

September 7, 2021

City of Aurora
Debbie Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: **Initial Submission Review: The Aurora Highlands – Site Plan No 13 and Final Plat**
Application Number: DA-2062-17
Case Numbers: 2020-4027-00; 2020-3034-00

Dear Ms. Bickmire:

Thank you for taking the time to review The Aurora Highlands – Site Plan No. 13 and Final Plat. We received comments and valuable feedback on August 6, 2020. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, scrowder@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Samantha Crowder
Senior Associate

Initial Submission Review

Summary of Key Comments from All Departments

- Approval is subject to approval the LOMR (Public Works Engineering)
- Provide a letter from CIG (Life/Safety)
- Revise the legal description and provide closure sheets (Real Property)
- Provide lot typical for large (+60') lots (Landscape)
- Revise the signature blocks and site data (Planning)
- Provide a .DWG file (Addressing)

Planning Department Comments:

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 4 adjacent property owners and 7 outside agencies and 1 neighborhood organization. Written comments were received from Xcel Energy, Aurora Public Schools, Adams County and Mile High Flood District and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission.

Response: Acknowledged. Thank you. See later in this letter.

2. Completeness and Clarity of the Application

2A. Revise the Site Data block to include the maximum height and update the zone district.

Response: Comment addressed. Max height of building is 38' and zoning classification is R-2.

2B. Revise the signature blocks to use the city standard.

Response: Comment addressed as per markups on plan set.

2C. The bar scale must be 2 inches long and include the scale ratio.

Response: Thank you. Comment has been addressed.

2D. Add additional contour labels on the grading plan.

Response: Thank you. Comment has been addressed.

2E. Label the retaining walls between Lots 7-8 and add top and bottom wall elevations for reference.

Response: Retaining walls are being built with F5 and information can be found in that submittal.

2F. Add the case numbers of referenced adjacent CSP's or PP's.

Response: Case numbers have been added to adjacent PP/CSP labels.

3. Landscaping Issues

3A. The proposed lots are considered large (60' wide). Please adjust the Typical Lot Landscape design accordingly per Article 14, Table 14.2 in the FDP Appendix.

Response: Notes for typical lot front yard landscaping has been provided for large lots.

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

4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, and easements 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.

Response: File will be provided prior to recording.

Referral Comments from Other Departments and Agencies:

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

5A. The Preliminary Plat and Final Plat will not be approved until the LOMR is approved. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Comment noted. Thank you.

Preliminary Plat

5B. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved.

Response: Comment noted. Thank you.

5C. Indicate that the lots will require an elevation certificate.

Response: Comment is no longer applicable as the lots are no longer in a floodplain.

5D. Please include the floodplain identified in the CLOMR.

Response: Comment addressed. See sheet 6 of the preliminary plat.

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

6A. Traffic comments are forthcoming.

Response: All traffic comments were coordinated with Filing 5.

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

Preliminary Plat

7A. Revise the IBC Occupancy Classification.

Response: IBC occupancy classification has been revised to R-3

7B1. Show the location(s) of any mail kiosks. If applicable, show how accessibility and ADA requirements will be addressed, and provide mail kiosk details.

Response: Comment addressed. See keynote 5 on sheet 5 of the preliminary plat.

7B2. Provide a letter from CIG, on a company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the site plan as part of the General Notes.

Response: CIG documentation has been provided with previous submittals.

8. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta))

Preliminary Plat

8A. Revise the legal description to be consistent with the plat.

Response: Thank you. Comment has been addressed.

8B. Edit text as noted throughout redlines.

Response: Thank you. Comment has been addressed.

8C. Provide reception numbers.

Response: F5 reception numbers will be provided as they become available.

Final Plat

8D. The temporary construction easement will need to be released prior to any building permits for the area listed therein.

Response: I referenced a partial release document that will release this easement once the Plat is recorded per legal counsel. Legal Counsel was going to reach out to Real Property to make sure this is ok.

8E. Add the description of the monuments on each end of the bearing.

Response: Thank you. Comment has been addressed.

8F. Change "Dedication" to "Legal Description" on Sheet 2 and delete the preamble.

Response: Thank you. Comment has been addressed.

8G. Provide the closure sheets for the descriptions.

Response: Map checks sent in with submittal items.

8H. Remove the easement shown within the Duquesne St. right-of-way.

Response: Thank you. Comment has been addressed.

8I. Fill in the reception numbers.

Response: Reception no's added for what has been recorded. TAH Filing 5 is still not recorded

8J. Revise/edit text as shown on the redlines.

Response: Thank you. Comment has been addressed.

9. Revenue /Aurora Water/TAPS / Melody Oestmann / 303-739-7395 /dsporter@auroragov.org

9A. Please contact Aurora Water/Taps directly for any outstanding fees.

Response: Acknowledged. Thank you.

10. Aurora Public Schools (Josh Hensley / jd hensley@aurorak12.org)

10A. APS agreed to apply the school dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans and plats exceeds the acreage of school sites dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units proposed as part of site plans and plats 1-13 do not exceed the total planned school land dedication for the overall development so there will be no cash-in-lieu of land due with this filing.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
8/3/2020

Aurora Highlands - Plat #13- August 3, 2020

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	13	0.7	9
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	13		9

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	4	0.16	2	7	0.2	3	9
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		4		2	7		3	9

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	4	0.0175	0.0774
MIDDLE	2	0.025	0.0520
HIGH	3	0.032	0.0832
TOTAL	9		0.2126

Aurora Highlands Development Tracking - 8/3/2020

Filing	Total					Total Yield	Dedication Requirement	
	SFD	MFL	MFH	Units	K-8			HS
CSP 1	82			82	42	17	59	1.3734
CSP 2	182	44		226	102	39	141	3.265
CSP 3								
Plat 4	9			9	5	2	7	0.1472
Plat 5	47			47	24	9	33	0.7685
Plat 6	26			26	13	5	18	0.4251
Plat 7	238	136		374	153	54	207	4.7855
Plat 8	174			174	87	35	122	2.8449
Plat 9								
Plat 10	176			176	88	35	123	2.8776
Plat 13	13			13	7	3	10	0.2126
Total	947	180	0	1,127	521	199	720	16.6998

Response: Acknowledged. Thank you.

11. Mile High Flood District (Melanie Poole / mpoole@mhfd.org)

11A. APS We appreciate the opportunity to review this proposal. We do not have any comments at this time, however please consult with COA on any restrictions on the land within the current effective floodplain until the new Tributary T LOMR is completed.

Response: Acknowledged. Thank you.

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

12A. Please see attached comment letter. (Copied below)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for The Aurora Highlands F13 and has no apparent conflict. The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response: Acknowledged. Thank you.

13. Adams County (Layla Bajelan / LBajelan@adcogov.org)

13A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

Response: Acknowledged. Thank you.