

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



October 27, 2020

Tony Dunning  
DR Horton - Colorado  
9555 S Kingston Court  
Englewood, CO 80112

**Re: Second Submission Review:** The Aurora Highlands – Preliminary Plat No. 7 and Final Plat  
**Application Number:** DA-2062-12  
**Case Numbers:** 2020-4011 00; 2020-3021-00

Dear Mr. Dunning:

Thank you for your submission, which we started to process on September 24, 2020. We have reviewed your plans 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.

Since several important issues remain, you will need to make another submission. Additionally, please continue to work with the City and Mile High Flood District to develop an appropriate drainage plan. Please revise your previous work and send us a new submission on or before Friday, November 13, 2020.

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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy and Mile High Flood District Comments

cc: Samantha Crowder, Norris Design, 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Services  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Filed: K:\\$DA\2062-12rev2.rtf



## *Second Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Identify the timing for the completion of the perimeter streets (Planning)
- Provide 25' Special Landscape Buffer (PROS)
- Include landscape requirements for duplexes (Landscape)
- Revise flows across sidewalks (Public Works Engineering)
- Revise street names and review lot dimensions (Real Property)
- Provide a .dwg file for addressing and street names (Addressing)
- Provide utility easements for lots bordering alley tracts (Xcel Energy)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Issues**

1. What is timing for ISP to get roads in place to support Phase 1, which is not immediately adjacent to 26<sup>th</sup> Avenue?
- 1B. Show the required CIG setback to structures and indicate from which easement line it is applicable.
- 1C. There is a slight discrepancy in the acreage shown on the Final Plat vs. the Preliminary Plat. Please revise so they match.
- 1D. Revise the proposed street names per the names provided by the Addressing Committee.
- 1E. Label the utility and/or access easements in the alleys.

#### **2. Completeness and Clarity of the Application**

Please see the redlines for all comments.

##### **Preliminary Plat**

- 2A. Revise the Vicinity Map to provide context for the proposed development within The Aurora Highlands. Include more of the street network to the north and less to the south.
- 2B. Revise the data block so the acreage is consistent with the plat.
- 2C. Use the standard signature block.
- 2D. Add an Amendment Block on the cover sheet.
- 2E. Revise the duplex typical lot setbacks to reflect porch and house setbacks.
- 2F. Revise the tracking chart on Sheet 4 to match the other filings.
- 2G. Revise the street references on Sheet 5. These must be revised prior to recordation.

#### **3. Landscaping Issues**

- 3A. An 8' wall for a residential use requires approval of a major adjustment by the Planning Commission.
- 3B. Include an itemized list of landscape required for the duplex lots.

#### **4. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

- 4A. 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 is 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

### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

#### **Preliminary Plat**

- 5A. The preliminary plat will not be approved until the Preliminary Drainage Report is approved.
- 5B. Do not include COA standard details in plans. Instead, reference details as needed.
- 5C. Label the 100-year flood elevation in the detention pond.
- 5D. Label the slopes in tracts; 2% minimum slope for non-paved areas.
- 5E. Public storm sewer requires an easement through tracts.
- 5F. Flows are not permitted to cross the sidewalk. Two-year flows must be collected prior to the sidewalk or alternate connection to the street proposed.
- 5G. Per Section 4.03.3 of the Roadway Manual, where two streets slope down to the intersection, an inlet shall be placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return. This standard is not based on street capacity.
- 5H. Review referenced slopes. Some slopes do not seem consistent with the contour spacing.
- 5I. Clarify public vs. private storm facilities.

#### **Plat**

- 5J. There is a storm sewer in Tracts I and W that require a utility easement.

### **6. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 6A. Comments are forthcoming by separate cover.

### **7. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

#### **Preliminary Plat**

- 7A. The minimum inside turning radius for fire lane easements is 29'.
- 7B. Relocate the fire lane signs within the fire lane.

#### **Plat**

- 7C. Include fire lane easement curves in the curve table. The minimum inside radius for fire lanes is 29'.

### **8. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

#### **Preliminary Utility Report**

- 8A. Review the planning area references on page 9.

#### **Preliminary Plat**

- 8B. Label storm laterals and inlets as private as shown on the redlines.
- 8C. Additional easement width is required for the storm extending out of the public ROW.
- 8D. Advisory Comment: Per Real Property, buildings should be kept a minimum of 1-foot from the edge of all easements.

### **9. PROS** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)

#### **Preliminary Plat**

- 9A. Per the UDO, a 25' wide Special Landscape Buffer is required between park/open space facilities and all residential uses except Single-Family Detached units. The UDO overrides the matrix within the FDP. Show the Special Landscape Buffers and do not include them in acreage receiving park land credit.
- 9B. The atypical treatment of the Special Landscape Buffer, with sidewalks connecting to housing units and heavy landscaping, will be allowed if the trail is moved so that it is no closer than 30' to the property lines of these units; this will provide additional safety necessary due to the multiple intersections created by the sidewalk connections.
- 9C. Revise the open space tracking and tract dedication charts per comments on the redlines.
- 9D. Add a bench in Tract S.



**10. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Preliminary Plat**

- 10A. Review street names and tract labels to be consistent with the plat.
- 10B. Advisory Comment: Per real property buildings should be kept a minimum of 1-foot from the edge of all easements.

**Plat**

- 10C. Provide a current Certificate of Taxes Due, the State Monument records and an updated title commitment.
- 10D. Replace, revise and/or delete notes as shown on the redlines.
- 10E. Label unincorporated Adams County.
- 10F. Ensure notes are included with all Legends.
- 10G. Verify lot distances on Sheet 4.
- 10H. Provide access to loop lane lots in Block 2.
- 10I. Verify easement dimensions and add labels.
- 10J. Add off-site labels, ie. street name, plat name, unplatted.
- 10K. Label all streets.
- 10L. See redlines for specific comments.

**11. Revenue** (Aurora Water/TAPS / 303-739-7395)

- 11A. Storm Drain Development Fees Due:  
72 acres x \$1,242.00 per acres = \$89,424.00

**12. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 12A. See attached comment letter regarding utility easements for natural gas and electric distribution facilities.

**13. Mile High Flood District** / Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))

- 13A. See the attached comment letter and continue to work with MHFD on the proposed drainage concept.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

October 8, 2020

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

Attn: Deborah Bickmire

**Re: The Aurora Highlands F7 – 2<sup>nd</sup> referral, Case # DA-2062-12**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation and still has conflicts with the above captioned project. The alley loaded lots lack sufficient utility easements for natural gas and electric distribution facilities. Please note the requirements:

- 6-feet wide for natural gas facilities where there is space for service truck access and plowing, with a minimum 5-foot clearance from any structure
- 8-feet wide for electric facilities including pedestals
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- you can find transformer requirements in Xcel Energy's Electric Standards located at: <https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

The utility easements within tracts abutting rights-of-way are inconsistent in width – they need to be 10-foot wide in order to accommodate natural gas, electric and potentially communication lines as these utilities connect throughout the development in these areas. Additionally, they should not be labeled "G.E." within the tracts.

The label south of Lot 11 Block 8 on Sheet 8 should be changed from "8' G.E." to "8' U.E.".

PSCo requests that all tracts are dedicated for utility use for connectivity purposes throughout the development. If this is not possible, PSCo requests 10-foot wide utility easements within all tracts along all public rights-of-way.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). Additional easements may need to be acquired by separate document for new facilities.

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](mailto:donna.l.george@xcelenergy.com)

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108273
Submittal ID:	10005239
MEP Phase:	Referral

**Date:** October 7, 2020  
**To:** **Debbie Bickmire (City of Aurora)**  
**Via Aurora Web Portal**  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	THE AURORA HIGHLANDS - PRELIMINARY PLAT NO 7 AND FINAL PLAT (1446688)
<b>Location:</b>	NORTH OF 26TH AVENUE, EAST OF MAIN STREET, AND SW OF WEST VILLAGE AVE
<b>Drainageway:</b>	FIRST CREEK TRIB W

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- First Creek Trib W
- Outfalls to Regional Detention Pond 8540

We have the following comments to offer:

- 1) A drainage easement shall be dedicated through this filing for the open channel conveyance of flows as approved on the master plan, this was not shown. The MHFD does not support this plan as is currently shown.
- 2) A meeting with CAGE Engineering, MHFD, and City of Aurora was held on 9/15/2020 to discuss the proposed drainage concept. These plat documents were dated prior to that meeting, and therefore do not reflect the discussions from that meeting. The following are items that must be addressed before we can complete a thorough review:
  - a. First Creek Trib W is a major drainageway and must remain as an open channel. The 130 acre determination for a major drainageway is based on the existing tributary area, and therefore the basin cannot be split into multiple piped systems. The current design is in direct conflict with the needs for this open channel.
  - b. Runoff south of 26<sup>th</sup> Avenue cannot be assumed to remain south of 26<sup>th</sup> Avenue without a formal conveyance channel. The preferred alternative would be to pipe this offsite flow beneath 26<sup>th</sup> Avenue to mimic historic drainage patterns.
- 3) As a reminder, the outfalls into Regional Detention Pond 8540 will be reviewed for maintenance eligibility, but will be included in an update to the regional detention pond



**Project Name:** The Aurora Highlands F7  
**MEP ID:** 108273/10005239  
**Date:** 10/12/20

**Mile High Flood Control District (MHFD)**  
MEP Referral Review Comments

design, once approved. This will be completed using the District's Notice of Design Change Form. Please be sure to continue coordination with HR Green about this design change.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Teresa Patterson, P.E., CFM  
Project Manager, Watershed Services  
Mile High Flood District