

August 21, 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 C – Site Plan – Second Review
Application Number: DA-2062-44
Case Numbers: 2023-4023-00

Dear Debbie:
Below are the city comments followed by the responses.

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

Comment

1A. Replace all “FDP” references with Master Plan (MP) and address minor edits.

Response: FDP has been replaced with MP.

Comment

1B. Please be advised that the PIP amendment must be submitted and approved for the proposed site plan to comply with the approved plans.

Response: Acknowledged.

Zoning and Land Use

Comment

1C. The Site Plan includes E. 38th Parkway to Aerotropolis Parkway. If the road encroaches into the Public Service Company (PSCo) property, add a signature block unless the property will be acquired before the completion of the Site Plan.

Response: Signature block has been added.

Comment

1D. Represent the Site Plan boundary consistently so Planning Areas (PA) 39 and 44 are included.

Response: The boundary has been revised to show PA39 and 44 included in the boundary.

Comment

1E. All improvements, including landscape, should be provided for PAs 39 and 44.

Response: Landscape improvements for Pas 39 and 44 have been provided in the site plan.

Comment

1F. Alley-loaded lots have been added. Add a section for the proposed alley and show an access easement, as well as any other easements within the alley. Additionally, the grade adjacent to two of the alleys appears steep, so please review it to confirm it will work.

Response: The alley section has been added and the grading adjacent to the alley has been revised.

Comment

1G. Provide a lot typical for the alley-loaded lots and confirm if they will be for single-family detached or duplexes. Show all setbacks, easements, and utility services. Update the Site Data if any attached residential is proposed.

Response: An alley typical lot has been added.

Comment

1H. The homes on motor court lots that are closest (adjacent) to the street are required to orient the front doors to the street, however, the rear lots can be oriented inward toward the motor court. They are not required to front an open space tract. The effort to provide adjacent open space is truly appreciated, however, some of the tracts are too narrow to be practical, especially where they do not include access. Please review the lot configurations to eliminate small gaps or awkward angles that will be difficult to maintain.

Response: The open space adjacent to motor court lots has been reviewed and will remain due to drainage and at the request of the builder.

Comment

1I. Provide an exhibit that shows the location of the capped well and the distance from the residential lots.

Response: Exhibit has been added to sheet 89.

Access and Connectivity**Comment**

1J. Provide a roadway stub from N. Milbrook Street to PA-48 to the east to provide internal connectivity for future development. (Section 146-4.5.3.C.2, Where adjacent land has not been platted, subdivisions shall be designed so that at least one local street is constructed as a stub street intended as a future through connection to the adjacent parcel within each one-quarter mile of boundary length.).

Response: A tract has been provided at the end of E. 37th Drive in order to provide a road connection across PA-47 to PA-48 in the future, if needed.

Comment

1K. Intervening open space tracts can be utilized when a block exceeds 700' in length; however, the intent of the requirement is to provide internal pedestrian connectivity because the block is too long.

Response: As discussed with Debbie, these areas are not meant to be pedestrian connections and have been revised to be "active" including seating/gathering areas and do not connect through.

Comment

1L. Show future access from N. Kellerman Street to PA-45, the future Neighborhood Park.

Response: Pedestrian access is available from N. Kellerman Street to PA-45 via Tract H, and vehicular access will be available from the cul-de-sac at the north end of N. Kellerman.

Comment

1M. Ensure all mail kiosks are within 50' of an accessible ramp.

Response: All mail kiosks have been reviewed and or revised to be within 50' of an accessible ramp.

General Comments**Comment**

1N. Update the number of lots in the Site Data and revise the proposed density.

Response: The number of lots is 819 and the density has been revised from 4.0 to 3.9.

Comment

1O. Add PA-39 and PA-44 to the site boundary in the Vicinity Map. Remove drainage and other extraneous linework from the Vicinity Map.

Response: The location map on the cover sheet has been revised.

Comment

1P. Differentiate the width of small vs. standard lots in the lot typical.

Response: The width designation has been added to the lot titles.

Comment

1Q. Add the note provided on Sheet 3 to the Motor Court lot typical.

Response: It has been added as note 3.

Comment

1R. Revise the lotting plan and site plan boundary on Sheet 5 to reflect the proposed lotting plan.

Response: The XREF has been corrected on sheet 5.

Comment

1S. Revise the colors used on the Site Plan Tracking Plan on Sheet 6. The colors used on the plan need to be accurately reflected in the Legend.

Response: Site Plan Tracking sheet has been updated as requested.

Comment

1T. Label all major streets, outline all applicable planning areas included in the site plan, and remove all RSN numbers from the phasing plans.

Response: Additional labels have been added, the RSN numbers have been removed, the boundary has been revised.

Comment

1U. Show all existing and proposed easements, including drainage easements in detention areas. Include reception numbers for existing easements.

Response: The amount of existing easements is limited for this area. They have been labeled.

Comment

1V. Label detention areas as tracts. They will need to be platted.

Response: Tract labels have been added.

Comment

1W. Label and dimension all walks and trails.

Response: Labels have been added.

Comment

1X. Review tract areas for consistency with the areas noted on the landscape plans and revise accordingly. The area should be rounded to no more than 1 decimal.

Response: Acreage calls are to 2 decimal places and SF are rounded to the ones place.

Comment

1Y. Provide details for the median in N. Kellerman Street at E. 38th Parkway.

Response: The city detail has been referenced.

Comment

1Z. Address all comments and notations in the redlines.

Response: Redline comments have been addressed.

2. Landscaping

Comment

2A. PA-39 and PA-44 are included in this Site Plan; therefore, all landscape improvements will be required. Identify the area outside of the high-water elevations and provide a landscape of one (1) tree and ten (10) shrubs per 4,000 square feet. Include an Open Space Landscape Table or add to the Tract Landscape Table to identify the required and proposed plant material quantities.

Response: Landscape improvements have been included for PA-39 and PA-44. The required and proposed plant material quantities have been included in the Tract Landscape Table.

Comment

2B. Pond 511 is surrounded by this Site Plan, E. 38th Parkway to the west and The Aurora Highlands Pkwy. to the south. Identify any open space landscape provided by another Site Plan. If not previously designed, add the open space landscape with this Site Plan.

Response: Name and case number of adjacent site plans that include curbside landscape adjacent to site is being located and will be included in following submittal.

Comment

2C. The Site Data Table areas should be consistent with the site data area on the cover sheet.

Response: The areas have been updated.

Comment

2D. Revise the highlighted tract areas to be consistent with the areas on the site plan.

Response: The areas have been updated.

Comment

2E. Buffer and open space (tract) landscape can be counted toward both requirements, however, review the distribution of the plant material. The plant material should be distributed more equitably in the open space area.

Response: Plant material has been revised to be distributed more equitably in the open space area.

Comment

2F. Review the landscape notes on Sheet 60. There are contradictory statements about plant material size. Revise to be more specific about plant material size for curbside vs. tract or front yard landscape.

Response: Notes on sheet 60 have been revised.

Comment

2G. Revise the plant material used in the curbside landscape to consist of five-gallon plants. Itemize the quantity of five-gallon and one-gallon material separately in the Plant Schedule. Plant material that is less than five-gallons cannot be counted toward the curbside plant requirement.

Response: Plant material used in the curbside landscape has been revised to consist of five-gallon plants.

Comment

2H. Adjust the dimensions of driveway areas omitted from the curbside landscape. A typical driveway width is 16' unless a third garage is provided.

Response: Driveway widths have been reduced to 16' for all lots that are 45' wide.

Comment

2I. Itemize perennials separately in the Plant Schedule.

Response: Perennials have been itemized separately in the Plant Schedule.

Comment

2J. Note in the Plant Schedule how the Epilobium Canum (California Fuschia) will be established. Will seed, seedlings, or plugs be used? Upon receipt of additional information, staff may have additional comments.

Response: Plugs to be used.

Comment

2K. Include a seed mix for the turf seed mixes and a specific type of drought-tolerant turf to be used. Contact Tim York for recommendations.

Response: No turf is included on this site plan.

Comment

2L. Hawthorns are considered an ornamental tree and cannot be used as a street tree.

Response: Hawthorns have been updated in the plant schedule to be included under ornamental trees.

Comment

2M. Koeleria Paniculata is included in the Plant Schedule twice and both symbols are used on the landscape plans. Please clarify.

Response: Plant schedule revised to remove any duplicate items in the scheduled.

Comment

2N. Amalanchier x Grandiflora is an ornamental tree, not a shrub. Please recategorize or specify a shrub variety.

Response: Species no longer being used in plans and removed from the plant schedule.

Comment

2O. There are several plants specified on the plans but they have not been included in the plant schedule.

Response: Plants specified on the plans are now all reflected in the plant schedule.

Comment

2P. Shrubs and grasses within the sight triangle should not exceed 26" tall. There are several areas where the plant material appears too tall. Review and revise accordingly.

Response: Shrubs and grasses within the sight triangles have been revised to species that do not exceed 26" tall.

Comment

2Q. Revise the location of sight triangles to align with the stop sign location. Many appear to be located further into the intersection than they should be.

Response: The sight triangles have been revised.

Comment

2R. Add the name and case number of adjacent Site Plans that include curbside landscape adjacent to this site. Show the landscape screened back. Plant labels are not necessary. Add curbside landscape with this Site Plan if any areas have not been previously designed.

Response: Name and case number of adjacent site plans that include curbside landscape adjacent to site is being located and will be included in following submittal.

Comment

2S. Provide a Key Map to identify the different lot types that correlate with the landscape typicals. The map should be consistent with the map on Sheet 6.

Response: Key map has been added on the plant schedule sheet.

Comment

2T. Verify the plant counts shown in the lot typicals. Be advised, if there are more plants shown than listed in the notes, the inspectors will require what is in the illustration.

Response: Plant counts shown in the lot typicals have been verified.

Comment

2U. Add a lot typical for the alley-loaded lot type.

Response: Lot typical for the alley-loaded lot type has been included.

Comment

2V. Label major contours on all landscape sheets.

Response: Major contours on all landscape sheets have been added.

Comment

2W. Fix the registration of the Key Map to be oriented over the site plan area.

Response: Registration of the key map has been revised to be oriented over the site plan area.

Comment

2X. Remove overwrites.

Response: Overwrites have been corrected.

Fencing**Comment**

2Y. 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 57. Please coordinate with your case manager to coordinate what type of fence(s) will be permitted and the required setback(s). The fence restrictions for specific lots will need to be included on Sheet 57.

Response: Notes regarding the side yard fencing restrictions have been added to the fencing plan.

Comment

2Z. Fence symbols in the Legend should match the symbols on the plans. Please revise the scale so they are more similar.

Response: Fence symbols have been revised for clarity.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**3. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)****Comment**

3A. Approval of this site plan is subject to the approval of a Master Plan and PIP amendment.

Documents were provided to the applicant on March 11, 2024.

Response: The team is working on it.

Comment

3B. Include all of the colors shown on the map in the legend on Sheet 6.

Response: Site Plan Tracking sheet has been updated as requested.

Sheets 8-9**Comment**

3C. The PIP states that Section 20 planning areas, which includes PA-40, the partial roadway section of 38th Parkway from Powhatan Rd. to Monaghan Rd. shall be completed. See PIP pages 14-16 and Plan Sheet S20. For this site plan to be approved, a PIP update is required.

Response: Acknowledge.

Sheet 10**Comment**

3D. The PIP shows Section 29 includes PA-46. The roadways required to support the development of Section 29 include the road connecting I-70 to 38th Avenue via Powhatan Road, the complete roadway section of TAH Parkway from 38th Ave. to 26th Avenue, the north half of 26th from the line dividing

Sections 29 and 30 to Powhaton Road. See pages 19-21 and plan sheet S29 of the PIP. The PIP needs to be updated for site plan approval.

Response: Acknowledge.

Sheet 11

Comment

3E. The PIP shows Section 29 includes PA-46. The roadways required to support the development of Section 29 include the road connecting I-70 to 38th Avenue via Powhaton Road, the complete roadway section of TAH Parkway from 38th Avenue to 26th Avenue, the north half of 26th from the line dividing Sections 29 and 30 to Powhaton Road. See pages 19-21 and plan sheet S29 of the PIP.

Response: Acknowledge.

Comment

3F. Repeat comment: Add a table listing the information required by Section 2.12.0.01 for each roadway classification per the list provided on Sheet 14.

Response: The table has been added to the roadway typical sections.

Comment

3G. Remove the ramp noted and add a detectable warning surface to the ramp indicated on Sheet 24 of the redlines.

Response: The ramp has been updated.

Comment

3H. Repeat comment: Fix contours. Proposed contours shall tie into existing. All contour colors should be included in the legend.

Response: The grading has been revised.

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

Site Plan

Comment

4A. Review all sign sizes against the MUTCD Table 2B-1. Revise sign dimensions per the redlines on Sheet 14. Stop signs are 30"x 30" unless it is a stop sign for a multi-lane approach.

Response: The sign sizes have been revised.

Comment

4B. Label signs. Add a speed limit sign for the northbound lane of Newbern St. on Sheet 16.

Response: Sign has been added.

Comment

4C. Some sight triangles overlap significantly onto private property (i.e. issues with fencing, landscaping, structure obstruction, etc.). However, the driver's point of visibility can be moved to the stop sign location and reduce this impact. If there is still an impact to private property with this adjustment, a sight triangle easement will be required for impacted properties. Please evaluate all sight triangles against this direction.

Response: The sight triangles have been revised and in one location the intersection has been changed to an all way stop to avoid a lot overlap.

Comment

4D. The mail kiosk on E. 42nd Avenue at N. Little River Court is in the intersection, as well as behind an inlet, which may cause access issues with drainage and ice. Please relocate.

Response: Mail kiosk revised per city comment.

Comment

4E. There are several instances of streetlights getting too close to stop signs. Place lights a minimum of 20' away from stop signs. Review all such locations.

Response: The streetlights have been revised.

Comment

4F. Provide a curb ramp and ADA sidewalk access from N. Kellerman Street to the park in Tract A.

Response: Ramp has been added.

Comment

4G. Kiosks are to be no more than 50' from a ramped crossing; and no closer than 30' to traffic control, i.e. stop sign. The kiosk on E. 42nd Avenue near N. Millbrook St. exceeds' max distance 50 from a curb ramp. Place two additional curb ramps at that spot or relocate the kiosk.

Response: Mail kiosks revised to meet city comment requirements.

Comment

4H. Add ramps to cross N. Newbern St. at E. 42nd Avenue.

Response: Ramps have been added.

Comment

4I. Add ramps for the mail kiosks as noted on the redlines.

Response: Ramps have been added.

Comment

4J. E. 38th Parkway is too high a traffic volume to host mail kiosks. Please relocate. Adjust the location(s) of mail kiosks per the redlines.

Response: Mail kiosks on E. 38th Parkway have been relocated.

Comment

4K. Remove the stop signs noted at the E. 41st Ave. and N. Milbrook Way intersection on Sheet20.

Response: Stop sign has been removed.

Comment

4L. Adjust/remove signage per comments on the redlines.

Response: Signs have been revised.

Comment

4M. Remove sight triangles from non-stop controlled movements.

Response: The affected sigh triangles have been removed.

Comment

4N. Per the comments, revise the tapers and striping at the E. 38th Avenue / Aerotropolis Parkway intersection. Please engage a traffic engineer to ensure the design of the geometry complies with AASHTO/MUTCD standards prior to the next submittal.

Response: The geometry has been revised.

Comment

4O. What are the approach lanes at the E. 38th Avenue / Aerotropolis Parkway intersection? There appears to be a left turn lane, three through lanes, and a right turn bay. Please review against the TIS for appropriate geometry. Check the turn lanes against the TIS. There appears to be more storage length than needed for the EB approach.

Response: The geometry has been revised.

Traffic Study**Comment**

4P. Update the study to show 48th and Powhaton (Aerotropolis) to be 6-lane roadways in ultimate build condition.

Response: The TIS has been updated.

Comment

4Q. The movement noted in Figure 12 is shown in Figure 14 as a single left, but the volume appears to need a dual or even triple left configuration.

Response: We don't support the need for a double or triple left hand turn.

Comment

4R. Revise the road names for Powhaton to Aerotropolis Pkwy.

Response: Name has been updated.

5. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**Comment**

5A. There are 2 different water zones in the location noted on Sheet 10. Zone 3 should not connect to the Zone 4 line per the latest IWMP2. Please note segment 149 (24") of the IWMP2 is required to support the Zone 4 pressure segment in Aerotropolis. The Zone 3 line in 26th Ave, should bypass this connection and extend east in 26th Avenue to provide a connection to the future Zone 3 area, east of Aerotropolis Parkway.

Response: We will continue to coordinate on how this should be shown.

Comment

5B. Add a manhole at the location noted on Sheet 39.

Response: A manhole has been added.

Comment

5C. LPE for all residences shall be a minimum of 1' above all 100yr wsel.

Response: The LPE will be confirmed with the area grading plans.

Comment

5D. Twelve lots is the max served from a dead-end water main. A looped water supply is required.

Response: The water has been extended to provide a looped connection.

Comment

5E. A PRV vault will be required to connect Zone 3 to Zone 4 pressure zones.

Response: The PRV vault has been shown at the intersection of 38th and Aerotropolis.

6. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

Comment

6A. Show the exact amount of property that is being credited on tracts with drainage infrastructure.

Response: PROS Tracking sheet has been added to include an updated PROS Tracking chart (as requested by PROS), and indicates exact amount of property being credited on tracts with drainage infrastructure.

Comment

6B. Please ensure that play features are appropriately set back from residential lots and streets.

Response: Play features are appropriately set back from residential lots and streets.

Comment

6C. Include ADA-inclusive play equipment.

Response: ADA inclusive play equipment has been added to plans and detail sheets.

Comment

6D. ADA plays surfacing and access will be required at all play areas.

Response: EWF play surfacing will be in all play areas.

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

Comment

7A. Fire hydrants are required to maintain 500' spacing along Newbern St. Also, fire hydrants shall alternate sides of the road.

Response: The hydrants have been revised.

Comment

7B. Show the location of all existing and proposed fire hydrants within 400' of the site. The measurement for the first fire hydrant shall start from the location of the existing hydrant. See hydrant location comments on Sheet 34.

Response: The existing hydrant has been shown.

8. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Comment

8A. Label exterior Bearings and Distances for the site plan boundary on sheet 20,26, & 45.

Response: Additional labels have been added.

Comment

8B. Address redline comments and notations.

Response: Redline comments have been addressed.

9. Energy and Environment (Maria Alvarez / malvarez@auroragov.org)

Comment

9A. The applicant is responsible for locating abandoned wells and to ensure adequate measures are taken to secure/buffer their locations during construction. The city will work with you to determine appropriate setbacks from various surface features once the wells have been located. The City recommends a permanent easement of 200 feet by 200 feet surrounding the P&A well, with no permanent structures within this easement.

Response: We have worked with Jeffrey Moore and determined the easement area as well as building setback, and have included an enlargement of that area on Sheet 89.

10. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

Comment

10A. See attached comment letter.

Response: Acknowledged.

Sincerely,

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

cc: 21.1229.002

The Aurora Highlands North Area, Area C Traffic Impact Study

Thank you for reviewing our TIS. Roadnames have been adjusted.

Aerotropolis Parkway is now a 6-lane facility in our study. Please see the latest submittal.

Please adjust roadnames for Powhaton to Aerotropolis Pkwy.
-Update study to show 48th and Powhaton (Aerotropolis) to be 6-lane roadways in ultimate build condition.

Prepared for:

Aerotropolis Area Coordinating Metropolitan District
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

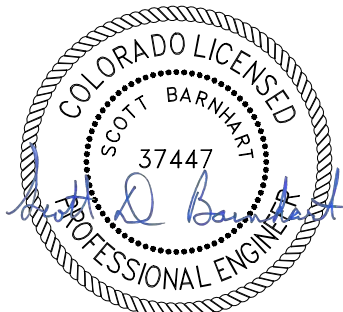
Prepared by:



707 17th Street, Suite 3150
Denver, CO 80202

Contact: Scott Barnhart, PE, PTOE

April 25, 2023



04/25/2024

Figure 12. Horizon (2040) With Project Traffic Volumes (PM Peak Hour)

