

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



July 27, 2020

Leslie Moen  
Bridgewater Homes  
4090 Clydesdale Parkway Suite 205  
Loveland, CO 80538

**Re: Initial Submission Review:** The Aurora Highlands – Preliminary Plat No. 10 and Final Plat  
**Application Number:** DA-2062-16  
**Case Numbers:** 2020-4015-00; 2020-3027-00

Dear Ms. Moen,

Thank you for your initial submission, which we started to process on June 29, 2020. We have reviewed your plans and 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, August 14, 2020.

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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy, CenturyLink and Mile High Flood District Comments

cc: Samantha Crowder, Norris Design, 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Services  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Filed: K:\\$DA\2062-16rev1.rtf



## *Initial Submission Review*

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

- Address access and connectivity to meet Code standards (Planning)
- Meet the intent of a trail node design and revise open space calculations (PROS)
- Revise typical lot landscape design and buffer landscape calculations (Landscape)
- Streets A and B need to be classified as Collectors (Traffic Engineering)
- Identify area(s) of proposed 85' ROW and label lane transitions (Public Works Engineering)
- Provide a gating system and approved surface material for secondary emergency access (Life/Safety)
- Revise Lot and Block designations (Real Property)
- Provide landscape typical for large residential lots (Landscape)
- Provide a .dwg file for addressing and street names (Addressing)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Notification was sent to 7 adjacent property owners, 7 outside agencies and one registered community association. There were no comments received from adjacent property owners or community associations. Comments were received from four outside agencies and are included or attached to this letter.

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

2A. The proposed layout does not meet connectivity standards, nor does it provide context for the development to the south. The proposed design presents the following issues:

- Streets A and B are functioning as collector streets. The traffic study does not provide information that supports the distribution of traffic to other access points.
- The wall proposed along the southern side of Streets A and B precludes future access. Conceptual access points are labeled on the landscape plans but are not shown on the site plan sheets.
- Double fronted lots are not permitted along local or collector streets. Residential lots will not be permitted on the south side of the wall with subsequent filings.

The issues above impact this proposed filing as well as future filings. Additional information and revisions are required before these plans can be approved. As proposed, the plans require major adjustments of which staff will not be supportive.

#### **3. Streets, Access and Pedestrian Issues**

3A. Several streets do not meet the connectivity standards of Section 146-4.5.3.B.1. All local streets shall be organized so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector. Please adjust the layout or request an adjustment.

3B. Several areas exceed the 700 linear foot block length. Please revise or add an intervening open space that is at least 30 feet wide.

3C. Provide a .dwg file for addressing to determine the appropriate street names and replace custom street names with those assigned by the City.

3D. Identify where future north/south access may occur on site plan sheets, and grading and utility sheets. Per the pre-application notes, context is required to demonstrate code compliance for connectivity.

3E. Where is the Local Type 1 with (raised paved) medians proposed? Please label on the plans. If this is for the entry signage medians, please revise the section description for the median.

3F. Add the right-of-way and street classification for all streets.



#### **4. Signage**

4A. The proposed Secondary Village Monument Signs were not shown on the FDP Monumentation Map. The signs are in addition to the primary monuments located in the entry medians. Additional information is needed about the quantity of signage being requested and the locational requirements for each type.

#### **5. Completeness and Clarity of the Application**

5A. Please update the Letter of Introduction and the Illustrative Site Plan to discuss any design changes based on the attached comments.

##### **Preliminary Plat**

5A. Revise the Vicinity Map to remove extraneous information and label platted streets.

5B. Use the City standard signature blocks.

5C. Identify the location(s) of the proposed 85' right-of-way with a median.

5D. Review tract references for consistency. Ensure they are labeled on all sheets.

5E. Replace Hogan Park Street with Street H or other city approved street name.

5F. See redlines for complete comments.

#### **6. Landscaping Issues**

6A. The proposed lots are considered large (60'-70' wide). Please adjust the Typical Lot Landscape design accordingly per Article 14, Table 14.2 in the FDP Appendix.

6B. The street buffer counts can't be duplicated. The buffer should only include what is within 20-25 feet of the ROW. Please revise or clarify what is being included. The landscape can also be counted toward Tract A per Section [146-1401\(E\)](#), "Wherever the requirements for two or more landscaping standards overlap, the same plant material may be counted toward meeting the requirements of both standards."

6C. Please remove the equivalents calculations from the landscape tables. The calculations should be self-evident.

6D. Make symbols for fence columns larger so they are more readable on the plans. Columns can be re-positioned to be located at lot corners and/or transition points.

6E. Adjust landscape design for underlying constraints, such as drainage structures. See redlines.

6F. Revise the symbols on Sheet 39 to have more variation so they read better.

6G. Add tract labels on sheet L3.01 and revise the fence symbols to be more readable. The map would read better at a slightly larger scale.

6H. Provide a better detail for the faux gates that relates to the proposed location adjacent to the curb and/or sidewalk.

#### **7. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))**

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, and easement layers at a minimum. Please ensure that the digital file provided is 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.

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

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

##### **Preliminary Plat**

8A. The preliminary plat will not be approved until the Preliminary Drainage Report is approved.

8B. Only 64' ROW is shown on the plans. Also, wider than 5.5 sidewalk is shown on Street A and B. The Illustrative Site Plan only shows 64' ROW for Street A and B.

8C. Label the taper length on Streets A and B as indicated on the redlines.

8D. Add a note that proposed street light locations are conceptual and final locations will be determined by the photometric analysis submitted with the lighting plans in the civil plan submittal.

8E. Cross pans are not permitted where there is storm sewer.



8F. 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.

8G. Label slopes.

8H. Mail kiosk locations need to be shown on the plan. Curb ramps are required at kiosk locations.

8I. Include a detail for street lights.

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

**Traffic Impact Study**

9A. While the access routes do not provide direct connection, there is no other east/west connectivity between Main St and Street H. This will functionally perform as a collector and should be planned as such. Collectors may have homes fronting if they follow the criteria for such in the Roadway Manual, including having less than 4,000 ADT. These roads should be evaluated whether they meet that criteria given the land uses for this Filing 10 as well as the future filings to the south.

9B. The intersection of Street A west of the gas easements likely meets "All Way Stop" warrants for the future full build year (see Figure 11). Also, given the build out for this Filing 10 only includes two of the main street approaches, this should be assumed to be stop-controlled on both the WB and SB approaches until the intersection is fully built out and an all-way stop warrant can be evaluated.

9C. Provide ADT for the east and west access of Streets A and B, and Street H.

9D. Include phasing reports in these signal reports for review.

9E. See comments throughout the report.

**Preliminary Plat**

9F. Due to characteristics of roadway connectivity, Street A and Street B will be required to be classified as Collectors and meet those street section standards, per Roadway Manual 4.04.1.04.1. Single-family detached dwellings may front on a collector street as long as the requirements are met from Roadway Manual Section 4.04.2.02.4.

9G. The spacing between Street C and Main St. (arterial) is less than 300'. The TIS demonstrates that queuing for westbound Street A approach to Main St does not conflict with full access for Street C/Street A intersection and is therefore acceptable.

9H. Provide an enhanced pedestrian crossing for the trail (markings with RRFB and associated signage).

9I. The median at Main Street needs to be designed to prevent the westbound left-out movement.

9J. Show and label sight triangles on all sheets.

9K. Provide a stop sign, (at a minimum) as an interim installation at the intersection of Street A and Street B.

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

**Preliminary Plat**

10A. Fire Lanes are required to be constructed of asphalt or concrete. The ramp and sidewalk shall be designed to support a minimum imposed live load of 85,000 pounds constructed to the COA Roadway Design and Construction Specifications of Chapter 5. The city engineer must approve the use of any alternative surfacing material for the secondary access.

10B. Add a fire lane sign to the gating system detail.

11C. The Phase 1 secondary access is required to be a dedicated fire lane easement. Revise the plans by relabeling and identifying the 23' wide fire lane easement. Address on all applicable sheets.

10D. Provide a gating system at the edge of the secondary access/fire lane easement. Two gates are required to secure the fire lane easement from parking.

10E. Provide a letter from CIG, on a company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the preliminary plat as part of the General Notes.

10F. Streets A and B within Phase 2 must be constructed to Hogan Park Street to establish the second point of emergency access prior to the removal of the secondary access point within phase 1. Please update phasing note describing how this site will meet the two points of access.



- 10G. Add the "graphic" tow-away sign to the sign package. The sign shall be attached below the fire lane signs.
- 10H. Show and identify the location(s) of mail kiosks site sheets and provide details.
- 10I. Phase 1 appears to have a single waterline feed. As shown, the looping of the water line will not occur until Phase 2. An addition of a waterline connection through the emergency access easement would provide a looped water supply to Phase 1. Ask Aurora Water if they have any options in the case.
- 10J. What is the intent of the faux gate? Is the gate for aesthetics, and will it be permanently locked in an open position or mounted in a stationary position? Provide a note that the Faux Gates shall remain open at all times and will not encroach into or over the roadways.
- 10K. Landscape material cannot physically or visually obstruct fire hydrants. The separation requirements from fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements.
- 10L. Relocate the mail kiosk(s) between the street and sidewalk.

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

**Preliminary Plat**

- 11A. Remove Additional Note #2 on Sheet 5.
- 11B. The proposed utility design does not meet the intent of two points of water for a looped system. Phase 1 is being fed from a single cross fitting. Please contact Aurora Water to discuss options.
- 11C. Access is needed to within 5-feet of all manholes. This can be done through a dedicated maintenance path or using the trail network provided the trail meets the minimum dimensions and requirements of the maintenance path.
- 11D. Easements are required over sanitary sewer lines.
- 11E. Provide easements where stubs extend out of proposed ROW.
- 11F. The sewer manhole at the intersection of Street A and Street B should be pulled into the intersection so that extensions can proceed through the right-of-way.
- 11G. Is water being stubbed out to the south and east?
- 11H. It is assumed that the civil plans will include valve locations.
- 11I. Manholes are not to be within cross-pans.
- 11J. Is a culvert going to be proposed to get water from the depression to the channel (see Sheet 16 for location).
- 11K. Is there an outlet structure in EURV Pond 85085S? Access is required to the outlet structure, as well as to the bottom of the pond.
- 11L. The storm along the north side of Phase 2 is to be private. It only drains a private tract. Add "Private" labels. Private storm does not require easements.
- 11M. Try to adjust the alignment of the storm sewer so the outside of the pipe is preferably 8-feet from the proposed fence line (see Tract D, Sheet 30).

**12. PROS** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)

**Preliminary Plat**

- 12A. All of Tract D does not qualify for Open Space Credit. Please see Sheet 3 for the more information. Please revise the tracking charts accordingly.
- 12B. On the Context Map, add a circle with a 1/2 mile radius from the center of the neighborhood park so we can confirm that this park will serve this plat.
- 12C. On Sheet 5, add a note to indicate requirements associated with park construction can be found on Form J within the approved Aurora Highlands Master Plan (FDP).
- 12D. Tract C doesn't meet the intent of a trail node (doesn't accommodate a family of 4 on bikes; plus, it is oriented to the playfield instead of toward the trail. See Sheet 28 for an area that could better meet the intent by adding a picnic table covered by a shelter, bike racks and a separate sidewalk. Provide a bike repair station and trash can; add the name of this regional trail on the shelter or on a separate sign visible from the trail.
- 12E. Provide space for a family of 4 on bikes in Tract B. Make it different from one on other side of trail (e.g. different shelter structure; benches instead of picnic table); add name of regional trail.



- 12F. Move the trail in Tract H to be a minimum of 10' from property line. This will also slow people on bikes down before they cross the street.
- 12G. Move the bike station location to be convenient to trail users.

**13. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Preliminary Plat**

- 13A. Revise the lots and blocks to be consistent with the plat.

**Plat**

- 13B. Provide the current Certificate of Taxes Due for the platted area.
- 13C. Add the full preamble statement from the subdivision plat checklist
- 13D. Revise the location of the site in the title.
- 13E. Describe the existing monument(s) found at each end of the Basis of Bearing or the P.O.B. or P.O.C.
- 13F. Change the Block numbers as shown on the redlines and revise the lot numbers accordingly.
- 13G. Add an easement for the sidewalk located outside of the right-of-way.
- 13H. Add a Legend to each sheet.
- 13I. Label easements, radii, bearings and distances as noted on the redlines.
- 13J. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to initiate easement releases or dedications.
- 13K. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to initiate the license agreement process.
- 13L. See redlines to address all comments

**14. Revenue** (Aurora Water/TAPS / Diana Porter / 303-739-7395)

- 14A. Storm Drainage Development Fees Due 62.910 acres x \$1,242.00 = \$78,134.22

**15. Aurora Public Schools** (Josh Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

15A. APS agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as preliminary plats are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved CSPs and plats exceeds the acreage of school sites dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units proposed as part of preliminary plats and final plats 1-10 do not exceed the total planned school land dedication for the overall development so there will be no cash-in-lieu of land due with this filing.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
7/20/2020

**Aurora Highlands - Plat #10- July 20, 2020**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	176	0.7	123
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>176</b>		<b>123</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	60	0.16	28	88	0.2	35	123
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>60</b>		<b>28</b>	<b>88</b>		<b>35</b>	<b>123</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	60	0.0175	1.0472
MIDDLE	28	0.025	0.7040
HIGH	35	0.032	1.1264
<b>TOTAL</b>	<b>123</b>		<b>2.8776</b>

CSP No 1 School Land Obligation =	1.3734
CSP No 2 School Land Obligation =	3.3372
Plat No 4 School Land Obligation =	0.1472
Plat No 5 School Land Obligation =	0.7885
Plat No 6 School Land Obligation =	0.4088
Plat No 7 School Land Obligation =	4.7855
Plat No 8 School Land Obligation =	2.8449
<b>Total School Obligation to Date =</b>	<b>16.5431</b>



**16. CenturyLink (Les Gutierrez / [Les.Gutierrez@centurylink.com](mailto:Les.Gutierrez@centurylink.com))**

16A. CenturyLink has no issues or concerns discovered after review. Please note, the engineer that reviewed this information is Steven Ives. (P829880)

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

17A. Please see the attached comment letter.

**18. Mile High Flood District / Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))**

18A. See the attached comment letter.



July 9, 2020

The City of Aurora  
15151 E Alameda Pky  
Aurora CO 80012  
303-739-7280

Deborah Bickmire, - [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) - 303-739-7250

After review, CenturyLink has the following comments regarding the review request submitted:

No issues or concerns discovered after review.

Please note, the engineer that reviewed this information is Steven Ives. If any changes should need to be made, please contact them at.

Thank you!

Sincerely,

*Les Gutierrez*

Les Gutierrez, ROW-AGENT  
[Les.Gutierrez@centurylink.com](mailto:Les.Gutierrez@centurylink.com)  
505-767-7440

(P829880)

**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	107394
Submittal ID:	10004928
MEP Phase:	Referral

**Date:** July 14, 2020  
**To:** Deborah Bickmire  
*Via Aurora Webiste*  
**RE:** MHFD Referral Review Comments

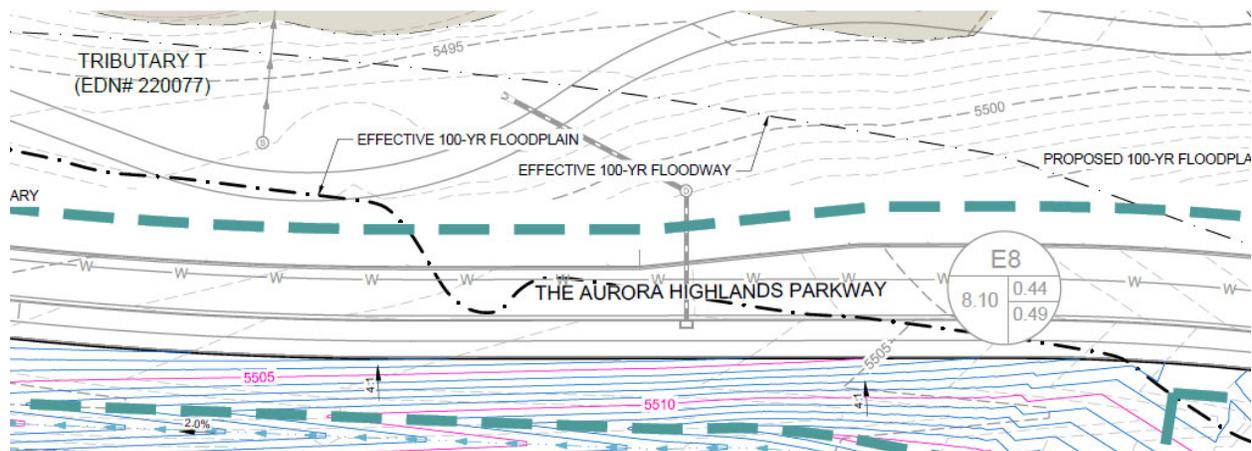
<b>Project Name:</b>	THE AURORA HIGHLANDS FLG #10 (RSN 1462032)
<b>Location:</b>	9940 Havana Street
<b>Drainageway:</b>	First Creek Tributary T

This letter was provided for the civil review (RSN 1465840) and are included here for your information. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- The pipe outfall and the onsite detention basin overflow for EURV Pond 8508S.

We have the following comments to offer:

- 1) The addition of EURV Pond 8508S provides an additional outfall to Tributary T. Please ensure a stable outfall at this location as part of final design.
- 2) Please clarify the location of the sump inlet that collects the runoff for Basin E8. Will the inlet shown in the screenshot below capture any runoff or will the entirety of Basin E8 be directed to the sump inlet?



- 3) As the tributary area has changed to existing EURV Pond 8507E, we will further evaluate this pond during final design to ensure the water surface elevations remain as previously calculated and the pond will still function as approved.



**Project Name:** THE AURORA HIGHLANDS FLG #10  
**MEP ID:** 107394/10004928  
**Date:** July 14, 2020

**Mile High Flood Control District (MHFD)**  
MEP Referral Review Comments

- 4) Verify the tributary areas adjacent to Filing 9. Coordinate with CAGE Civil Engineering to confirm these basins agree between both designs.
- 5) Ensure Basin areas A1 & A2 are being collected and directed to EURV Pond 8507E. It is unclear from the plans how these basins will enter the storm sewer system.

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

Sincerely,



Teresa Patterson, P.E., CFM  
Project Manager, Watershed Services  
Mile High Flood District



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

July 17, 2020

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

Attn: Deborah Bickmire

**Re: The Aurora Highlands F10, Case # DA-2062-16**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **The Aurora Highlands F10** and requests that all tracts are dedicated for utility use for connectivity purposes throughout the development.

Lots 8-20 within Block 1 are missing 8-foot rear lot utility easements for electric distribution facilities.

The 8-foot wide utility easement on the southwest side of Lots 27 and 28 must be continued through Tract C between these two lots for continuous utility connection.

PSCo requests the following language or plat note is placed on the preliminary and final plats for 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.*

Additional easements may need to be acquired by separate document for new facilities including transformers.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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](mailto:donna.l.george@xcelenergy.com)