

May 5, 2020

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

**Re: Initial Submission Review – The Aurora Highlands CSP No. 1 – Minor Amendment**  
Case Number: **2019-4005-01**

Dear Ms. Bickmire:

Thank you for your review of the Initial Submission of The Aurora Highlands CSP No. 1, Minor Amendment, along with City staff. Valuable feedback was received on April 21, 2020. Please see the following pages for the 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](mailto:scrowder@norris-design.com).

Sincerely,  
Norris Design

Samantha Crowder  
Senior Associate

## *Initial Submittal Review*

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

- Add shade structure on applicable sheets (Planning)  
**Response: Shade structure has been added to all applicable sheets.**
- Location(s) of proposed signage (Planning and Landscape)  
**Response: Locations of proposed monumentation and signage has been identified.**
- Dimensions of signs and structures from utilities (Water)  
**Response: The monuments are now displayed on the civil plans, and dimensions have been added.**
- Add encroachments to the License Agreement (Real Property)  
**Response: Additional license agreement exhibits were provided to Grace Gray on April 28, 2020.**

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning Comments** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

1A. Add the proposed shade structure in Tract L and an amendment cloud on Sheets 7 and 8.

**Response: Structure has been clouded.**

1B. Label all vertical elements in the medians on the elevations on Sheets 31-32.

**Response: Vertical elements in the medians have been identified on the monument elevation and plan details on sheets 31 and 32.**

1C. Add a note that signage shall require a separate permit.

**Response: Note has been added to monument details as well as the site plan notes section.**

1D. Revise the Amendment Block to clarify what is being added versus revised.

**Response: Amendment block has been revised.**

1E. Revise the letter of introduction to update site data and to remove the criteria and findings.

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

#### **2. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

2A. Show monument locations in the median on Sheet 12. Provide dimensions from the nearest monument to the inlet within the island.

**Response: The monuments are now displayed on the civil plans, and dimensions have been added.**

2B. Provide the dimensions from edge of the monument to the sewer and water mains on Sheet 14.

**Response: The monuments are now displayed on the civil plans, and dimensions have been added.**

2C. Add a note that signage will require separate permit.

**Response: Note has been added to monument details as well as the site plan notes section.**

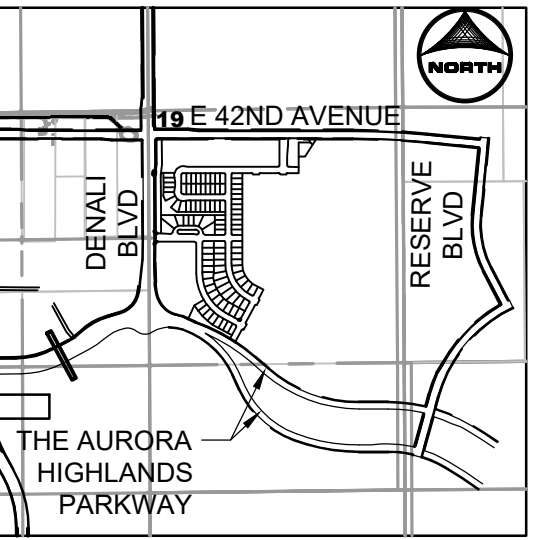
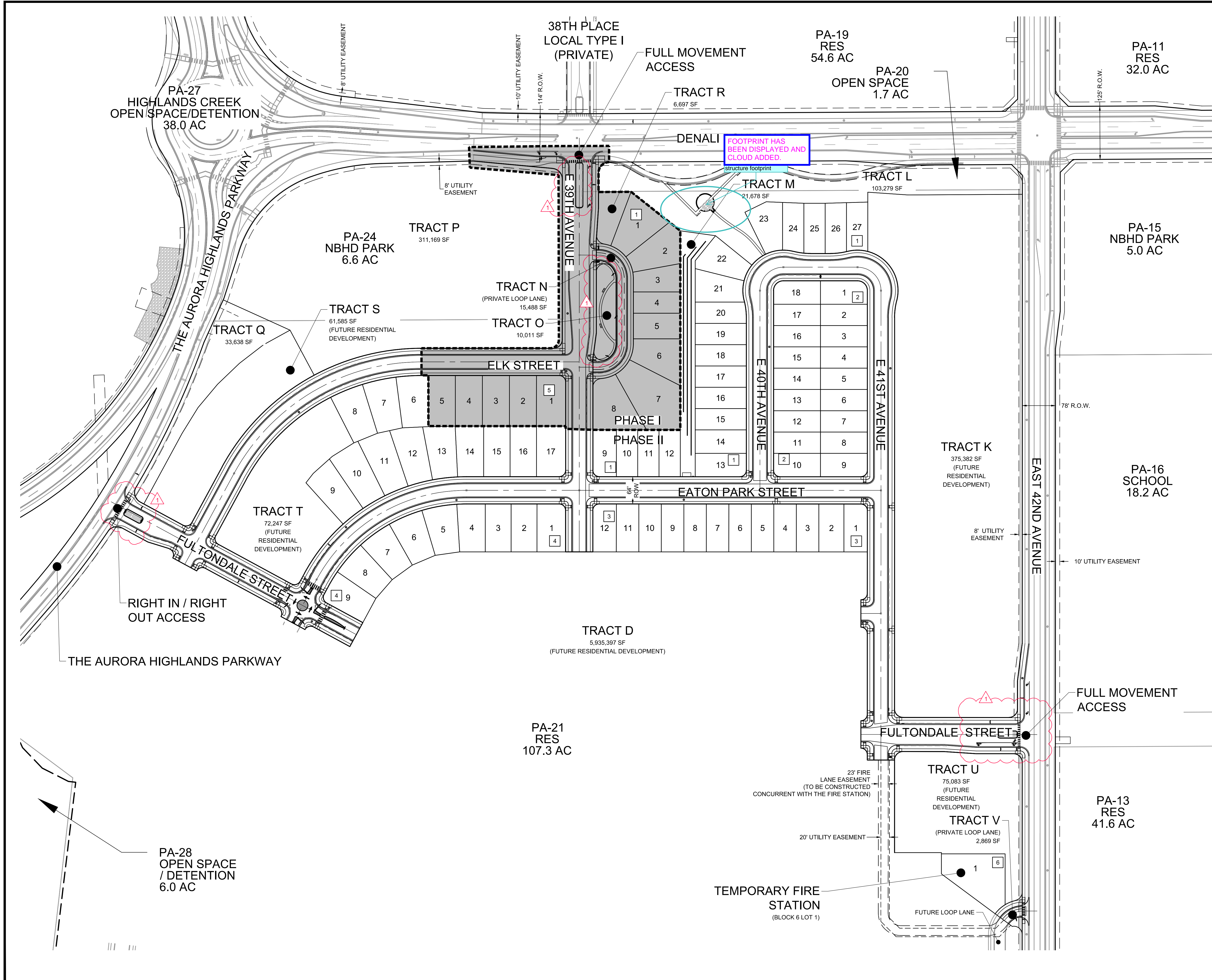
2D. Revise pagination for Sheets 31 and 31 by removing total number of sheets.

**Response: Sheet total has been removed from sheets 31 and 32.**

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

3A. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to find out what exhibits are needed to add to the license agreement currently in process.

***Response: Additional license agreement exhibits were provided to Grace Gray on April 28, 2020.***



#### ONSITE PHASING:

ONSITE INFRASTRUCTURE WILL BE CONSTRUCTED IN TWO PHASES. INFRASTRUCTURE NOT CONSTRUCTED IN PHASE I WILL BE CONSTRUCTED IN PHASE II.

THE FOLLOWING IMPROVEMENTS ARE REQUIRED TO BE CONSTRUCTED WITH PHASE I:

WATER MAINS, HYDRANTS, SERVICES, AND TEMPORARY BLOWOFFS WITHIN E 39TH AVENUE, ELK STREET, AND TRACT N TO THE PHASE LINE AS INDICATED ON THIS PLAN.

SANITARY SEWER MAINS AND SERVICES WITHIN E 39TH AVENUE, ELK STREET, AND TRACT N. PHASE I SANITARY SEWER MUST EXTEND TO THE OUTFALL POINT OF CONNECTION THROUGH TRACTS P AND Q.

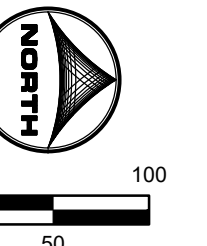
STORM DRAIN/SEWER WITHIN E 39TH AVENUE AND ELK STREET. PHASE I STORM DRAIN/SEWER MUST EXTEND TO THE OUTFALL POINT OF CONNECTION THROUGH TRACTS P AND Q.

ROADWAY PAVEMENT, CURB, GUTTER, AND SIDEWALKS FOR E 39TH AVENUE, ELK STREET, AND TRACT N FOR THE LIMITS INDICATED ON THIS PLAN.

TEMPORARY FIRE STATION TO BE CONSTRUCTED BY AURORA FIRE RESCUE PRIOR TO THE 100TH RESIDENTIAL UNIT IN ACCORDANCE WITH THE FDP.

#### LEGEND

ROW/PROPERTY LINE	_____
PROPERTY BOUNDARY	_____
EASEMENT	-----
FUTURE LOT LINE	_____
BLOCK NUMBER	1
LOT NUMBER	1
STREET LIGHT	☆
EXISTING STREET LIGHT	☆



THE AURORA HIGHLANDS CSP #1

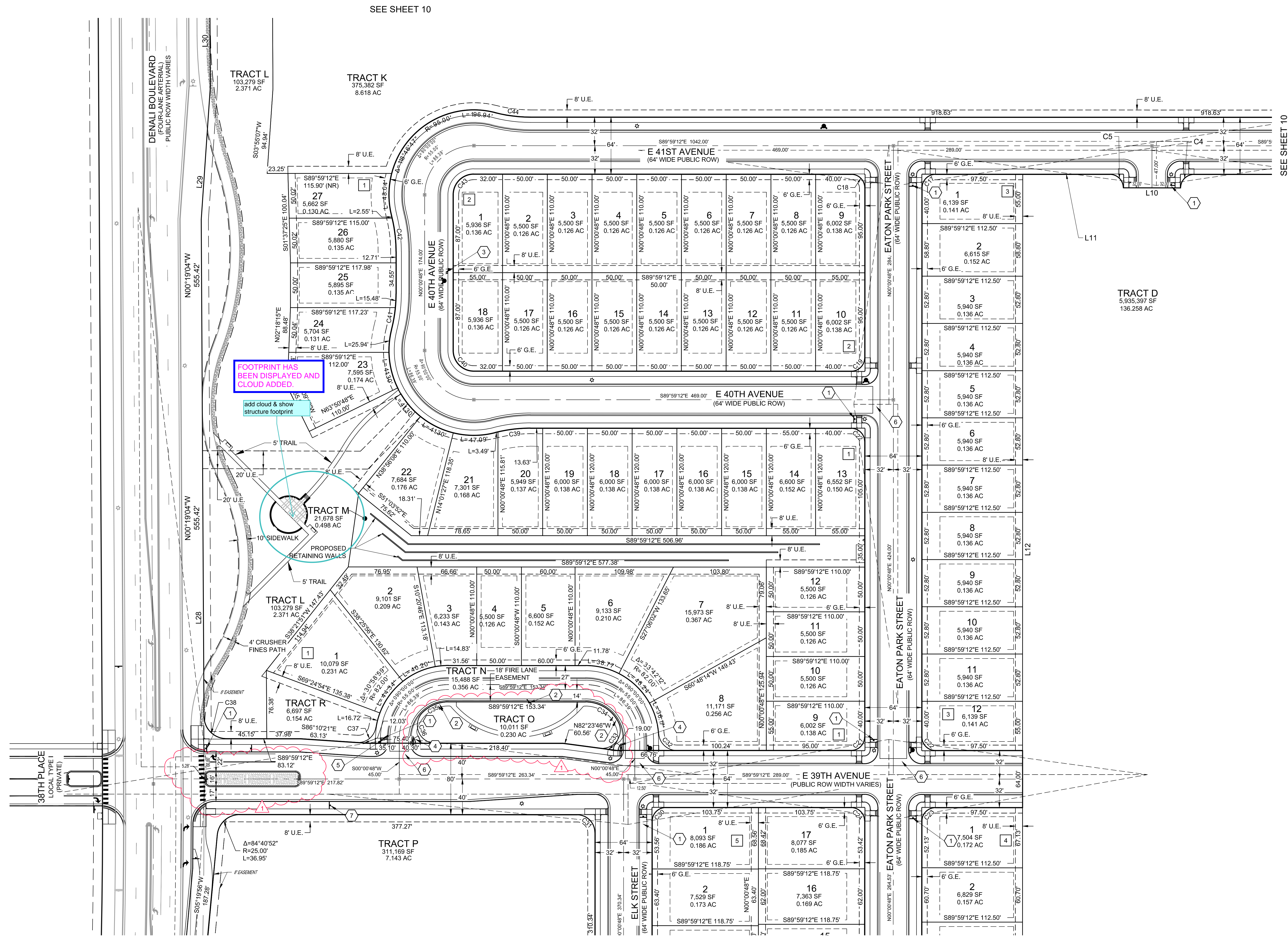
TITLE: OVERALL SITE PLAN

DATE: OCTOBER 11, 2019



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HARGREEN.COM

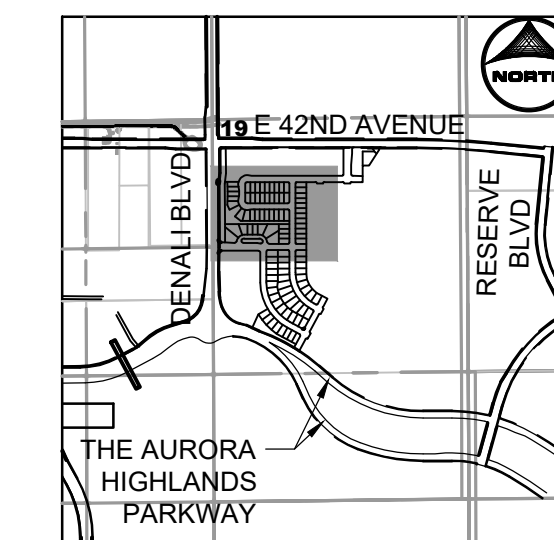




SEE SHEET 10

SEE SHEET 10

SEE SHEET 9



KEYMAP

LEGEND

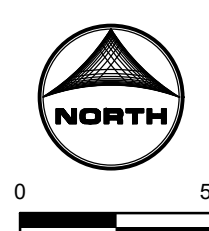
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
- EASEMENT
- SETBACK
- FUTURE EASEMENT
- FUTURE SETBACK
- FUTURE LOT LINE
- SIGHT TRIANGLE
- FIRE HYDRANT
- BLOCK NUMBER
- LOT NUMBER
- STREET LIGHT
- EXISTING STREET LIGHT

KEYNOTES

- STOP SIGN AND STREET NAME SIGN
- NO PARKING FIRE LANE SIGN
- STREET NAME SIGN
- ONE WAY TRAFFIC SIGN
- DO NOT ENTER SIGN
- CROSS PAN
- SPEED LIMIT SIGN
- RIGHT LANE MUST TURN RIGHT SIGN
- YIELD SIGN
- NARROW KEEP RIGHT SIGN
- ROUNDBOUT SIGN
- PEDESTRIAN SIGN
- DOWNWARD DIAGONAL ARROW SIGN

NOTES

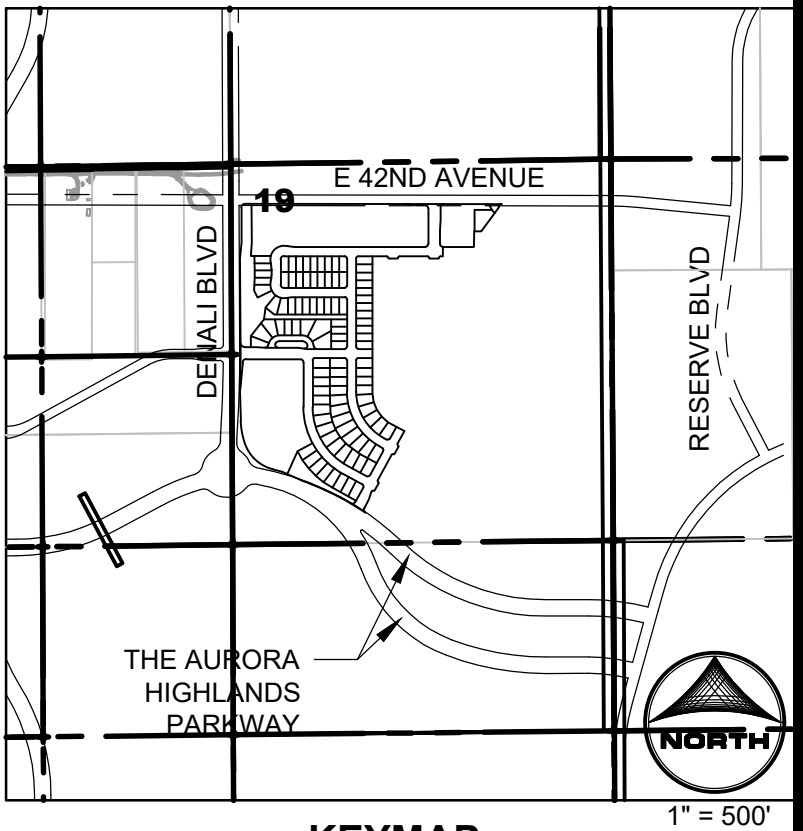
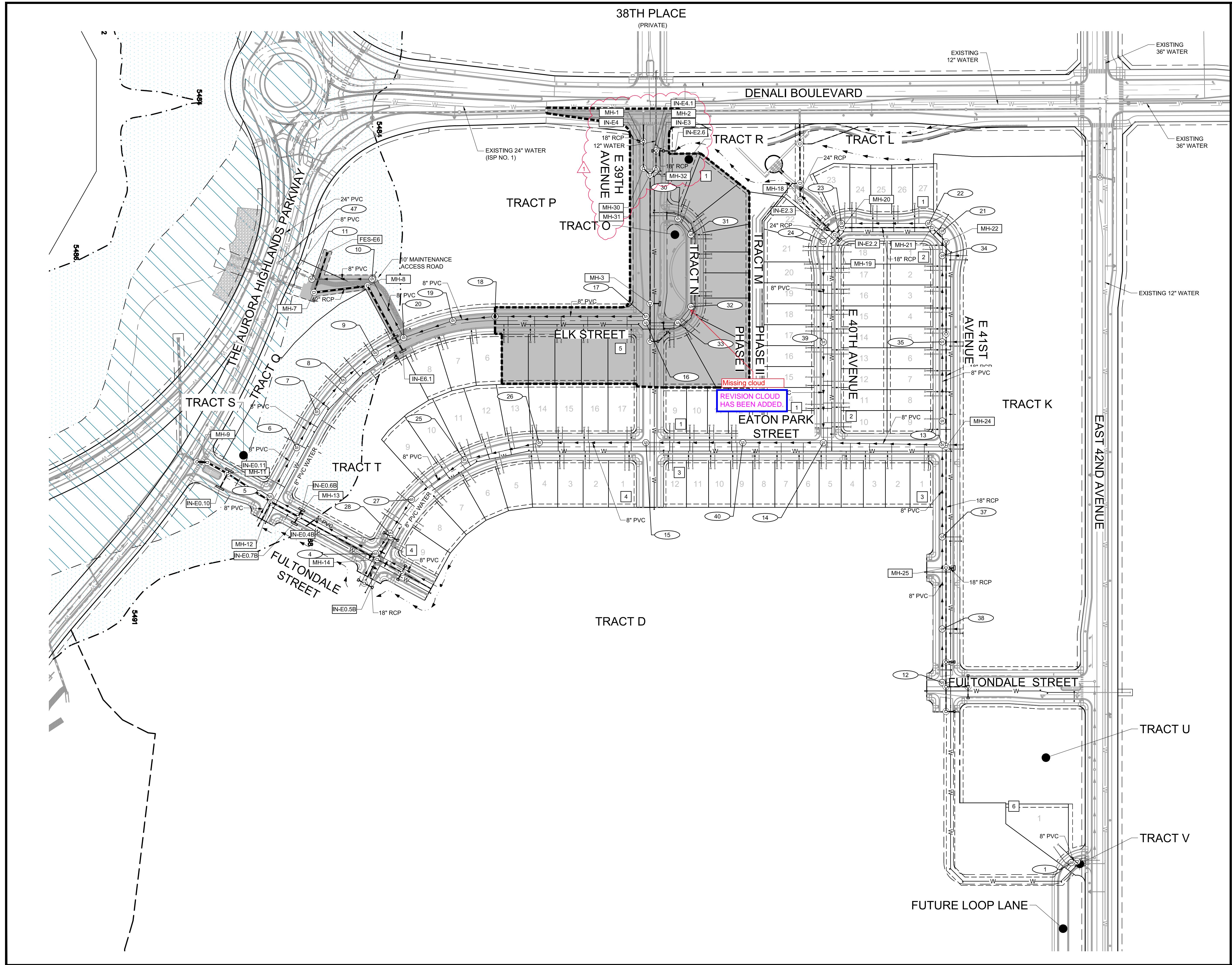
- SEE SHEET 10 FOR LINE AND CURVE INFORMATION
- TRACT N IS A UTILITY AND ACCESS EASEMENT IN ITS ENTIRETY
- TRACT V IS A UTILITY AND ACCESS EASEMENT IN ITS ENTIRETY



THE AURORA HIGHLANDS CSP #1  
TITLE: SITE PLAN  
DATE: OCTOBER 11, 2019







- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
  2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
  3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
  4. SEE SHEET 14 FOR TYPICAL SECTIONS.

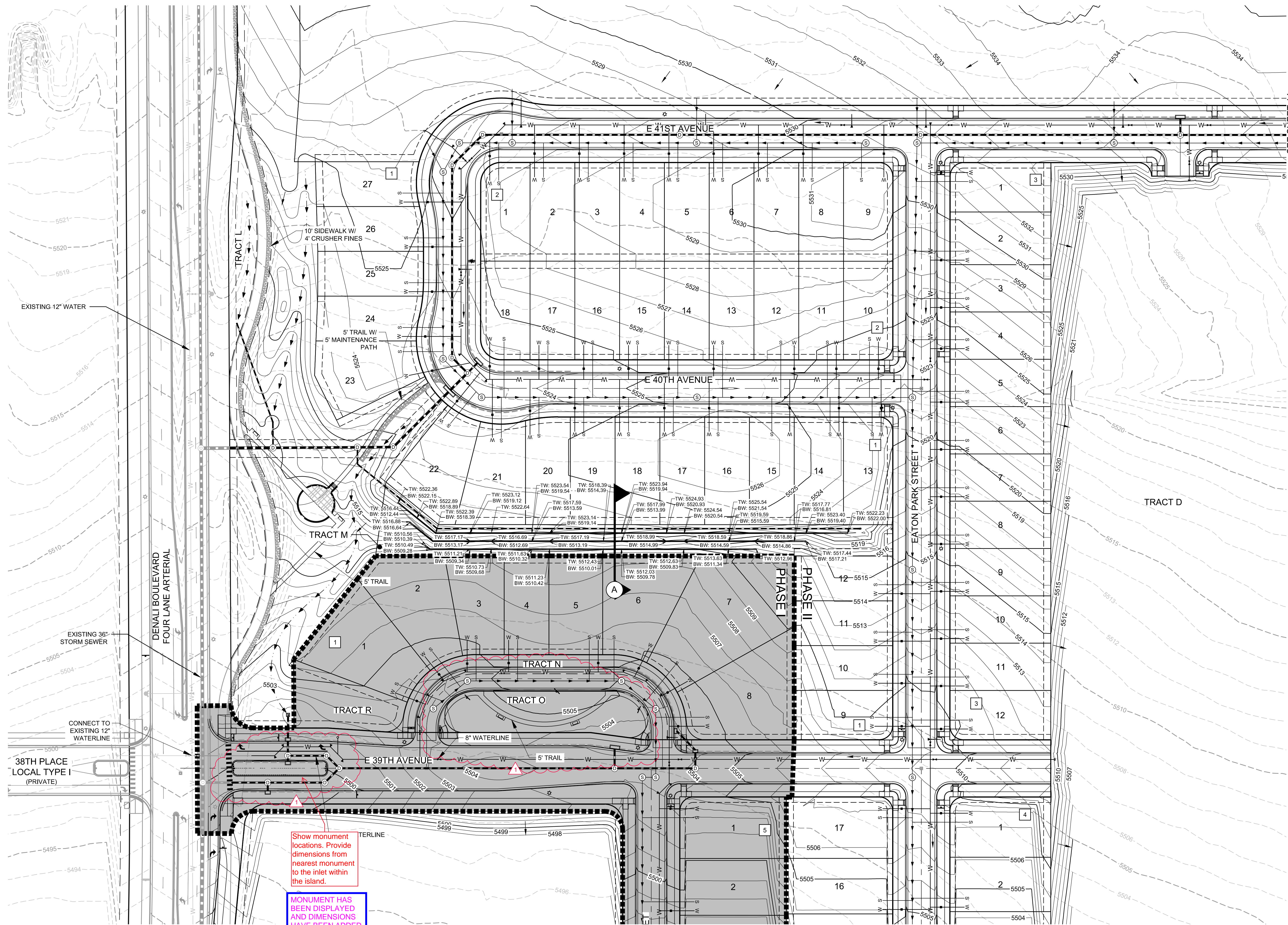
- LEGEND**
- PR. STORM MANHOLE (Symbol)
  - PR. STORM INLET (Symbol)
  - PR. STORM SEWER (Symbol)
  - PR. SANITARY SEWER MANHOLE (Symbol)
  - PR. SANITARY SEWER (Symbol)
  - PR. WATERMAIN (Symbol)
  - EX. STORM MANHOLE (Symbol)
  - EX. STORM INLET (Symbol)
  - EX. STORM SEWER (Symbol)
  - EX. SANITARY SEWER MANHOLE (Symbol)
  - EX. SANITARY SEWER (Symbol)
  - EX. WATERMAIN (Symbol)
  - PR. SANITARY SERVICE (Symbol)
  - PR. WATER SERVICE (Symbol)
  - PR. FIRE HYDRANT (Symbol)
  - PR. WATER VALVE (Symbol)
  - BLOCK NUMBER (Symbol)
  - PROPOSED LOTS, SANITARY SEWER AND STORM SEWER TO BE CONSTRUCTED WITH PHASE I (Symbol)
  - FLOODWAY (Symbol)
  - FEMA 100-YR FLOODPLAIN PANEL 08005C0064L & PANEL 08001C0665J EFFECTIVE 2/17/2017 (Symbol)
  - FLOW ARROW (Symbol)

THE AURORA HIGHLANDS CSP #1  
TITLE: OVERALL UTILITY PLAN  
DATE: OCTOBER 11, 2019

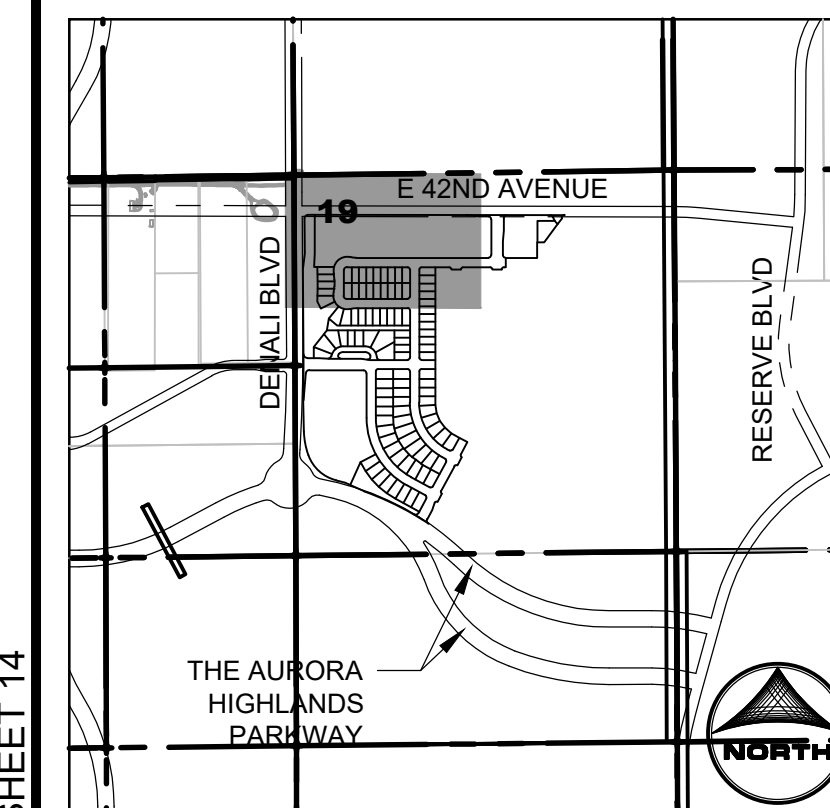
**HRGreen**  
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM



SEE SHEET 14



SEE SHEET 13



**KEYMAP:**

**NOTES**

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 14 FOR TYPICAL SECTIONS.

**LEGEND**

- PR. STORM MANHOLE (Symbol)
- PR. STORM INLET (Symbol)
- PR. STORM SEWER (Symbol)
- PR. SANITARY SEWER MANHOLE (Symbol)
- PR. SANITARY SEWER (Symbol)
- PR. WATERMAIN (Symbol)
- EX. STORM MANHOLE (Symbol)
- EX. STORM INLET (Symbol)
- EX. STORM SEWER (Symbol)
- EX. SANITARY SEWER MANHOLE (Symbol)
- EX. SANITARY SEWER (Symbol)
- EX. WATERMAIN (Symbol)
- PR. SANITARY SERVICE (Symbol)
- PR. WATER SERVICE (Symbol)
- PR. FIRE HYDRANT (Symbol)
- PR. WATER VALVE (Symbol)
- BLOCK NUMBER (Symbol)
- PROPOSED LOTS, SANITARY SEWER AND STORM SEWER TO BE CONSTRUCTED WITH PHASE I (Symbol)
- FLOODWAY (Symbol)
- FEMA 100-YR FLOODPLAIN PANEL 08005C0064L & PANEL 08001C0665J EFFECTIVE 2/17/2017 (Symbol)
- FLOW ARROW (Symbol)

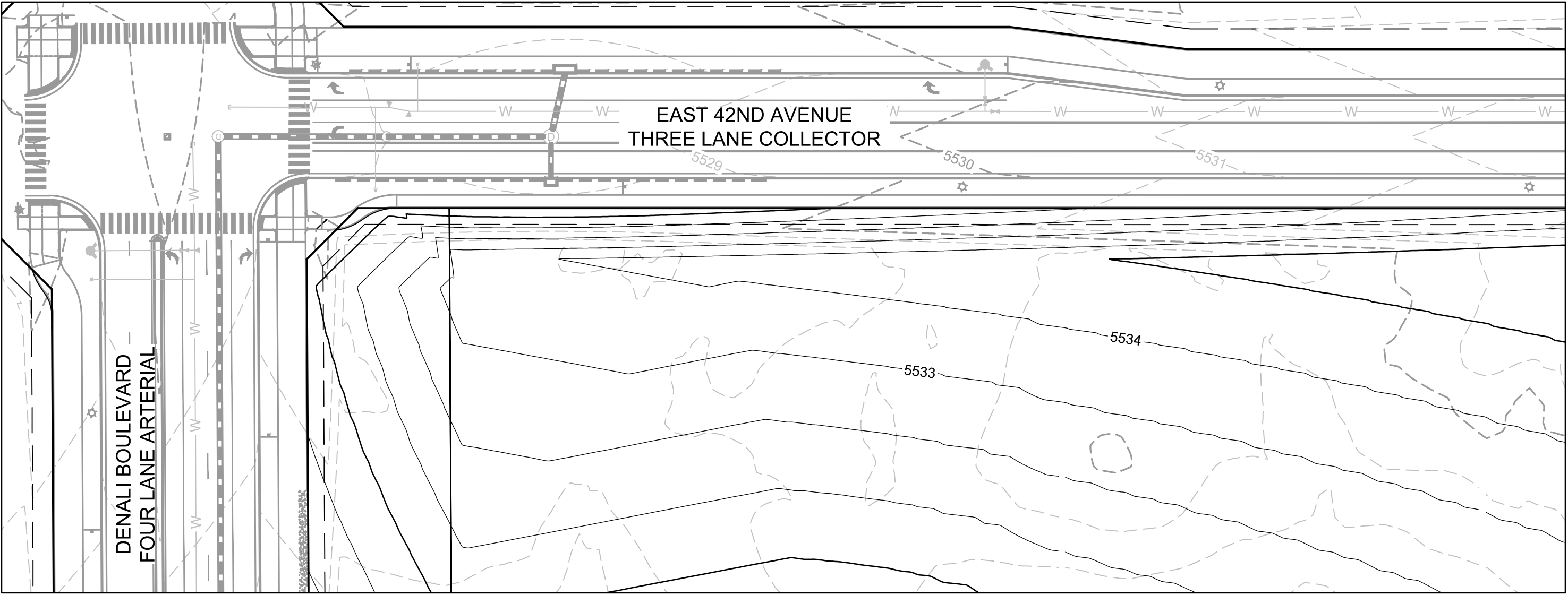


THE AURORA HIGHLANDS CSP #1  
TITLE: GRADING & UTILITY PLAN  
DATE: OCTOBER 11, 2019



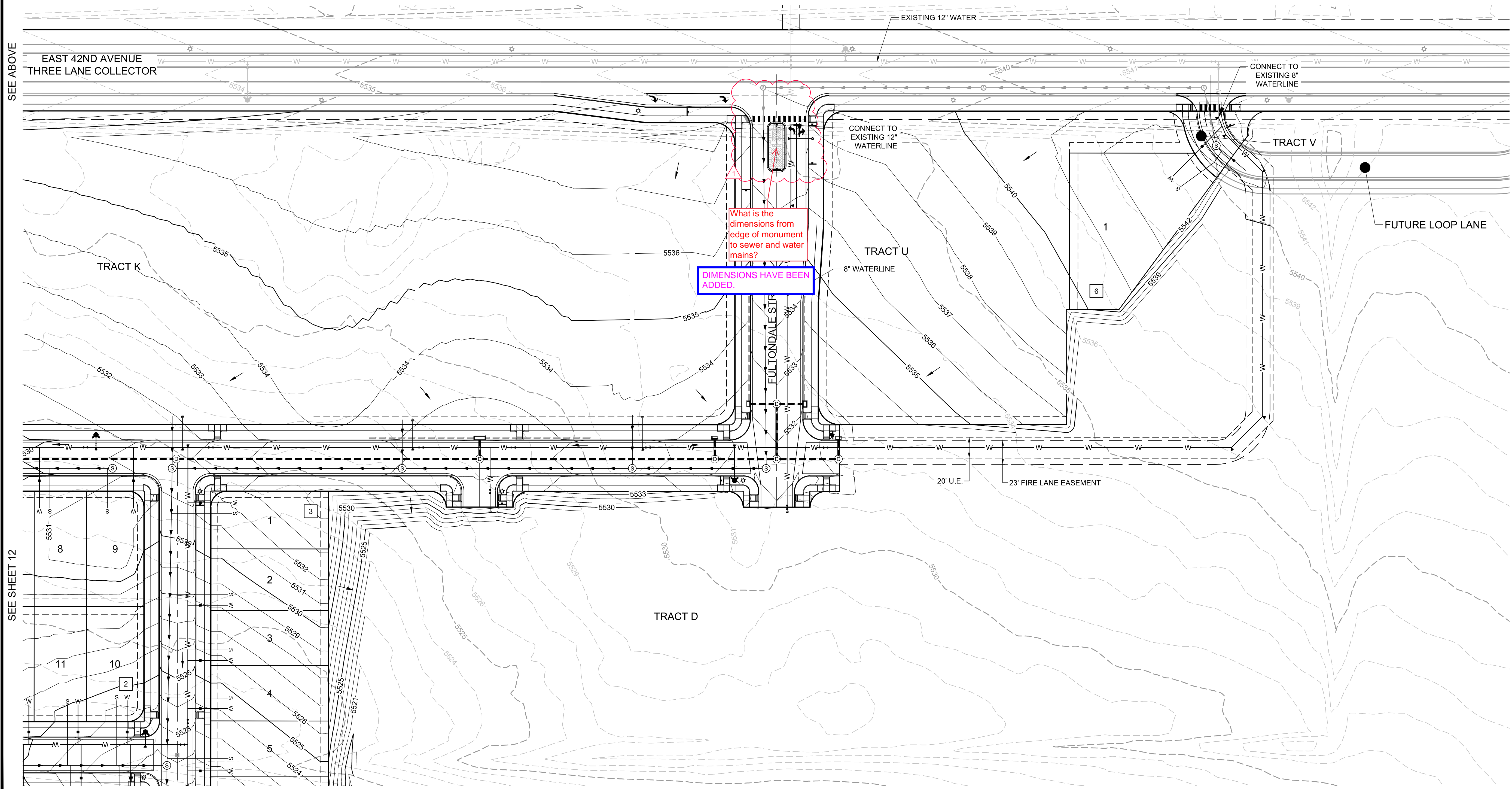
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HARGREEN.COM





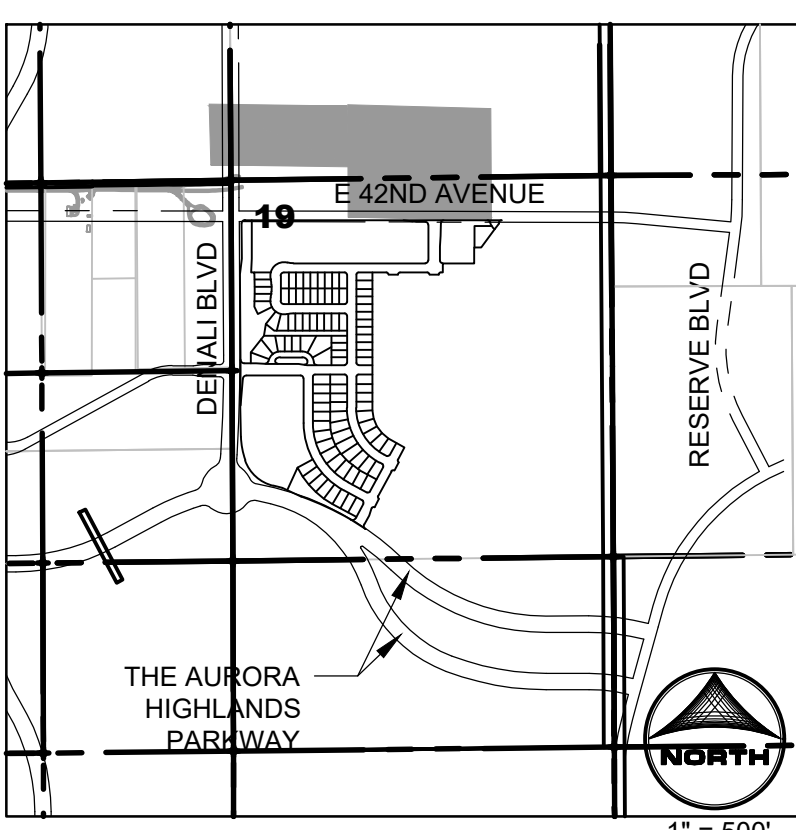
SEE BELOW

SEE SHEET 12



SEE ABOVE

SEE SHEET 12



- KEYMAP:**
- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
  2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
  3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
  4. SEE SHEET 14 FOR TYPICAL SECTIONS.

- LEGEND**
- PR. STORM MANHOLE
  - PR. STORM INLET
  - PR. STORM SEWER
  - PR. SANITARY SEWER MANHOLE
  - PR. SANITARY SEWER
  - PR. WATERMAIN
  - EX. STORM MANHOLE
  - EX. STORM INLET
  - EX. STORM SEWER
  - EX. SANITARY SEWER MANHOLE
  - EX. SANITARY SEWER
  - EX. WATERMAIN
  - PR. SANITARY SERVICE
  - PR. WATER SERVICE
  - PR. FIRE HYDRANT
  - PR. WATER VALVE
  - BLOCK NUMBER
  - PROPOSED LOTS, SANITARY SEWER AND STORM SEWER TO BE CONSTRUCTED WITH PHASE I
  - FLOODWAY
  - FEMA 100-YR FLOODPLAIN
  - PANEL 08005C0064L & PANEL 08001C0665J
  - EFFECTIVE 2/17/2017
  - FLOW ARROW

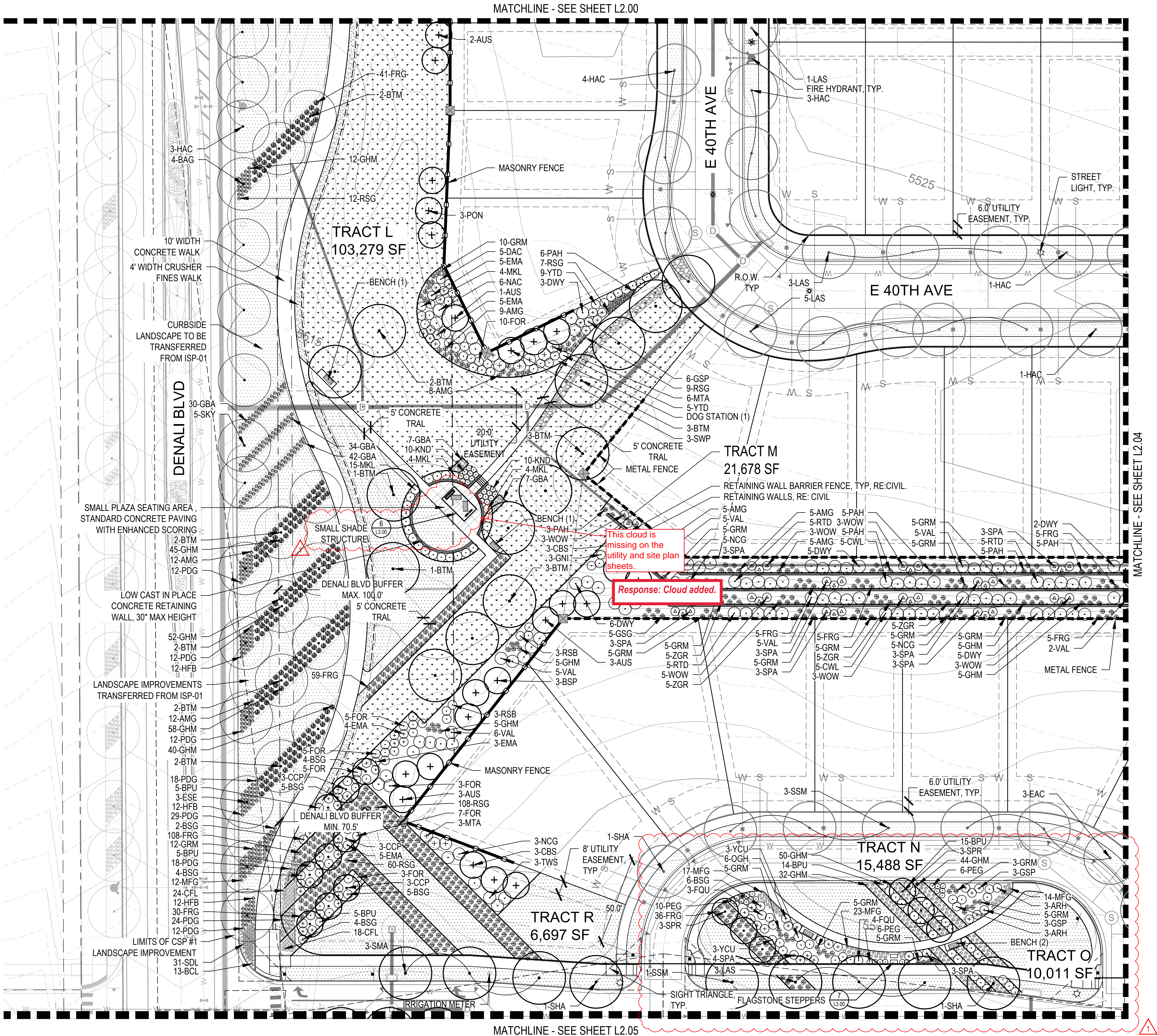
THE AURORA HIGHLANDS CSP #1

TITLE: GRADING & UTILITY PLAN

DATE: OCTOBER 11, 2019

5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
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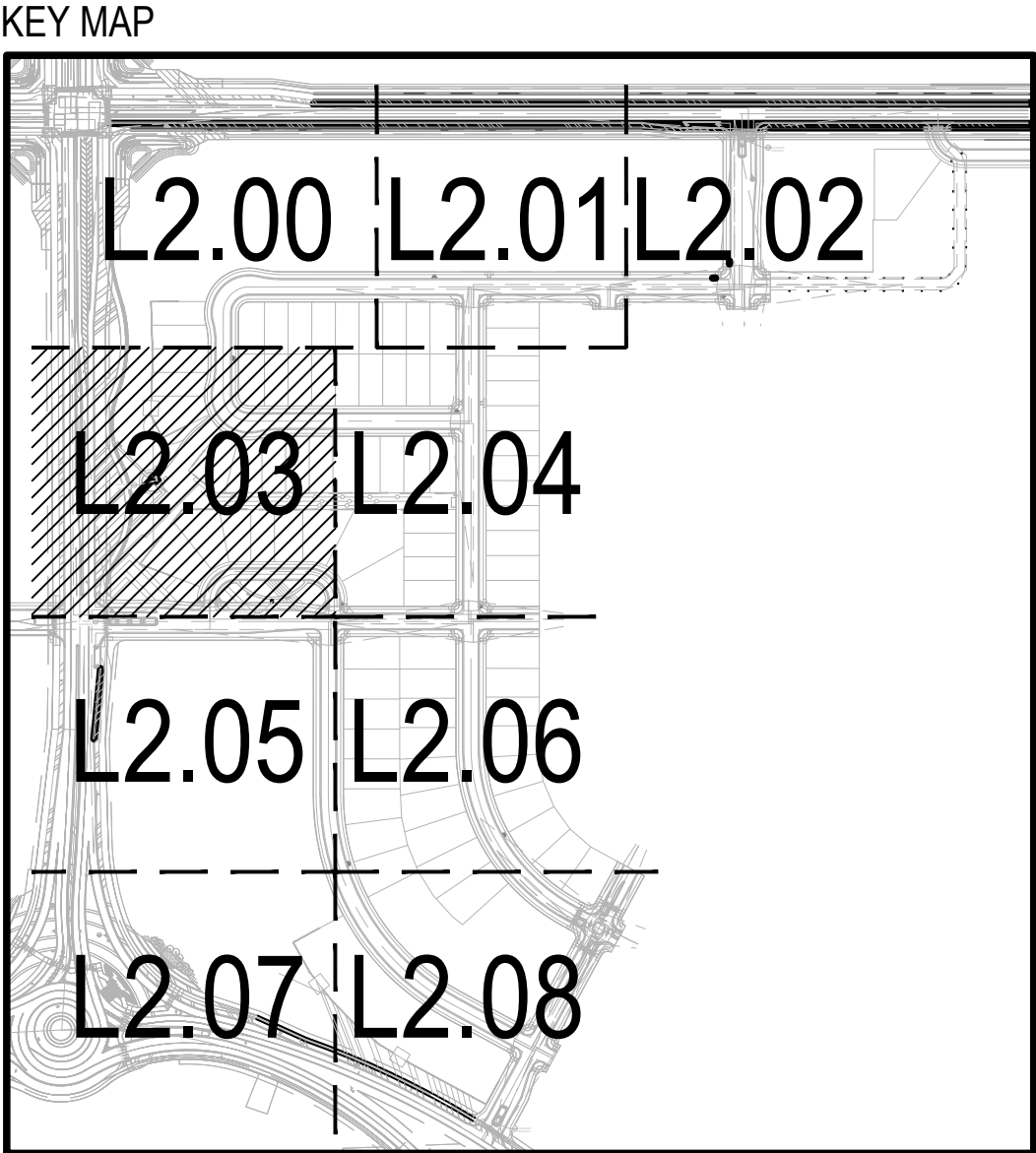




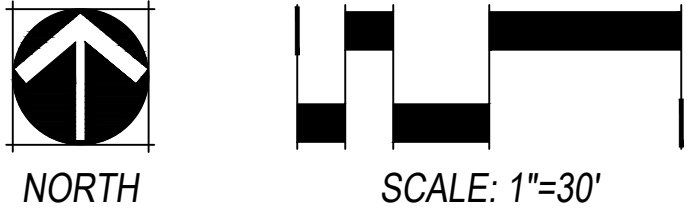
**LEGEND**

- STEEL EDGER (RE: 4/L3.00)
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- RIGHT OF WAY
- METAL FENCE (RE: 3/L3.01)
- MASONRY FENCE (RE: 6/L3.01)
- RETAINING WALL BARRIER FENCE (RE: CIVIL)
- IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD
- IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD (HOME BUILDER)
- 100% IRRIGATED NATIVE GRASS SEED MIX "A" DRILLED SEED
- CRUSHER FINES
- MAINTENANCE ACCESS PATH (RE: CIVIL)
- DECIDUOUS CANOPY TREE (RE: 1/L3.00)
- HOME BUILDER DECIDUOUS CANOPY TREE (RE: 1/L3.00)
- ORNAMENTAL TREES (RE: 1/L3.00)
- LARGE EVERGREEN TREES (RE: 1/L3.00)
- DECIDUOUS SHRUBS (RE: 2/L3.00)
- EVERGREEN SHRUBS (RE: 2/L3.00)
- ORNAMENTAL GRASSES (RE: 3/L3.00)
- PERENNIALS (RE: 3/L3.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL 5/L3.00)
- BENCH (RE: 1/L3.01)
- PET WASTE STATION (RE: 2/L3.01)
- STANDARD MASONRY COLUMN (RE: 4/L3.01)

**NOTE:**  
1. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS & UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



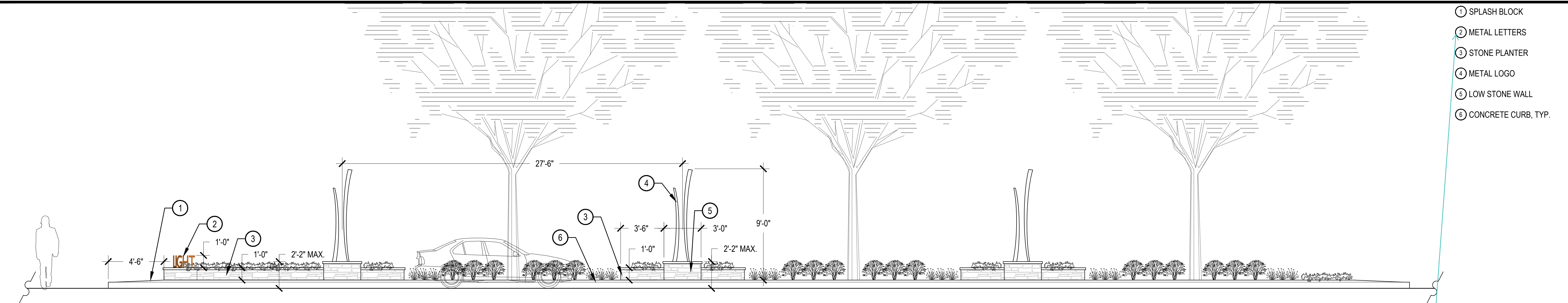
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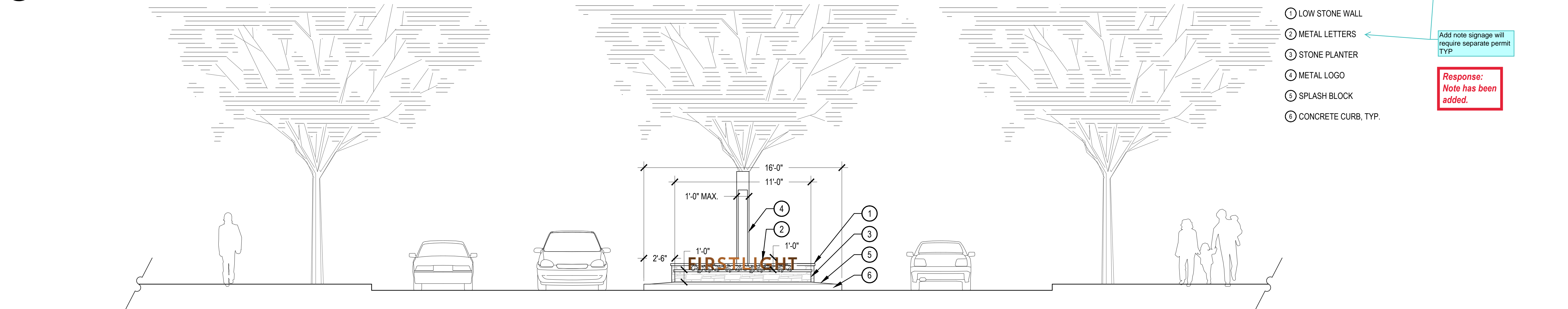
THE AURORA HIGHLANDS CSP #1  
TITLE: L2.03 - LANDSCAPE PLAN  
DATE: OCTOBER 2, 2019  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com  
**L2.03**  
SHEET: 20 OF 30

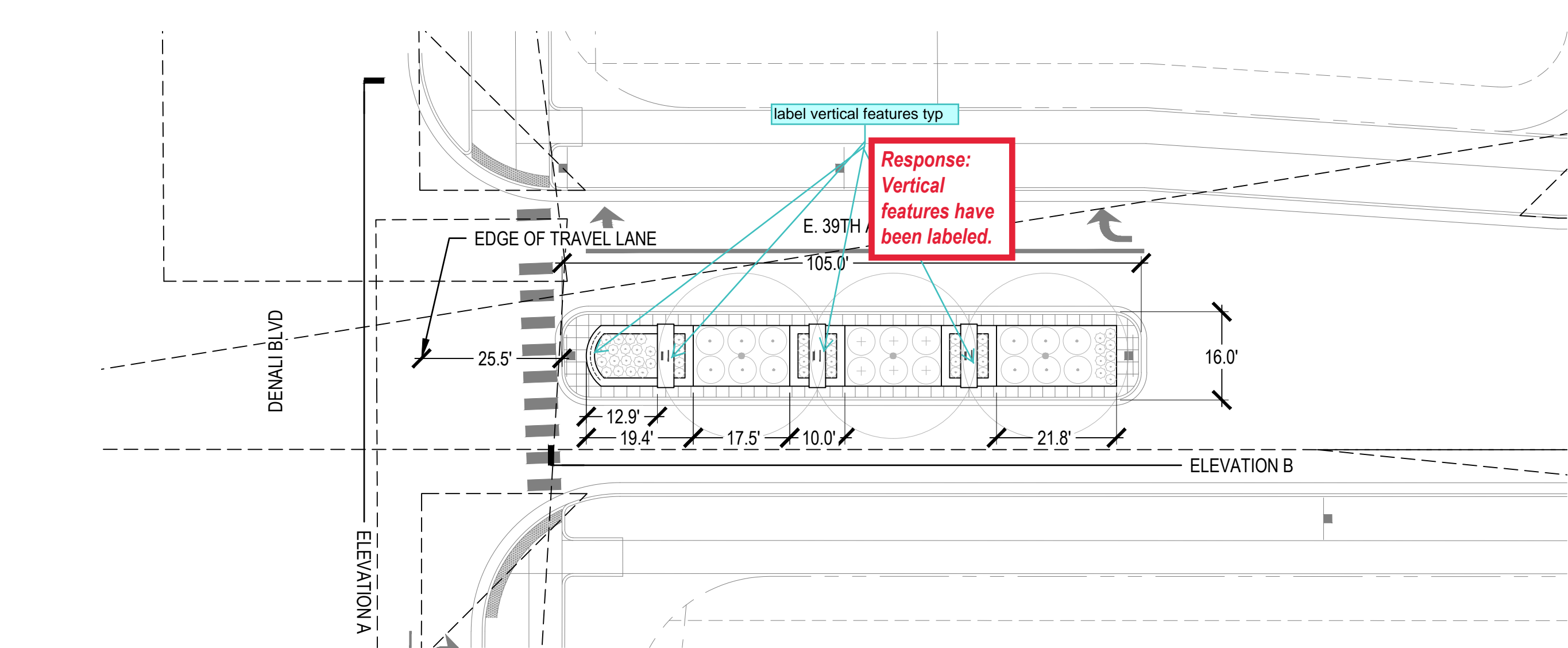




1 PRIMARY ENTRY MONUMENT - ELEVATION A



2 PRIMARY ENTRY MONUMENT - ELEVATION B



3 PRIMARY MONUMENT - PLAN

ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS

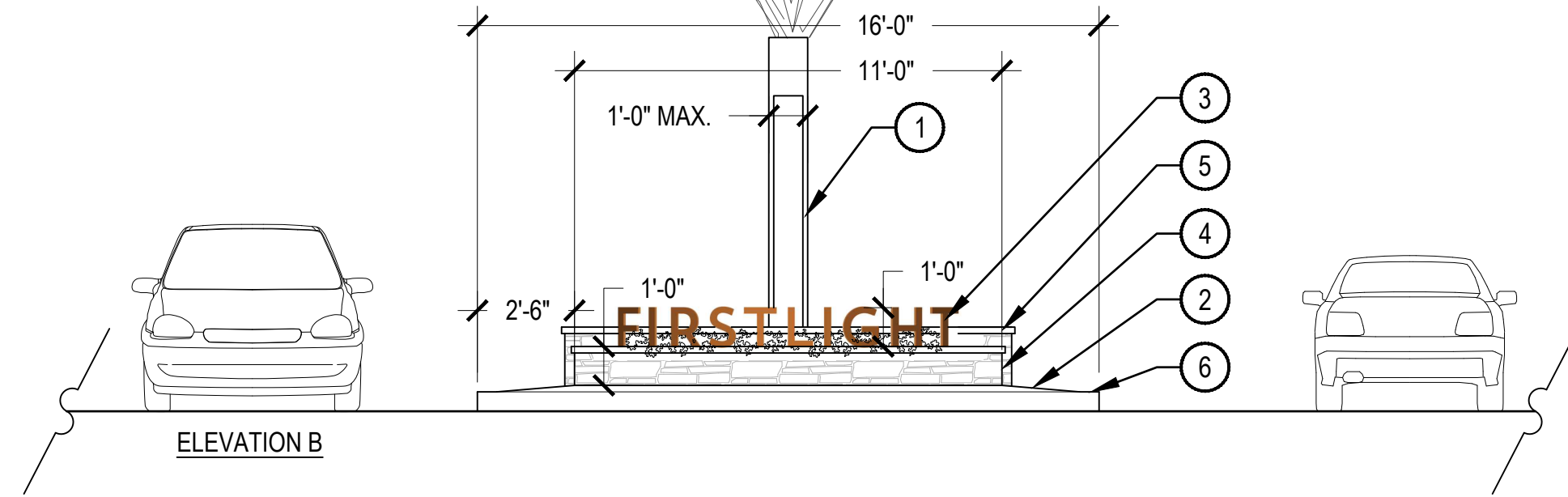
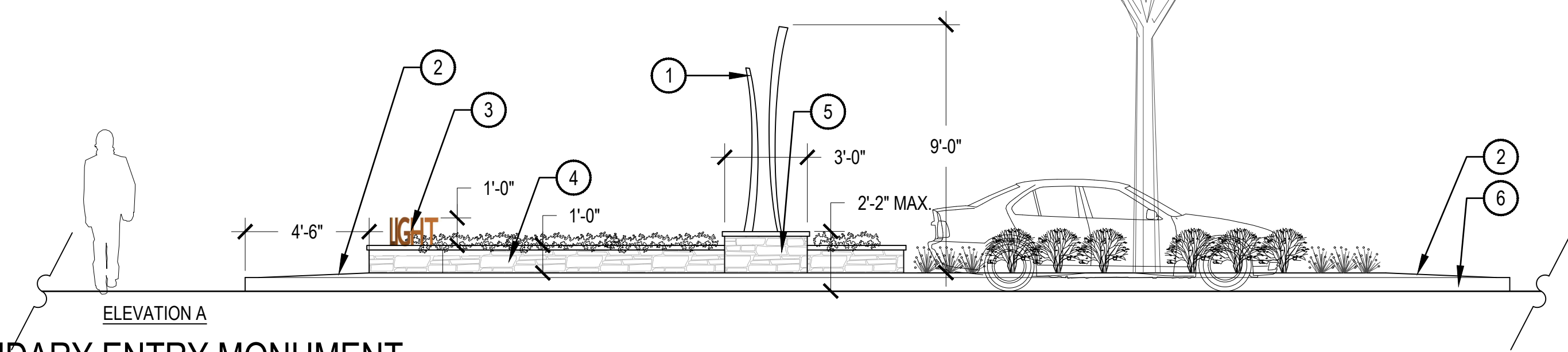
SIGHT TRIANGLE OBSTRUCTION EXCEPTIONS	REQUIRED	PROVIDED
4.04.2.10.1.01: LANDSCAPING, STRUCTURES, OR FENCES THAT PROTRUDE NO MORE THAN 26 INCHES ABOVE THE ADJACENT ROADWAY SURFACE MAY BE PERMITTED WITHIN THE SIGHT TRIANGLE AREA.	MAX. 26" HEIGHT	MAX. 26" HEIGHT ON MONUMENT LOW STONE WALLS
4.04.2.10.1.02: LANDSCAPING, STRUCTURES, FENCES, OR ANY OTHER OBJECTS THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY LESS THAN OR EQUAL TO 25 PERCENT THROUGH SUCH STRUCTURES, FENCES, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 26 INCHES AND 42 INCHES ABOVE THE ROADWAY SURFACE	LESS THAN OR EQUAL TO 25% OBSTRUCTION	METAL LETTERING OBSTRUCT LESS THAN OR EQUAL TO 25%
4.04.2.10.1.03: TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IS ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25% OF THE SIGHT TRIANGLE AREA.	MIN. 25% OBSTRUCTION	TREE AND VERTICAL LOGOS (LESS THAN 2' WIDTH) DO NOT EXCEED MIN. 25% OBSTRUCTION AS PREVIOUSLY REVIEWED BY TRAFFIC



- 1 METAL LOGO
- 2 SPLASH BLOCK
- 3 METAL LETTERS
- 4 STONE PLANTER
- 5 LOW STONE WALL
- 6 CONCRETE CURB, TYP.

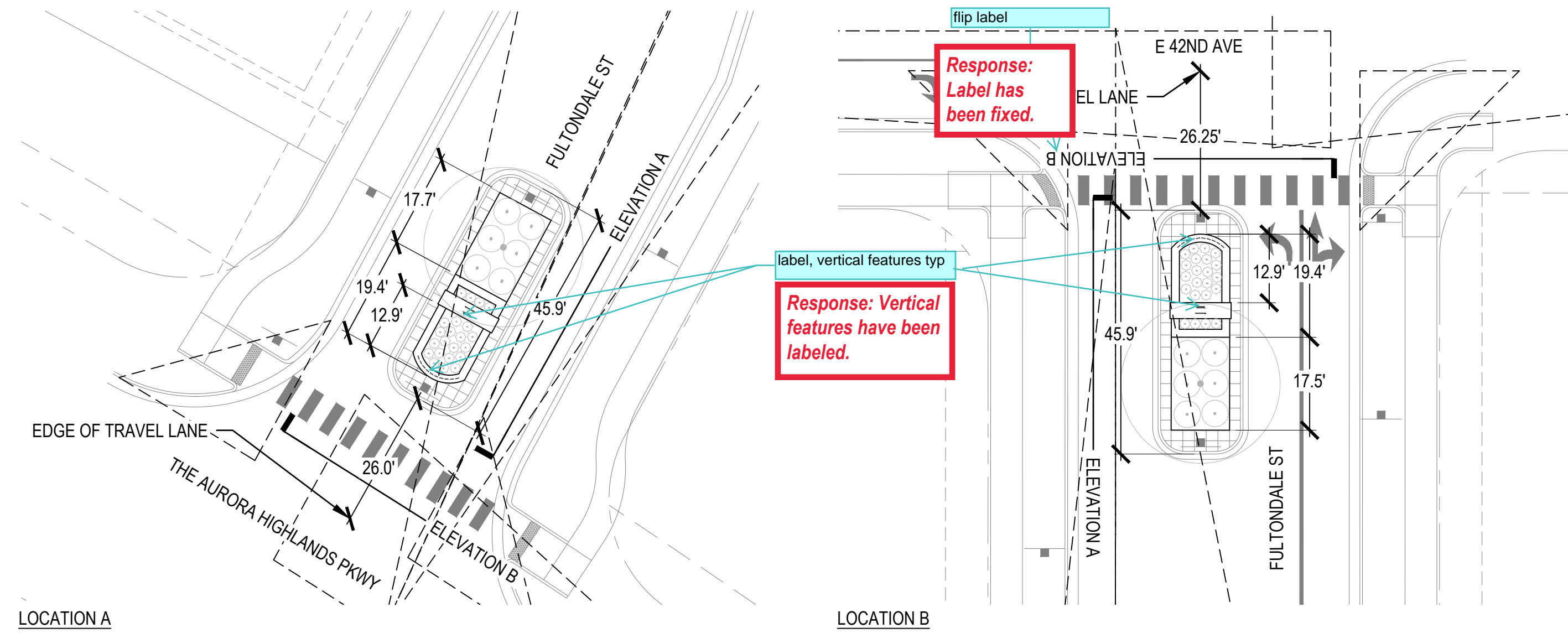
Add note signage will require separate permit TYP

Response: Note has been added.



## 1 SECONDARY ENTRY MONUMENT

SCALE: 1/4" = 1'-0"



## 2 SECONDARY MONUMENT - PLAN

SCALE: 1" = 20'

### ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS

SIGHT TRIANGLE OBSTRUCTION EXCEPTIONS	REQUIRED	PROVIDED
4.04.2.10.1.01: LANDSCAPING, STRUCTURES, OR FENCES THAT PROTRUDE NO MORE THAN 26 INCHES ABOVE THE ADJACENT ROADWAY SURFACE MAY BE PERMITTED WITHIN THE SIGHT TRIANGLE AREA.	MAX. 26" HEIGHT	MAX. 26" HEIGHT ON MONUMENT LOW STONE WALLS
4.04.2.10.1.02: LANDSCAPING, STRUCTURES, FENCES, OR ANY OTHER OBJECTS THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY LESS THAN OR EQUAL TO 25 PERCENT THROUGH SUCH STRUCTURES, FENCES, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 26 INCHES AND 42 INCHES ABOVE THE ROADWAY SURFACE	LESS THAN OR EQUAL TO 25% OBSTRUCTION	METAL LETTERING OBSTRUCT LESS THAN OR EQUAL TO 25%
4.04.2.10.1.03: TREES MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IS ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE. THE LOCATION OF THE TREES PLANTED, BASED ON THE TREE SPECIES' EXPECTED MATURE HEIGHT AND SIZE, SHALL NOT OBSTRUCT SIGHT VISIBILITY BY MORE THAN 25% OF THE SIGHT TRIANGLE AREA.	MIN. 25% OBSTRUCTION	TREE AND VERTICAL LOGOS (LESS THAN 2' WIDTH) DO NOT EXCEED MIN. 25% OBSTRUCTION AS PREVIOUSLY REVIEWED BY TRAFFIC

THE AURORA HIGHLANDS CSP #1

TITLE: L3.03 - LANDSCAPE DETAILS

DATE: OCTOBER 2, 201

**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com

Response: total has been removed from this sheet

repagination isn't necessary. Just remove "Of 30"

L3.03

SHEET: 32 OF 30

Add Delta 1 here

Response: Delta 1 has been added