

March 27, 2019

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

Re: **Initial Submission Review – The Aurora Highlands CSP No.2 and Plat**  
Application Number: **DA-2062-06**  
Case Numbers: **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 July 2, 2019. 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

## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Unpaid Application fees (Planning)
- Design of alley loaded product (Planning)
- Neighborhood Activity Center programming (Planning)
- Provide a .dwg file (Addressing)
- Secondary access route and roundabout design (Life/Safety)
- Traffic Signal Escrow and stop sign warrants (Traffic)
- Approval subject to final approval of Preliminary Drainage Report (Public Works)
- Pond Certification letters before CO's (Public Works)
- Water and sewer line locations and drainage easements (Water)
- Open Space dedication and tracking (PROS)
- Plat documents and reception numbers (Real Property)
- Utility easements on alley loaded lots (Xcel Energy)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to 13 adjacent property owners and 9 outside agencies. There are no registered neighborhood organizations within one mile of the site. Written comments were received from Xcel Energy, Aurora Public Schools and Urban Drainage and can be found attached to this letter. Please respond to their comments within the response letter for your next submission.

***Response: Comment noted, thank you.***

#### **2. Zoning and Land Use Comments**

2A. The application fees have not been paid. Please remit payment in the amount of \$37,027.18 prior to another submittal.

***Response: Application fees have been paid.***

2B. The proposed lot layout for Tract A has changed since the pre-application review. The initial layout showed alley loaded duplex lots facing public streets. The proposed layout includes green courts, where only single family detached and/or three or more single family attached units are permitted. Additionally, alley loaded lots are intended to have access to a public street with on-street parking on both sides. The proposed duplex lots face either a tract on a street or a green court, neither of which provide adjacent parking. Please work with staff to discuss alternative solutions that provide adequate vehicular and pedestrian access to each unit.

***Response: The Applicant has worked with staff to adjust the layout of the duplex portion of the neighborhood. A combination of green courts, street-fronted, and open space-fronted homes are proposed.***

2C. Provide the programming for the Neighborhood Activity Center (NAC). Please reference Code Section 146-920 and Table 9.2 for the required elements.

***Response: The NAC includes a public plaza that is clearly visible from the adjacent roadways. It acts as a park / open space with a large recreational turf area. Two shade structures, site furnishings, and two playgrounds are public facilities for the community to use.***

2D. Provide more information for proposed lot layout(s) on adjacent tracts. Particularly, identify what is proposed on Tract E, east of Lots 21-30. As represented on the plans, the lots do not comply with code. Additionally, increased density may result in a requirement for additional access.

**Response: Duplex homes are proposed within Tract E. These will be further defined with a future application but are anticipated to be similar to the duplexes proposed with this Filing 2 application.**

2E. A response to the pre-app notes was not included in the initial upload. CSP 2 is a separate submittal, therefore, please provide a response to the pre-app notes, as well as, a response to the comments included herein.

**Response: Pre-application comments were not specifically issued for this filing. Responses applicable to this filing have been included with this response letter.**

2F. The owner listed on the CSP does not match the plat. Please add a signature block for the owner and include the mortgage company, if applicable.

**Response: The owner information has been updated on the title sheet.**

### **3. Streets and Access**

3A. Code Chapter 146, Article 20, defines an alley as 20 feet in width or less. The proposed alley sections do not meet the definition, therefore, the alleys in Tract B should be described as private streets. The two alley sections provided on Sheet 3 indicate there will be 30 feet of pavement between garage doors, which will encourage illegal parking. Please work with staff to increase the through access of alleys and the availability of parking on adjacent streets.

**Response: The width of the paved section is dictated by Fire and Life Safety requirements. The additional pavement width between garage doors is a function of the necessary driveway aprons. Table 4.08.1 lists the MINIMUM residential alley width as 16'.**

3B. The Roadway Design Standards Section 4.04.2.04 and Figure 4.04.1.04.1 outline the typical local street layout requirements, and state local streets shall have no more than 2 local streets to a destination. Review the proposed and future internal street connections with adjacent tracts to make sure they comply.

**Response: The team believes the future layout requirements will be met.**

3C. The density in former Tract A has been increased and the traffic study indicates additional density is proposed in Tract E. To support the increased density, Street C should extend north to 42nd Avenue.

**Response: The approved TIS contemplated the duplex units and did not identify any capacity issues.**

3D. Identify the right-of-way widths and street classifications for all adjacent streets.

**Response: Right-of-way widths and street classification callouts have been added to the plans.**

### **4. Completeness and Clarity of Application**

4A. Increase the bar scale to be equal to a 2-inch measurement. Add the design scale below the bar scale.

**Response: Bar scale has been updated to a 2-inch length.**

4B. Maximum block length is 700 feet. Review the layouts for consistency and revise as needed.

**Response: Blocks 10 and 11 have been relotted to add a minimum 30' tract to break up the continuous lotting dimension.**

4C. See redlines for additional edits and comments from all departments.

**Response: Comment noted, please see redline comments.**

#### 4D. Sheet 1

- The owner does not match the owner on the plat. Please add a signature block for the owner and add mortgage company, if applicable.  
**Response: The owner information has been updated on the title sheet.**
- Differentiate single family detached from single family attached duplex in the site data table.  
**Response: Single family detached and single family attached units have been added as two separate lines.**
- The maximum height permitted in the R-2 zone in the UDO is 38 feet.  
**Response: Maximum height on the title sheet has been revised to 38 feet.**
- Only include area that is accepted as Open Space by PROS in the site data table. All other areas should be classified as landscaped area.  
**Response: Areas have been updated.**
- The sum of the different areas needs to match the total lot area.  
**Response: The sum has been revised. The sum of the different areas now matches the total lot area.**

#### 4E. Sheet 2

- The different lot templates should not include builder references and should be labeled, A, B, C.....without duplication.  
**Response: The overlot grading templates have been renamed to eliminate builder references.**
- Clarify to which lot type the typical lot services diagram is applicable.  
**Response: This is applicable to the single-family detached lots.**
- Add front and rear setback labels to the duplex lot services diagram.  
**Response: Front and rear setback labels have been added to the diagram.**
- Include the typical easement location(s) for duplex lots. Include the pocket easement.  
**Response: Typical easement locations have been added for the duplex lots.**

#### 4F. Sheet 3

- The alleys exceed the maximum width of 20' for an alley. The alleys are actually private streets. Work with staff to find a solution to reduce the width of the alleys and increase access.  
**Response: The width of the paved section is dictated by Fire and Life Safety requirements. The additional pavement width between garage doors is a function of the necessary driveway aprons. Table 4.08.1 lists the MINIMUM residential alley width as 16'.**

#### 4G. Sheet 4

- Add a table to show the minimum lot frontage and lot size for each lot type. Include the setbacks for each.  
**Response: A table has been added.**
- Add an exhibit that shows the locations of the different lot types.  
**Response: An exhibit has been added.**

- Clarify what TH and PH stand for in the Lot Tracking Chart.  
**Response: Due to limited space for the table, abbreviations are proposed. "TH" stands for "Townhome" and "PH" stands for "Paired Home".**

4H. The street reference on Sheet 5 need to reflect the City assigned names in the next submittal.

**Response: Street names now match the City assigned names. Thank you.**

4I. Sheet 8

- Street C should extend north to 42nd Avenue to support increased density.  
**Response: The approved TIS contemplated the duplex units and did not identify any capacity issues.**
- Add 38th Place west of Aura Boulevard.  
**Response: 38<sup>th</sup> Place west of Aura Boulevard has been added to the sheet.**
- Add the street classification and right-of-way width to all adjacent streets.  
**Response: Street classification and right-of-way width callouts have been added to adjacent streets.**
- Provide more information for the proposed development on Tract E.  
**Response: Tract E development will be similar to the duplex area proposed with Filing No. 2.**
- Add adjacent subdivision information.  
**Response: Adjacent subdivision information has been added.**

4J. Sheet 9

- Add the adjacent subdivision information and add lot and tract labels.  
**Response: Adjacent subdivision information, lot, and tract labels have been added for the adjacent subdivision.**
- Identify heavy dashed line or remove.  
**Response: The line was a phase line. This has been removed.**

4K. Sheet 10

- Provide a draft layout of the lots proposed in Tract J so the lotting around the loop lane can be reviewed in context.  
**Response: An exhibit has been provided with this submittal titled TAH\_F2\_Loop\_Lane\_Lotting\_20200323**

4L. Sheet 11

- Duplex lots are not permitted on Green Courts and the proposed alleys are designed like private streets. Please work with staff to explore other options.  
**Response: The width of the paved section is dictated by Fire and Life Safety requirements. The additional pavement width between garage doors is a function of the necessary driveway aprons. Table 4.08.1 lists the MINIMUM residential alley width as 16'. The Applicant has been working with staff on the layout of these areas.**

- Provide context for what is proposed east of Lots 21-30. As shown, the lots do not face a public street or green court, which is not permitted.

**Response: Paired homes, similar to what is proposed with this filing are anticipated with the future development of Tract E.**

- Add additional tract labels.

**Response: Additional tract labels have been added.**

- Show adjacent streets and sidewalks with a black line. Label adjacent sidewalks and add width.

**Response: Adjacent sidewalks and streets are shown screened to display that they are not proposed with this development. Sidewalks have been labeled and dimensioned.**

- Fix overwrites.

**Response: The overwrites have been corrected.**

#### 4M. Sheets 13-17

- Add adjacent subdivision information.

**Response: All adjacent subdivision information has been added to the plan.**

- Label all tracts.

**Response: All adjacent subdivision information has been added to the plan.**

4N. Add dimensions for the large shade structure. Include elevation details similar to those provided for small shade structure.

**Response: Dimensions have been added.**

4O. Clarify whether there are any retaining walls proposed. Remove detail 8 on Sheet 40 if not applicable.

**Response: There are no retaining walls proposed with this plan set. Detail will be removed.**

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

5A. Show required buffers (20') and label on all applicable sheets.

**Response: Required Landscape buffers have been labeled.**

5B. Label all on-site and adjacent tracts. Include the area of on-site tracts.

**Response: All on-site have been labeled with tract names and areas. Adjacent tracts have been labeled with tract names.**

5C. Add lot and block numbers, as well as adjacent lot references.

**Response: Lot and block numbers have been added to the plans. Adjacent lots have been labeled as well.**

#### 5D. Sheet 18

- Provide a Site Data table that identifies the total of all proposed uses, surface materials and cool season grasses. The Shared Landscape Area Data Table is for an undefined area.

**Response: The Shared Landscape Data Table has been revised. This includes the areas of plantings that were included as part of ISP-01, but will be credited in CSP-02 to meet planting requirements.**

- Review Note 5 of the Open Space Tract Table. The tract references do not match the plans.

***Response: The correct tracts have been referenced.***

- Traffic has commented on stop sign locations. The required number of street trees will need to be re-analyzed if stop signs are eliminated.

***Response: Street trees have been added to the locations where stop signs were removed.***

- Identify fence locations and permitted materials for standard lots.

***Response: Fence locations and permitted materials have been added.***

- List the required plant quantities per residential lot type.

***Response: Requires plant quantities have been added.***

#### 5E. Sheet 19

- Identify the minimum plant quantities per duplex lot.

***Response: Requires plant quantities have been added.***

- Clarify if fences are permitted on duplex lots. If so, show permitted location(s) and identify permitted materials.

***Response: Fence locations are shown and are permitted per the FDP.***

- Make sure the lot dimensions are consistent with the listed minimums.

***Response: The lot dimensions are consistent with the FDP.***

- Add plant quantities to the Landscape Plant List.

***Response: Plant quantities have been added.***

- Revise the standard and general notes as indicated on the redlines.

***Response: The notes have been revised.***

#### 5F. Sheet 20

- It is understood the pattern is important but consider incorporating additional tree species into the pattern.

***Response: The trees have been revised to incorporate more species.***

- Show adjacent streets and sidewalks in black. This provides context for the buffer locations. Do this to all applicable sheets.

***Response: Adjacent edge of curb has been shown in black for clarity on all sheets.***

- Explain where home builder turf is differentiated from developer turf. There is no distinction between the patterns nor is it visible on the plans.

***Response: The plans have been revised to clearly depict a difference between developer and home builder turf.***

#### 5G. Sheet 21

- What is proposed along the eastern edge of the residential units? There is a tract, but no tract landscape. Provide more context.

***Response: This will be included in a future preliminary plat. The tract boundary is at the eastern edge of the walk that runs north-south in front of the duplex lots.***

- Review sidewalk locations in the green court.  
**Response: The walks have been revised to work with the duplex layout.**

5H. Sheet 28

- All turf in Tract F is irrigated, high water consumption? The larger playfield should be native seed.  
**Response: These are turf fields intended for recreational use. Native seed is not appropriate for these uses.**
- Incorporate plant material or equal to provide shade for the two bench seating areas.  
**Response: Trees have been added for shade.**
- Show how the columns or walls of the large shade structure will be situated without conflicting with the sidewalk.  
**Response: The columns have been shown.**
- Show the sight triangle at the Street G/Street H intersection per COA standards.  
**Response: The site triangle has been added.**
- Add the area of Tract F.  
**Response: The area has been added to Tract F.**
- Review mulch pattern in Legend. There is a slanted pattern that has not been included.  
**Response: This has been revised in the legend.**

5I. Sheet 33

- Add one street tree on Street B, adjacent to Tract H.  
**Response: A street tree has been added to Street B.**

5J. The fence and trail linework symbols on Sheet 37 are too similar to read well. Please revise the symbols and/or increase the scale of the drawing. Identify what types of fences will be permitted on individual lots.

**Response: The fence and trail linework has been revised for clarity. Fencing for individual lots is referenced in the lot typicals. A note has been added to refer to them.**

6. **Addressing** (Phil Tuner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@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 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 will be coordinated with Phil Turner prior to approval.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

7. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)  
**Site Plan**

7A. The CSP will not be approved by Public Works until the preliminary drainage report/letter is approved.

**Response: Comment noted, thank you.**

7B. No paving of this site will be permitted and no C.O.'s will be issued for this site until Pond Certification letters



have been approved. Please add this restriction as a bold note to this plan.

**Response: Comment noted, thank you. A note has been added to the plans.**

7C. A drainage easement is required for all detention/water quality ponds. Show and label drainage easements.

**Response: Drainage easements have been added and labeled.**

7D. Sheet 16

- If the pond in Tract I will be considered "existing" by the time the residential part of the site is under construction, please provide a reference for where the pond design is.

**Response: A reference has been added to the plan set containing the existing pond.**

- Show and label the 100-year water surface elevation.

**Response: The 100-yr WSEL has been added to the plan, and labeled.**

- Label the pond maintenance access.

**Response: Pond maintenance access has been labeled.**

- Add the emergency overflow direction.

**Response: Emergency overflow arrow has been added to the plan.**

7E. Add language to Note 17 on Sheet 2 as provided on the redlines.

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

7F. Increase the font size of the lot numbers and area. The font is too small to be acceptable on the civil plans.

**Response: The font size has been increased on the plans.**

7G. A general comment, it is recommended to locate street lights on the stop side of an intersection.

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

7H. See plans for locations of additional street lights.

**Response: Additional street lights have been added as requested on the plans.**

7I. Street lights must be located within the right-of-way or in a utility easement.

**Response: All street lights have been moved to be within the right-of-way.**

## **Plat**

7J. Show and label a drainage easement in Tract I.

**Response: A drainage easement has been added and labeled.**

## **8. Traffic Engineering (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)**

### **Site Plan**

8A. Based on the lotting, this CSP is responsible for Traffic Signal Escrow. Twenty-five percent of 42nd Ave. and Aura Blvd. (to be renamed per addressing). Review CSP 1 Traffic Signal Escrow note and ensure no overlap or gap of required escrow.

**Response: The note from approved CSP 1 has been added to this plan set.**

8B. Make sure intersections are consistent with the traffic study. All-way stop locations will only be allowed if federal warrants for all-way stop are met. Discuss with the Traffic Engineer and ensure TIS intersection control

matches proposed intersection control.

**Response: Intersections have been evaluated and are consistent with the traffic study.**

8C. City standards show pedestrian crossing on right side of a T intersection. Move curb ramps accordingly.

**Response: Based on grading, driveway goes on the left side of the property lot interfering with the location of the curb ramp. This is an exception to city standards. Please see exhibit titled TAH\_F2\_Driveway\_Placement\_20200323 for details.**

8D. Make sure stop signs are called out. Review stop sign locations vs. the sidewalk location. Ensure stop sign locations are MUTCD compliant.

**Response: Stop signs have been called out and evaluated per MUTCD standards.**

8E. Show sight triangles per COA STD TE-13.1. Update if necessary and review landscaping within sight triangles when updated.

**Response: Sight triangles have been displayed on all civil plan sheets. Landscaping within these areas is consistent with the UDO for landscaping within sight triangles.**

8F. Ensure that tree locations vs. stop sign locations have been reviewed. See TE-13.3, and ensure that no trees are planted within 50 feet of the approach to a stop sign.

**Response: Trees have been adjusted appropriately to accommodate stop sign approaches.**

8G. See redlines for additional comments.

**Response: The redlines have been reviewed. Thank you.**

9. **Fire / Life Safety** (William Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

**Site Plan**

9A. Sheet 1

- Remove Notes 18-21.

**Response: Noted 18-21 have been removed.**

9B. Sheet 3

- Add a detail of the small roundabouts being utilized within the site. Will the central island of the roundabout consist of a drivable surface that allows fire apparatus to drive across?

**Response: The roundabout design is part of Filing 01. Please refer to the correspondent CSP set.**

- Add a detail for the new second point of access.

**Response: This detail has been added to sheet 3, titled Secondary Access.**

9C. Sheet 7

- According to recent discussions with the COA, the second point of access has been relocated. Please revise to reflect the new location.

**Response: The plans have been updated to reflect the new second point of access as discussed with the City.**

- With the understanding of what is required for building permits and the insurance of COs, what does Note 2 refer to regarding the roadway material? Provide specific details. The phasing plan does not highlight or describe the permanent roadway construction criteria required.  
**Response: The notes listed on the context map regarding building permits and CO's have been revised to be consistent with those of the approved Filing 1 Rec. No. 2019000089308.**
- As discussions with COA progress, please revise and update plans accordingly. If a conditional agreement is required for plan approval, make sure to provide a statement that speaks to the conditions and requirements of the agreement on plan revisions or, if approved by your case manager, by separate submitted documents.  
**Response: This comment has been acknowledged. Thank you.**
- Please work with planning/engineering to identify when the second point of access will be improved to a approved COA Road Design and Constructions standard. Please identify the second point of access roadway improvement with the infrastructure notes.  
**Response: The plans have been updated to reflect the new second point of access as discussed with the City.**
- At the meeting on 5/24/2019 with TAH team, a new second point of access was discussed. Please revise all associated sheets to reflect the new access point.  
**Response: The plans have been updated to reflect the new second point of access as discussed with the City.**
- Identify the COA Roadway Design and Construction criteria that will be used for the permanent roadways and second point of access.  
**Response: The notes listed on the context map regarding building permits and CO's have been revised to be consistent with those of the approved Filing 1 Rec. No. 2019000089308.**

#### 9D. Sheet 10

- Please provide additional details about how the design of roundabout. The roundabout at any given location must provide sufficient space to accommodate the largest AFR fire apparatus.  
**Response: The roundabout design is part of Filing 01. Please refer to the correspondent CSP set.**
- Provide the turning inside and turning radii for the roundabouts.  
**Response: The roundabout design is part of Filing 01. Please refer to the correspondent CSP set.**
- Will there be any physical constraints that may affect travel through and over the roundabout? These details must be provided.  
**Response: The roundabout design is part of Filing 01. Please refer to the correspondent CSP set.**

#### 9E. Sheet 11

- The signs shall be positioned at a 45-degree angle to face on-coming traffic on alternating sides of the easement. Average spacing of fire lane signs is 50' on center starting at the entrance to the fire lane easements. This applies to all.  
**Response: All signs have been rotated and spaced accordingly.**

- Please show the fire lane easement by dashed delineation.  
**Response: The fire lane easement has been displayed and called out.**
- Is this a two-way looped lane?  
**Response: Yes.**
- Please correct the scale.  
**Response: The scale has been corrected.**

9F. Sheet 12

- Extend this edge of the fire lane easement curvature to include this 90 degree angle.  
**Response: The fire lane easement has been extended.**
- Please label all fire lane easements.  
**Response: All fire lane easements have been labeled.**
- Extend this edge of the fire lane easement curvature to include this 90 degree angle.  
**Response: The fire lane easement has been extended.**

9G. Sheet 13

- Show the location of all existing and proposed water mains and fire hydrants within or abutting this site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.  
**Response: All water mains and fire hydrants (existing and proposed) have been displayed. Dimensions have been added from existing hydrants to the nearest proposed hydrant.**
- Is there a new fire hydrant proposed?  
**Response: Yes, this is a proposed fire hydrant.**

9H. Sheet 18

- Revise this description to add 23' fire lane easement and public alley.  
**Response: Description has been added.**

9I. Sheet 41

- Please work with the Planning Dept. to identify any addressing needs for this project.  
**Response: Addressing will be coordinated prior to approval.**

**Plat**

- 9J. Revise the plat by showing and labeling the fire lanes on all applicable sheets.  
**Response: The plat has been revised.**

- 9K. Label and delineate the 23-foot wide fire lane easement within the loop lane (Tract G).  
**Response: A 23-foot wide fire lane easement has been added.**

**10. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

**Site Plan**

- 10A. Water and sewer service lines are not to be located under the driveways for all residences.

**Response: Water service lines are all outside of driveways. Sewer services in the duplex area are located 10' from the water service lines and will be under the aprons of the duplex units.**

10B. The minimum line for public sanitary mains is 8 inches.

**Response: The sanitary main size has been increased to 8 inches.**

10C. Show all irrigation meter locations on the site plan. All water meters (irrigation and domestic) are to be located in a landscape area. Show easements, if needed.

**Response: Water meters have been displayed and called out.**

10D. A drainage easement is required for all detention basins. The detention basin must be located outside of the 100-year floodplain.

**Response: Drainage easement has been added for the detention basin. A CLOMR or Trib T has been approved.**

10E. Label and dimension all utility easements and/or the right-of-way.

**Response: Utility easements and right of way has been labeled.**

10F. No buildings are permitted over any Aurora Water utility easements. Please review the utilities crossing Lot 4, Block 13 on Sheet 23.

**Response: No buildings have been proposed over Aurora Water Utility easements.**

**11. PROS (Chris Ricciardiello / 303-739-7154 / Comments in purple)**

**11A. General**

CSP No. 2 for The Aurora Highlands represents infrastructure and residential lot development for 234 dwelling units. With this contextual site plan, PROS will continue to aggregate all park and open space land dedication as required and as provided with each consecutive filing.

**Response: Comment noted, thank you.**

**11B. Land Dedication Tracking**

Utilizing the provided calculations that CSP 2 will develop lots for 234 single-family dwelling units. These DUs represent a population of 620 persons necessitating the following required park and open space land dedication requirements:

Neighborhood Park:	1.86 acres
Community Park:	0.68 acres
Open Space:	4.84 acres

The included Parks, Recreation, and Open Space Tracking Chart shows neighborhood park, community park, and open space required dedication consistent with the acreage described above. It would be helpful for all CSP reviews if the applicant provided an additional chart that would record each tract for the specific CSP being reviewed, the acreage of each tract, and the intended use of the tract for dedication (i.e. neighborhood park, open space, NAC, pocket park).

**Response: Comment noted, thank you.**

**11C. Tract I Detention and Open Space**

Tract I (FDP PA-28) at an overall 6.0 acres is shown within CSP 2 as dedicated open space and detention. The FDP grants only 3.0 acres of Tract I (PA-28) as open space land dedication.

**Response: Noted. Open space dedication for Tract I will be adjusted to 3.0 acres.**

Section 7-3 of the PROS Dedication and Development Criteria Manual mandates that all dedicated lands have a recreational, conservation, or educational value. Provide narrative defining the required benefit of Tract I.

**Response: Language has been added to the narrative.**

- Provide engineering confirmation that Tract I has a 24-hour or less recovery from a given storm event.

**Response: The regional pond in Tract I has a water quality element. The water quality drains in 36 hours, and the 100-yr drains completely within 48 hours to comply with DEN requirements.**

- Confirm all grades within open space tract are not in excess of 4:1.

**Response: Grades do not exceed 4:1 on the site.**

- Dedicated lands for open space may not include water quality facilities

**Response: Noted.**

11D. Open Space Dedication and Tracking Chart

Need plan designating each parcel shown requesting land dedication credit with acreage requested for dedication.

**Response: Noted. A key map has been added to sheet 4.**

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

These CSP plans cannot be fully reviewed or approved until the Infrastructure Plan is approved and all mitigation is shown to be in compliance. Please submit the ISP for approval so that this plan can be reviewed appropriately.

**Response: ISP have been approved since the issuance of this original comment.**

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

**Site Plan**

13A. Provide all reception numbers and add street names.

**Response: Reception numbers and street names have been added to the plans.**

13B. Replace Note 6 on Sheet 2 with the language provided on the redlines.

**Response: Note 6 has been modified as requested.**

13C. Review the lot areas referenced on Sheet 5 for consistency with the plat.

**Response: Lot areas have been confirmed.**

13D. Make sure the Block numbers on Sheet 8 match the plat.

**Response: The block numbers have been coordinated with the plat.**

13E. Sheets 9-11

- Show and label existing utility easement(s).
- **Response: All existing utility easements have been labeled and displayed.**
- Revise easement labels to include "private" as shown on the redlines.
- **Response: Easement labels have been revised as requested.**
- Add adjacent plat name(s) and lot, block and tract designations.
- **Response: All adjacent property information has been added.**

- Make sure labels are readable and not covered by linework.

**Response: This has been corrected. Thank you.**

- Identify unlabeled linework.

**Response: Unlabeled linework has been labeled, or is included on the legend.**

#### 13F. Sheet 12

- Revise easement labels to include “private” as shown on the redlines.

**Response: Easement labels have been revised as requested.**

- Revise block number to match plat.

**Response: The block numbers have been coordinated with the plat.**

- Eliminate overwrites so text is readable.

**Response: This has been corrected. Thank you.**

- Add “Public Access and Utility Easement in its’ entirety” to Tract B.

**Response: This language has been added to the label.**

13G. 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: Comment acknowledged, thank you.**

#### Plat

13H. Provide all referenced reception numbers.

**Response: Reception number have been added.**

#### 13I. Sheet 1

- Add reference to Tract A, The Aurora Highlands Subdivision Filing No. 1 under the plat title and to the dedication language.

**Response: We are part of Tracts D & K of TAH Filing No. 1.**

- Provide a copy of the referenced special warranty deed.

**Response: The filing is no longer a part of the special warranty deed, its part of previously platted Tracts now.**

- Replace “crossings or encroachments” paragraph with the language provided on the redlines.

**Response: Comment has been addressed as requested.**

- Show and label all public streets within ½ mile of the site on the Vicinity Map.

**Response: Comment has been addressed as requested.**

- Revise the Vicinity Map per the comments on the redlines.

**Response: Comment has been addressed as requested.**

#### 13J. Sheet 2

- Provide a copy of the referenced quit claim deed.



***Response: The filing is no longer a part of the quit claim deed, its part of previously platted Tracts now.***

- Edit text and Correct overwrites as shown on the redlines.  
***Response: Comment has been addressed as requested.***
- Add a statement whether proposed tracts are privately or publicly owned. If public, follow the directions in the plat checklist.  
***Response: Comment has been addressed as requested – see general note 10.***

13K. Sheet 3

- The bearings need to match the legal description.  
***Response: Comment has been addressed as requested.***
- Provide a copy of the monument record you plan to file with the State Registry Board showing the cap set found on the found rebar or ties found or set for C-S 1/16 corner, Section 19.  
***Response: We attempted to set these corners, but they fall in active construction. So once roadways are paved, we will replace all missing section corners and file new Monument Records for each.***
- Remove the lot lines for unplatted lots and add tract references.  
***Response: Comment has been addressed as requested.***
- Add curve C19 to the Curve Table  
***Response: Comment has been addressed as requested.***
- Add additional tract labels.  
***Response: Comment has been addressed as requested.***
- Label adjacent parcels.  
***Response: Comment has been addressed as requested.***

13L. Sheets 4-13

- Revise Block number to match the plat.  
***Response: Comment has been addressed as requested.***
- Show a tie-out bearing and distance to the Point of Commencement.  
***Response: Comment has been addressed as requested.***
- Make sure the property boundary distances and bearings, and easements match the previous plat description.  
***Response: Comment has been addressed as requested.***
- Add "Public Access and Utility Easement in its entirety" to Tract B.  
***Response: The note been added throughout the plat***
- Show easements in a dashed line and make sure all are labeled.  
***Response: Comment has been addressed as requested.***



- Revise the monument box note in the Legend per the language provided on the redlines.  
**Response: Comment has been addressed as requested.**
- Add note provided on redlines regarding Tracts B and G to the Monument Symbol Legend.  
**Response: Comment has been addressed as requested.**
- Add adjacent plat and parcel information.  
**Response: Comment has been addressed as requested.**
- Add a pocket easement to Lot 30, Block 14.  
**Response: Comment has been addressed as requested.**
- See redlines for additional comments and edits.  
**Response: Comment has been addressed as requested.**

**14. Revenue / Aurora Water / TAPS / Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org)**

Storm Drainage Development Fees due:

61.57/acre x \$1,242.00/acre = \$76,469.94

Make check payable to City of Aurora.

**Response: Comment noted.**

**15. Aurora Public Schools / Josh Hensley / [jd hensley@aurorak12.org](mailto: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 exceeds the acreage of school sites dedicated. The school obligation for the residential units proposed as part of CSP 1 and CSP 2 do not exceed the total school land obligation for the overall development so there will be no cash-in-lieu of land due with this filing.

**Response: Comment noted.**

**Aurora Highlands - CSP #2 1st Referral - June 2019**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	184	0.7	129
MF-LOW	50	0.3	15
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>234</b>		<b>144</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	63	0.16	29	92	0.2	37	129
MF-LOW	0.17	9	0.08	4	13	0.05	3	15
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>71</b>		<b>33</b>	<b>105</b>		<b>39</b>	<b>144</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	71	0.0175	1.2436
MIDDLE	33	0.025	0.8360
HIGH	39	0.032	1.2576
<b>TOTAL</b>	<b>144</b>		<b>3.3372</b>

CSP No 1 School Land Obligation =  
Total School Obligation to Date =

1.3734  
4.7106

**COMMENTS RECEIVED BY TERESA PATTERSON, URBAN DRAINAGE AND FLOOD CONTROL**

This letter is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Detention Basin 8570
- Pipe outfalls to Detention Basin 8570
- Tributary T

We have the following comments to offer:

1. We have been working with the design team on the major stormwater features with this development. The components that are related to TAH F2 are Regional Detention Basin 8570 (storage, overflow, and pipe outfall to Tributary T), pipe outfalls to the Basin 8570, and the connection to the channel from Basin 8571. All of these are under consideration for UDFCD maintenance eligibility.

***Response: Comment acknowledged, thank you.***

2. A portion of the site is within the footprint of the current special flood hazard area (SFHA), otherwise known as the 100-year floodplain, on the FEMA Flood Insurance Rate Map (FIRM). The design team is currently working through design plans with COA and UDFCD, and a conditional letter of map revision (CLOMR) from FEMA to construct modifications to Tributary T to revise the SFHA. The existing SFHA is being recognized by the Conceptual Site Plan. We anticipate that once the creek improvements are completed, the proposed tracts currently within the 100-year floodplain will be redefined and have no objection to this.

***Response: Comment acknowledged. Thank you.***

3. We have no objection to the current proposal and wish to review construction plans and reports when these documents are available.

***Response: The construction documents will be provided once they become available.***

#### **COMMENTS RECEIVED BY DONNA GEORGE, XCEL ENERGY**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for The Aurora Highlands F2, acknowledges the utility easements dedicated along the front and rear lots of the typical single-family detached lots, and has a conflict with the alley loaded lots. PSCo requires the following utility easements within all lots:

- 6-feet wide for natural gas facilities, typically on the alley side of each lot where there is space for service truck access

***Response: These easements have been provided.***

- 8-feet wide for electric facilities cabling

***Response: These easements have been provided.***

- if gas and electric are within the same trench, 10-feet is required, not to overlap any wet utility easement

***Response: Comment acknowledged, thank you.***

Space consideration must also be given to locate pad mount transformers and pedestals throughout the development.

***Response: Comment acknowledged, thank you.***

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

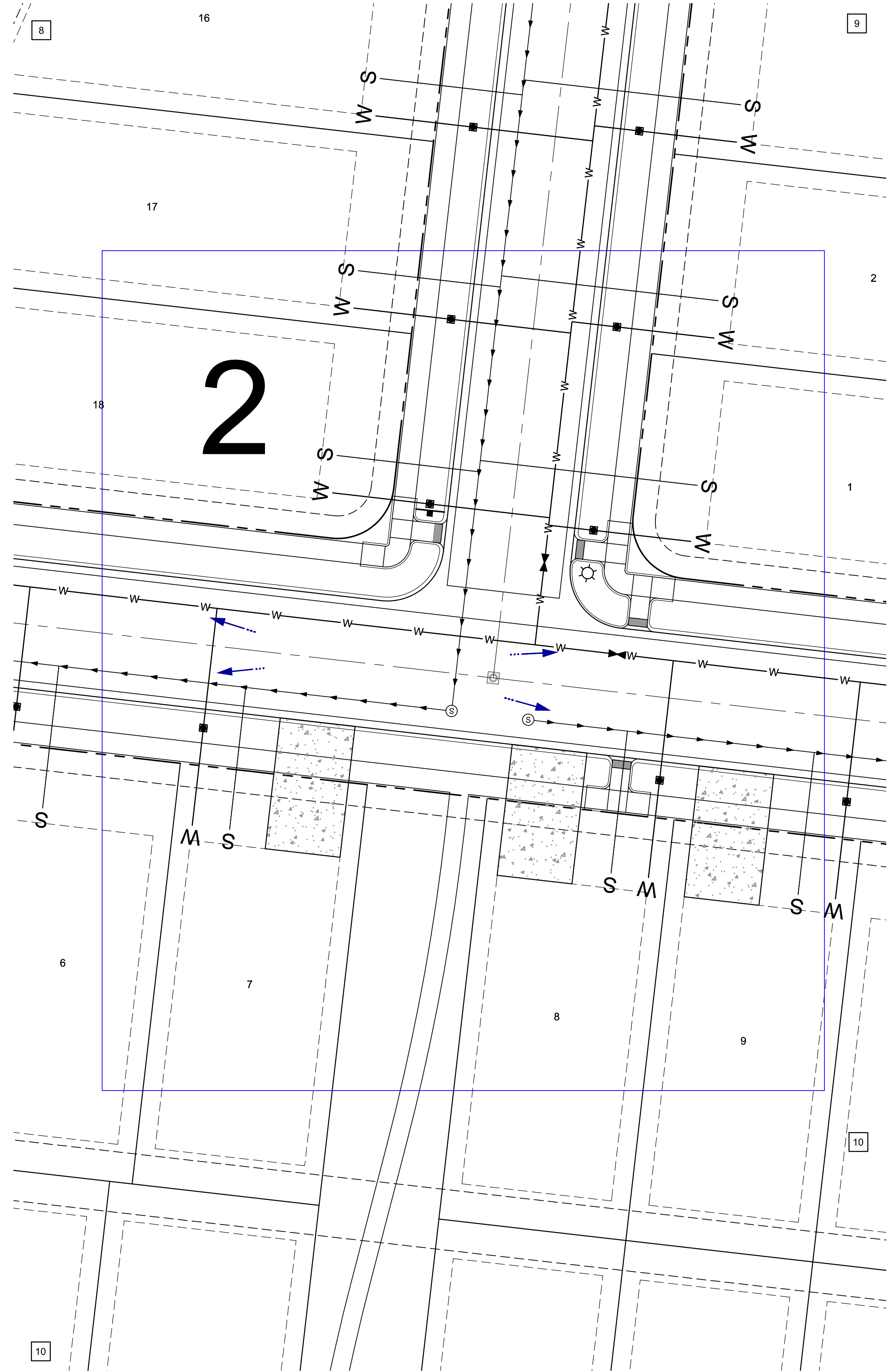
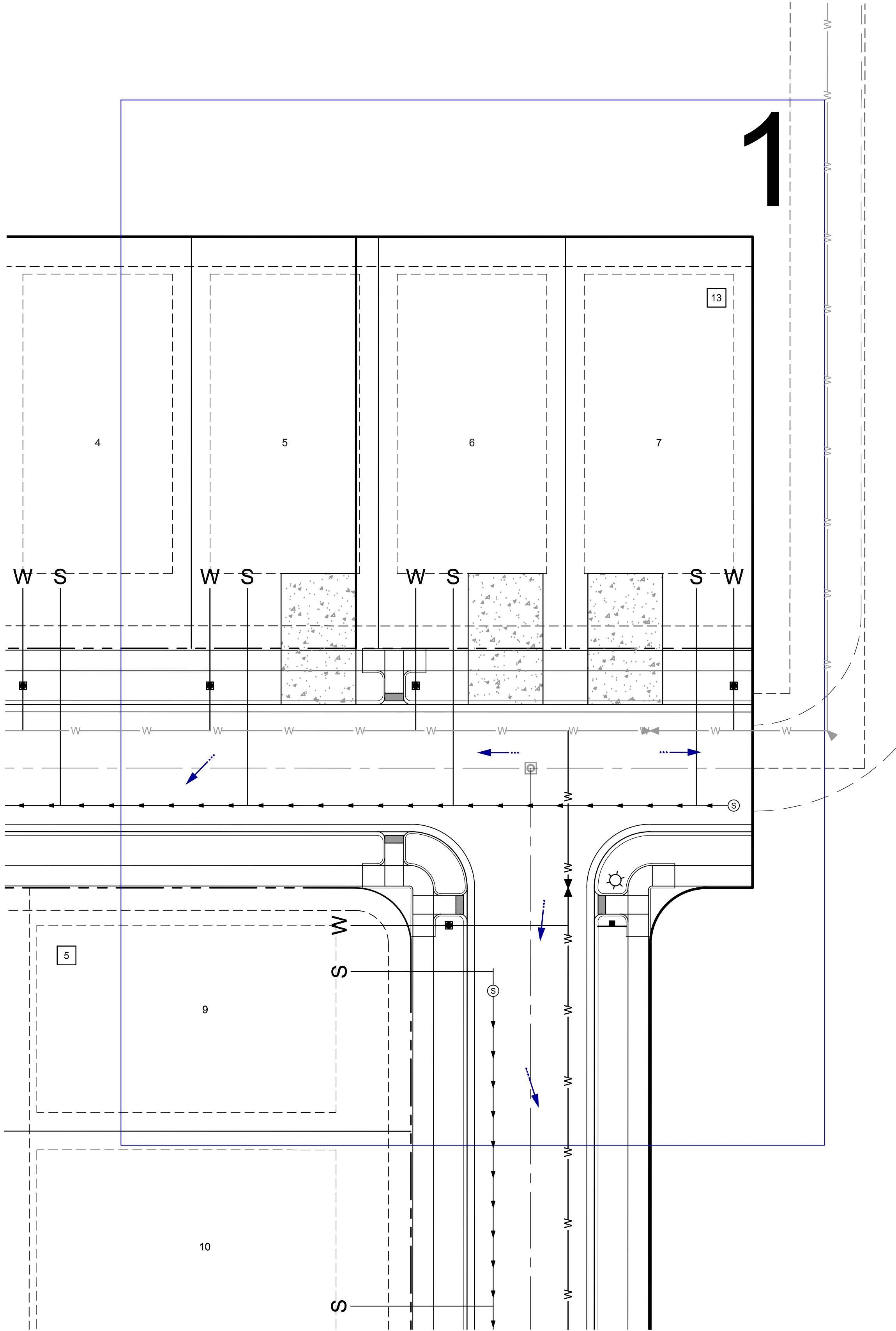
***Response: Comment acknowledged. Thank you.***

Utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in 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: Comment acknowledged. Thank you.***

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

***Response: Comment acknowledged. Thank you.***



**KEYMAP**

BLOCK NUMBERS 1

EXISTING WATER MAIN — W — W — W

PROPOSED WATER MAIN — W — W — W

EXISTING SANITARY SEWER MAIN — S — S — S

PROPOSED SANITARY SEWER MAIN — S — S — S

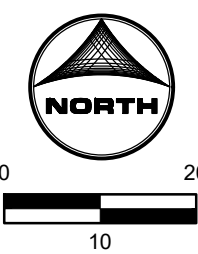
EXISTING STORM SEWER — S — S — S

PROPOSED STORM SEWER — S — S — S

PROPOSED WATER SERVICE — W

PROPOSED SANITARY SEWER SERVICE — S

FLOW DIRECTION ARROW — S



Job No.:	181259.01
Prepared By:	ACC
Date:	3/27/2020

DRIVEWAY LOCATIONS

FIG.02

