



Planning
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June 25, 2024

Patrick Chelin
BOWMAN
1526 Cole Blvd Ste 100
Lakewood, CO 80401

Re: Second Submission Review – The Aurora Highlands North – Area C - Site Plan
Application Number: DA-2062-44
Case Numbers: 2023-4023-00

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 and agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 16, 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 may be reached at 303-739-7261.

Sincerely,

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

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\SDA\2062-44rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The PIP update is required before Site Plan approval (Public Works Engineering)
- Provide stub for access to PA-45, add details for alley loaded lots, update site data (Planning)
- Relocate mail kiosks, revise sight triangles and signage (Traffic)
- Update water zone connections, loop water supply (Water)
- Revise hydrant locations (Life/Safety)
- Provide Open Space landscape for ponds, update Plant Schedule, add sight triangles, revise curbside landscape, and reference adjacent Site Plans (Landscape)
- Label exterior bearings and distances (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Letter of Introduction

- 1A. Replace all “FDP” references with Master Plan (MP) and address minor edits.
- 1B. Please be advised that the PIP amendment must be submitted and approved for the proposed site plan to comply with the approved plans.

Zoning and Land Use

- 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.
- 1D. Represent the Site Plan boundary consistently so Planning Areas (PA) 39 and 44 are included.
- 1E. All improvements, including landscape, should be provided for PAs 39 and 44.
- 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.
- 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.
- 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.
- 1I. Provide an exhibit that shows the location of the capped well and the distance from the residential lots.

Access and Connectivity

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



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

General Comments

- 1N. Update the number of lots in the Site Data and revise the proposed density.
- 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.
- 1P. Differentiate the width of small vs. standard lots in the lot typicals.
- 1Q. Add the note provided on Sheet 3 to the Motor Court lot typical.
- 1R. Revise the lotting plan and site plan boundary on Sheet 5 to reflect the proposed lotting plan.
- 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.
- 1T. Label all major streets, outline all applicable planning areas included in the site plan, and remove all RSN numbers from the phasing plans.
- 1U. Show all existing and proposed easements, including drainage easements in detention areas. Include reception numbers for existing easements.
- 1V. Label detention areas as tracts. They will need to be platted.
- 1W. Label and dimension all walks and trails.
- 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.
- 1Y. Provide details for the median in N. Kellerman Street at E. 38th Parkway.
- 1Z. Address all comments and notations in the redlines.

2. Landscaping

- 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.
- 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.
- 2C. The Site Data Table areas should be consistent with the site data area on the cover sheet.
- 2D. Revise the highlighted tract areas to be consistent with the areas on the site plan.
- 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.
- 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.
- 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.
- 2H. Adjust the dimensions of driveway areas omitted from the curbside landscape. A typical driveway width is 16' unless a third garage is provided.
- 2I. Itemize perennials separately in the Plant Schedule.
- 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.
- 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.
- 2L. Hawthorns are considered an ornamental tree and cannot be used as a street tree.



- 2M. Koelreuteria Paniculata is included in the Plant Schedule twice and both symbols are used on the landscape plans. Please clarify.
- 2N. Amalanchier x Grandiflora is an ornamental tree, not a shrub. Please recategorize or specify a shrub variety.
- 2O. There are several plants specified on the plans but they have not been included in the plant schedule.
- 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.
- 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.
- 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.
- 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.
- 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.
- 2U. Add a lot typical for the alley-loaded lot type.
- 2V. Label major contours on all landscape sheets.
- 2W. Fix the registration of the Key Map to be oriented over the site plan area.
- 2X. Remove overwrites.

Fencing

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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Sergio Um / 303-739-7563 / sum@auroragov.org / Comments in green)

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

Sheets 8-9

- 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.

Sheet 10

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

Sheet 11

- 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 Powhatan 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.

- 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.
- 3G. Remove the ramp noted and add a detectable warning surface to the ramp indicated on Sheet 24 of the redlines.
- 3H. Repeat comment: Fix contours. Proposed contours shall tie into existing. All contour colors should be included in the legend.

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

Site Plan

- 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.
- 4B. Label signs. Add a speed limit sign for the northbound lane of Newbern St. on Sheet 16.
- 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.
- 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.
- 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.
- 4F. Provide a curb ramp and ADA sidewalk access from N. Kellerman Street to the park in Tract A.
- 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.
- 4H. Add ramps to cross N. Newbern St. at E. 42nd Avenue.
- 4I. Add ramps for the mail kiosks as noted on the redlines.
- 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.
- 4K. Remove the stop signs noted at the E. 41st Ave. and N. Millbrook Way intersection.
- 4L. Adjust/remove signage per comments on the redlines.
- 4M. Remove sight triangles from non-stop controlled movements.
- 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.
- 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.

Traffic Study

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



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

- 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.
- 5B. Add a manhole at the location noted on Sheet 39.
- 5C. LPE for all residences shall be a minimum of 1' above all 100yr wsel.
- 5D. Twelve lots is the max served from a dead-end water main. A looped water supply is required.
- 5E. A PRV vault will be required to connect Zone 3 to Zone 4 pressure zones.

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

- 6A. Show the exact amount of property that is being credited on tracts with drainage infrastructure.
- 6B. Please ensure that play features are appropriately set back from residential lots and streets.
- 6C. Include ADA-inclusive play equipment.
- 6D. ADA plays surfacing and access will be required at all play areas.

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

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

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

- 8A. Label exterior Bearings and Distances for the site plan boundary.
- 8B. Address reline comments and notations.

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

- 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.

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

- 10A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 13, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: The Aurora Highlands North - Area C Site Plan, Case # DA-2062-44

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response and changes made to the site plan for **The Aurora Highlands North - Area C**, and requests that the 8-foot "D.U.E." easements are widened to 9- or 10-feet. This is because drainage is being collocated with dry utilities.

The property owner/developer/contractor is reminded to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement at [encroachment_requests \(xcelenergy.com\)](http://encroachment_requests.xcelenergy.com) for the existing high-pressure natural gas **transmission** pipeline along the north side of East 38th Avenue.

The developer is also reminded to complete the application process for any new natural gas or electric service, or modification to the existing natural gas **distribution** facilities including a regulator station via xcelenergy.com/InstallAndConnect; and, if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com