



Planning Division
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July 3, 2024

Patrick Chelin
Aerotopolis Area Coordinating Metro District
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Re: Second Technical Review – The Aurora Highlands North – Area B - Site Plan

Application Number: **DA-2062-33**

Case Numbers: **2022-4020-00**

Dear Mr. Chelin:

Thank you for your submittal. We have reviewed your Site Plan 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.

There are still items that need to be addressed, therefore, you will need to make another technical submission. Please revise your plans and resubmit your plans by July 19, 2024.

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 can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Review
Justin Andrews, ODA
Filed: K:\\$DA\2062-33tech2.rtf



Second Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show trail nodes and clarify the limits of the trail corridor, label symbols/materials, (Planning)
- Move trees out of easements, reduce cool season grasses, (Landscape)
- E. 48th Ave. ISP must be completed, remove crosspans (Public Works Engineering)
- Revise conflicting utilities, show proposed utilities in black (Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. The regional trail corridor improvements for PA-42 are shown on both TAH Area A and Area B Site Plans, and as such, may not have been properly evaluated as a whole. This is a late comment, however, if the trail corridor is to be built concurrent with adjacent development, please identify the locations of the trail nodes. They should be located at approximately every 660 feet.
- 1B. Please clarify what, if any, part of PA-32 is included in the overall acreage. There are inconsistent labels, and it appears part of the trail corridor is included along the west side of the Planning Area.
- 1C. Review the tract labels and ensure the Planning Area references are accurate.
- 1D. Include all symbols in the Legend and clarify what materials are proposed. See Sheet 18 for specific questions and comments.
- 1E. Add an access easement in Tract BB. Label all existing and proposed easements. See redlines for other locations.
- 1F. Please explain why the segment of path was removed from PA-29 Tract C but the transitions were left. Can they be removed too?
- 1G. Check all sheets to make sure all linework is shown. It appears some layers are turned off on some sheets.
- 1H. Review the stop signs and ensure they are all facing in the correct direction. Some appear sideways.
- 1I. Revise the street name on Sheet 5.
- 1J. Remove the height from the monument sign labels. The details show the wall heights.
- 1K. Repeat Comment: Revise the private, usable outdoor space in the front yards of motor courts to meet the minimum dimensional requirements.
- 1L. Check site plan sheets with landscape sheets for street barricades. There are inconsistencies.
- 1M. Remove all RSN references. EDN's and Case Numbers are okay.
- 1N. See redlines and address all comments and notations.

2. Landscaping (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 2A. Form J states PA-32 it should be constructed and landscaped with adjacent development, so please be more specific about a trigger for completion.
- 2B. Relocate all trees within the PA-42 trail corridor to be outside the 30' utility easement.
- 2C. Revise the Lot Key Map to be consistent with the current site plan.
- 2E. Revise the statement as to who is responsible for the maintenance of tracts. The use of "builder" is too generic. Will it be the metro district and/or HOA?
- 2F. Turf is limited to 33%. Reduce the quantity of cool-season grasses.
- 2G. Revise the text on Sheet 61 per the redline comments.
- 2H. Make sure all linework is turned on and include all symbols/screens in the legend.
- 2I. Add 2' recovery zones on both sides of the regional trail.
- 2J. There are street barriers shown in numerous locations that are not shown on the site plan sheets. Please review the locations and show consistently and label each. These barriers will require a license agreement.
- 2K. 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 81. Please



coordinate with your case manager to coordinate what type of fence(s) will be permitted and the required setback(s). Show the lots and identify the fence restrictions on Sheet 81.

- 2L. Reserve Blvd. is a collector, so for consistency, you can revise the fence segments noted on the fencing plan to masonry wall with columns.
- 2M. Address all comments and notations on the redlines.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@aurorgov.org / Comments in green)

- 3A. The 48th Avenue ISP must be approved before the approval of this Site Plan. The 48th Avenue ISP has not been approved as of 5/28/24. (RSN 1651550). Technical comments have not been resolved.
- 3B. Repeat Comment: Remove all cross pans from the site plan. They will be reviewed/approved with the civil plans. The crossspan on Sheet 30 is new with this submittal.
- 3C. Remove the reference to the right-of-way for the private loop lane.

4. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

- 4A. Numerous sheets show proposed water, sanitary and storm shaded back as if they are existing. Previously these utilities were shown as proposed. Please show the proposed utilities fully shaded in black.
- 4B. There is a sanitary service line and an inlet in conflict on Sheets 46 and 55. Please relocate one utility.