

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



November 9, 2023

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Third 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.

Your Administrative Decision date is set for November 15, 2023. A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. 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,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-45rev3.rtf



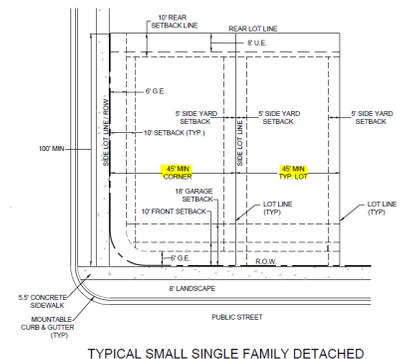
Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Changes were made to the lot typicals that were not requested, and easement widths were increased on the duplex lots. Please explain why.
- 1B. Please be advised, even though the corner lot in the small family lot typical is labeled at 45' wide minimum, if it is 50' wide the setbacks for a standard lot will be applied.
- 1C. The lot tracking chart was not reviewed in its entirety. We will do so when the requested updated summary is shared with us and verified.
- 1D. It is assumed easements are being recorded with the plat, therefore, that reference is not required. Easements to be recorded by separate documents should be noted.
- 1E. Many easements are noted they will be vacated by separate documents. Have these been submitted for review? The vacation must be approved and ready to record prior to approval of the civil plans.
- 1F. Add the reception number for The Aurora Highlands Subdivision Flg. No. 9.
- 1G. Turn the top layer off on Sheets 17 - 19.
- 1H. The fencing plan does not read. Reduce the view and increase the scale of the plans. The fencing on the plans should match the scale in the Legend.
- 1I. Address all comments and notations on the redlines.



Plat

- 1J. Add the reception number for The Aurora Highlands Subdivision Flg. No. 9.

2. Landscaping Issues

- 2A. The curbside landscape appears to include the number of shrubs, however, it is not consistent with the standards in Section [146-4.7.5.C](#) that *“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.**”* This percentage should be distributed proportionately within the curbside area. Many areas only consist of decorative grasses. Additionally, all grasses shall be a minimum five-gallon size.
- 2B. In the Tract and Lot Key Map, add a category to differentiate the duplex lots that are facing the street that must provide front yard landscape from the lots fronting a green court that are exempt.
- 2C. Review the layers that are turned on in the Tract and Lot Key Map and turn off the top layer.
- 2D. Provide lot typicals for each different lot size category. The quantity of landscape material is based on the size of the lot. Please review the comments and let's schedule a time to discuss the requirements and the appropriate amount of plant material for each lot size.
- 2E. Review the plant quantities in the lot typicals. They are not consistent with the requirements in the notes.
- 2F. Add a note to the duplex typical to note that the front yard landscape is not required for lots fronting the green court.
- 2G. Little Trudy Catmint is classified as a perennial. Please change it in the plant schedule.
- 2H. Ensure tract area references in the landscape tables match.
- 2I. The sum of the areas in the landscape Site Data Table should equal the total area. Tract E should remain a separate line item.
- 2J. Review all matchlines and make sure labels are not cut off.
- 2K. Many labels are located over underlying linework that obscures the labels. Please try to reposition them.
- 2L. Trees must be a minimum of 10' from utilities.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in amber)

3A. Trees should be set back 50' from stop signs.

4. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

Site Plan

- 4A. Some easements indicate they are to be dedicated by plat while the plat states they are by separate document.
- 4B. Include the width(s) of rights-of-way.
- 4C. Review easement names per redline comments.

Plat

- 4D. Provide the State Monument Records for the aliquot corners.
- 4E. Show unincorporated Adams County on the Vicinity Map and plat illustration.
- 4F. Revise the legal description per the redlines.
- 4G. For adjacent streets and easements, either record and show the reception number or remove the reference.
- 4H. Label bearings, distances, curves, and dimensions per comments.
- 4I. Label easements and tracts.
- 4J. Data in Line and Curve Tables do not match the written description.
- 4K. Fill in missing reception numbers.
- 4L. (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)
- 4M. (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)
- 4N. Address all comments and notations on the redlines.