

September 14, 2021

City of Aurora  
Sarah Wile  
15151 E Alameda Pkwy, Suite 2300  
Aurora, CO 80012  
303.739.7250

**Re: High Point – PA-5a – Site Plan with Adjustments and Subdivision Plat**  
**Application Number: DA-1746-29**  
**Case Number: 2021-4015-00, 2021-3034-00**

Dear Ms. Wile:

Thank you for taking the time to provide comments from our second submission on August 2, 2021. Our staff has received and reviewed comments. We have made the following changes. Please reach out with any questions at [scrowder@norris-design.com](mailto:scrowder@norris-design.com) or 303-892-1166.

Sincerely,  
Norris Design



Samantha Crowder  
**Senior Associate**

**Summary of Key Comments from all Departments:**

- Revise the name of the Plat per previous request and response to comments (see Item 1)
- Update the Lot Tracking table, Lot Type graphic, and Lot Layout details (see Item 2)
- Extend the sound attenuation wall further to the east (see Item 2)
- Review the requested revisions and update the building elevation sheets (see Item 5)
- Comply with the street tree requirement so an adjustment is not required (see Item 6)
- Provide the requested map that addresses landscape requirements by lot (see Item 6)
- Address all Civil Engineering comments (see Item 7)
- Update the Traffic Impact Study and ensure consistency with the Site Plan (see Item 8)
- Realign utility services so that landscape requirements can be met (see Item 9)
- Address all comments in the PROS Tracking Table (see Item 10)
- Provide a fire lane easement where previously requested (see Item 11)
- Update the Site Plan and Plat per Real Property comments to ensure consistency (see Item 12)

**Planning Department Comments**

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

1A. Please update the Letter of Introduction to account for the requested revisions and additions.

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

1B. Please note that the site is within PA-5a in the Data Block; it just states PA-5 currently.

**RESPONSE: Data block has been revised.**

1C. The response letter stated that the name of the Subdivision Plat had been changed, but it is still the same as last time. Please revise with the next submittal. If PA-64 becomes High Point at DIA Filing No. 10, this should likely be High Point at DIA Filing No. 11.

**RESPONSE: Title of plat has been updated.**

1D. Please remove the adjustment justification from the Cover Sheet. Only the code section and the request should be noted on the Cover Sheet; the Letter of Introduction should be the only document that includes justification.

**RESPONSE: Justification text has been removed from the cover sheet.**

1E. The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the City's Enterprise GIS. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.

Please review these standards and ensure that files are in the correct format to avoid future delays.

**RESPONSE: Comment noted. The CAD submission will be provided prior to recording.**

**2. Zoning and Land Use Issues**

2A. Please review all redline comments in the Lot Tracking Table on Sheet 2. Additional columns need to be added to ensure that there is a way to track the percentage of small front-loaded lots (to ensure it doesn't exceed 35%) and the percentage of each product type (to ensure no single type exceeds 60%). In addition, please separate paired homes into two categories (front-loaded and alternate-loaded) like you have done from single-family detached lots under 50'.

**RESPONSE: An additional table has been added to help track requirements for small lots.**

2B. Please remove grading from the Lot Type graphic on Sheet 2 and note in the Legend how many lots there are of each type.

**RESPONSE: Grading and other unnecessary linework has been removed from the graphic.**

2C. In the Lot Layout details on Sheet 3, please identify where the 180 square feet of outdoor space is being provided for the duplex lots. With the exception of Green Courts, all Small Residential Lots are required to have a minimum private, usable outdoor space of at least 180 square feet with minimum length and width dimensions of 10'.

**RESPONSE: Usable Open Space has been noted.**

2D. The sound attenuation wall needs to continue further to the east so it eventually connects to PA-5b. There should not be a gap in it along E-470 because that entire area still includes residential development, which requires a sound attenuation wall per Section 4.7.9.G. In addition, please include details showing the height, color, and materials of the wall.

**RESPONSE: The sound attenuation wall is only proposed within the boundaries of PA-5A. The wall will continue in the future with the development of PA-5B.**

2E. Staff recommends creating a colored version of the Overall Site Plan that makes it easier to identify lot types, landscape areas, open spaces, sidewalks, streets, etc., especially given the adjustment requests. This is very helpful for the Planning & Zoning Commission as the black and white versions can sometimes be difficult to fully decipher. This is not required, but if you choose to do this, please upload it as a separate document with the next submittal.

**RESPONSE: Adjustments being requested are planned to be administratively approved, therefore eliminating the requirement to appear before Planning Commission.**

2F. Please include a detail of the proposed monument sign(s) with the next submittal. Call out the material of the base and the height / width.

**RESPONSE: An elevation and section are included on the landscape detail sheet. These details include material, finishes, color and height / width.**

### **3. Adjustments**

3A. Given that two adjustments are requested and the number of lots fronting on a single green court exceeds the 10% threshold for an administrative adjustment, the application will require approval in a public hearing before the Planning and Zoning Commission. The justification provided for the two adjustments is sufficient and staff is supportive of these two requests, but they cannot be approved administratively. Given the number of issues that still need to be addressed, another review is required before the Planning & Zoning Commission public hearing date can be determined.

**RESPONSE: The Site Plan has been revised to remove two (2) units from the Greencourt, thereby reducing the overage to comply within the 10% threshold for Administrative Approval.**

3B. As outlined in Item 6A, the current plan does not have sufficient street trees within the curbside landscape area. These trees were removed since the first submittal and they are required by the UDO. Self-imposed encumbrances due to the proposed lot sizes are not sufficient justification for an adjustment request. Please revise the utility layout in order to comply with landscape requirements. An adjustment will be required if the required number of street trees is not provided.

**RESPONSE: The total required number of street trees has been met. In some instances, the total required per street was not able to be met due to restraints from light posts, utility lines and the required 50' clear dimension from stop signs.**

### **4. Streets, Pedestrian, and Parking Issues**

4A. It appears that stairs are being provided to access the townhomes from the tracts along 65th Avenue. Please clarify if there is any other way for people to access their units if someone is in a wheelchair or has a stroller, for example.

**RESPONSE:** Access to visitable units is through the garage. On lot specific grading will also be addressed at the time of plot plan.

## **5. Architectural and Urban Design Issues**

5A. For the townhome elevations, please include a key map on each sheet that identifies where each elevation will be located. In addition, please provide one overall key map that just identifies which architectural style each building will have, regardless of the number of units within that building.

**RESPONSE:** A key map will be provided prior to approval. This will require specific product placement and will require additional time to vet with the Applicant's marketing team. It is our intent to provide this with the next submittal.

5B. Please make improvements to the townhome building elevations that contain six units. The front and rear elevations of each architectural style have a large, blank upper façade where the two middle units are located that makes the building appear off-center and unbalanced. Please include updated building elevations with the next submittal.

**RESPONSE:** Revisions to the townhome buildings have been made.

5C. Please rephrase the sentence included on the bottom of the duplex elevation sheets as it implies that adjustments may be required for the elevations to comply with the city's requirements. The word "modifications" or "updates" may be better to use because "adjustments" implies something different given the language in the UDO.

**RESPONSE:** Phrase removed and another sentence added to clarify that the final architectural elevations will be submitted during the building permit process and that these drawings are representations of those plans.

5D. Staff recommends providing colored elevations and/or renderings with the next submittal so they will be ready for the Planning & Zoning Commission public hearing. Ideally, please include one colored elevation and/or rendering per architectural style. It is not necessary to do them for all of the color palettes unless you want to.

**RESPONSE:** Since the Planning and Zoning Commission hearing is not required given the removal of the additional townhomes adjacent to the green court space, this seems no longer necessary.

## **6. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)**

### *General Comment*

6A. It appears street trees have been eliminated from many of the streets due to the locations of the proposed utilities serving the residences. Street trees are required by the UDO and an adjustment will not be supported by staff as the issue is self-imposed. The consulting engineer should work with city staff on relocation options for the utilities such as the alleys and the spacing of the water lines to accommodate the required street trees. See additional Aurora Water comments that have been provided on the utility sheets in this plan set.

**RESPONSE:** The total required number of street trees has been met. In some instances, the total required per street was not able to be met due to restraints from light posts, utility lines and the required 50' clear dimension from stop signs.

### *Sheet 14*

6B. Update the tables per the comments provided.

**RESPONSE:** Tables have been updated based on the comments provided.

6C. Remove "Draft" from the title block.

**RESPONSE:** "Draft" has been removed from the title block.

### *Sheet 16*

6D. Please turn on the plant labels with the next submittal.

**RESPONSE: Plant labels have been added.**

6E. Is fencing being proposed? Include the fencing on the Landscape Plan.

**RESPONSE: No open space fencing proposed, optional privacy fence shown on duplex lot typical.**

6F. What are the two random evergreen trees being provided / shown?

**RESPONSE: The two evergreen trees in question have been removed.**

6G. Update the matchline sheet references. They are incorrect on all sheets.

**RESPONSE: Matchline, sheet and keymap references have been adjusted to reflect the correct sheet numbering.**

6H. Please note that native seed is not required in the curbside landscape. Given that the native seed areas within the curbside landscape are not intended to be irrigated, native seed will not establish readily. Consider just doing shrub beds and rock mulch in between the beds.

**RESPONSE: Native seed has been removed from curbside landscape areas and has been replaced with either rock cobble or crusher fines.**

6I. Provide only one tree species where indicated along 65th Avenue.

**RESPONSE: Tree species have been revised along 65<sup>th</sup> Avenue.**

6J. Why is some front yard landscaping being shown where indicated along 65th Avenue?

**RESPONSE: Landscaping has been removed in this area, and will be covered by the lot typical landscape diagrams.**

#### Sheet 17

6K. Provide only two tree species for the blocks indicated on 65th Avenue.

**RESPONSE: Only two tree species have been provided where indicated along 65<sup>th</sup> Avenue.**

6L. The sight triangle appears to be turned off.

**RESPONSE: Sight triangles have been turned on.**

6M. There is a tract area being landscaped adjacent to 65th Avenue, but it is not represented in the tract table or tract graphic provided.

**RESPONSE: Tract areas 'T' and 'R' are now updated and quantified in the tract landscaping table.**

#### Sheet 18

6N. Why are random trees being provided in some of the front yards?

**RESPONSE: This area is outside of the lot boundary and is being treated as open space landscape.**

6O. Turn this native seed off. The front yard landscaping should be included in the graphic to be created as noted on Sheet 22.

**RESPONSE: The native seed shown in this area is outside of the lot property line and is being treated as open space landscape.**

#### Sheet 19

6P. Dimension and label the special landscape buffer.

**RESPONSE: Special landscape buffer has been dimensioned.**

Sheet 20

6Q. The sound wall needs to continue along the entire multi-use easement given that residential is proposed in the entire Planning Area.

**RESPONSE:** *In order to accommodate a future regional trail trailhead in the Phase II of this area, the sound wall is intended to be extended in the upcoming Phase II plans. We understand it will be needed for Phase I, but moving the wall into Phase I closer to the road would create issues with access to the trail and trailhead.*

6R. This may represent the phase for this portion of the development, but it is technically a property line according to the Plat. Please make this a property line notation i.e. a long dash and two short dashes.

**RESPONSE:** *Phase line has been adjusted to show the property line along the eastern portion of the project.*

Sheet 22

6S. As previously requested, a lot diagram map will need to be provided documenting which lots represent the townhome lot types and which lots are duplex homes. These plans are used by our inspections division to issue certificates of occupancy. They need to know which lots have what quantities of plants. Make sure to note that the landscape should be different for every x number of lots so that there are not repetitive landscapes / design and repetitive plant material being used on adjoining lots. Provide three different layouts and plant counts based upon the three lot types. Remember to include corner lots as well for these product types.

**RESPONSE:** *A lot diagram map has been included indicating quantities of plants and planting layouts.*

6T. Provide a plant list for the townhomes and one for the duplex lots unless the plant list can be used by both. Provide the exact quantities of shrubs / trees in a table that are expected in the front yards of the townhomes and in the duplex lots. See example provided on this sheet from another development.

**RESPONSE:** *A separate plant list has been provided for townhomes and duplexes.*

6U. Sod will not be permitted in front yards where the front yard of the individual duplex is less than 400 square feet.

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

Sheet 23

6V. Provide a detail for the sound wall along the E-470 corridor, including the material, height and color.

**RESPONSE:** *Details have been added for the sound wall along E-470 which includes the material, height and color.*

6W. Provide a detail for the urban tree planting scenario.

**RESPONSE:** *A detail has been provided for the urban tree planting scenario along 65<sup>th</sup> Avenue.*

**OTHER DEPARTMENT AND OUTSIDE AGENCY COMMENTS**

**7. Civil Engineering (Tina York / tmyork@auroragov.org / Comments in green)**

7A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

**RESPONSE:** *Comment noted.*

7B. Delete the contours shown on the Vicinity Map and show the street names.

**RESPONSE:** *Contours have been removed.*

7C. Identify the proposed jersey barriers.

**RESPONSE:** *Jersey barriers label added as requested.*

7D. A letter from the adjacent property owner is required with the Civil Plan submittal for off-site work. 7E. Label slopes in tracts.

**RESPONSE: Comment noted.**

**8. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)**

8A. The number of units noted in the Site Plan does not match the TIS.

**RESPONSE: The total number of units shown as part of the TIS is inclusive of both the Filing 5A and projected 5B areas.**

8B. Revise the note on Sheet 2 per redline comments.

**RESPONSE: Note has been revised.**

8C. Remove the ramps where requested on Sheet 4.

**RESPONSE: Ramps have been removed as requested.**

8D. Show mail kiosks on all sheets and locate them outside of the sight triangle.

**RESPONSE: Mail kiosks now show on all applicable sheets.**

8E. On Sheet 5, provide sight triangles, reverse the direction of the sign panel, and label the stop sign.

**RESPONSE: Sign has been reversed as requested. Sight triangle labels have been added along all sheets to further identify them. Please refer to the legend on sheet 3 which shows the linework and hatch for the sight triangles shown throughout all Site plan sheets.**

8F. Call out all striping on 65th Avenue.

**RESPONSE: Width for striping has been added. A note for striping and marking materials have been added under "Turn Lane Notes".**

8G. Move signs where requested on Sheet 6.

**RESPONSE: Signs have been moved as requested.**

8H. Address all redline comments on the TIS.

**RESPONSE: Comment noted.**

**9. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)**

9A. Due to requirements of having street trees, services need to be realigned. Consider moving the sanitary services to the back side of properties to ensure requirements of street trees have been met. Please coordinate with Aurora Water and Landscaping to discuss if there are questions. Sanitary sewer can reside in hardscape areas. However, if water services will also be moved to the back of lots, a pocket utility easement will be required as well to ensure adequate space between sewer laterals as mentioned in Section 5 of Aurora Water standards.

**RESPONSE: Utility services have been revised to increase the available tree corridors.**

9B. 5' is recommended for storm less than 27". Refer to Aurora Water standards.

**RESPONSE: All 4' storm manholes have been upsized to 5' diameter per Aurora Water's Storm Drainage standards & specification.**

9C. Please note that Civil Plans need to include lengths, materials, and sizes of proposed lines.

**RESPONSE: Comment noted.**

9D. If water meters are located in private drive lanes, they need to be housed within utility easements in landscaped areas.

**RESPONSE: Utility easements have been added for all water meters located in private drives.**



9E. No overlapping is permitted.

**RESPONSE:** *There is no overlapping of water meters at this location. The water meters have a separation of 4' between each other and 2' from the lot line. What you see if the water meter blocks that have been upsized for visibility and clarity.*

9F. Identify sizes of all existing utilities.

**RESPONSE:** *Existing utility sizes have been added for all storm, sanitary, and water systems.*

**10. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)**

10A. Where is the 6.3 acres of open space identified in the PROS Tracking Table coming from? Please put in parenthesis all of the tracts within this filing hat are requested for open space credit.

**RESPONSE:** *The areas within tracts I, J, K, M, O, and a portion of Tract H (area not encumbered by easements) are requested for dedication.*

10B. The neighborhood park is being platted, but PROS has not seen a design yet for it. Please coordinate on when this will be submitted as the park must be completed by 50% CO. Please include the design and landscaping as part of this plan submittal as requested in the last review. Please refer to the PROS Dedication and Development Criteria Manual for specific open space and neighborhood park requirements, as well as the High Point at DIA Master Plan.

**RESPONSE:** *A pre-application meeting has been scheduled for the development of the Neighborhood Park. This is not scheduled until December 2<sup>nd</sup>.*

10C. Development Fees will be due at the time of building permit for the 'Community Park' portion only. This will equate to \$521.56 per unit.

**RESPONSE:** *Acknowledged.*

**11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)**

11A. In order to have non-fire sprinklered buildings, the construction type must be to the 2015 IRC and our adopted amendments and ordinances remove the fire sprinkler requirements.

**RESPONSE:** *Understood.*

11B. Drive C must be dedicated as a fire lane easement as shown on the first review. Show on all sheets of the Site Plan and on the Plat.

**RESPONSE:** *Per coordination between Rafael Castro from ILC and Mark Apodaca from City of Aurora Fire/Life Safety (email, July 16, 2021) the layout represented on the Site Plan meets City requirements for a fire lane. A Fire Lane Easement within Drive C is being dedicated in the plat that is being submitted along with the Site Plan. Survey*

11C. Provide a concrete pad and mail kiosk with the kiosk facing the sidewalk and the backside of the kiosk facing the street. This will give the mail truck direct access to the mail kiosk. Please provide a separate detail showing this configuration.

**RESPONSE:** *Mail kiosks have been revised as requested. A detailed Kiosk Orientation view has been added to Sheet 7.*

11D. It appears that the site has one point of emergency access via Lisbon Street. The road noted on Sheet 8 will serve as the required second point of access per the 2015 IFC Section D107. Please it as a 25' fire lane and utility easement.

**RESPONSE:** *Utility easement (U.E.) label has been added to the Fire Lane Easement (FL.E.) label.*

**12. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**

12A. There are some License Agreement issues. See the comments on the document(s). Contact Grace Gray



(ggray@auroragov.org) for the License Agreement concerns. Please note that the Site Plan cannot be approved until all of the items needed are submitted, fully reviewed, and ready to record. Send in the separate documents still needed.

**RESPONSE: Comment noted. We will coordinate with Grace Gray to acquire all required agreements.**

12B. Address all redline comments on the Site Plan and Plat and ensure that the documents match.

**RESPONSE: Comment noted. All comments have been addressed and/or responded.**

**13. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)**

13A. See the attached comment letter.

**RESPONSE: Comments noted.**

*End of response to comments*