



Planning Division
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AuroraGov.org

August 20, 2024

Patrick Chelin
Aerotopolis Area Coordinating Metro District
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Re: Third Technical Review – The Aurora Highlands North – Area B - Site Plan

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

Case Numbers: **2022-4020-00**

Dear Mr. Chelin:

Thank you for your submittal. We have reviewed your Site Plan and attached our comments along with this cover letter. Please be advised, Public Works Engineering requires the E. 48th Avenue ISP to be complete and ready to record prior to the approval of this Site Plan.

There are a few redline items that also need to be addressed, however, you do not need to make another submission. Please revise your plans and email them for an off-line review prior to printing mylars. If you make any other changes to your documents other than those requested, be sure to also specifically identify at the time of resubmittal.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Review
Justin Andrews, ODA
Filed: K:\\$DA\2062-33tech3.rtf



Third Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application,

- 1A. The existing E 48th Avenue right-of-way only extends about 1000' east of the Harvest Road alignment. Revise the plans to show the limits of the existing right-of-way.
- 1B. Revise the site limits around Tract B in PA-32 on Sheet 18. Delineate the limits of each tract.

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

- 2A. Add the trigger for improvements to PA-32 to Form J in the Master Plan.
- 2B. Show the tract linework in the Key Map on Sheet 59 and the fencing plan on Sheet 81.
- 2C. There is a hatch that looks like gravel in PA-29 Tract C and PA-32 Tract A as well as a hatch for native seed. Either add the "gravel" hatch to the legend or label and/or remove one of the overlapping hatches.
- 2D. Revise the fence note on Sheet 81 to specify *privacy* fence requires a 10' setback from the back of the walk. An open-style fence that meets front yard standards (open-style picket, at least 50 percent opaque, maximum 48" height) shall be setback 18" from the back of the sidewalk.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@aurorgov.org / Comments in green)

- 3A. The 48th Avenue ISP must be completed and recorded before the approval of this Site Plan. The 48th Avenue ISP has not been completed as of 7/30/24 (RSN 1651550) and technical comments have not been resolved.

4. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 4A. Relocate the tree that conflicts with a hydrant on Sheet 64. Ensure there is a 5-foot horizontal clearance provided between the tree and the hydrant.