

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



July 16, 2020

German Aldana
GSCA LLC
PO Box 5
Watkins, CO 80137

Re: Second Submission Review – Altura Farms – Preliminary Plat, Final Plat, & Administrative Street Vacation
Application Number: **DA-2200-00**
Case Numbers: 2020-4002-00; 2020-3003-00; 2020-8001-00

Dear Mr. Aldana

Thank you for your second submission, which we started to process on January 13, 2020. We reviewed it 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 community members.

Several important issues remain; however, a full submission will not be required at this time. The remaining issues can be reviewed in a technical review after the Planning and Zoning Commission hearing. Your public hearing date is Wednesday, August 12, 2020 at 6:00 PM. These hearings are held electronically via WebEx. More detail will be provided to electronically attend this meeting as we get closer to the date. Public hearing notice is required in the form of a physical notice board and mailed notices. These must be posted and mailed 10 calendar days prior to the hearing (August 2, 2020). Both will be available for pick-up on Thursday, July 23, 2020 from the Aurora City Hall. The building is still closed to the public so please coordinate with me prior to that Thursday on when you plan to pick-up the notices and I will meet you outside. NOTE: please email me a materials board for this hearing on or before Thursday, August 6, 2020 (see item 5B within the letter).

Note that all our comments are numbered. When you resubmit for technical review, 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 let me know. I may be reached at (303)-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Carrie Booth, CES Consultants
Meg Allen, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\SDA\2000-2999\2200-00rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No community questions, comments or concerns were submitted during this review.
- 1B. Please modify the name of the Preliminary Plat to “Aldana Subdivision Preliminary Plat”.

2. Completeness and Clarity of the Application

- 2A. Only the sheets included in the associated redlined Preliminary Plat are needed. Others were submitted; however, many of those plans will be needed for building permits. When submitting for technical review, please only include these sheets.
- 2B. Text sizes should be increased throughout the plan set for legibility. There are several instances that were specifically called out by reviewers; but throughout the text size should be legible when viewing the PDF sheets at full scale.

3. Zoning and Land Use Comments

Sheet S2

- 3A. Modify the typical lot per the requested minor adjustments on sheet S1. Add a note under the typical lot stating: “See Minor Adjustments for setbacks on S1.”

4. Environmental Issues

Avigation Easement

- 4A. Please replace the legal description and survey map with the proposed lot configuration and not the previous plat configuration.

5. Architectural and Urban Design Issues

- 5A. Previous Architectural and Urban Design issues have been addressed on this preliminary plat. Further planning review will occur upon submittal of the building plans to the Building Division.
- 5B. Prior to the Planning and Zoning Commission, please provide a materials board. A PDF showing the types and colors of the materials that will be utilized on the homes must be provided prior to Thursday, August 6, 2020 so it can be shown at the public hearing. Please email me a copy of the materials board to include.

6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet S1

- 6A. Update the landscape architect’s information. The plans appear to have prepared by Norris Design.

Sheet L1

- 6B. Don’t include the small cobble in your measurements. Then you will be meeting the street tree requirement.
- 6C. Remove the language as shown on the redlines on note 6 as it is from the previous code.
- 6D. Add “Not for Construction” to all landscape sheets.

Sheet L2

- 6E. Label all lots (i.e. Lot 1, Lot 2, etc.)
- 6F. Please ensure that the street trees proposed will work with any other trees proposed for the front yards. Street trees shall take precedence over the front yard trees. The street tree, since they are essentially in the front yards at the back of the walk, may be counted towards the front yard tree requirement.
- 6G. While a very nice selection of plant material has been provided, because of the sight distance triangles, all plant material (not including the trees) must be not taller than 26” as measured from the roadway surface.



Sheet L5

- 6H. Label the lots and make sure that these landscape plans correspond with the lot numbers. Provide a general legend with these that indicates what symbol is a shrub, grass, tree, etc. Include a note to indicate what the rock and wood mulch types are.
- 6I. Enlarge the text as shown for clarity.
- 6J. Update the note as follow: "... by the City of Aurora Water Department, Water Conservation Division."
- 6K. Since these two scales are different, please remove the one shown in the house.

Sheet L7

- 6L. Please enlarge these so that the font is roughly the size of "Customer Plant List" on this sheet.
- 6M. Double check that the trees will fit along with the street tree. If a conflict occurs, the street trees should remain and serve as the front yard tree.
- 6N. Remove the sections of this sheet as crossed out in the redlines.

7. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

General

- 8A. The preliminary plat will not be approved by Public Works until the preliminary drainage letter/report is approved.

Sheet S2

- 8B. These notes are part of the required notes on the cover sheet. Please title "Required Notes Continued" and continue numbering from 15.

Sheet S3

- 8C. The text here is too small. Please increase the size for legibility.
- 8D. There is no sidewalk across the street. Please remove the ramps going across E. 12th Ave.
- 8E. Label the curb return radius.
- 8F. Dimension the ROW. Why is there another line on top of the ROW?
- 8G. Please revise note 2 to say that street lighting will comply with the current draft lighting standards. Also add that street light locations are conceptual. Final street light locations will be determined with photometric analysis submitted with the lighting plans in the civil plan submittal.
- 8H. A curb ramp is required at the mail kiosk.
- 8I. Label the flowline radius.

Sheet S4

- 8J. The text is too small, please increase the size.
- 8K. While 0.5% is the minimum street slop, it is encouraged to utilize a slope of 0.8%.
- 8L. A license agreement is required for any private facility in the public ROW.

Sheet P1

- 8M. The photometric plan is not reviewed by Public Works Engineering on the Site Plan. A photometric analysis is required in the lighting plan submitted with the civil plans.



9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)

Sheet L1

- 9A. Modify note 12 from 30" to 26".
- 9B. Add the following note on all landscape plans: "All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10."

Sheet L2

- 9C. Traffic Engineering agrees with Landscaping comment 6G. Please update to shorter plantings.

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

Sheet S1

- 10A. Please revise the Occupancy classification to "R3".

Sheet S2

- 10B. For verification purposes, provide a detail showing an accessible route to the mail kiosks. Within this detail, show adjacent streets, vertical/mountable curb, curb ramp from the street to the sidewalk, and the width of the sidewalk. This detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurement and scales, and cross referencing.

Sheet S3

- 10C. Show and identify the fire hydrant on the site sheet.
- 10D. This detail shall convey information that demonstrates compliance with ADA and Postal regulations that includes units of measurement and scales, and cross referencing.

Sheet S4

- 10E. The light fixture cannot physically or visually obstruct fire hydrants from responding fire crews. The separation requirements from fire hydrants must meet both life safety (typically 5-feet and no material greater than 2-feet in height) and landscaping requirements. The fire hydrant may need to be relocated ease of its current location.

Sheet L2

- 10F. Show the proposed fire hydrant (in the new location per 10E).

11. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet S4

- 11A. Please provide 5-feet of separation between these facilities.

12. Forestry (Rebecca Lamphear / 303-739-7139 / rlamphea@auroragov.org / Comments in purple)

Sheet L2

- 12A. Please show a symbol indicating trees that are specific to tree mitigation on the landscape plan. Mitigation is always over and above existing landscape code requirements.

Sheet L4

- 12B. Edit the tree mitigation table: 25" of mitigation is required back on site. The table is a series of formulas which calculate mitigation inches.

13. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Sheet S1

- 13A. Change the title to Aldana Subdivision Filing No. 1 on all sheets.
- 13B. Change the legal description to the current plat name.
- 13C. Match the closure sheet in the legal description.
- 13D. Modify Note 6 per the comments.



Sheet S3

- 13E. Match the plat descriptions for the monuments in all instances shown on these redlines.
- 13F. Is C4 the “as measured” info or the platted (recorded) info?
- 13G. Match the plat distance for all measurements and lot lines.
- 13H. Match the plat boundary line and make it a bold linetype.
- 13I. Change the lot number to match the plat. They should also correspond with landscaping comments 6E and 6H.
- 13J. There are easements from the previous plat that need to be vacated by separate documents. Contact Andy Niquette (aniquett@auroragov.org) to continue working on this process.
- 13K. The lot numbers in Note 3 may change per 13I.
- 13L. Add the tic marks for the changes in the direction and curves, typical.
- 13M. Match the configuration for the 16' Utility Easement.

Plat Comments

- 13N. Make the corrections on the Final Plat redlines.

14. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 14A. Reminder: Storm Drainage Development Fees are due: 1.96/acre x \$1,242.00/acre = **\$2,434.32**.

15. Park, Recreation and Open Space (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in purple)

- 15A. Parks, Recreation and Open Space comments have been addressed.