

June 5, 2020

Debbie Bickmire  
City of Aurora, Planning Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: **Second Submission Review –**  
Application Number:  
Case Numbers:

**The Aurora Highlands CSP No.2 and Plat**  
**DA-2062-06**  
**2019-4010-00; 2019-3029-00**

Dear Debbie Bickmire:

Thank you for taking the time to review our plans for the CSP No. 2. We received comments and valuable feedback in your review dated April 20, 2020. Adjustments have been made to reflect some of the key points made. We have reviewed the comments provided and have responded in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to working with you to make this project a success.

Sincerely,  
Norris Design



Diana Rael  
Principal

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Alternate loaded duplexes must front on a street or green court (Planning)
- Provide mail kiosk details and a Signage and Striping plan (Life/Safety)
- Label slopes and add line and curve tables (Public Works)
- Provide a drainage easement for the swale along the eastern boundary (Water)
- Revise the open space dedication (PROS)
- Provide a .dwg file (Addressing)
- Start easement releases and License Agreement (Real Property)

## PLANNING DEPARTMENT COMMENTS

### 1. Zoning and Land Use Comments

1A. The proposed duplex dwelling units must front on a green court or street. The front of the duplex units cannot front on an alley. Staff would like to see both sides of the green court in a single phase of development, however, if the development of duplex lots intended to front on a green court will be phased, the first phase of development shall dedicate the full width of the green court tract in its entirety. The layout of the proposed duplexes must be revised to address these issues, or a Major Adjustment will be needed. Major adjustments require approval of the Planning and Zoning Commission in a public hearing.

**Response: Duplex units have been adjusted to reorient units from facing an alley. All units now front onto a street or a greencourt. In addition, the full green court located along the eastern edge of the filing (60' width) is included.**

1B. The Green Court open space area should be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. What measures are being implemented to meet this requirement?

**Response: Green Court open space has been added and redesigned to accommodate pedestrians. Large open turf areas will provide an area for passive recreation.**

### 2. Completeness and Clarity of Application

2A. Revise the Signature Blocks as noted on the redlines using the attached templates.

**Response: The signature block has been updated using the attached templates.**

2B. The owner on the plat differs from the owner on Site Plan. Please review and revise accordingly.

**Response: The owner on the site plan has been updated to match the plat.**

2C. Revise the zoning in the Site Data Block to R-2, Medium Density Residential.

**Response: The zoning classification has been revised.**

2D. Lot counts on Sheet 4 need to be consistent with the site data on the cover sheet and CSP #1.

**Response: Tables have been revised to reflect approved plans.**

2E. Remove the floodplain note on sheet 7. It is not relevant.

**Response: This note has been removed.**

2F. Revise references on Sheets 9-11 to identify the adjacent platted tracts.

**Response: The noted references have been revised.**

2G. Show and label the drainage easement on Sheet 11.

**Response: A label has been added for the drainage easement.**

2H. Add labels for guest parking and tracts on Sheet 12.

**Response: The requested labels have been added.**

2I. Submit a .dwg file. Street names shown must be verified and are subject to change.

**Response: Street names for Filing 2 have been previously coordinated with the city**

2J. Remove "The" from Aurora Highlands Parkway.

**Response: The plat will be revised to match the CSP. The name is meant to be "The Aurora Highlands Parkway"**

2K. Expand bar scale to 2 inches and identify the scale below the bar (ex. 1" = 500').

**Response: The scale bar has been updated to 2".**

2L. Label the location of the "Secondary Access."

**Response: The location of the secondary access has been labeled.**

2M. Revise "CSP" references to Site Plan.

**Response: All references to CSP have been removed.**

2N. Revise the acreage of the preliminary plat in the Letter of Introduction.

**Response: Letter of introduction has been revised.**

2O. Revise text as shown on the redlines.

**Response: Text has been revised.**

### 3. Landscaping Issues

Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal

3A. Confirm the Denali buffer is the area adjacent to Block 14. If so, Note 6 on Sheet 18 can be deleted.

**Response: Area is confirmed. Note 6 on the Street Frontage Buffer Table has been deleted.**

3B. Remove contractor notes and the statement, "or approved equal."

**Response: Notes have been adjusted per redlines.**

3C. Add the side yard street trees to the duplex detail on Sheet 19.

**Response: Side yard street trees have been added to the duplex detail.**

3D. How did you determine to use a 15.5' buffer on 42nd Avenue? Please cite your source.

**Response: Buffer and dimension have been revised. Buffer minimum is now 20'.**

3E. The full green court tract must be provided east of the duplex lots adjacent to Tract E. Provide landscape along the west side of the tract.

**Response: Green Court open space has been added and designed.**

3F. Please remove 100' maximum buffer width labels. 3G. Edit text as provided on redlines.

**Response: In Tab 14 of the FDP, AP 14, the landscape ordinance Sec. 146-142 states: "Minimum depth requirements. The buffer depths shall be as defined by Section 146-1410, but in no cases to exceed 100 feet." Sec. 146-1410 also states: "A landscaped area inward from back of sidewalk or from a public or**

*private right-of-way when a sidewalk is not present up to a maximum of one hundred feet, or to the nearest intervening fence, edge of parking lot surface, or building wall within the 100-foot maximum depth". 100' maximum buffer width labels were kept the same based on what is stated in the FDP.*

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

4A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (if available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**Response: The Applicant will coordinate addressing with Phil Turner after comments received to ensure that no additional changes will be needed to the current lotting.**

**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)

**Site Plan**

5A. The CSP will not be approved by Public Works until the preliminary drainage report/letter is approved.

**Response: This comment has been acknowledged. Thank you.**

5B. Add the note provided on Sheet 2.

**Response: The requested note has been added.**

5C. Per the note on Sheet 7, the LOMR must be approved prior to platting lots (final plat approval/recordation).

**Response: This comment has been acknowledged. Thank you**

5D. Although referenced, there are no line and curve tables in the plans.

**Response: The line and curve labels have been added to the plans. The line and curve tables are located on sheet 3.**

5E. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plans with the civil plans

**Response: This note has been added to the legend on the site plan sheets.**

5F. Label slopes on streets and in tracts. The minimum swale slope is 2% or an underdrain is required.

**Response: Street and tract slopes have been labeled. The swale slopes have also been labeled. No underdrain is required.**

5G. Clarify whether the storm at Fultondale and 38th Avenue is extending to connect to existing storm.

**Response: It is connecting into the existing storm. The Fultondale Street label has been moved for clarification.**

5H. Include Base Flood Elevations (BFE). Lowest lot corners must be a minimum of 1' above the BFE and lowest finished floor must be a minimum of 2' above BFE.

**Response: BFE's have been labeled on the grading and utility plan. Requirements have been met in the lots.**

5I. Concentrated flows cannot be directed over the sidewalk. The 2-year storm must be collected before the sidewalk. See Sheet 17 for specific locations.

**Response: Storm drain has been added to capture the 2-year storm from the alleys before the sidewalk.**

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

6A. Please contact Brianna Medema directly for comments.

**Response: No comments received.**

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

**Site Plan**

7A. Only one Knox Box is required per gate for the secondary access.

**Response: The reference has been updated to only include one knox box**

7B. Show the locations of the fire lane signage in Block 14 (duplex lots). A "Signage and Striping" package shall be included for approval with the Site Plan, and shall include fire lane details, and locations for all. Sign package shall include all signs as required by other City of Aurora departments.

**Response: Signage and striping references have been added to the Overall Site Plan. This includes the location of the "No Parking Fire Lane" signage.**

7C. Provide mail kiosk details and show how you are meeting accessibility and ADA requirements.

**Response: Mail kiosk details have been provided. Kiosks were provided by USPS and meet requirements for ADA access. Mail locations are close to curb ramps and provide adequate turn around space for ADA requirements.**

8. **Aurora Water**

**Site Plan**

8A. Fences or drainage swales are not permitted to be installed over the water meter pocket easements. All roof drains are to be directed away from the water meters. No other utility encroachments permitted in water meter pocket easements. See Sheet 2.

**Response: This comment has been acknowledged.**

8B. See the 23' alley section on Sheet 3. Water mains to be 5' min setback from edge of concrete and gutter pans. 8C. Is the utility easement for the water line on Sheet 13 going to be paved for access? It must be gravel surface at a minimum to maintenance access.

**Response: The water main has been relocated so that it is 5' from the edge of the concrete pan. The utility easement will have 8" thick CDOT aggregate base course. A cross section has been added to sheet 3 from clarification.**

8D. Include the swale work along the eastern edge of the planning area on the phasing. A drainage easement is required for the swale, as well as, a vehicle maintenance access along the swale.

**Response: As discussed with the city, this is a diversion ditch. Offline, a supplemental exhibit has been provided highlighting the diversion we're proposing. The diversion is set up to intercept runoff so the proposed F2 lots do not see any runoff they are not ultimately designed to handle.**

**Also noted are a handful of locations where F2 roadways terminate adjacent to the diversion for access if needed. This is the same approached we are using on other Filings.**

8E. See redlines for design comments and specific location references.

**Response: All comments on the redlines have been addressed.**

## 9. PROS

(Doug Hintzman / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

9A. The open space dedication noted on Sheet 4 should be 5.45 acres. Please revise.

**Response: Open space dedication calculation has been revised.**

9B. Staff encourages the addition of some persistent water species to the Lowland Seed Mix. Please see the City's standard damp/detention area mix (like Bull Rush, Nebraska Sedge). Cattails will take over areas that are constantly wet and become a maintenance problem.

**Response: Comment Noted. Nebraska Sedge has been added to the Lowland Seed Mix.**

9C. Compared to parks developed by the City, Tract F seems over-planted with shrubs, perennials, etc., which will require a great deal of time and money to be spent on maintenance. Consider the limited use of mixed native grass areas with flowering forbs which can be established with a few years of irrigation, then require very little maintenance; plus they add some visual and biological diversity in contrast to the geometric planting design; if the 33% high water use turf limitation is not restricting turf square footage, more turf could also replace some shrub beds; it is great that native grass plants are utilized in the planting design, but it will be difficult to benefit from their very low water requirements when mixed into beds with shrubs.

**Response: This will be the first park built within The Aurora Highlands. It will be the focus of many sales, marketing, and promotional events. The intent is to have a finished looking park when construction is complete. Native application will take 3 – 5 years to fully establish.**

**This will be a District owned and maintained park and will receive a greater level of maintenance than a COA maintained park. The District has budgeted for maintenance of this park.**

## 10. Real Property

Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta

### Site Plan

10A. A license agreement is required for any encroachments into easements. Please contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to initiate the process. It can take 6-8 weeks to finalize and can hold up the recordation of the CSP and plat.

**Response: This is a part of the Master License Agreement that the City is currently reviewing and will not be a part of the Filing 2 MLA.**

10B. Contact Andy Niquette at [aniquet@auroragov.org](mailto:aniquet@auroragov.org) to start the easement release process.

**Response: This process is in progress.**

10C. Revise lot data to match the plat as noted on the redlines.

**Response: The lot area tables have been updated.**

10D. Label and dimension existing easements and add recordation information. 10E. Make sure Block numbers are shown on all sheets.

**Response: References have been added. Thank you.**

10F. Add dimensions as shown on the redlines.

**Response: The requested dimensions have been added.**

10G. Review labels to ensure there are no overwrites.

**Response: Labels have been reviewed and overwrites noted by the City have been corrected. Thank you.**

10H. Add "By Separate Document" to easements that are to be vacated. 10I. Remove "The" from the Aurora Highlands Parkway labels.

**Response: The requested language has been added. "The" has not been removed from The Aurora Highlands Parkway. The plat will be updated to match the CSP.**

## Plat

10J. Provide current titlework and certificate of taxes due.

**Response: A current title and statement of taxes have been submitted with the application.**

10K. Provide a copy of the monument record that will be filed with the State Registry Board. 10L. Provide a .dwg file for street names to be determined.

**Response: A copy of the monument record has been provided.**

10M. Revise lot numbers in Block 10.

**Response: Lot numbers have been updated.**

10N. Provide or revise distances, dimensions and/or curve data as shown on the redlines. 10O. Add adjacent subdivision information.

**Response: Redline comments have been addressed.**

10P. Revise text as shown on the redlines.

**Response: Redline comments have been addressed.**

## 11. Mile High Flood District

Teresa Patterson / 303-455-6277 / tpatterson@udfcd.org

11A. See attached letter. Once the design of outfalls in the detention basin is finalized, please provide a completed design change form.

1. The engineered site plan indicates two new outfalls have been added to Regional Detention Basin 8570 – one swale and one pipe outfall. This detention basin will soon be design approved under the MHFD project #107668.

**Response: Comment acknowledged. Plan revisions will be provided for review with the final design.**

2. The flow into the detention basin has been accounted for, but the outfalls into the detention basin have not. Once the design of outfalls in the detention basin is finalized, please provide a completed design

change form (included with this letter) to the District to incorporate these changes, including design of outfalls and supporting calculations.

**Response: Comment acknowledged. Thank you. Design of outfall and supporting calculations will be submitted with the Construction Documents and Final Drainage Report.**

3. Future submittals of this filing should be provided to the District to ensure the accurate design of outfalls is known.

**Response: Comment acknowledged, this would be a referral from the City to the District once the plans are submitted to the City.**

## 12. East Cherry Creek Valley (ECCV)

Justin Blair / 303-515-9598 / jblair@eccv.org

12A. ECCV owns cathodic protection facilities on the attached easement, at and near the proposed water quality pond located on the south side of the site. We are coordinating with the development team to relocate existing facilities and secure/confirm the suitability and potential modification of site for ECCV's continued use of CP facilities.

**Response: Comment has been acknowledged. We are continuing to work with ECCV.**

## 13. Xcel Energy

Donna George / donna.l.george@xcelenergy.com See attached comment letter.

While Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses from the first referral for The Aurora Highlands F2, there is still a conflict in that there are no dedicated utility easements shown for natural gas and electric facilities within all lots of the alley-loaded type lots. The same widths apply as with the standard single-family detached lots that are also within this development.

**Response: It is the applicant's preference to utilize a blanket easement for the installation of PSCo's utilities.**