



Planning Division  
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*AuroraGov.org*

November 20, 2024

Kent Pedersen  
Lennar  
9193 S. Jamaica Street, 4<sup>th</sup> Floor  
Englewood, CO 80112

**Re: Fifth Submission Review:** Aurora One PA-4 – Site Plan with Adjustments and Plat  
**Application Number:** DA-2241-04  
**Case Numbers:** 2022-4051-00; 2022-3099-00

Dear Kent Pedersen:

Thank you for your fifth submission, which we received on October 28, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since many important issues remain with Aurora Water, you will need to make another submission. Please contact Steve Dekoskie in Aurora Water to resolve all utility conflicts prior to resubmitting so the Planning and Zoning Commission public hearing can be scheduled after the next review.

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 give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Julie Gamec, THK Associates  
Brit Vigil, ODA  
Filed: K:\\$DA\2241-04rev5.rtf



## *Fifth Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Modify the Sheet Index to address errors.
- 1B. Remove the Recorder's Certificate from the Cover Sheet as Arapahoe County no longer requires it.
- 1C. Delete the extra text on the bottom of Sheet 10.
- 1D. Provide a more specific title (i.e. Townhome Architectural Style and Color Scheme Layout) for Sheet 31.

### **2. Landscaping** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 2A. If any of the Aurora Water comments impact landscaping, the Landscape Plan will need to be updated, and all changes should be outlined in the response to comments.

### **3. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

- 3A. As previously noted, the timing of the ISP will be critical to this Site Plan. This Site Plan will not be approved until the associated ISP for all of the required infrastructure per the PIP is approved.

### **4. Traffic Engineering** (Jason Igo / 303-739-1792 / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

- 4A. Call out the sight distance easement on Sheet 9 where previously requested.

### **5. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 5A. A meeting with Aurora Water (Steve Dekoskie) is required before resubmitting to resolve all major issues.
- 5B. Water meters must meet Aurora Water standards. The proposed townhome lot service is not permitted. Water meters need to be on the lots they serve. The service can't be run under a neighboring lot's garage apron. Townhomes need to be served the same way the duplex products are being served.
- 5C. Private utility easements would be required for the service lines crossing lot lines. Water services would be required to be sleeved under garage aprons in the alleys. No other utilities would be permitted in the private utility easements. Each water meter requires brass address tags to identify which townhome they serve.
- 5D. The water meters must be on the lots they are serving in a 10' water utility easement. Place the water meters in a water easement, on either side of the lot lines.
- 5E. Water meters must be a minimum of 2' from all hardscapes to the edge of the water meter pit.
- 5F. There is not water or sanitary sewer mains currently in Stephen D. Hogan Parkway.
- 5G. A weld on wet tap to the existing Zone 3 - 30" steel line needs to be installed with 12" water main in the Shawnee Street alignment to provide a looped water supply.
- 5H. The offsite ISPs are not approved. The offsite utilities must be constructed to support the proposed connections to serve PA-4.
- 5I. As noted on Sheet 13, water and sewer services cannot cross lot lines. A private utility easement is required for this service scenario. Water service must be sleeved under garage aprons. Water meters must be located in landscaped area and water easements must be on the lots they serve. These proposed water service scenarios are prohibited. Find a location for the water meters on each lot they serve per Aurora Water specifications.
- 5J. Show the water meter in the utility easement.
- 5K. All water meters must be installed in the tree lawns in the ROW, closer to the main.
- 5L. Add a landscaped area where requested on Sheet 18 to install the water meter.
- 5M. Trees must be a minimum of 5' from all meters and fire hydrants. 10' is preferred.



**6. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 6A. Provide more running and cross slope percentages through the entire accessible route and make sure that all percentages comply with the provided notes.
- 6B. Label the width of the fire lane easement on Sheet 16.

**7. Land Development** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 7A. Address all redline comments on the Site Plan and Plat.