

October 6, 2023

Debbie Bickmire
Senior Planner
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Response to Comments
The Aurora Highlands Site Plan No. 25 – Site Plan and Final Plat – 2nd Submission
Application Number: DA-2062-45
Case Number: 2023-4007-00; 2023-3023-00

Dear Debbie:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Subdivision Plat #7 must be recorded prior to the recordation of this filing (Planning)
- Revise the Lot Tracking Chart (Planning)
- Provide curbside landscape in place of turf (Landscape)
- Show topo and the flood elevation in drainage easements (Landscape)
- Revise fire lane easement turn radii (Life/Safety)
- Verify the population counts, remove stairs in the trail, label materials (PROS)
- Add standard notes, show longitudinal slopes (Public Works/Engineering)
- Mark crosswalks and signs (Traffic)
- Add boundary and curve data, label all streets and easements (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

Comment

1A. The Aurora Highlands Subdivision Flg. No. 7 must be recorded prior to the recordation of this site plan and plat. Recordation numbers should be added to these plans.

Response: Noted. Since Filing No. 7 is not yet recorded, a “REC NO. _____” has been added to the plans. This will be updated once Filing No. 7 is recorded and prior to Filing No. 25 recording.

Comment

1B. Update the Lot Tracking Chart to accurately reflect the unit counts of approved site plans.

Response: Lot Tracking Chart has been updated to reflect the unit counts of approved site plans.

However, since the previous site plans were approved, we have been asked to separate out 60’-69’ and 70’+, which also applies to Filing 2 and is the reason the 60’ number is different. No changes

for Filing 16, which was highlighted, since there are no paired homes.

2. Completeness and Clarity of the Application

Site Plan

Comment

2A. Review the acreages in the Site Data Block. The sum of the areas should equal the total area.

Response: Adjusted acreage to the hundredth to match overall.

Comment

2B. Turn off the background drainage layer(s) in the Vicinity Map.

Response: All drainage layers have been turned off in the vicinity map.

Comment

2C. Revise references to The Aurora Highlands Subdivision Filings No. 9 and No. 7 to provide a line for the reception number.

Response: Reception number added to Filing No. 9 labels and a blank line is now provided for Filing 7 labels (this will be updated once Filing No. 7 is recorded).

Comment

2D. Include references to adjacent subdivisions, lots, blocks, and/or tracts.

Response: References have been added accordingly.

Comment

2E. Increase the scale of the fencing plan and remove extraneous linework. The fence symbols are not visible.

Response: Scale of the fencing plan has not been revised. Fence symbols and scale of text have been revised for clarity.

Comment

2F. Will the wall adjacent to Tract O and the unincorporated Adams County lots be constructed with this Site Plan? If so, show it on the fence plan and reference ISP No. 1.

Response: The fence adjacent to Tract O is not part of this plan.

Comment

2G. Show the location of any proposed entry signage and include details.

Response: Location of proposed entry signage has been included and details provided.

Comment

2H. Please see the redlines for all comments.

Response: Noted. Redlines have been addressed.

Plat

Comment

2I. The Aurora Highlands Subdivision Filing No. 7 must be recorded prior to the recordation of Flg. No. 25. Without Flg. No. 7, this site does not have access. Revise references and provide a line for the reception number.

Response: Noted. Blank Rec No. lines were added.

Comment

2J. Revise references to The Aurora Highlands Subdivision Filing No. 9 and the reception number.

Response: Addressed.

Comment

2K. Revise Tract O references to be consistent. Some notes state there will be a drainage easement dedicated by a separate document, the Legend states it is being dedicated as drainage and sanitary easements in its entirety.

Response: Addressed.

Letter of Introduction

Comment

2L. Make one minor revision to the letter to clarify a statement.

Response: The letter has been revised for clarity.

3. Landscaping Issues

Comment

3A. Ordinance No. 2022-45, a water conservation ordinance. became effective on October 15, 2022. All Site Plans submitted after September 30, 2022, are required to provide a water-wise landscape. Cool-season grasses are no longer permitted in the curbside landscape (tree lawn) or residential front yards.

Repeat comment: Revise the proposed plans to incorporate a curbside landscape in lieu of turf in the tree lawn. Standards are included in Section 146-4.7.5.C. A summary of the standards is as follows:

- The landscape requirement is based on the square footage of the curbside area.
- In addition to street trees, the curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs. Ornamental grasses are optional.
- 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. Shrubs are assumed to be an average of four feet wide at maturity.
- Water-conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds.
- All shrubs and grasses shall be a minimum five-gallon size.

The curbside landscape should be included and quantified for the lot typicals. Separate diagrams

will be required for lots that do not conform to a standard lot width. Curbside landscape adjacent to open space areas and tracts should be shown on the overall landscape sheets.

Response: Curbside landscape is included in plans and lot typicals.

Comment

3B. Show topography and the flood elevation in Tracts O, I, and K. Landscape is not required below the flood elevation.

Response: Topography and the flood elevation is now shown in Tract O, I and K. Landscape has been moved outside of the flood elevation.

Comment

3C. Show all existing and proposed easements. There are landscape conflicts with easements.

Response: All existing and proposed easements are shown. Landscape conflicts with easements has been resolved.

Comment

3D. Trees are not permitted in the gas easements adjacent to Warm Springs. Replace trees with shrubs.

Response: Trees have been removed from gas easements adjacent to Warm Springs.

Comment

3E. The tract area must match the plat.

Response: Tract areas have been revised to match the plat.

Comment

3F. Landscape is not required below the flood elevation in drainage easements. Show the flood elevation and identify the area that is exempt in applicable tracts.

Response: Landscape has been revised to be clear of flood elevation. Flood elevation is now shown.

Comment

3G. Fill in the areas in the Water Zones Table.

Response: Areas in the Water Zones Table have been completed.

Comment

3H. The landscape Site Data Table should be consistent with the areas on the cover sheet.

Response: Landscape site data table has been revised to be consistent with the areas on the cover sheet.

Comment

3I. Label the map on Sheet 20 as Tract and Lot Key Map. The map should illustrate locations of lots that relate to the lot typicals. The Legend should accurately reflect the sizes of lots per the typicals.

Response: Map on Sheet 20 has been labeled "Tract and Lot Key Map."

Comment

3J. Add lot widths to the landscape typicals on Sheet 31. Add specifications for lots greater than 70' and 80'.

Response: Lot widths have been added to the landscape typicals on sheet 31. Specifications for lots greater than 70' and 80' have been added.

Comment

3K. Per the comments above, curbside landscape requirements should be provided to correspond to the lot typical sizes.

Response: Curbside landscape requirements are provided in the landscape plans.

Comment

3L. Small lots are required to provide 180 square feet of private, usable open space. Show where/how the open space will be provided on the alley-loaded duplex lots.

Response: 180 SF of private, usable open space has been provided.

Comment

3M. Review Sheet 19 to add street names and fix/remove overwrites.

Response: Street names and overwrites have been revised.

Comment

3N. Add a Key Map on landscape sheets.

Response: Key map has been added to landscape sheets.

Comment

3O. Move labels so the underlying landscape is not obscured.

Response: Labels revised to avoid conflicts.

Comment

3P. There are swales proposed in Tract L that cross sidewalks. Will there be a chase under the sidewalks? Is a drainage easement required?

Response: Sidewalk chases are provided in Tract L. No easement will be required. Swale label has been updated to be called out as private.

Comment

3O. Add landscape and show any proposed signage in the median on 28th Avenue. If signage is proposed, include a detail.

Response: Landscape and proposed signage in the median on 28th avenue is included in site plan. Detail has been included.

4. Civil Engineering**Comment**

4A. Include the standard notes provided on Sheet 12 on all the grading sheets. 4B. Show longitudinal slopes for the proposed alleys.

Response: Notes and slope labels have been added to the plans.

5. Traffic Engineering**Comment**

5A. Mark crosswalks and signs on N. Elk Street.

Response: Signage and markings have been added to Elk St. crossing.

Comment

5B. Add stop signs in locations noted on the redlines.

Response: Stop signs are now included in noted locations.

Comment

5C. Set trees back so pedestrian crossing signs will not be obscured.

Response: Trees have been set back to avoid conflict with pedestrian crossing signs.

6. Fire/Life Safety**Site Plan****Comment**

6A. Repeat comment: Fire Lane easement minimum radii are 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS. Please ensure turning radii meet minimum requirements.

Response: Per conversations with Will Polk, the fire lane easements have been revised to remove the extensions at the dead ends of the alleys. The hose length requirements of 150 feet will still be met with the revised fire lane easement limits. With the removal of the dead-end extensions, all radii within the easements now meet requirements. Note that per Will's request, the fire lane edge of the fire lane easement at the corners is 90-degrees (rather than maintaining the minimum 52-foot outside curved radius).

Comment

6B. Show all fire lane radii and ensure turning radii meet the minimum requirements.

Response: Fire lane easement radii have been labeled.

Plat**Comment**

6C. Repeat Comment: Ensure turning radii meet minimum requirements. Fire Lane easement minimum radii are 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS.

Response: Per conversations with Will Polk, the fire lane easements have been revised to remove the extensions at the dead ends of the alleys. The hose length requirements of 150 feet will still be met with the revised fire lane easement limits. With the removal of the dead-end extensions, all radii within the easements now meet requirements. Note that per Will's request, the fire lane edge of the fire lane easement at the corners is 90-degrees (rather than maintaining the minimum 52-foot outside curved radius).

Comment

6D. Update the Curve Tables per the previous comment.

Response: Addressed.

7. PROS

Site Plan

Comment

7A. Verify the population counts in the Open Space Tracking Chart. Some appear to be outdated.

Response: Population Tracking Chart has been updated.

Comment

7B. The calculation for Site Plan 12 doesn't match what is on the Site Plan. Double-check all numbers for what is being approved and update the table.

Response: Numbers have been double-checked and the table has been updated.

Comment

7C. The concrete channel area in Tract O is not eligible for open space. Open space credit may only be given to the trail areas if this meets a 30' local trail corridor standard.

Response: The channel is not concrete.

Comment

7D. There are two Tract E's so please reference the Subdivision Filing for each.

Response: Subdivision filing for each of the Tract E's has been added to site plans.

Comment

7E. Is the trail in Tract O concrete or gravel?

Response: The trail in Tract O is composed of both materials. The trail transitions to gravel to the east of N. Coolidge Ct.

Comment

7F. Verify the trail connects with the cul-de-sac in Duquesne Way.

Response: Trail connection is included at the cul-de-sac in Duquesne Way.

Comment

7G. Remove the stairs in the sidewalk/trail by Tract J.

Response: Stairs have been removed.

Comment

7H. Label all sidewalk and trail materials.

Response: All sidewalk and trail materials have been labeled.

8. Land Development Services

Site Plan

Comment

8A. Highlighted easements to be vacated need to be completed prior to the issuance of building permits.

Submit the release documents to releaseeasements@auroragov.org.

Response: Per discussions with Maurice Brooks, the temporary drainage easements vacation process will begin following construction of storm infrastructure as part of Filing 25 and subsequent

removal of the temporary drainage swales (which are encompassed within the temporary drainage easements). This will assure coverage of the swales within an easement.

The Access, Water, and Sanitary easement will be shown as an existing easement on the Filing 25 plat and will be vacated once Filing 25 is platted. Since this easement is within Filing 25 Tract A and proposed ROW, it should not interfere with the building permits.

The easements are currently in review at the City, and reception numbers will be added to Filing 25 plans once they are recorded.

Comment

8B. Add boundary and curve data as noted on the redlines.

Response: All boundary and curve data has been added.

Comment

8C. Revise "access" easement labels to include "public."

Response: All "Access" easement labels have been updated to include "Private".

Comment

8D. Add lot dimensions as noted.

Response: All lot dimensions have been added.

Comment

8E. Ensure all existing and proposed easements are labeled.

Response: All easement callouts have been added.

Plat

Comment

8F. Add street names. Ensure the leading directional reference is included.

Response: Addressed.

Comment

8G. Within the platted area, show recordation information for all easements.

Response: Addressed.

Comment

8H. Show adjacent subdivision plats, lots, blocks, or label "unplatted."

Response: Addressed.

Comment

8I. Revise easement titles to be more specific.

Response: Addressed.

Comment

8J. (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).

Response: An updated title commitment will be ordered after TAH Filing No. 7 is recorded and we are

approved to record this plat.

Comment

8K. (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).

Response: Updated tax certs will be ordered after TAH Filing No. 7 is recorded and we are approved to record this plat.

Comment

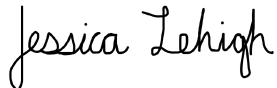
8L. Address all comments and notations on the redlines.

Response: Addressed.

If you have any questions, please feel free to contact me.

Sincerely,

MATRIX DESIGN GROUP, INC.



Jess Lehigh, P.E.
Project Manager

cc: 22.1328.002