

September 01, 2020

City of Aurora
Ms. Nancy Bailey
15151 E. Alameda Pwky
Aurora, CO 80012

Re: **Initial 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 Ms. Bailey:

Thank you for taking the time to review our initial submission of The Aurora Highlands Preliminary Plat No. 7 and Final Plat along with City Staff. Valuable feedback as received on June 12, 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

- Outline the timing of adjacent street approval and right-of-way dedication (Planning)
Response: The adjacent roads have been submitted as Filing 9 and will be approved prior to the approval of Filing 7.
- Identify provisions to meet Neighborhood Activity Center requirements (Planning)
Response: Designed NAC includes playground, open grass play area, a picnic pavilion, picnic tables, benches, trash receptacles, pet pickup stations, bike racks, walks, and landscaping to meet requirements.
- A neighborhood park is required to serve this development and to satisfy the deficit shown in the Open Space Dedication Table (PROS)
Response: As discussed with PROS, the preliminary plat can be approved without the adjacent neighborhood park, however, we understand that this park is necessary for the residents of this next neighborhood to meet service requirements. This neighborhood park will be provided based on the timing and the requirements set forth in the FDP.
- Provide non-street perimeter buffer (Landscape)
Response: A non-street buffer is not required in this application. The buffer table has not been added.
- Provide additional trip assignment data and show sight triangles (Traffic)
Response: Additional trip assignment data and sight triangles provided.
- Adjust street drainage flows (Public Works Engineering)
Response: Roadway and drainage flows have been revised.
- Provide a phasing plan (Life/Safety)
Response: Phasing plan provided within preliminary plat.
- Make street names and tract labels consistent (Real Property)
Response: Street and Tract labels adjusted to match the plat.
- Provide a .dwg file for addressing and street names (Addressing)
Response: Files have been provided to Addressing.
- Provide utility easements for lots bordering alley tracts (Xcel Energy)
Response: Pocket utility easements provided.
- Reference CIG Development Handbook (Kinder Morgan)
Response: Comment noted. Thank you.
- More detail is needed to evaluate the storm outfall (MHFD)

Response: A meeting with the COA and MHFD will be set.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 9 adjacent property owners, 10 outside agencies and one registered community association. There were no comments received from adjacent property owners or community associations. Comments were received from four outside agencies and are included or attached to this letter.

Response: Comment has been noted, thank you.

2. Zoning and Land Use Comments

2A. The FDP identifies a Neighborhood Activity Center (NAC) in the vicinity of Tract J. See the attached requirements and provide information regarding what will be provided and where to demonstrate compliance with the standards.

Response: A NAC is provided with Tract H (0.68 acres) of this filing. Amenities provided within this amenity include a multi-use sports turf area large enough for volleyball play, a non-traditional playground inclusive of climbing elements and other elements which promote large motor skill development, various table and bench seating, a covered shade structure and enhanced landscaping consistent with the requirements and character outlined in the Aurora Highlands FDP. Reference sheet 36 of the preliminary plat for more detailed plans.

2B. Label the City of Aurora limits and label the unincorporated Adams County property.

Response: COA limits shown and unincorporated Adams County labeled accordingly.

2C. The use of the adjacent property is not residential. A buffer is required adjacent to non-residential uses. See the pre-app notes and Table 14.2 in the FDP Appendix for additional buffer requirements.

Response: As discussed with Planning Staff, a buffer is not an appropriate use between a SFD rear lot line and fence and the adjacent industrial use fences. The applicant proposes an 8' screen wall between the proposed single-family homes and the existing industrial uses.

Planning Area 64 of The Aurora Highlands is in a unique situation as a master planned community adjacent to three existing unincorporated Adams County sites. The County properties are zoned A-3 and the uses appear to have been in place for many years. Uses appear to include junk and scrap collection with multiple barns, sheds, large storage containers, large vehicle storage, and potentially some agriculture support uses in addition to single-family homes on two of the three lots. There are also a significant number of vehicles parked on site which could belong to junk yard employees which would seem to indicate that there are business operations being conducted on site.

The existing uses are not compatible with the proposed master planned community and planned single-family homes. The Unified Development Ordinance and fencing code permits a 6' fence or wall up to a 9' wall to screen industrial uses. The existing properties have fencing adjacent to 26th Avenue that is a combination of chain link, wire mesh and open metal. The sides and rear of the properties are fenced with chain link and wire mesh. The Applicant proposes to construct an 8' masonry wall to screen these uses from the future single-family homes proposed on the east and north side as well as from future development on the west in The Aurora Highlands. This proposed wall complies with the UDO for Industrial properties, is at an additional expense not required by the developer and will benefit the future residents of Aurora those residents who will reside in The Aurora Highlands.

2D. Clearly show and label the existing CIG gas easements. Make sure the outside edges are visible. Additionally, see the CIG Development Handbook attached to these comments.

Response: CIG gas easements have been labeled on all applicable sheets, and easements lines are clearly shown.

3. Streets, Parking and Pedestrian Issues

3A. Adjacent streets are identified as Phase 1 infrastructure improvements on Sheet 6; however, they were not included in ISP 1, nor is the right-of-way dedicated. What is the timing of a submittal for the design and approval of those streets?

Response: These have been submitted as Filing 9.

3B. The street layout does not meet the connectivity standards of Section 146-4.5.3.B.1. All local streets shall be organized so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector. Add an additional access to the adjacent collector.

Response: The site plan has been revised to remediate this issue. All lots are not accessible by traveling over no more than two streets after departing a collector or arterial.

3C. Remove custom street names. Send in a .dwg file for addressing to determine the appropriate street names.

Response: Custom street names have been removed. The Applicant is still coordinating with staff on desired naming. All street names will be approved prior to final approval of the applications.

3D. Provide for a future north/south access from Street J to the Adams County out parcel.

Response: The Adams County parcels have adequate access provided via 26th Avenue, a potential future access from TAH filing No.7 from the east, and future access provided via Main Street. These parcels will have adequate access without an additional potential future ROW to the north.

3E. Identify what the interim condition will be for the Street G stub out. The right-of-way needs to be dedicated with this filing.

Response: Tract W is an access & utility easement in its entirety. Temporary uses shall include a pocket park for public use. For liability purposes, the Applicant proposes that this be a District Tract in the near term. Installation of a street in this location would be an unnecessary cost leading to crumbling asphalt as it is a road to nowhere and would be unusable for the foreseeable future. A temporary use over a potential future street allows residents to enjoy this space until such time as it becomes necessary for ROW access. As described on the final plat, this use may be considered temporary if the City requires a street connection in this location with future uses to the west; at such time Tract W will be dedicated as right-of-way at a future date."

3F. Add the street classification for all adjacent streets.

Response: Classifications provided.

3G. Guest parking is not required. Please remove the references from the site data block.

Response: Removed parking rows from table.

4. Completeness and Clarity of the Application

Please see the redlines for all comments. A summary of comments are as follows:

Preliminary Plat

4A. Revise the Vicinity Map to provide context for the proposed development within The Aurora Highlands. Include the street network and identify the site's proximity to the City boundary. Label the area that is in unincorporated Adams County.

Response: Vicinity map updated to show mor context of approved sheets. COA boundary is now shown.

4B. Revise the title to Preliminary Plat #7.

Response: Revised as requested.

4C. Make sure streets and tracts are labeled on all sheets. Streets and tract labels should be consistent with the plat.

Response: Revised as requested.

4D. Increase the font size used in the scale. It is too small.

Response: Text height changed from 0.1 to 0.125.

Plat

Add a bar scale and north arrow on Sheet 12.

Response: Added.

5. Landscaping Issues

5A. Per Code Section 146-1423, in the FDP Appendix, a landscaped buffer is required along non-street-front site perimeters of all site plans. The buffer shall include 1 tree and 5 shrubs per 25 linear feet of buffer. A minimum of 50% of the trees shall be evergreen.

Response: As discussed with Planning Staff, a buffer is not an appropriate use between a SFD rear lot line and fence and the adjacent industrial use fences. The applicant proposes an 8' screen wall between the existing industrial uses and the proposed single-family homes.

Planning Area 64 of The Aurora Highlands is in a unique situation as a master planned community adjacent to three existing unincorporated Adams County sites. The County properties are zoned A-3 and the uses appear to have been in place for many years. Uses appear to include junk and scrap collection with multiple barns, sheds, large storage containers, large vehicle storage, and potentially some agriculture support uses in addition to single-family homes on two of the three lots. There are also a significant number of vehicles parked on site which could belong to junk yard employees which would seem to indicate that there are business operations being conducted on site.

The existing uses are not compatible with the proposed master planned community and planned single-family homes. The Unified Development Ordinance and fencing code permits a 6' fence or wall up to a 9' wall to screen industrial uses. The existing properties have fencing adjacent to 26th Avenue that is a combination of chain link, wire mesh and open metal. The sides and rear of the properties are fenced with chain link and wire mesh. The Applicant proposes to construct an 8' masonry wall to screen these uses from the future single-family homes proposed on the east and north side as well as from future development on the west in The Aurora Highlands. This proposed wall complies with the UDO for Industrial properties, is at an additional expense not required by the developer and will benefit the future residents of Aurora those residents who will reside in The Aurora Highlands.

5B. There are no street trees provided for West Village or Hogan streets. Per the notations, these are to be provided per a separate plan. Provide more information about when and how that will be reviewed and approved.

Response: West Village and Hogan Street are part of separate applications. The Metro District is responsible for these collector improvements. Street trees will be shown in these preliminary plat drawings in the 2nd submittal for these applications.

5C. The landscape buffer on 26th Avenue does not provide landscape material equitably across the length of the buffer. A significant portion of the buffer does not include any landscape. Clustered plant material is okay but the plant material should also cover the entire buffer length.

Response: Landscape material has been added to the full length of the buffer to cover the requirement.

5D. The Shared Landscape Data Table calculations do not align with the coverage in the site data. Please revise or provide an explanation.

Response: The Landscape Area on Sheet 1 is calculated differently than the Shared Landscape Data Table on the landscape sheets, these numbers will not match. The Landscape Area on the cover sheet is calculated off the final plat tract information. The Shared Landscape Data Table on the landscape sheets includes both the Landscape Area and Open Space Areas identified on the cover sheet (from the plat information), as well as any developer sod, shrub beds, crusher fine areas or cobble areas within the internal right of way. A note has been added below the Shared Landscape Data Table to clarify how this total landscape area was calculated.

5E. Add a statement to the landscape note to describe freestanding lights, and other pavement materials such as crusher fines for some paths.

Response: Notes have been added.

5F. The external boundaries of the gas easements must be clearly shown and labeled on all landscape sheets. Do not shade back the lines.

Response: Gas easements have been labeled on all applicable sheets, and easements lines are clearly shown.

5G. Increase the size of the masonry column symbol to make it readable.

Response: Masonry Column size has been increased for readability.

5H. Advisory comment: Sideyard fences shall be set back a minimum of four feet from the back of adjacent sidewalks, except that fences that abut a local street and meet all the design and height requirements for front yard fences may be set back no less than 18 inches from the back of sidewalk. (Section 146-1741(B)2).

Response: Fence setback has been corrected in the lot typical.

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

6A. 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.

Response: Addressing has been coordinated with Phil Turner.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat

7A. The preliminary plat will not be approved until the Preliminary Drainage Report is approved.

Response: Acknowledged.

7B. Loop lanes are private. Please remove reference to right-of-way.

Response: Revised as requested.

7C. Replace Note 17 on Sheet 2 with the language provided on the redlines.

Response: Note revised per provided language.

7D. Per the approved Public Improvement Plan, the 26th Avenue improvements are required prior to the issuance of a certificate of occupancy.

Response: Acknowledged.

7E. Identify any phasing proposed, otherwise all utilities, streets, street lights, etc. will be required prior to the issuance of the first certificate of occupancy.

Response: Phasing plan and narrative provided within Preliminary Plat.

7F. Label loop lanes as private.

Response: Revised as requested.

7G. Show and label the utility easement for the storm sewer on Sheet 8. Review the tract label for consistency with the plat.

Response: The tract has a blanket utility easement.

7H. Add a note 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.

Response: Added a note stating street light locations are conceptual.

7I. Curb ramps are required at the mail kiosk(s).

Response: Curb ramps provided at mail kiosks.

7J. Label street slopes.

Response: Street slopes labeled as requested.

7K. 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.

Response: Low point have been added at these locations to capture the flow.

7L. Storm sewer connections are not permitted across the curb ramps.

Response: Storm layout has been modified to prevent crossing curb ramps.

7M. Cross pans are not permitted when there is storm sewer nearby.

Response: Where street capacity is exceeded, storm sewer will be added. If the curb and gutter can adequately handle the flow, crosspans shall be utilized for an efficient design.

7N. 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.

Response: Street capacity has not been exceeded at this location and a crosspan is being utilized for an efficient design.

7O. Maximum 3% slope for 95' from through street flowline. Please refer to Section 4.05.4 and Figure 4.05.4.1 of the Roadway Manual.

Response: The street profile has been revised to be less than 3%.

7P. Provide additional contour labels.

Response: Additional contour labels have been provided.

7Q. The grading and drainage of Tract I on Sheet 23 does not match the grading and utility sheet.

Response: Grading and drainage have been updated to match the proposed site layout.

7R. Review redlines for complete comments.

Response: Acknowledged.

Plat

7S. The loop lane adjacent to Tract F is a private street. Add a tract label and show/label the fire lane easement.

Response: Addressed.

7T. Radius of C48 is listed in the table as 20' and it needs to be 23'.

Response: Addressed.

7U. Show and label the utility easement for the storm sewer in Tract I.

Response: A note was added to the legend to dedicate this tract as a drainage & access easement in its entirety.

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

Traffic Impact Study

8A. A figure is needed to illustrate trip distribution/assignment showing percentages of trip generation relative to O/D splits assumed.

Response: It is provided in the revised report.

8B. Exiting/Entering trips assigned to/from the site do not match projected In vs. Out trips shown in Trip Generation Worksheet, page 4.

Response: The in and out referred to is not the trip generation in and out but rather the cardinal direction in which the traffic enters and exits the area. i.e. 70 percent to/from the west and 30% to from the east on 26th Ave.

8C. For 2040, long-range, full-build out analysis, no trips were assigned to access TAH Pkwy, when a fully built out street network shall be assumed.

Response: The TAH Pkwy is not modelled in this study. Nonetheless, we have added some estimated trips on the connecting roads.

8D. It is cited that the FHU study assumes a higher trip generation rate than will be the case for the full build out condition of TAH. The FHU study is representative of an approved, planned use of the land available. To justify a reduction in background trip generation analyzed, the master study would need to be modified accordingly. This is despite the fact that these particular early phases of development resulted in fewer units planned than the original master study estimated.

Response: Clearly the master plan developed by FHU is conservative and subject to refinement. Our task is to determine conformance and compliance with the recommended street and intersection layout.

8E. Due to the extensive scope of outstanding comments to be addressed on trip distribution/assignment as well as the assumed street network for each analysis period, traffic operation analysis (LOS/delay) was not reviewed at this time.

Response: Comment noted. Thank you.

8F. See other comments throughout the report.

Response: Responses have been provided in the redline document as well.

Preliminary Plat

8G. Traffic Signal Escrow note(s) are required for all signalized intersections.

Response: There are no signalized intersections proposed.

8H. The spacing between Street D and 26th Ave. must meet or exceed 300' centerline to centerline.

Response: Based on the traffic analysis, safety and turning movements have been analyzed and there are no issues with intersection spacing.

8I. Add street name signs as noted on the redlines.

Response: Added signs as requested.

8J. Relocate the accessible ramps at intersection to the right-hand side of T-intersection. See redlines for specific locations.

Response: Ramps have been moved.

8K. Add a sight triangle easement for lots 1 and 2, block 10. No fencing allowed in this area.

Response: Sight triangle easement is now shown and labeled.

8L. Add sight triangles for all alley departures and as noted on the redlines.

Response: Added alley sight triangles per section 4.04.2.10.2.02

8M. Identify location of fence lines, if proposed, for paired home product. Review possible conflict of fence line with sight triangle.

Response: It is anticipated that there will not be a fence at this location.

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

Preliminary Plat

9A. A phasing plan must be provided with the preliminary plat and the Public Works Department civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate Water and Public Works phasing requirements into the phasing plan.

Response: Phasing plan and narrative provided within Preliminary Plat.

9B. Please indicate within the data block if this structure is sprinklered or non-sprinklered. Also, update the IBC occupancy classification.

Response: Added non-sprinklered and updated IBC Occupancy Classification to R-3.

9C. Address the following on Sheet 2:

- Add NIBA to the underscore.
- Remove Notes 22, 23, 24 and 26.
- Provide sections for the fire lanes.
- Show the fire lane easement in the alley and loop lane sections and ensure the plat and preliminary plat sheets reflect the fire lane easements.
- Relocate the fire hydrant in the loop lane section.

Response: All items addressed.

9D. Add the roadway note provided on Sheet 6.

Response: Note added.

9E. Will there be any accessible parking in the paired homes guest parking?

Response: Not planning on showing any accessible parking here. Let us know if required.

9F. Will there be two-way traffic on the loop lane? If one-way, indicate the direction of travel.

Response: It is a two-way street. Stop sign has been added at the north intersection.

9G. Relocate the fire hydrant on looped lane as shown on the redlines.

Response: Hydrant has been relocated to east side of looped lane.

9H. A "SIGNAGE AND STRIPING" package shall be included for approval with the Site Plan, and shall include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments.

Response: Stope signs, fire lane signs, street name signs and speed limit signs are now being called out on the site plan.

9I. Show the fire hydrants along 26th Avenue.

Response: There are no proposed fire hydrants along 26th Ave.

9J. Show and label the fire lanes in alleys. The fire lane will require signage. Show the location of the fire lane signs.

Response: Added fire lane easement label.

9K. Eliminate the fire hydrant in Tract L. Reconfigure fire hydrant spacing to maintain a 600' spacing distance.

Response: Hydrant eliminated. See updated hydrant spacing that adheres to 600' spacing.

9L. Place a fire hydrant at the entrance to Tract L, T, and Q.

Response: Hydrants placed at entrances.

9M. In order to ensure the timely implementation and a better understanding of the required 2 points of access and looped water supply during each phase, provide a brief narrative that identifies access and water line extensions that are needed for each phase to include adjacent filings.

Response: Narrative provided within Preliminary Plat.

9N. Some fire hydrants are not legible, move labels or call out fire hydrants.

Response: Labels have been moved so all fire hydrants are legible.

9O. Provide a detail that shows how accessibility is interconnected from the mail kiosk to the adjacent street. Be sure to include the vertical/mountable curb, curb ramp from street to sidewalk, width of sidewalk.

Response: Ramps have been added.

Plat

9P. Show all fire lane easements within the plat.

Response: Addressed.

10. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Preliminary Utility Report

10A. Include a point in the Conclusions showing the Master Utility Study's assumption for total units compared to the total units being shown here for the respective planning areas.

Response: Unit comparison has been added to the conclusions.

10B. Provide the Excel table for the Sanitary Sewer Demand Calculations spreadsheet and the water model.

Response: Excel tables for water and sanitary have been included with this submittal.

Preliminary Plat

10C. The water meter is to be 5-feet from edge of easement in the Typical Two Meter Section. Please be advised that no portion of the structure is to be within the easement. This includes foundation footings, walls, window wells, or eaves.

Response: The section has been revised to reflect our design. It is not possible for the water meters to be 5 ft from the edge of the easement. The easement is only 10 ft wide and there are two meters that have to fit in the easement. Each meter is 2.5' from the building / easement edge and the lot line. A similar design has been previously approved in the Aurora Highlands CSP #2

10D. Hydrant laterals typically include a valve on the main and the hydrant lateral (see Sheet 15).

Response: Valves added to main on all hydrant laterals.

10E. Ensure a valve is place between the tee to the south and the hydrant lateral to the north on Sheet 17.

Response: Valve has been added between the tee to the south and hydrant to the north.

10F. Adjust valve locations to be a minimum of 2-feet away from the concrete cross pan and be aligned with the property line extension. Typical for all valves.

Response: Valves throughout the site have been adjusted so they are a minimum of 2ft away from the cross pans.

10G. A valve is needed for the south leg of the cross at Street H/Street I.

Response: Added valve to the south leg of cross.

10H. Include the flow direction arrows on the sewer main on Street A (see Sheet 18).

Response: Added flow direction arrow on sewer main.

10I. Call out the tract identified on Sheet 19. Show utility easements needed for hydrants outside of public ROW. Do any tracts have utility easements covering them in whole?

Response: Tract has been identified on sheet 19. Easements have been added for fire hydrants.

10J. Address the following on Sheet 19:

- A separate easement is required for this sanitary sewer as noted.
- Provide sewer service to Lot 37.

Response: Sanitary service added.

10K. Is they alley in Tract T a utility easement in its entirety? It appears the fire access and utility easement does not extend to fully cover the utility extensions.

Response: Yes the alleys are designated as 26' Access and Utility Easements in entirety. The Fire easement is 23' sharing the same centerline.

11. **PROS** (Doug Hintzman / 303-739-7147 / dhintzman@auroragov.org / Comments in purple)

Preliminary Plat

11A. This Preliminary Plat cannot be approved until a neighborhood park serving this area is approved and there is no longer a deficit shown in the Open Space Dedication Table.

Response: As discussed with PROS, the preliminary plat can be approved without the adjacent neighborhood park, however, we understand that this park is necessary for the residents of this next neighborhood to meet service requirements. This neighborhood park will be provided based on the timing and the requirements set forth in the FDP.

11B. Change the open space dedication numbers based on comments.

Response: Open Space dedication numbers have been adjusted.

11C. The regional trail cannot be closer than 30' from a property line of a residential lot.

Response: The regional trail is closest to the properties when it connects to the trail node then moves away from the properties. The entire area is planted to provide adequate buffering.

11D. A 25' wide Special Landscape Buffer must be provided adjacent to the paired homes by Tract S. The Special Landscape Buffer is not eligible for park credit.

Response: Please refer to the Buffer Treatment chart approved in the FDP. Per this chart, no additional buffer is required between residential and parks and open space.

11E. See Sheet 7 for comments regarding areas eligible for park credit.

Response: Noted.

11F. A portion of Tract T is a Special Landscape Buffer. Show that portion on a separate line and list the Special Landscape Buffer requirements on Sheet 21. PROS would prefer Tract T be divided into 2 tracts -- one for park credit, one not for park credit.

Response: Please refer to the Buffer Treatment chart approved in the FDP. Per this chart, no additional buffer is required between residential and parks and open space.

11G. Is the area in Tract T indicated on the redlines a paved area? Could it be crusher fines so it wouldn't absorb so much heat, wouldn't reflect so much light and could be pervious? Show the limits of the Special Landscape Buffer on Sheet 28. The treatment of the Special Landscape Buffer does not meet the intent of the buffer and does not include the required trees. Please provide information on what the view of the attached units will be from the trail. The attached units would benefit from shade provided by trees on their west side.

Response: As the prime hard scape for the area, it has been left as concrete. The size has been reduced to mitigate the heat island affect. A shade shelter has been provided which is not required. this will help mitigate the July & August heat, but the more exposed areas will serve the cooler months which occur through most of the year.

11H. The picnic table with shelter in Tract T is appreciated, but there is not much other shade for the tables and chairs. Consider flipping the design so trees could be planted in a bed on the south side of the sitting area. Another option would be to plant a few trees in the turf area on the other side of the sidewalk.

Response: The location was selected for better visibility by trail and vehicular users entering the neighborhood and overall community. An additional tree has been added for shade.

11I. Delete the kiosk plus 5' on each side from the Tract D total to determine area given park credit. Add lines and labels to Sheet 30 stating the deletion.

Response: Mail Kiosks have been moved to the tree lawn area as to not interfere with park credit.

12. **Forestry** ([Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org](mailto:jchomiak@auroragov.org))

12A. There will be one tree affected by development. Please include the tree number related to the tree inventory. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Response: Tree number has been identified on the tree mitigation plan. The tree being removed from site does not require mitigation.

While the tree mitigation chart is shown on the Tree Mitigation Plan sheet, it indicates that no inches will replace the tree that is being removed nor showing any payment that will be made into the Tree Planting Fund. This tree must be replaced on this site or paid for in the Fund.

Response: The tree being removed from site does not require mitigation.

The caliper inches that shall be replaced are 6.3", or paid for in the Tree Fund. Since the tree number was not shown, I have no way to verify the dollar amount that should be paid.

Response: Tree number has been identified on the tree mitigation plan. The tree being removed from site does not require mitigation.

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

Preliminary Plat

13A. Review street names and tract labels to be consistent with the plat.

Response: Addressed.

13B. Add the tic marks at the change of directions, match the plat boundary line, bearings distance and curve data consistent with the plat.

Response: Addressed.

13C. Pocket utility easements for alley loaded lots are not touching another utility easement. In order for the service lines to get the pocket easement they have to cross a 1.5' gap. Adjust the utility easement lines to be contiguous.

Response: Tracts O & J are utility easements in their entirety. All of the tract has a 26' wide utility easement. The pocket easements are touching the tract.

13D. Show lot lines for paired homes with solid line.

Response: Addressed. All lot lines have been made solid.

13E. Revise text as noted on the redlines.

Response: Addressed. Revised as requested.

13F. Advisory comment: make sure no part of the duplex structure touches the pocket easements.

Response: Acknowledged.

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

Please contact Aurora Water to inquire whether there will be any Storm Drainage Development Fees Due

Response: Will call and determine during CD's.

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

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for The Aurora Highlands F7 and 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.

Pertaining to the lots bordering alley tracts, which are lacking any utility easements for natural gas and electric distribution facilities, PSCo requests the following utility easements within each lot:

- 6-foot wide for natural gas facilities where there is space for service truck access, with a minimum 5-foot clearance from any structure
- 8-foot 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

Response: 8' utility easements have been added around the site consistent with previously approved filings.

PSCo requests the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response: Note Added.

Additional easements may need to be acquired by separate document for new facilities including transformers.

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.

16. Mile High Flood District (Teresa Patterson / tpatterson@udfcd.org)

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:

- Outfalls to Regional Detention Pond 8540

We have the following comments to offer:

1. This plat is adjacent to a regional detention pond (Pond 8540) that was given design approval in the Maintenance Eligibility Program on March 23. The plans provided indicate new storm sewers from the subdivision will outfall into the regional detention pond.

Response: This filing is proposed to outfall into the regional detention pond.

2. These outfalls will be reviewed for maintenance eligibility, but will be included in an update to the regional detention pond design, once approved. This will be completed using the District's Notice of Design Change Form. Please be sure to coordinate this design change with the consultant that completed the Regional Detention Pond 8540 design, CAGE.

Response: Comment Noted. We have been in coordination with HR Green who originally designed the Regional Detention Pond 8540.

3. In general, more detail will be required to evaluate the storm outfall into the pond. The District understands this information may be provided in later submittals, and that is acceptable.

Response: Comment noted.

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

APS agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as CSPs are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved CSPs and site plans 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 CSPs and site plans 1-7 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.

Response: Comment noted. Thank you.

AURORA PUBLIC SCHOOLS - STUDENT YIELD
 6/9/2020

Aurora Highlands - Plat #7 - June 9, 2020			
Dwelling Type	Units	Yield Ratio	Student Yield
SFD	230	0.7	167
MF-LOW	136	0.3	41
MF-HIGH		0.145	0
TOTAL	374		207

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	81	0.16	38	119	0.2	45	167
MF-LOW	0.17	23	0.08	11	34	0.05	7	41
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		104		49	153		54	207

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	104	0.0175	1.8207
MIDDLE	49	0.025	1.2240
HIGH	54	0.032	1.7408
TOTAL	207		4.7855

CSP No 1 School Land Obligation =	1.3734
CSP No 2 School Land Obligation =	3.3372
Plat No 4 School Land Obligation =	0.1472
Plat No 5 School Land Obligation =	0.7685
Plat No 6 School Land Obligation =	0.4088
Total School Obligation to Date =	10.8206

18. **CIG (Kinder Morgan)** (Garry Zieske / Garry.Zieske@kindermorgan.com)

Please see the attached information that in general addresses the required setback of a house from a gas easement. Our Damage Prevention Operations and Encroachment Project Management engineers recommend following the guidelines for setback dimensions.

Response: Comment noted. The document provided has been reviewed. Thank you.