

July 15, 2020

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

Re: **Third 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 June 29, 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

## Third Submittal Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of Application

1A. The duplex configuration has been modified since the discussion with staff to provide a through pedestrian access that meets the intent for green courts to connect to a public or private street. The proposed configuration, which requires pedestrians to navigate through the alley to reach the sidewalk to the public street, will require a Major Adjustment.

**Response: The duplex layout has been modified to reflect discussions had with staff. The modified configuration provides a direct pedestrian corridor between E 41<sup>st</sup> Avenue and E 42<sup>nd</sup> Avenue.**

1B. Add landscape coverage to the site data block.

**Response: Landscape coverage has been added to the site data block.**

1C. Show and label the location of the emergency access and the secondary access gates on all applicable sheets.

**Response: Plans have been updated to display emergency access and gates. Thank you.**

1D. Remove the “s” from Flat Rock”s” Street to match the Addressing Committee street name recommendations.

**Response: The sheet name has been updated on all applicable streets.**

1E. Please be advised, 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 in typical lot landscape diagram has been adjusted.**

1F. See redlines for all comments and text edits.

**Response: Please see redlines for comment responses.**

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

2A. The loop lane on 36th Avenue is located in Tract G. Please revise the landscape tables to include the curbside landscape in Tract G, and remove it from Tract H.

**Response: The tree lawn in Tract G is homebuilder sod, not developer sod. Home builder sod is not included in the water use table.**

2B. Please explain the correlation of the Tract area breakdown(s) and how the numbers correlate to the areas referenced in the tables. Please see Sheet 18 for clarification of comments.

**Response: Open Space, Landscape Area, and Detention LS square footages within the Tract Key Map directly correlate with the Area SF in the Tract Landscape Table and the Detention Landscape Table. The remaining square footage in each tract is shown as SFB or 100 YR Floodplain. The SFB square footage numbers within the Tract Key Map do not directly correlate with the Street Frontage Buffer Table because the Street Frontage Buffer is calculated by linear feet, not square feet. 100 YR Floodplain is shown in the Tract Key Map to assist in the Detention Landscape Area Table, as the total Detention area is calculated by excluding the 100 year floodplain area.**

2C. Identify 5 gallon and 1 gallon shrubs separately in the landscape tables.

**Response: 5 gallon and 1 gallon shrubs have been separated in the landscape tables.**

2D. Clarify whether ISP #1 plant material is shown in the buffer landscape table.

**Response: ISP #1 plant material is included in 2 different landscape tracts and calculations. The ISP #1 plant material that is located within Tract A, is included in the Tract A provided trees and shrubs within the Tract Landscape Table. The ISP #1 plant material that lies outside of Tract A is included in the Tract L (CSP-01) provided trees and shrubs within the Tract Landscape Table.**

2E. The turf in Tract D does not demonstrate recreational value. Please remove from the recreational turf calculations.

**Response: This is a central courtyard for several homes and serves as a common front yard extension. Logic and reason would suggest it will be used for all types of activity, passive and active. There is adequate space for several activities. Due to the anticipated use by at least 20 homeowners, additional watering and maintenance will be required.**

2F. Identify the tree associated with "WHK."

**Response: WHK has been added to the plant list.**

## **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

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

#### **Preliminary Plat**

3A. Fix the overwrites on Sheet 11.

**Response: Overwrites have been corrected. Thank you.**

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

4A. Remove accessible ramp on 38th Avenue at Grand Baker Street.

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

4B. Add sight triangles per COA STD TE-13.1 for the alley connections to 41st Avenue.

**Response: Per city standards, 15' sight triangles have been provided at the intersection of the alleyway and 41st avenue. See below for details.**

a. **Sight triangle area. For purposes of this section, the sight triangle area is:**

**4.04.2.10.2.02 The area formed at a corner intersection of an alley and a public or private street whose two sides are 15 feet, measured along the right-of-way line of the alley and the flow line of the street, and whose third side is a line connecting the two sides;**

4C. There is a ramp across 41st Avenue (see Sheet 9) that is not required. Shift to right side of the intersection or remove.

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

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

#### **Preliminary Plat**

5A. Provide a mail kiosk detail showing how accessibility and ADA requirements are being met.

**Response: An additional sheet has been provided showing the accessibility for the mail kiosks.**

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

#### **Preliminary Plat**

6A. Provide a vehicle turn around on the maintenance access at the outlet structure in Tract I.

**Response: This is an approved pond and access road per COA #219333. This pond is not a part of the Filing 2 design and the maintenance access has not been modified.**

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

**Preliminary Plat**

7A. Encroachments into easements must be included in a license agreement. 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 plans.

**Response: This pond is a part of the developments master license agreement and is being processed by the Metro District. It was previously agreed upon that only the outlet works including the outlet structure, outlet pipe, and emergency overflow need to be included in the license agreement.**

7B. Contact Andy Niquette at [aniquet@auroragov.org](mailto:aniquet@auroragov.org) to start the easement release and/or dedication processes.

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

7C. Make sure all easements are shown and labeled.

**Response: All easements have been displayed and labeled.**

7D. Add or revise text as shown on the redlines.

**Response: The text has been modified as requested.**

**Plat**

7E. Verify the lot distances add up to the same overall length for the same total line length.

**Response: Addressed.**

7F. Ensure all text is readable and not obscured.

**Response: Addressed.**

7G. Identify the easements noted on Sheet 13.

**Response: Addressed. Easements have been removed.**

7H. See all comments on redlines.

**Response: Addressed.**

8. **Mile High Flood District** (Teresa Patterson / 303-455-6277 / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))

8A. The District has reviewed the comment responses provided by Norris Design. They have acknowledged the need for outfall design and calculations and will provide these items with the CD and FDR. We will review at this time.

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

9. **Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has attached the PSCo blanket easement that is preferred to be utilized by the applicant for The Aurora Highlands Filing No. 2.

**Response: Comment acknowledged; the appropriate easements will be utilized.**