the civil plan set and should be removed.
8D. Add the landscape architect's contact information.
8E. Do not do 1 of X for sheet numbers. Only do consecutive numbering i.e. 1, 2, 3, 4 etc.

Sheet 04

- 8F. Update sheet numbering to sheet two. Update all subsequent sheet numbers.

Sheet L1

- 8G. Remove note 13 from the General Landscape Notes as it conflicts with note 11 under the City of Aurora Notes.
8H. Update note five under the City of Aurora notes to reflect certificate(s).
8I. Update the sheet index list to reflect actual sheet numbers.
8J. Update the reference to the sheet numbers as it relates to the Landscape Schedule.
8K. Grasses are required to be five-gallon at time of installation within the curbside area.
8L. The landscape plan sheets should be numbered as part of the set and be consecutive with the overall sheet numbers.

Sheet L2

- 8M. There appears to be a utility conflict with a proposed street tree. Would it be possible to shift the storm line?
8N. Include the existing and proposed grading on this plan sheet.
8O. Include the anticipated water and sanitary sewer lines to each home.
8P. Add the following note: For detailed front yard lot landscape plans, refer to sheets X and X.
8Q. What is the intended ground plane treatment around the homes? There is grading and construction activity occurring in these areas and therefore stabilization will be necessary.

Sheet L4

- 8R. The location of two existing trees relative to the construction of the concrete pan seems problematic and it appears both trees will be impacted.
8S. Do not include the proposed landscaping on the tree mitigation plan.
8T. Add to the legend the tree symbology for the trees to be preserved vs the trees to be removed.

Sheet L6

- 8U. Please move the lot typicals before the detail sheet.
8V. Include any utilities going to each lot and any easements that occur along the fronts of the lots.
8W. Add a legend capturing the hatches and the boulders and plant material.
8X. Include the storm pipe in Lot 2

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Sheet 04

- 9A. Repeat: Dimension the ROW.
9B. Streetlights are required along 12th Avenue. Please show the conceptual locations of streetlights on site plan and grading sheets.
9C. The curb ramps at this intersection are still required to be updated to current standards.



Sheet 06

- 9D. With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. The minimum slope for public streets is 1%.
- 9E. With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. Proposed tapers shall meet Roadway Manual criteria.

Sheet 15

- 9F. Repeat: Remove the catalog number and pole type. This will be approved as part of the civil plans.
- 9G. Repeat: The photometric plan is not reviewed in the site plan by civil engineering. A photometric analysis is required in the lighting plan submitted with the civil plans.

10. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)

Sheet 10

- 10A. Proposed storm sewer and landscape cobble will impact trees on the West side of the property cottonwoods located here will most likely require removal and mitigation will be required.
- 10B. Where are these trees? all trees listed on the landscape plan are 2".
- 10C. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please update tree mitigation chart to reflect removals on west side of property line

Note 3 at the bottom of the tree mitigation table states TREE MITIGATION FOR TREE #1 IS ACHIEVED THROUGH UPSIZING STREET TREES. The plan only identifies 2" diameter trees to be planted, upsized trees should be either 2.5 or 3" diameter trees. Please update the landscape plan if it is intended to upsize the trees.

Indicate within the legend on the Tree Mitigation sheet which existing trees will be preserved or removed. Please include grading on this sheet as well.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://www.auroragov.org/cms/one.aspx?pageId=16394080>

11. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan Comments

- 11A. Approved.

Plat

- 11B. See the Advisory Comment on the first page of the plat.
- 11C. The owner's name should match the name in the updated Title Commitment.
- 11D. Send the Statement of Authority for the person able to sign for the owner.
- 11E. Make the Month's line longer for the longer named months.
- 11F. Add the Surveyor's physical address and email address.
- 11G. Continue working to completing the Street Vacation with the Planning Department.