

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



April 24, 2023

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

**Re: Second 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 submission. We have reviewed your plans 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 May 15, 2023.

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,

A handwritten signature in black ink, appearing to read "Deborah Bickmire".

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Comments

cc: Dave Center, AECOM  
Jacob Cox, ODA  
Robert Taylor, Consultant  
Filed: K:\\$DA\2062-32rev2.rtf



## *Second Submission Review*

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

- Add a legal description, label adjacent plats and Site Plans (Planning)
- Provide additional street trees, show, and reference adjacent Site Plans and case numbers (Landscaping)
- Label the 32<sup>nd</sup> Avenue right-of-way, clarify non-standard sections (Public Works)
- A turn-around will be required if the road does not connect to 26<sup>th</sup> Ave. (Life/Safety)
- Add bearings, distances and curve data, label, and dimension easements (Real Property)
- A water line extension is needed to provide a looped water supply (Water)
- Traffic signal fiber and conduit shall be installed (Traffic)

### **PLANNING DEPARTMENT COMMENTS**

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

##### **General Comments and Concerns**

- 1A. Add a legal description on the Site Plan. Show the bearings, distances, and curve data so the area can be verified.
- 1B. What is the plan/schedule to submit a plat?
- 1C. Verify the number of owners. There are inconsistent references for the plans and the Letter of Introduction.
- 1D. Include a response to the comment letter.

##### **Site Plan**

- 1E. Add a context sheet that shows the entire Site Plan area, right-of-way, and tracts.
- 1F. There are 2 signature blocks but only one owner is listed on the cover sheet. The Letter of Introduction references two owners. Revise to match.
- 1G. Reorganize the cover sheet per the redline comments and add an amendment block.
- 1H. Add notations to the street sections per the redlines.
- 1I. Label and dimension all existing and proposed right-of-way. Where applicable, include reception numbers.
- 1J. Include the area (square feet) with all tract labels.
- 1K. Unless a subdivision plat is submitted for review prior to the approval of this Site Plan, references to Filing #24 will have to be removed.
- 1L. Add an elevation of the 32<sup>nd</sup> Avenue bridge and associated pedestrian underpass.
- 1M. What is the “soft surface” trail? Is it the same as the gravel referenced in the sections or crusher fines? Please use consistent terminology. Include a detail.
- 1N. Include details for the rock retaining wall and the landscape walls.
- 1O. Use sheet numbers for Matchlines.
- 1P. Label all proposed monument signs and reference the detail.
- 1Q. NEATS Refresh calls for an enhanced or grade-separated trail crossing at 32<sup>nd</sup> Avenue. PROS needs to be reviewed for compliance.
- 1R. Add a detail for the proposed streetlight and label the maximum height. Reference COA Roadway Manual detail number(s) for the fixture and foundation.

##### **Signage**

- 1S. The detail for the “Tertiary Entry Plaza” and “Tertiary Entry Monument” does not align with the types of signage approved in the Master Plan. Please revise the sign labels per the Master Plan sign types and ensure the proposed signs and features align with the approved sign locations.



## Letter of Introduction

- 1T. Two owners are listed, however, only one is shown on the Site Plan.
- 1U. The Site Plan includes landscape for the pond south of 26<sup>th</sup> Avenue. Provide context, identify the Site Plan that initially included the pond, and address it briefly as an off-site improvement.
- 1V. Clarify the location of the trees in the clear zone.
- 1W. Revise the text per the comments and notations.

## 2. Landscaping

- 2A. This Site Plan is adjacent to numerous approved Site Plans and the improvements overlap. Please identify the names of the Site Plans, include the Case Number, and show the approved landscape in gray. Do not label the landscape material. This is to verify there are no gaps in the plans.
- 2B. There is a table for tree mitigation. Were these trees included in the initial tree inventory? If not, you will need to have a consulting arborist conduct an inventory and do an appraisal. For additional information, you can also contact Rebecca Lamphear at [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) or 303-739-7177.
- 2C. The Site Plan and tract areas can't be verified. Additional comments may be forthcoming.
- 2D. Show an overall context map that identifies all right-of-way and tracts.
- 2E. Revise the Open Space Table to show that 1 tree is required for every 4,000 square feet. Pond 5131 appears to be deficient.
- 2F. Clarify the difference between the Open Space Table and the Water Quality and Regional Pond Landscape Table. The requirements can overlap, but I don't understand why there are two tables.
- 2G. Required street trees should not be relocated to other parts of the Site Plan. Several streets should have more trees and seem to be able to meet the requirement without relocation. Tree spacing can be varied to meet the requirement.
- 2H. The Water Use Table can be removed. That will be assessed during the civil / permit phase.
- 2I. The minimum size of a street tree is 2.5" caliper and ornamentals should be a minimum of 2" caliper. Please revise the Plant Schedule. Amur Maple is not a shade tree and should be categorized as ornamental. Replace the tree species if it was used as a street tree.
- 2J. Show, label, and dimension the required 20' buffer along the west (southbound) lanes of The Aurora Highlands Parkway.
- 2K. Distribute buffer landscape so all lots are buffered. Eliminate large gaps.
- 2L. Add trees on street segments per the redline notations. Vary the tree spacing if necessary to meet the street tree requirement.
- 2M. Show all proposed stop signs. The 50' tree setback does not apply to all intersections.
- 2N. Label the 100-year flood elevation on all sheets and include the elevation.
- 2O. Add a note that the tract area internal to the road (future linear park) will be designed and landscaped per a future Site Plan.
- 2P. Show sight triangles per COA Roadway Specifications, Section 4.04.2.10.
- 2Q. Make fence columns more visible. Add a note to describe the minimum spacing of columns.
- 2R. The on-site pond(s) should be included in the tracts. If the landscape is not provided with these plans, add a note to identify the trigger for the pond to be included in a site plan and when the landscape will be provided.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **3. Civil Engineering** (Chris Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Add the dimensions of the right-of-way on The Aurora Highlands Parkway two-way travel section.
- 3C. 32<sup>nd</sup> Avenue is identified as a 3-lane collector in the PIP, including an 11' travel and 14' left turn lane. The section provided appears to be non-standard. Please clarify or modify the section to be standard.
- 3D. Show and dimension the right-of-way for the 32<sup>nd</sup> Avenue section.
- 3E. Please add the following note: "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."

### **4. Traffic Engineering** (Carlie Campuzano / 303-739-7309 / [ccampuza@auroragov.org](mailto:ccampuza@auroragov.org) / Comments in amber)

- 4A. Add a note that traffic signal fiber and conduit shall be installed and will be included in the civil plan submittals.
- 4B. What is the purpose of the bulbed-out area noted on Sheet 7?
- 4C. Call out the radius where noted on Sheet 9 and ensure it is meeting requirements based on the design speed.

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

- 5A. Please provide a note that speaks to the need for an approved turn-around at the intersection of 26<sup>th</sup> Avenue if the intersection is not constructed.

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

- 6A. The 16" water line extension in E 26<sup>th</sup> Avenue is needed to provide a looped water supply to this portion of The Aurora Highlands. An auto-flush appurtenance may be required until the looped connection is supplied.

### **7. Parks, Recreation and Open Space Department (PROS)** (Michelle Teller / 303-739-7147 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)

- 7A. No comments at this time, however, there may be comments in a future review.

### **8. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 8A. Clarify which parts of the Section the site is located in.
- 8B. Label bearings, distances, and curve data of exterior boundary.
- 8C. Label widths of easements.
- 8D. Will drainage easements be required for noted locations on redlines?
- 8E. Will any additional right-of-way be required for street stubs?
- 8F. Review easement names and revise as necessary.

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

- 9A. See attached comment letter. No resubmittals are necessary.

### **10. Mile High Flood District** (Haley Koesters / 303-455-6277 / [submittals@mhfd.org](mailto:submittals@mhfd.org))

- 10A. We appreciate the opportunity to review this submittal and have no comment, as we will be reviewing for MEP features under the engineering submittal RSN 1618676. Please feel free to reach out to me directly if there are questions or concerns.



**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

April 14, 2023

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 Parkway Phase 2 – 2<sup>nd</sup> referral, Case # DA-2062-32**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response for **The Aurora Highlands Parkway Phase 2**.

The property owner/developer/contractor is reminded to must complete the application process for any new natural gas or electric service or modification to the existing electric distribution facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and, that 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  
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