

July 26, 2024

Debbie Bickmire  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE: Response to Comments**

**The Aurora Highlands North – Area B – Site Plan – Sixth Review**

**Application Number: DA-2062-33**

**Case Numbers: 2022-4027-00**

Dear Debbie:

Below are the city comments followed by our responses.

***Note: The Tracking Charts on Sheet 6 have been revised to separate PA-35.3 from the overall PA-35, to match the plat.*** All numbers have been updated, with only Tracts B and K of PA-32 included in this submittal. Reference response to Comment 1B, below, for more information.

**Comment**

***Response:***

**PLANNING DEPARTMENT COMMENTS**

**1. Completeness and Clarity of Application**

**Comment**

1A. The regional trail corridor improvements for PA-42 are shown on both TAH Area A and Area B Site Plans, and as such, may not have been properly evaluated as a whole. This is a late comment, however, if the trail corridor is to be built concurrent with adjacent development, please identify the locations of the trail nodes. They should be located at approximately every 660 feet.

***Response: Trail nodes are included in plans.***

**Comment**

1B. Please clarify what, if any, part of PA-32 is included in the overall acreage. There are inconsistent labels, and it appears part of the trail corridor is included along the west side of the Planning Area.

***Response: The west 54' of PA-32 (Tract B) and Tract K are being included with the overall acreage of area B. The remainder will be a separate site plan submittal and is not included in the acreage.***

**Comment**

1C. Review the tract labels and ensure the Planning Area references are accurate.

***Response: The tract labels have been reviewed and updated as needed.***

**Comment**

1D. Include all symbols in the Legend and clarify what materials are proposed. See Sheet 18 for specific questions and comments.

***Response: The three materials have been labeled. (Concrete access, concrete trickle channel, grasscrete)***

**Comment**

1E. Add an access easement in Tract BB. Label all existing and proposed easements. See redlines for other locations.

***Response: The access easement was included for Jamestown loop. The label location has been moved and additional labels have been added for the adjacent sheets.***

**Comment**

1F. Please explain why the segment of path was removed from PA-29 Tract C but the transitions were left. Can they be removed too?

***Response: The segment was removed as maintenance vehicles can access from the path to the west. The transitions are needed for access to the manholes.***

**Comment**

1G. Check all sheets to make sure all linework is shown. It appears some layers are turned off on some sheets.

***Response: The sheets have been revised for the layers.***

**Comment**

1H. Review the stop signs and ensure they are all facing in the correct direction. Some appear sideways.

***Response: The street signs above the stop signs have been removed to only show the stop signs.***

**Comment**

1I. Revise the street name on Sheet 5.

***Response: Reserve has been replaced by Newbern.***

**Comment**

1J. Remove the height from the monument sign labels. The details show the wall heights.

***Response: The height has been removed. It was previously requested to call out the wall heights.***

**Comment**

1K. Repeat Comment: Revise the private, usable outdoor space in the front yards of motor courts to meet the minimum dimensional requirements.

***Response: The private, usable outdoor space in the front yards of motor courts have been revised to meet the minimum dimensional requirements.***

**Comment**

1L. Check site plan sheets with landscape sheets for street barricades. There are inconsistencies.

***Response: The only barricade should be located at the intersection of Reserve and Little River for Newbern.***

**Comment**

1M. Remove all RSN references. EDN's and Case Numbers are okay.

***Response: The RSN numbers have been removed.***

**Comment**

1N. See redlines and address all comments and notations.

***Response: Redline comments have been addressed.***

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

**Comment**

2A. Form J states PA-32 it should be constructed and landscaped with adjacent development, so please be more specific about a trigger for completion.

***Response: PA-32 will be designed and constructed once building permits reach 50% of the adjacent planning areas.***

**Comment**

2B. Relocate all trees within the PA-42 trail corridor to be outside the 30' utility easement.

***Response: All trees within the PA-42 trail corridor have been relocated to be outside the 30' utility easement.***

**Comment**

2C. Revise the Lot Key Map to be consistent with the current site plan.

***Response: Lot key map has been revised to be consistent with the current site plan.***

**Comment**

2E. Revise the statement as to who is responsible for the maintenance of tracts. The use of "builder" is too generic. Will it be the metro district and/or HOA?

***Response: Statement as to who is responsible for the maintenance of tracts has been revised. Metro district will be responsible for maintaining tracts.***

**Comment**

2F. Turf is limited to 33%. Reduce the quantity of cool-season grasses.

***Response: Turf areas have been reduced to meet the 33% requirement.***

**Comment**

2G. Revise the text on Sheet 61 per the redline comments.

***Response: Text on sheet 61 has been revised per the redline comments.***

**Comment**

2H. Make sure all linework is turned on and include all symbols/screens in the legend.

***Response: All linework has been turned on and all symbols/screens are included in the legend.***

**Comment**

2I. Add 2' recovery zones on both sides of the regional trail.

***Response: 2' recovery zones have been added to both sides of the regional trail.***

**Comment**

2J. There are street barriers shown in numerous locations that are not shown on the site plan sheets. Please review the locations and show consistently and label each. These barriers will require a license agreement.

***Response: The only barricade should be located at the intersection of Reserve and Little River for Newbern. We understand that they require a license agreement.***

**Comment**

2K. Side yard fencing is restricted when the rear of one lot abuts the front of an adjacent lot (corner and reverse lots) per Section 146-4.7.9.L. There are numerous locations of this condition identified on Sheet 81. Please coordinate with your case manager to coordinate what type of fence(s) will be permitted and the required setback(s). Show the lots and identify the fence restrictions on Sheet 81.

***Response: Side yard fencing restriction has been noted on the fencing plan and locations identified.***

**Comment**

2L. Reserve Blvd. is a collector, so for consistency, you can revise the fence segments noted on the fencing plan to masonry wall with columns.

***Response: Fence segments noted on the fencing plan along Reserve Blvd. have been revised to masonry wall with columns.***

**Comment**

2M. Address all comments and notations on the redlines.

***Response: Redline comments have been addressed.***

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES****3. Civil Engineering (Julie Bingham / [jbingham@aurorgov.org](mailto:jbingham@aurorgov.org) / Comments in green)****Comment**

3A. The 48th Avenue ISP must be approved before the approval of this Site Plan. The 48th Avenue ISP has not been approved as of 5/28/24. (RSN 1651550). Technical comments have not been resolved.

***Response: RSN 1651550 has been administratively approved.***

**Comment**

3B. Repeat Comment: Remove all cross pans from the site plan. They will be reviewed/approved with the civil plans. The crosspan on Sheet 30 is new with this submittal.

***Response: The crosspans have been removed from the plan set.***

**Comment**

3C. Remove the reference to the right-of-way for the private loop lane.

***Response: ROW has been replace with private for Jamestown Loop.***

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

4A. Numerous sheets show proposed water, sanitary and storm shaded back as if they are existing. Previously these utilities were shown as proposed. Please show the proposed utilities fully shaded in black.

***Response: The layers have been corrected to print as proposed again.***

**Comment**

4B. There is a sanitary service line and an inlet in conflict on Sheets 46 and 55. Please relocate one utility.

***Response: The inlet and manhole conflicts with services have been corrected.***

Sincerely,

*Travis Nicholson*

Travis Nicholson, P.E.  
Project Manager  
Matrix Design Group, Inc.

cc: 21.1229.002