

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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May 17, 2022

Matt Hopper
Summit Strategies
6331 S Blackhawk Way
Centennial, CO 80016

Re: Initial Submission Review: The Aurora Highlands Parkway Phase 2 - Site Plan
Application Number: DA-2062-32
Case Numbers: 2022-6020-00

Dear Mr. Hopper:

Thank you for your initial submission, which we started to process on April 11, 2022. We reviewed it and have attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 7, 2022.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Mile High Flood District and Xcel Comments

cc: Dave Center, AECOM
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\2062-32rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See required items listed in the Site Plan Manual (Planning)
- Label open space and buffers; add areas (Landscaping)
- Label slopes and add notes (Public Works)
- Clarify phasing and timing of connection to 26th Avenue (Life/Safety)
- Add adjacent plat information (Real Property)
- Show/provide 12' maintenance access to ponds and structures (Water)
- Note trail connection (PROS)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 4 adjacent property owners, 5 registered neighborhood associations and 8 outside agencies. No comments were received from adjacent property owners. Outside agency comments are included in or attached at the end of this letter. Please provide a response with your next submittal.

2. Completeness and Clarity of the Application

Letter of Introduction

2A. Provide a letter of authorization for the off-site property located south of 26th Avenue.

2B. Clarify the timing of connection with 26th Avenue.

2C. Revise letter to address redline comments.

Site Plan

2D. Reference the Site Plan Manual and include all required items. The plans are set up like civil plans. Remove all non-site plan required items.

2E. Clarify how the right-of-way be dedicated. A plat will be the most efficient way to dedicate the right-of-way and easements.

2F. Provide a legal description.

2G. Advisory comment: if any turn lanes are needed in the future, sidewalks will have to be redesigned and a 20' buffer SHALL be required behind the sidewalk if adjacent to residential uses.

2H. Clarify the Site Plan boundary. There are a number of ponds that are not identified as a part of this Site Plan and the landscape plans have a different boundary. If the ponds are integral to the function of The Aurora Highlands (TAH) Parkway they need to be added to the Site Plan boundary. Any landscape areas should also be included in the overall boundary. They cannot be "reclassified" and added to a future site plan.

2I. Show the site context in the Vicinity Map relative to the existing roadway network and development within and around TAH; 26th and 56th Avenues should be black, not gray; and add a scale.

2J. Number sheets sequentially (1, 2, 3...) and move landscape sheet index to the cover sheet.

2K. Revise street names to be consistent with the names assigned by the Addressing Committee.

2L. Reference adjacent zoning and subdivision plats, including lot, block, tract, etc.. and include reception numbers.

2M. Remove "Not a Part of Scope" and "Refer to Future Filing" notations.

2N. Dimension distance(s) from the back of sidewalk to (any) fence. A minimum 20-foot buffer will be required for all development. Open space is exempt. As noted above, reductions for turn lanes to accommodate future development will require an adjustment, which may require the approval by the Planning and Zoning Commission.

2O. Clarify when fences will be installed and who will be responsible.

2P. A reference is included to see the "Linear Park Package" for median grading and drainage. No such plans have been submitted. Additional information will be required.



- 2Q. Make the Key map of the subject area larger or bolder.
- 2R. Remove all lot lines that have not been previously approved or are currently in review.
- 2S. Add a scale ratio under all bar scales.
- 2T. Remove extraneous or non-relevant background line work. See redlines for examples.

3. Landscaping

- 3A. Why is there a different boundary on the site plans vs. the landscape plans?
- 3B. The open space/buffer landscape areas need to be better defined. Show the limits/boundaries and include the areas for all respective open space. Buffers need to be labeled and dimensioned. The landscape requirements can be overlapped. The landscape for each should be outlined in an Open Space Landscape Table and a separate Buffer Table. Landscape cannot be “reclassified” later for an adjacent Site Plan. Include a note to identify when the landscape buffers will be installed and who will be responsible for the installation and/or maintenance.
- 3C. Confirm references to “existing” conditions. Include the case number if they have been previously approved and/or are in review in another Site Plan. There appear to be some gaps between the first ISP and what is included in this plan set.
- 3D. Show existing and proposed easements. Needed to show why you are requesting a reduced number of street trees.
- 3E. Show all stop signs. Street trees are required based on the linear street frontages measured from ramp to ramp. If there is a stop sign the tree must be setback 50’, so you can eliminate 50’ from the linear dimension. The 50’ is only deducted if there is a stop sign at the intersection.
- 3F. Show the percentage of proposed cool season grasses. The maximum permitted is 33%. The City doesn’t recognize a drought tolerant bluegrass.
- 3G. Add plant abbreviations and missing plant sizes to the Plant Schedule.
- 3H. What is the purpose of the temporary 6’ fence? Include a detail.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved.
- 4B. Include required site plan notes.
- 4C. Add the following notes:
 - In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer
 - The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
 - Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.
- 4D. Is 32nd Avenue a public roadway?
- 4E. Add a note that the street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.
- 4F. Label curb return radii.



- 4G. Interim improvements need to be included depending on the timing of the 26th Avenue improvements.
- 4H. Ensure there is a 10' separation between storm infrastructure and trees.
- 4I. Label slopes. Include longitudinal roadway slopes and all offsite grading slopes on all grading sheets.
- 4J. Add a note indicating whether the storm sewer system is public or private and by whom it will be maintained.
- 4K. Maximum slope is 3:1.
- 4L. Label pond slopes. Maximum 4:1 side slopes, minimum 2% pond bottom. Show and label drainage easement(s), 100-year water surface elevation, and indicate direction of emergency overflow.

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

- 5A. Comments will be sent by separate cover.

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

- 6A. Provide a phasing plan and illustration 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.
- 6B. Please verify proposed fire hydrant spacing. It appears that multiple hydrants are spaced beyond the 500'. If this is the case, please revise spacing to be on average every 500'.
- 6C. Verify median noted on Sheet 5 meets the COA Roadway Standards or provide a Bronto Fire Apparatus turning template. Do this for all pork chop medians.
- 6D. Advisory Note: Dead-end water lines supplying fire hydrants must maintain a minimum available residual pressure of 20 PSI for firefighter purposes. No more than one fire device is allowed off a dead-end water line looped system. Since the water line exceeds 150' it will require calculation to be shown on the Utility Sheet of the civil drawings. The calculations provided must reflect no less than a 20-PSI residual. Additionally, verify the water main configuration noted on Sheet 9 is acceptable by COA Water.
- 6E. The Aurora Highlands Parkway doesn't connect to 26th Avenue. Public or private streets in excess of 150 ft. resulting from a phased project shall provide an approved temporary turnaround.

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

- 7A. Include the EDN's for water quality ponds.
- 7B. Advisory comment - No service connections are permitted on the 24" water line in Aurora Highlands Pkwy. A 6" tap connection extension would be required on a 24" main to serve the irrigation water meters.
- 7C. Use a solid line to show the water mains more clearly.
- 7D. Show the water main extensions and connections in 26th Avenue.
- 7E. Include a 12' maintenance access to the top of the outlet structure in Regional Detention Pond 8560.
- 7F. Show the 12' maintenance access path to the top of the outlet structure, above the 100-year wsel) in Regional Detention Pond 8515.

8. Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7147 / mteller@auroragov.org / Comments in purple)

- 8A. Reference the future location of the trail connection through Open Space PA-67 and how it will connect to the sidewalk.

9. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 9A. Add the note provided on the cover sheet.
- 9B. Verify the Section where the site is located.
- 9C. Dedicate all easements by future plat.
- 9D. Make basis of bearing more localized to the project site.
- 9E. Show and label section line information for clarity of location.
- 9F. Ensure all linetypes are included in the legend.
- 9G. Label adjacent plat, lot, block, tract, as applicable or label "Unplatted."



10. DEN Planning + Design (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

10A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.

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

11A. See attached comment letter.

12. Mile High Flood District (Teresa Patterson / tpatterson@mhfd.org)

12A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 29, 2022

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Deborah Bickmire

Re: The Aurora Highlands Parkway Phase 2, Case # DA-2062-32

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **The Aurora Highlands Parkway Phase 2**. Please note that the utility easements abutting all rights-of-way must be 10-feet-wide. This is in order to accommodate natural gas and electric distribution facilities, particularly feeder lines.

PSCo has existing overhead electric distribution facilities in the area of this project. As the project progresses, 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.

For additional easements that may need to be acquired by separate document for new facilities, the Designer must contact a Right-of-Way and Permits Agent.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

May 16, 2022

To: Rifka Wine (Aurora)

Via email

Subject: MHFD Review Comments

Re: The Aurora Highlands Parkway Phase 2 (RSN 1617105)

For MHFD staff use only.	
Project ID:	107394
Submittal ID:	10008595
MEP Phase:	Referral (1 st)

This letter responds to the referral request for our comments concerning the referenced project. We have reviewed the referral only as it relates to a major drainageway and for maintenance eligibility of storm drainage features, in this case:

- First Creek Tributary T Channel Improvements
- Outfalls/spillways to First Creek Tributary T (WQ ponds 5121 and 514)
- Regional Detention: Pond 8560, 8550, and 8515

MHFD provided the following comments in response to RSN 1618676:

- 1) We understand that the major channel improvements are to be completed via a separate drainage report, thank you for sharing your intentions clearly on this submittal.
- 2) Several outfalls are noted on the drainage plans. We would like to see future submittals for further information on these outfalls (unless this information will be provided along with the channel improvements in a separate report.
- 3) While the reports may be separate, MHFD believes it would be important to review the drainage improvements report simultaneously, as it would not be appropriate for road construction to be completed prior to channel work.
- 4) On the drainage plans, please clearly label the ponds to be constructed alongside the roadway improvements with names matching the master drainage plan and preliminary drainage report calculations.
- 5) Please provide CUHP and SWMM modeling so that we can confirm that this design functions as expected within the regional hydrologic model.

We appreciate the opportunity to review this proposal. Please feel free to reach out to me with any questions or concerns.

Sincerely,



Teresa Patterson, P.E., CFM

Watershed Manager, Mile High Flood District

tpatterson@mhfd.org