

April 17, 2025

Ben Bravenec, Planner II
City of Aurora Planning Department
Planning and Development Services
Planning Division
15151 E Alameda Parkway Ste 2300
Aurora CO 80012

RE: Responses to March 28, 2025

Third Technical Submission Review: Altura Farms – Preliminary Plat, Final Plat, &
Street Vacation

Application Number: DA-2200-00

Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Sincerely yours,

Llaricxe Aldana

Llaricxe Aldana



Third Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Streetlights are required along 12th Avenue.
- Proposed storm sewer and landscape cobble will impact trees on the West side of the property.
- At this stage it is important to start your civil plan review.
- G With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. The minimum slope for public streets is 1%.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. There were no new community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.

2. Completeness and Clarity of the Application

Sheet 01

- 2A. Add amendment block on cover sheet. **AMENDMENT BLOCK ADDED**
- 2B. Include DA-2200-00 in title. **INFORMATION ADDED**
- 2C. Use City's signature block. **CITY SIGNATURE BLOCK ADDED**
- 2D. At this stage it is important to start your civil plan review. **CIVIL PLAN SET INCLUDED**
- 2E. Do not need sheets 2-3 or the photometric sheets for the site plan process, please remove. **CIVIL SHEETS REMOVED**
- 2F. Number the pages of the site plan set consistently and in consecutive order 1, 2, 3, etc. **SHEETS RENUMBERED**
- 2G. Label the zone district for the property **ZONE DISTRICT LABEL REVISED**
- 2H. Add a city standard data block to the cover sheet **CITY DATA BLOCK ADDED**

Sheet 16

- 2I. Plat does not need to be included in the site plan. **PLAT HAS BEEN REMOVED**
- 2J. Remove the lighting plan sheet. Street lighting photometric plans are a separate submission with the civil plan review process. **LIGHTING PLAN SHEET REMOVED AND NOTED**

3. Streets and Pedestrian Comments

Sheets 02

- 3A. Please confirm what has been done for the street vacation process. Please provide the legal description for the vacation. **STREET EXHIBIT WAS SENT TO THE PRIOR CASE MANAGER. IT HAS BEEN UPLOADED.**
- ALL OF NORTH KITTREDGE STREET RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF ALTURA FARMS SUBDMSON, FILING NO. 2, RECORDED JANUARY 25, 2001 IN BOOK 191, AT PAGES 62 & 63, AS RECEPTION NO. 81010892 IN THE RECORDS OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO.**

4. Parking Comments

Sheet 02

- 4A. Approved.

5. Signage & Lighting Comments

- 5A. Approved.



6. Urban Design and architecture comments.

6A.

Lot 5 seems to encroach into setback. Please include the standard setbacks in the site data table on cover sheet. **BUILDING FOOTPRINTS HAVE BEEN REVISED**

7. Addressing (Phil Turner / 303.739.7357 / pcturner@auroragov.org)

7A. Approved

8. Landscaping (Kelly Bish / 303 739 7189 / kbish@auroragov.org)

8A. Update note five of the City of Aurora notes. **NOTE HAS BEEN REVISED** **SHEETS RENUMBERED**

8B. Add the landscape sheets to the Sheet Index and make sure they are part of the consecutive numbering.

8C. Make sure the Sheet Index is only for the site plan submittal, There appears to be sheets listed that are likely part of the civil plan set and should be removed. **SHEET INDEX REVISED, CIVIL SHEETS REMOVED**

8D. Add the landscape architect's contact information. **INFORMATION ADDED**

8E. Do not do 1 of X for sheet numbers. Only do consecutive numbering i.e. 1, 2, 3, 4 etc.

Sheet 04

8F. Update sheet numbering to sheet two. Update all subsequent sheet numbers. **SHEETS RENUMBERED**

Sheet L1

8G. Remove note 13 from the General Landscape Notes as it conflicts with note 11 under the City of Aurora Notes. **NOTE 13 HAS BEEN REMOVED**

8H. Update note five under the City of Aurora notes to reflect certificate(s). **CERTIFICATE HAS BEEN CHANGED TO CERTIFICATES TO INDICATE PLURAL**

8I. Update the sheet index list to reflect actual sheet numbers. **SHEET NUMBERS ARE NOW ALIGNED WITH OVERALL PLAN SET NUMBERING**

8J. Update the reference to the sheet numbers as it relates to the Landscape Schedule. **SHEET NUMBERS ARE NOW ALIGNED WITH OVERALL PLAN SET NUMBERING**

8K. Grasses are required to be five-gallon at time of installation within the curbside area. **NOTE HAS BEEN UPDATED TO REFLECT GRASSES ARE TO BE 5 GALLON**

8L. The landscape plan sheets should be numbered as part of the set and be consecutive with the overall sheet numbers. **SHEET NUMBERS ARE NOW ALIGNED WITH OVERALL PLAN SET NUMBERING**

Sheet L2

8M. There appears to be a utility conflict with a proposed street tree. Would it be possible to shift the storm line? **STREET TREES HAVE SHIFTED TO BE 15' FROM STORM LINE**

8N. Include the existing and proposed grading on this plan sheet. **PROPOSED AND EXISTING TOPOGRAPHY HAS BEEN ADDED**

8O. Include the anticipated water and sanitary sewer lines to each home. **PROPOSED UTILITIES HAVE BEEN ADDED**

8P. Add the following note: For detailed front yard lot landscape plans, refer to sheets X and X. **NOTE FOR FRONT YARD LANDSCAPES HAS BEEN ADDED TO THE LEGEND**

8Q. What is the intended ground plane treatment around the homes? There is grading and construction activity occurring in these areas and therefore stabilization will be necessary. **TEMP IRRIGATED NATIVE SEED HAS BEEN ADDED TO THE BACKYARD OF EACH LOT FOR THE**



PURPOSE OF STABILIZATION

Sheet L4

- 8R. The location of two existing trees relative to the construction of the concrete pan seems problematic and it appears both trees will be impacted. **IT WAS DETERMINED THAT CIVIL HAS ROOM TO SHIFT THE CONCRETE PAN AROUND TREES#7-#26 TO AVOID THE NEED FOR ADDITIONAL MITIGATION IF NEEDED. FIELD ADJUSTMENTS MAY BE REQUIRED.**
- 8S. Do not include the proposed landscaping on the tree mitigation plan. **PROPOSED LANDSCAPING HAS BEEN REMOVED FROM HYDRONE SHEETS**
- 8T. Add to the legend the tree symbology for the trees to be preserved vs the trees to be removed. **SYMOLOGY FOR PRESERVED/REMOVED TREES HAS BEEN ADDED TO THE LEGEND**

Sheet L6

- 8U. Please move the lot typicals before the detail sheet. **SHEET ORDER HAS BEEN MODIFIED SO THAT THE DETAIL SHEET IS LAST**
- 8V. Include any utilities going to each lot and any easements that occur along the fronts of the lots. **PROPOSED UTILITIES FOR EACH LOT HAVE BEEN ADDED TO LOT TYPICALS**
- 8W. Add a legend capturing the hatches and the boulders and plant material. **LOT TYPICAL LEGEND FOR MATERIAL/BOULDER/ PLANTING HAS BEEN ADDED TO EACH SHEET**
- 8X. Include the storm pipe in Lot 2 **STORM LINE LINEWORK HAS BEEN ADDED T O LOT TYPICAL**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Sheet 04

- 9A. Repeat: Dimension the ROW. **ADDITIONAL ROW LABELS HAVE BEEN ADDED**
- 9B. Streetlights are required along 12th Avenue. Please show the conceptual locations of streetlights on site plan and grading sheets. **STREET LIGHTS HAVE BEEN ADDED TO 12TH AVE**
- 9C. The curb ramps at this intersection are still required to be updated to current standards. **CURB RAMPS HAVE BEEN REVISED PER CITY STANDARDS**

**GRADING REVISED**

- 9E. With the adoption of the 2025 Roadway Manual, this site plan will be subject to review under the new code as civil plans have not been submitted yet. Proposed tapers shall meet Roadway Manual criteria.

Sheet 15**ROADWAY INTERSECTION HAS BEEN REVISED TO BE A MORE GRADUAL TAPER**

- 9F. Repeat: Remove the catalog number and pole type. This will be approved as part of the civil plans. **IT HAS BEEN REOMVED**
- 9G. Repeat: The photometric plan is not reviewed in the site plan by civil engineering. A photometric analysis is required in the lighting plan submitted with the civil plans. **PHOTOMETRIC PLAN HAS BEEN REMOVED AND NOTED**

10. Forestry (Becky Lamphear / 303.739.7177 / rlamphea@auroragov.org)**Sheet 10**

- 10A. Proposed storm sewer and landscape cobble will impact trees on the West side of the property cottonwoods located here will most likely require removal and mitigation will be required.
- 10B. Where are these trees? all trees listed on the landscape plan are 2". **STREET TREES AND ON LOT TREES HAVE BEEN UPSIZED TO 3" FOR A TOTAL OF 13" OF MITIGATION**
- 10C. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund. Please update tree mitigation chart to reflect removals on west side of property line **A NOTE HAS BEEN ADDED TO ADDRESS REMOVALS ON WEST SIDE OF PROPERTY LINE**

Note 3 at the bottom of the tree mitigation table states TREE MITIGATION FOR TREE #1 IS ACHIEVED THROUGH UPSIZING STREET TREES. The plan only identifies 2" diameter trees to be planted, upsized trees should be either 2.5 or 3" diameter trees. Please update the landscape plan if it is intended to upsize the trees. **UPSIZED TREES HAVE BEEN IDENTIFIED WITH LABELS ON THE LANDSCAPE PLAN SHEET**

Indicate within the legend on the Tree Mitigation sheet which existing trees will be preserved or removed. Please include grading on this sheet as well. **PRESERVED AND REMOVED TREES HAVE BEEN ADDED TO THE LEGEND**

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://www.auroragov.org/cms/one.aspx?pageId=16394080> **PROPOSED AND EXISTING GRADING HAVE BEEN ADDED TO REQUESTED SHEETS. AURORA TREE PROTECTION DETAILS HAVE BEEN ADDED TO THE DETAIL SHEET**

11. Land Development (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)**Site Plan Comments**

- 11A. Approved.

Plat

- 11B. See the Advisory Comment on the first page of the plat. **NOTED**
- 11C. The owner's name should match the name in the updated Title Commitment. **UPDATED**
- 11D. Send the Statement of Authority for the person able to sign for the owner. **UPLOADED**
- 11E. Make the Month's line longer for the longer named months. **UPDATED**



11F. Add the Surveyor's physical address and email address.

UPDATED

11G. Continue working to completing the Street Vacation with the Planning Department.

NOTED