



Planning Division
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May 5, 2022

Patrick Chelin
Matrix Design Group Inc
1601 Blake Street Ste 508
Denver, CO 80202

Re: Initial Submission Review – The Aurora Highlands North A - Site Plan

Application Number: **DA-2062-31**

Case Numbers: **2022-4027-00**

Dear Mr. Chelin:

Thank you for your initial submittal, which we started to process on March 21, 2022. We have reviewed your Site Plan and Plat 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 May 26, 2022.

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 and DEN Planning Comments

cc: Jeff Killion, Matrix Design Group
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\2062-31rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add lot dimensions and areas (Planning)
- Show hydrants, lights, stop signs, easements on Landscape Plans (Landscape)
- Show pond access and label slopes (Public Works Engineering)
- Bike lanes are required on collectors (Transportation Planning)
- Provide background data and add turn lanes on Site Plan (Traffic)
- Provide better phasing information and address timing of access via 48th Avenue (Life/Safety)
- Water mains are not permitted in green courts (Water)
- Review open space credit and land dedication calculations (PROS)
- Label lot areas, bearings and distances, and add reception numbers (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 13 adjacent property owners, 12 outside agencies, and 4 registered neighborhood organizations. Written comments were received from 6 outside agencies and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Completeness and Clarity of Application

- 2A. An invoice for the application fees was sent on March 24. Please remit payment of \$60,368.00 prior to the next submittal.
- 2B. Revise the Letter of Introduction per the redline comments and to clarify the timing of 48th Avenue improvements, add reference to a map to illustrate the locations of Planning Areas, and to include more locational references (N/S, E/W).
- 2C. Reference the Site Plan Manual for all standards and requirements. The plans should include a legal description, lot dimensions and area, abutting zone districts, abutting plats, existing and proposed easements, fence types, mail kiosks, signs (in medians), and retaining walls, at a minimum. The Site Plan Manual also states the drawings should be at 1"=40'. The plans submitted are at 1"=50'. Please ensure all required information is readable when printed at 11" x 17" or you will need to increase the scale of the plans.
- 2D. Include a legal description for the perimeter of the Site Plan area. A metes and bounds description will be fine.
- 2E. Move all property owner signature blocks to the cover sheet. County records indicate there is more than one owner.
- 2F. Revise the Site Data Block per the example provided. Itemize single family attached vs. detached separately.
- 2G. Provide a graphic that illustrates the locations of each different lot type. This is necessary to verify the data in the Lot Tracking Chart.
- 2H. As outlined in the Pre-app Notes, residential districts in Subarea C shall conform with the special dimensional standards outlined in [Section 146-4.2.3](#) and Table 4.2-5. Different lot types must meet the following standards:
- Standard front-loaded single-family residential lots shall be a minimum of 4,500 square feet with a minimum 50' lot frontage.
 - A small lot is a lot that is less than either 50 feet in width or 4,500 square feet in area.
 - Each lot for a two-family dwelling (duplex) shall be a minimum of 40' wide and consist of 3,200 square feet.
 - An alternate loaded (alley) single family detached residential lot shall be a minimum of 30 feet wide and consist of minimum of 1,500 square feet.

Compliance with both the frontage and area are required and must be demonstrated on the Site Plan. Please add dimensions to each lot and the lot area.



- 2I. Verify lot types and locations. It appears there are front loaded small lots on Sheet 22 (at a minimum) that are supposed to be alternate loaded. Revise the plans as necessary.
- 2J. Add a Lot Data Table using the example provided on Sheet 3 to show the proposed lot sizes/types, minimum dimensions and area, and the required setbacks for each.
- 2K. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typicals where this will be available for each proposed lot type.
- 2L. Remove Site Plan data from the Lot Tracking Charts for development(s) that are not currently in review or approved.
- 2M. Label all arterials, collectors and significant local streets on the Context Map. Reference this map in the Letter of Introduction.
- 2N. Label all adjacent zone districts and recorded plats on all sheets. The entire site has been platted, so “unplatted” references should be verified.
- 2O. The adjacent sheet references need to be real matchlines. Either make the lines thinner or screen them back.
- 2P. Clarify the status of the northwest detention area requirement. Is the construction of the pond required per the first of any of the proposed neighborhoods? If it is, provide an explanation why it is not included in the Site Plan boundary.
- 2Q. “Notes” shown on each Site Plan sheet include a lot of engineering information that does not need to be shown on every sheet. Confirm with Public Works the information can be shown once and deleted from all other sheets. Edit the notes as shown on the redlines.
- 2R. Label all existing and proposed easements. They need to be shown for reference on the site plan and can be dedicated per the plat later.
- 2S. Clarify noted areas in PS-4. Is there on-street parking or parking spaces? Add labels and dimensions.
- 2T. Work with Phil Turner (pcturner@auroragov.org) to get street names prior to the next submittal.
- 2U. Show sidewalk connections to 48th Avenue for alley loaded lots or add a note that a connection is required in the future.
- 2V. Verify the Fultondale meets the COA standards. If there is on-street parking add labels and dimensions.
- 2W. Ensure medians/signage are visible and labeled. Move labels as needed to ensure underlying information is visible.
- 2X. Add an opaque or brick wall on rear lot lines of lots backing up toward the Harvest Road intersection.
- 2Y. Referenced pocket park enlarged plans on the Site Plan sheets.
- 2Z. Ensure stop signs are shown and labeled at intersections consistent with the Traffic Study.
- 2AA. Consider establishing boundaries around areas that are anticipated to be platted at one time. Make lot and tract references clear for each area.
- 2BB. Will there be an easement located north of the school site? Provide more information and show/label if an easement will be located there.
- 2CC. What is proposed for the sign located in Pond 8521? Remove the hatch from this pond.
- 2DD. Show the dedicated right-of-way for 48th Avenue, include the reception number, and show the labels in black.
- 2EE. All symbols need to be shown in and/or match the Legend.
- 2FF. Make street labels larger.
- 2GG. Add scale ratios to all bar scales.
- 2HH. Show all fencing, types, columns on the Site Plan and Landscape sheets. Use different symbols to represent different fence types and add the symbols to the Legend.
- 2II. The maximum block perimeter shall not exceed 2,800 feet. Ensure the proposed plans do not exceed the maximum.
- 2JJ. Street lighting photometrics is not required with the Site Plan. Confirm with Public Works what sheets can be removed from the plan set.
- 2KK. Address all redline comments, edits and notations.

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

- 3A. Aurora Water has an ordinance pending that will restrict the use of turf in the curbside landscape (tree lawn). While it is not required at this time, please be advised that any landscape changes to include water wise design in



the future will require a Site Plan amendment.

- 3B. Show, dimension and label all buffers.
- 3C. Show all hydrants, streetlights, stop signs, existing and proposed easements, and fences. Show in a Legend. Ensure all ground covers, mulches, grasses/turf are included in the Legend.
- 3D. Label all streets and tracts. Include tract area for each on the plans.
- 3E. Add a note to identify who will be responsible for maintenance of the median landscape.
- 3F. Ornamental trees are not permitted as street trees.
- 3G. A full analysis of the tract landscape could not be completed. Add tract labels and Planning Area labels to clarify locations. Include a diagram to illustrate.
- 3H. Differentiate 5 gallon shrubs and 1 gallon grasses in all of the landscape tables. Add a note stating the tree and shrub equivalents as outlined in [Section 146-4.7.3.B.7](#).
- 3I. Without stop signs being shown, it was difficult to verify whether the street tree counts were accurate. Spot checking showed there was a deficit and trees were not provided at 1 per 40 linear feet.
- 3J. Add a table to identify the area for landscape, hardscape, lots, and turf areas. The maximum permitted area for cool seasons grasses 30%.
- 3K. Remove all contractor related notes.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. Street sections must meet COA standards.
- 4B. Include the entirety of the required offsite improvements for each planning area in the phasing plan. The detail of the planning area is not essential, but seeing the relevant offsite improvements required for each planning area in a single exhibit is.
- 4C. For all ponds:
 - Show/label pond maintenance access to the pond bottom and to the top of the outlet structure, minimum centerline radius for maintenance access is 50'.
 - Access must be a minimum of 8' wide with 2' shoulders on each side.
 - Show/label drainage easement and access easement from the drainage easement to public right-of-way.
- 4D. For all ponds (grading plan):
 - Show/label pond maintenance access to the pond bottom and to the top of the outlet structure. Minimum centerline radius for maintenance access is 50'.
 - Access must be a minimum of 8' wide with 2' shoulders on each side.
 - Show/label drainage easement and access easement from the drainage easement to public right of way.
 - Show/label the 100-year water surface elevation.
 - Label slopes - maximum 4:1 side slopes, minimum 2% pond bottom, indicate direction of emergency overflow.
- 4E. Label slopes, including longitudinal street slopes on all grading sheets. Label slopes in all tracts. Minimum 2% slope for all non-paved areas; maximum 3:1 slope on site.
- 4F. Streetlights are to be offset and not directly opposite. Streetlights are required on both sides of the street. Add a note that states street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plan submitted with the civil plans
- 4G. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4H. The minimum alley width shall be 16 feet.
- 4I. Head in parking is not permitted on a public street.

5. Transportation Planning (Tom Worker-Braddock / 303-739-7340 / tworker@auroragov.org / Comments in bright teal)

- 5A. Bike lanes are required on all collectors.

**6. Traffic Engineering** (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)**Traffic Impact Study**

- 6A. The study is titled TAH North A subarea, but it appears to study all three subareas at once, which deviates from the agreed upon approach (City noted that separate studies would be required for each of the subareas).
- 6B. In study methodology, there are no mentions of the NEATS study (2018) being used as a basis for background traffic or comparison for assumed traffic. The Aurora Highlands (TAH) Traffic Impact Study (TIS) cited in this study also provides significant difference in daily volumes assumed for the larger arterial roadways, so that inconsistency also needs to be investigated/explained.
- 6C. Several studies were cited as the basis for background traffic, but there are several filings that are adjacent to this subarea that have specific and relevant information on adjacent land uses (see comments for specific filing numbers). Please incorporate/compare/contrast assumptions from those other filings into this study.
- 6D. Provide figures for trip assignment to assist in the review of the assumptions/methodologies used to generate total site/background volumes.
- 6E. Many of the orientations of stop signs (i.e. on 42nd, notably) differ from the orientations recommended in other adjacent filings. Please review these other filings and provide consistent recommendations.
- 6F. Detailed review of intersection operations (beyond current comments) may be forthcoming as other comments regarding trip distribution/assignment assumptions are resolved.
- 6G. Queue length discussion is central to auxiliary lane recommendations, but there is no queue length analysis summary section (as required per TIS guidelines). Please provide not only to support these recommendations, but to evaluate for turn lane designs, as needed (queuing analysis summary tables include turn lane evaluation with methodologies from both HCM 95th percentile queues as well as CDOT's State Highway Access Code, SHAC). Please provide this analysis.
- 6H. Some of the LOS F left-outs, while yielding generally low queues, will result in driver frustration and likely alter gap acceptance onto more major roadways, creating safety issues. In these cases, it may be worthwhile to assume/provide a separate left turn lane for the outbound movements to mitigate these issues.
- 6I. Sections missing: (a) Queuing analysis/summary tables (for storage lanes/auxiliary lanes); (b) Traffic Calming discussion (per guidelines and pre app notes); (c) Signal warrant analyses discussions (warrant calcs to be included in appendices).
- 6J. Generally, COA only accepts Synchro results, due to reliability on HCM methodology. The PTV Vistro results don't mention which methodology was used (nor is it mentioned in the text of the report). If HCM methodology can be verified as the basis for the LOS and queuing outputs, it is acceptable. Otherwise, please provide Synchro model reports/results.
- 6K. See other comments throughout.

Site Plan

- 6L. Label access movements on Site Plan sheets for all neighborhood access points. 48th Ave will have several restricted accesses that are not currently labeled on Site Plan, per TIS.
- 6M. Show sight triangles at all stop-controlled intersections, signalized intersections for right turning movement, and all stop-controlled approaches of neighborhood access points. Also all stop-controlled intersection approaches internal to the neighborhoods.
- 6N. Show mail kiosks with the next submittal.
- 6O. Add signal escrow note (applicable to projected signalized locations per TIS) provided on Sheet 2. Intersections to include are 48th/Harvest (25%), 48th/Denali (50%), 48th/Fultondale (50%).
- 6P. Add signing and striping note provided on Sheet 2.
- 6Q. Label access movements on the Phasing Index Plan as projected full or partial access. Several of the accesses will likely be restricted to right in/right out only due to projected volumes on 48th Avenue, per the TIS. Label access movements on all applicable Site Plan sheets.
- 6R. Show sight triangles at all stop-controlled intersections, signalized intersections for right turning movement, and all stop-controlled approaches of neighborhood access points. Also, at all stop-controlled intersection approaches internal to the neighborhoods.
- 6S. Future signalized intersection with NB dual left turns and right turn lane (per TIS), needs to be shown on Main



Street. Signal easements will also be needed for the intersection corners.

- 6T. The TIS is showing northbound triple lefts, dual northbound thru, and a right turn lane at Denali Boulevard. Also show an EB right turn lane on 48th Avenue. Signal easements will also be needed for the intersection corners.
- 6U. Fultondale Street will be signalized at 48th Avenue. Show signal easements, and per the TIS, an EB right turn lane, NB dual lefts; and, a NB right turn lane. Add a NB stop sign for the condition prior to signalization.
- 6V. Turning templates are needed for the roundabout at Main St. and 46th Avenue. The roundabout does not follow standard design criteria for a roundabout geometry i.e. deflections, circle diameter, striping, etc. This will need further review and likely will result in alterations to ROW.
- 6W. Add or remove stop signs at the locations noted on the redlines.
- 6X. The TIS shows a NB left turn lane and SB right turn lane at 46th Avenue and Denali.
- 6Y. Add a SB left and a NB right on Main Street at the intersection noted on Sheet 29.
- 6Z. Add NB and SB left turn lanes at Fultondale and 45th Avenue.
- 6AA. Add a SB left turn lane at 42nd Avenue and Main Street and 42nd Avenue and Denali Boulevard.
- 6BB. Add an EB left turn at 42nd Avenue and Haleyville Street.
- 6CC. Add street name signs at corners.

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

- 7A. Indicate if structures are fire sprinkled or non-fire sprinkled in the Site Data.
- 7B. Will the site be gated? If any area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide details and sections for the automatic and manual gates.
- 7C. The Phasing Plan is inadequate. The Phasing Plan shall provide a narrative that clearly demonstrates and defines the construction of all on-site and off-site infrastructure needed to establish two separate and approved points of emergency access, looped water supply, fire hydrants, and any crossing improvements to the overall site and individual phases. The Phasing Plan must address how it will overcome uncertainties that may occur and delay the required infrastructure.
- 7D. The Phasing Plan must show two approved points of access. Follow the requirements of the 2015, IFC, Section D107.2 Remoteness for the second independent point of access for the planning areas. This means that a portion of 48th Ave. must be constructed if access (to 48th) is to be counted towards the two points of access.
- 7E. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- 7F. The North Area Site Access points on Sheet 16 appear to dead end at 48th Avenue. Since plans identify 48th Avenue as being constructed by others, it cannot be considered as an approved point of access. In contrast, 48th Avenue may be considered an approved point of access if the applicant agrees to provide the southern portion of 48th Ave and other improvements from the project's eastern border to the overpass located over E-470. This consideration is contingent on an approved interconnection of 48th Avenue on both sides of E-470.
- 7G. Currently, the illustration on Sheet 16 only shows one approved point of access, which is Main Street and Aurora Highlands Parkway. Therefore, future submittal shall show two separate and approved second points of access. Please show the approved second point of access, 38th Avenue.
- 7H. The identified points of access on the Context Map are not to be considered access point until 48th Avenue is constructed to COA standards. Therefore, coordination needs to take place with ARTA to outline how and when 48th will be constructed. Additionally, the identified points need to be relabeled as future access since there is no established connection at this time. Please revise.
- 7I. Question: what will be the process in the event where phasing plan is altered? For example, when a planning area relies upon an adjacent PA to provide the required means of access and the adjacent becomes unable to provide access, the phasing plan must account for that said unforeseen matter. Will there be contingency designs that will meet the COA's access requirements in the case of an unexpected event? Please keep in mind that certificates of occupancy are dependent on establishing the required number of access points and water supply.



- 7J. Provide a fire hydrant sheet showing the spacing of fire hydrants. Fire hydrant spacing is based on the travel path of a fire apparatus.
- 7K. Fire hydrants shall be spaced on average every 600'. Place fire hydrants at locations noted on the redlines.
- 7L. In order to locate fire hydrants, the placement of fire hydrants along 48th Avenue must be known. Please work with "by others" to ensure fire spacing along 48th Ave., spaced on average 500'; on each side of the street and be arranged on an alternating basis.
- 7M. Please work with the Planning Department to identify any addressing needs for this project.

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

- 8A. Water mains are not permitted in green courts. They must be installed under and all weather surface (streets and alleys) for vehicle maintenance access at all times. Water service lines cannot be under driveways.
- 8B. Water mains cannot be located along the north sides of Planning Areas 4 and 5A. Provide an alternative water line design.
- 8C. No trees are permitted in the water main utility easements. Show 16' utility easements and 10' pocket easements.
- 8D. A 12' all-weather vehicle maintenance access is required to all manholes. Add a turn-around area as noted on the redlines.
- 8E. Provide a 12' maintenance access to pond outlet structures. All pond maintenance access is to be above the 100-year wsel.

9. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

- 9A. It is difficult to identify what tracts are being requested for open space credit within all of the separate planning areas. Add all tracts within the site plan and landscape plan and also note the Planning Area adjacent to the tract. For example, PA-4, TRACT B.
 - Make sure every key map has the planning area labeled clearly on it for reference.
- 9B. Provide a separate high-level sheet which has all the highlighted areas for open space credit. Since this plan incorporates several planning areas, identifying where all the requested open spaces are and how they connect and meet open space requirements is difficult to determine. This can be similar to Sheets 7-12.
- 9C. Many of the tracts listed on the table requested for open space are too small and do not meet the requirements for open space land dedication.
- 9D. Please provide the open space tract sheets as mentioned above and connect with PROS prior to resubmittal. As the tracts are not labeled on the landscape plan, I cannot determine at this time which areas are tracts being requested and whether the design is meeting open space land dedication credit. This is an incomplete submittal for PROS; without this information PROS is unable to review the accuracy and compliance of the tracts being requested.
- 9E. Per the Master Plan Form J, the open space PA-7 is required concurrent with adjacent development. If you are looking to defer some improvements within the 10.7 acres of credited area, please provide a clear note of when the completion will occur. Note that this area may not be counted as 'completed' open space within the charts.
- 9F. Per the Master Plan Form J, the neighborhood park PA-8 is required to be completed by 50% CO of PA-5, 6 or Pa-13. This park will be triggered with this development and needs to be coordinated prior to civil plan approval for this set which includes all of the above-mentioned planning areas.
- 9G. The land dedication calculations are not adding up for the total population. See the PROS tracking chart and the land use tracking chart. For a total of 2835 units within the Aurora Highlands (all of which have been single family), the total population equals 7513. Please address discrepancy.
- 9H. Label all trail widths and material.
- 9I. Label all trail corridor widths.
- 9J. All fencing abutting parks or open space must be the open space style split rail fencing with pet mesh.
- 9K. Locations abutting parks need to continue the connections that were planned within the park site plan. Please see redlines in set.
- 9L. The details provided for playground equipment are unclear as to what age groups are being provided for. Please note the tot lot equipment (2-5) and playground age 5-12.



9M. Address all redline comments on the Site Plan.

10. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 10A. Verify the location in the Basis of Bearings. Adjust all as needed.
- 10C. Show and label bearings and distances around the site exterior boundary.
- 10D. Label lot areas, bearings and distances.
- 10E. Add reception numbers for recorded right-of-way, easements and plats.
- 10F. Add street names.
- 10G. Label all existing and proposed easements.
- 10H. Contact Grace Gray at ggray@auroragov.org to start the License Agreement. The items of encroachment are shown on the Site Plan. It can take 6-8 weeks to finalize and can hold up the recordation of the Site Plan and Plat.

11. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

- 11A. All Site Plans must be consistent with the approved Public Art Plan.

12. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 12A. See attached comment letter.

13. DEN Planning + Design (Lisa Nguyen / lisa.nguyen@flydenver.com)

- 13A. See attached comment letter.

14. Adams County Planning and Development (developmentsubmittals@adcogov.org)

- 14A. Thank you for including Adams County in the review for Project Number: 1608536. We have no comment on the subject referral.

15. Mile High Flood District (MHFD) (Haley Koesters / 303-455-6277 / submittals@udfcd.org)

- 15A. The MHFD has no comments for this planning & development services submittal. We will review the engineering/public works submittal to ensure accuracy of the regional hydrology submitted for any MEP features associated with this project. We appreciate this opportunity to review. Please don't hesitate to reach out to me with any questions or concerns.

16. Regional Transportation District (C. Scott Woodruff / Clayton.Woodruff@RTD-Denver.com)

- 16A. See attached comment letter.

17. Aurora Public Schools (APS) (Josh Hensley / jdhensley@aurorak12.org)

- 17A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans do not exceed the total planned school land dedication for the overall development.
- 17B. The site plan appears to show a landscape buffer between the school/ park and the residential lots to the north. Who will be responsible for maintenance of this area? The concrete walk between residential lots 24 and 25 appears to terminate at the school site. Should this concrete walk connect to the pedestrian path planned for the park site?


AURORA PUBLIC SCHOOLS - STUDENT YIELD
4/12/2022
Aurora Highlands North - Site Plan (DA-2062-31)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	796	0.145	115
TOTAL	796		115

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	60	0.04	32	92	0.03	24	115
TOTAL		60		32	92		24	115

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	60	0.0175	1.0448
MIDDLE	32	0.025	0.7960
HIGH	24	0.032	0.7642
TOTAL	115		2.6049

Aurora Highlands Development Tracking - 4/11/2022

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement
CSP 1	84			84	42	17	59	1.3734
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265
Highland Green Site Plan #3 DA-2062-09								
Plat 4 DA-2062-10	9			9	5	2	7	0.1472
Plat 5 DA-2062-11	47			47	24	9	33	0.7685
Plat 6 DA-2062-13	26			26	13	5	18	0.4251
Plat 7 DA-2062-12	238	136		374	153	54	207	4.7855
Plat 8 DA-2062-14	174			174	87	35	122	2.8449
Plat 10 DA-2062-16	176			176	88	35	123	2.8776
Plat 13 DA-2062-17	13			13	7	3	10	0.2126
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583
Site Plan 15 DA-2062-21	300	112		412	178	66	244	5.6414
Site Plan 16 DA-2062-23	273			273	137	55	192	4.4636
Site Plan 17 DA-2062-26	97			97	49	19	68	1.586
Aurora Highlands North DA-2062-31	796			796	92	24	116	2.6049
Total	2,571	354	0	2,925	1,071	397	1,468	33.9540



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 11, 2022

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

Attn: Deborah Bickmire

Re: The Aurora Highlands North, Case # DA-2062-31

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands North** and requests that the 6' D.U.E. as shown on the TYPICAL 40' x 120' SINGLE FAMILY ATTACHED/DUPLEX section is increased by 1-2 feet given it includes drainage facilities, and, that natural gas requires a 6-foot easement width.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
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MEMO

Date: March 29, 2022

To: City of Aurora

From: DEN Planning + Real Estate Through: Lisa Nguyen/Elise Brenninkmeyer

Subject: **THE AURORA HIGHLANDS NORTH - SITE PLAN**

Denver International Airport received your referral letter and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The property is located south of DEN, within the 55 DNL and will be subject to overflights. A White Paper on Noise DNL is attached, for reference.
- The proposed development is in the **'10,000' Critical Area for Wildlife-Attractant' Separation Area** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) and within. The USDA Wildlife Biologist assigned to DEN, assist in implementing DEN's Wildlife Hazard Management Plan (Benjamin.J.Massey@usda.gov). They have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see attached). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.
- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Thank you for the continued opportunity to provide comments.