

August 3, 2020

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

Re: **Second Submission Review:** The Aurora Highlands – Preliminary Plat No. 5 and Final Plat
Application Number: DA-2062-11
Case Numbers: 2020-4010-00; 2020-3019-00

Dear Ms. Bickmire:

Thank you for taking the time to review the submission of The Aurora Highlands Preliminary Plat No. 5 and Final Plat along with City Staff. Valuable feedback as received on June 29, 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

Second Submission Review:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify timeframe for closure of 38th Place (Planning)
- Approval subject to Preliminary Drainage Report approval (Engineering)
- Intersection angle of Tract B and 39th Avenue does not meet COA standard (Traffic)
- What is the trigger to close the emergency access in Tract C? (Life/Safety)
- Maintenance access (Water)
- Describe recreational value of tracts (Landscape)
- Address park design and Trail Node requirements (PROS)
- Provide Certificate of Taxes, Title and Street Names (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. 38th Place is scheduled to be closed in December 2020. Per the notes in this Preliminary Plat, there is an intent for the access to remain until access is provided to the north. What measure(s) have been taken to extend the permitted timeframe?

Response: A fire lane easement is being dedicated along the existing 38th Place easement for area outside F5 ROW to Main street. Additional information added to notes on sheet 5 of the Prelim Plat.

1B. Replace the Vicinity Map with the map used on the final plat.

Response: Vicinity Map revised to match Final Plat more closely.

1C. Review the coverage areas in the Site Data Block and make sure they equal the total site area.

Response: Areas in table updated.

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

2A. Several areas are shown as irrigated “recreational” turf, however the recreational value is unknown. These areas should be relabeled and added to the irrigated manicured turf sod (developer) category.

Response: The recreational turf identified in the trail nodes represent the requirements in the FDP for a trail node which is recreational. The Northern node turf area is flat and can serve multiple uses. The Southern node turf area can serve multiple uses and is larger than what is required. This also serves as a multi-use turf area for this corner of the neighborhood.

2B. Clarify area included in landscape area calculations. Area on cover sheet differs from landscape tables.

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat

3A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

Response: Comment acknowledged.

3B. Tract C is an area of concern with landscaping in the emergency vehicle access. Label the easement through the tract. Identify the timing of the removal or refer back to other plans that note it.

Response: Easement has been labeled. Note has been added on sheet 13 that addresses timing.

3C. Add a note that street light locations are conceptual . Final street light locations will be determined by photometric analysis submitted with the lighting plan in the civil plan submittal.

Response: Note added to site plan.

3D. Per Section 4.03.3 of the Roadway Manual, at a street intersection 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 intersection street's uphill point of curb return.

Response: Per email from Kristin Tanabe (7/14/20), "internal to a residential development and in general, street capacity informs where inlets are required. However, in the condition described below, if an intersection has two streets both sloping down that is within 300' of storm sewer, we ask that the storm sewer be extended and inlets installed at that intersection". At the intersection street capacities are not exceeded and the intersection is >300' from downstream storm.

Final Plat

3E. Tract C is identified as an emergency vehicle access with this filing. Does a fire lane easement need to be added and the access (and maybe utility) easement vacated since it no longer functions as an access easement through this tract?

Response: Fire lane easement is being added along existing 38th place easement outside of F5 ROW. Vacation documents are being prepared to vacate portion of 38th place easement that falls within Tract C of this Filing. The remaining portion within F5 will be absorbed with new ROW.

4. **Traffic Engineering** (Carl Harline / 303-739-7300 / charline@auroragov.org / Comments in amber)

Traffic Impact Study

4A. The Traffic Impact Study is approved.

Response: Acknowledged.

Preliminary Plat

4B. Per City of Aurora Roadway Design Manual Section 4.04.5, "All roadways shall intersect at 90 degrees \pm 5 degrees." See the Supplementary 39th Intersection Exhibit document for additional comments.

Response: Per email from Carl Harline (7/10/20), the city is ok with the proposed alignment for Tract B.

4C. Revise the sight triangle note to reference to Section 4.04.2.10 on all applicable sheet.

Response: Sight triangle note reference has been revised on all applicable sheets.

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

Preliminary Plat

5A. Add to Note 3 on Sheet 5 to state how a second point of access will be established with the development of the abutting north filing.

Response: Note revised stating how north filing will provide additional access at Main St and 42nd Ave.

5B. Revise the statement on Sheet 6 to include the time-frame to discontinue the use of 38th Place as temporary access.

Response: Notes revised on sheet 5 about time-frame. Reference to sheet 5 added to label on sheet 6.

5C. Provide a detail for the gate proposed on 38th Place.

Response: Detail added to overall site plan.

5D. Revise the emergency access easement in Tract C to fire lane easement on Sheet 13. Provide a narrative the addresses the transition from a roadway to landscaping. Also, this must be included in the phasing plan.

Response: Easement label has been revised. Note has been added to sheet 13 that addresses timing.

6. **Aurora Water** (Steve Dekoskie / 303-739-7382 / cballard@auroragov.org / Comments in red)

6A. There is an inlet on Street A that appears too close to the water main. There is a minimum 5' horizontal setback required between the inlet and water main.

Response: Inlet has been revised to two 10' inlets instead of a 20'. Water connection moved to alternate location east.

6B. See the possible alternate location for the water line looped connection through Tract G on Sheet 8. A 16' utility easement would be required.

Response: Water connection moved to this location and utility easement added.

6C. Maintenance vehicle access is required from both streets along the utility easement in Tract C. A casing pipe will be required for water lines crossing under retaining walls. All joints will be restrained in casing pipes. A license agreement will be need for the landscaping and walks in the UE.

Response: Water connection moved to alternate location east. Maintenance access provided.

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

Preliminary Plat

7A. The access easement in Tract B needs to be the entire width of the Tract.

Response: Notes added stating Tract B is an access easement in its entirety. 32' easement now only utility easement.

7B. Street names need to be assigned and/or verified.

Response: Street names added.

7C. The subsequent distances should be the same total distance for the same line. Please review and revise.

Response: Corrected and distances match total now.

7D. Provide reception numbers and make edits as noted on redlines.

Response: Rec numbers included where available. Some do not have recording information yet.

Redline addressed.

Final Plat

7E. Provide the current Certificate of Taxes Due from the County Treasurer's office.

Response: Certificate of taxes has been provided.

7F. Send in the updated Title Commitment with the May 28th date.

Response: Title commitment is included.

7G. Provide reception numbers and make edits as noted on redlines

Response: No recording information is available at this point in time. All red lines that can be addressed have been.

7H. Add a Legend to Sheet 5.

Response: Legend added.

7I. Work with Andy Niquette (aniquet@auroragov.org) to finalize recordation of off-site easements and to release existing easements.

Response: The off-site easement from TAH Filing no. 4 is in with Andy for review. We will add recording information once it is available to us. We are currently preparing the vacation L&E.

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

8A. As mentioned in previous comments, the trail node should provide a feature that can accommodate a family of 4 on bikes, enough seating and space for bikes so that they don't interfere with circulation. Landscaping should help to direct trail users toward the feature and not interfere with their view of it.

Response: The area has been enlarged and additional access has been provided.

8B. Move the trail to the west and keep it a minimum of 30' from residential lot.

Response: The trail is serving as a maintenance access in this location and moved away from the lots once past the trail node.

8C. Revise the open space area as indicated and revise tables accordingly.

Response: Open space area and tables have been revised.

8D. To be bike friendly and inviting, sidewalk intersections should have a radius, not 90-degree angles.

Response: Radii have been added.