

June 03, 2022

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

Re: Initial Submission Review: 32nd Avenue at The Aurora Highlands Infrastructure Site Plan – Site Plan and Plat

Application Number: DA-2062-27

Case Numbers: 2022-6003-00; 2022-3012-00

Dear Ms. Bickmire:

Thank you for taking the time to review the 32nd Avenue at The Aurora Highlands Infrastructure Site Plan. We received comments and valuable feedback on March 10, 2022. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, spollmiller@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design



Samantha Pollmiller
Senior Associate

INITIAL SUBMISSION REVIEW

Planning Department Comments

1. Community Questions, Comments and Concerns

1A. 1A. Notification was sent to 6 adjacent property owners, 3 registered neighborhood associations and 11 outside agencies. No comments were received from adjacent property owners. Outside agency comments are included in or attached at the end of this letter. Please provide a response with your next submittal.

Response: Noted, thank you.

2. Completeness and Clarity of the Application

Letter of Introduction

2A. Revise Highlands Creek "Boulevard" to Parkway.

Response: Boulevard has been revised to be Parkway.

2B. Include the width of the trail corridor.

Response: Width included.

2C. Discuss the drainage improvements included with the site plan.

Response: Discussion provided.

Site Plan

2D. Please revise title to 32nd Avenue at The Aurora Highlands Site Plan and update all sheets to match.

Response: The title has been revised.

2E. Flatten AutoCAD SHX text.

Response: Text has been flattened.

2F. Revise the Vicinity Map per the redlines. Provide more context to E-470 and 26th Avenue.

Response: The Vicinity Map has been revised accordingly.

2G. Signature block owner should match the plat.

Response: The signature block now matches.

2H. Provide context to the larger Aurora Highland site on the Site Plan Lot Tracking Exhibit and label all tracts.

Response: Tracts have been labeled and context has been provided.

2I. What is the purpose of Sheet 4? Without further information, it can be removed.

Response: This sheet has been removed.

2J. Add a Key Map to individual sheets.

Response: A key map has been added to the sheets.

2K. Add a scale ratio below the bar scale. Unless an overall map, individual sheets should not be at a scale less than 1"=50'.

Response: Scale ratio bars have been added and scales are not less than 1"=50' for all sheets aside from overall maps.

2L. Replace "Not a Part" references with a reference to the corresponding plan case number.

Response: These references have been replaced. Note that several are in for review and do not have EDN numbers assigned – blanks have been left for now.

2M. Label adjacent subdivision plats, including lot, block and/or tract.

Response: Adjacent plats have been labeled.

2N. Show and label existing and proposed easements.

Response: Easements and labels have been added.

2O. There is infrastructure “floating” around the site plan area. Show associated easements and/or infrastructure.

Response: Easements and labels have been added. Note that underground utilities are not shown on the site plan – refer to the Grading & Utility plans.

2P. Remove lots that are not in review or approved.

Response: The “future” plan sheets have been removed from the set and lots have been removed from the remaining sheets.

Site Plan

2Q. Revise Highlands Creek “Boulevard” to Parkway.

Response: This has been revised to Parkway.

2R. Add Filing 10 to the Vicinity Map

Response: Filing 10 has been added to the vicinity map.

2S. Verify with Real Property if unrecorded streets can/should be shown in the Vicinity Map.

Response Unrecorded streets have been removed from the Vicinity Map.

3. Landscaping

3A. Provide landscape around the pond, above the flood elevation level. Installation should also occur when the pond is constructed.

Response: Landscaping around the pond will be installed with The Aurora Highlands Subdivision Fi. No. 1 Future Filing.

3B. Show the tract boundaries in the Tract Key Map.

Response: Tract boundaries are shown in the tract

3C. The UDO states, “street trees shall be set back at least 50 feet from the face of a stop sign in order to maintain a regulatory sign visibility zone as shown in Figure 4.7-2.” Review the linear dimensions of the curbside landscape. It appears setbacks have been included where there are no stop signs.

Response: Tree locations have been updated.

3D. Consider adding shade trees around the seating areas.

Response: Noted, thank you.

3E. Show sight triangles and verify landscape meets Traffic requirements.

Response: Sight triangles have been shown and verified that they meet traffic requirements.

3F. Show existing and proposed easements.

Response: Easements have been shown.

3G. Make sure all symbols are included in the legend.

Response: All symbols have been included in the legend.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

Preliminary Plat

4A. The submitted .dwg file did not display correctly. Please resubmit a preliminary digital .shp or .dwg file as soon as possible. This digital file is used for street naming, addressing and other GIS analysis. Include the following layers at a minimum:

- Parcels
- Street lines

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 provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside the target area. More information can be found at <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

Response: Noted.

Referral Comments from Other Departments and Agencies

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

5A. The Preliminary Plat will not be approved until the Preliminary Drainage Report is approved.

Response: Noted.

5B. Show and label the sidewalk easement(s) for sidewalk outside of the right-of-way. The gravel path will not be maintained by the City. However, 0.5' is required between the back of walk and the sidewalk easement, so a license agreement is required for that portion of the gravel path within the sidewalk easement.

Response: Noted. The entirety of the 70' corridor will be included in the easement.

5C. Include references for adjacent public improvements.

Response: References have been added.

5D. Add a note that all street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the civil plan submittal.

Response: This note has been added to the site plans.

5E. Provide a temporary turnaround at The Aurora Highlands Parkway if the adjacent roadway plans are not approved.

Response: If adjacent roadway (TAH Parkway) is not approved/constructed when 32nd Avenue is approved/constructed, the roadway east of the furthest east development intersection will not be opened. Barricades will be installed east of this intersection in accordance with standard alternative hammerhead configurations such that vehicles (including emergency vehicles) can turn around in the temporary condition.

5F. Label curb return radii.

Response: Curb return radii have been labeled.

5G. Include the full extent of the swale noted on Sheet 9 in this plan set. Minimum slope is 2% or provide a concrete pan.

Response: A sheet has been added to show the extents of the swale to Pond 5121. A concrete pan is not proposed in this swale location since this is a temporary swale (until additional century lots are developed, at which time, the flows will be piped).

5H. Offsite grading requires a letter from the adjacent property owner.

Response: Noted

5I. Easement(s) required for storm outfall.

Response: An easement and label has been added to the plans.

5J. Add a note indicating if the storm sewer system is public or private and by whom it will be maintained.

Response: A note has been added.

5K. A roadway slope less than 0.8% is not recommended.

Response: This has been revised.

5L. Maintenance access is required to the top of outlet structure(s) outside of the pond bottom.

Response: Maintenance access has been added to the top of the outlet structure.

5M. Show and label the 100-year water surface elevation and indicate direction of emergency overflow for Pond 5131.

Response: The 100-year water surface elevation and emergency overflow labels have been added.

5N. Photometric plans for public streets are not required with the site plan.

Response: Noted. These sheets have been removed.

6. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

Site Plan

6A. Future turn lanes may be required in order to accommodate traffic demands, pending review and approval of such improvements recommended in the adjacent Traffic Impact Studies. As of the time of this note, traffic studies to the south are not far enough along to determine the need, so future right-of-way may need to be expanded to accommodate.

Response: Noted. At the time of this submission, traffic studies have not indicated that a turn lane is necessary.

6B. Some plants have a mature height in excess of that allowed in a sight triangle, please adjust and review all plantings for appropriateness within sight triangles.

Response: Plants have been adjusted.

7. Fire / Life Safety (William Polk / 303-739-7371 / wpolk@auroragov.com / Comments in blue)

Site Plan

7A. Remove Note 18 on Sheet 2. That is not a standard site plan note.

Response: This note has been removed.

7B. Show all proposed fire hydrants.

Response: All proposed fire hydrants are shown on the plans.

7C. Show the location(s) 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: Water mains and fire hydrants within and abutting the site are shown on the plans.

7D. Reconfigure the fire hydrants. Fire hydrants shall be placed on average 500'; on each side of 32nd and be arranged on an alternating basis. See example shown on Sheet 12.

Response: The fire hydrants have been reconfigured as shown.

8. **Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**

Site Plan

8A. A 12' maintenance access must be provided to the top of the outlet structure, above the 100-yr wsel. An Inspection and Maintenance plan is required for private detention facilities.

Response: Maintenance access has been added to the top of the outlet structure.

8B. The 12" water connection at The Aurora Highlands is a critical connection point to serve the proposed lots and fire hydrants. That also requires off-site water main extensions in The Aurora Highlands Parkway and E. 26th Ave. to provide a looped system. Timing will be very important as we don't want this long 12" water line extension to be a dead end due to water quality concerns.

Response: Noted. The water line east of the development intersection will not be activated until the connection to TAH Parkway is constructed. If the remainder of the 32nd Ave water line needs to be come activated, it will be looped with the system within the Century development to the north.

8C. Provide a 16' utility easement for the drainage outfall. Provide rip rap at the discharge.

Response: An easement and rip-rap has been added.

8D. Provide a water sampling station per detail 230 at location noted on Sheet 12.

Response: A water sampling station has been added.

9. **Parks, Recreation and Open Space Department (PROS) (Michelle Teller / 303-739-7147 / mteller@auroragov.org / comments in purple)**

9A. Please label the corridor width. Per the Master Plan this should be 70'.

Response: Trail corridor has been labeled.

9B. To create a more comfortable user experience, please retain at least a 20' setback from the edge of trail to the curb. Typically, regional trails meander within the center of the corridor.

Response: The trail has been pushed back by 20' except at intersections.

9C. Label slopes, 2% max cross slope and 5% longitudinal for ADA compliance.

Response: Noted. Slopes have been labeled

9D. Trails should have a trail easement or public access easement overtop the private open space tract. Please work with Real Property to ensure public access to the site.

Response: Noted. The entirety of the 70' corridor will be included in the easement.

10. **Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)**

Site Plan

10A. The basis of bearing should match the plat.

Response: This has been revised.

10B. Make subdivision exterior bearings and distances bolder.

Response: These labels have been made bolder.

10C. Show storm connections, easements.

Response: Easements and labels have been added. Note that underground utilities are not shown on the site plan – refer to the Grading & Utility plans.

10D. Provide dedicated street area.

Response: The dedicated street ROW is shown on the cover sheet.

10E. Contact Andy Niquette (aniquett@auroragov.org) to start easement dedication process.

Response: Noted.

Plat

10F. Provide a certificate of taxes due.

Response: Tax Certificates have been ordered.

10G. Add recordation information as noted.

Response: TAH Filing No. 9 is not recorded yet. No recording information available.

10H. See the redlines and address all comments and notations.

Response: Addressed

11. Revenue / Aurora Water/TAPS / Diana Porter / 303-739-7395 / dsporter@auroragov.org

11A. Storm Drainage Development fees due 7.135/acres x \$1,242.00 an acre = \$8,861.67

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

Response: Noted

12. DEN Planning + Design (Lisa Nguyen / Lisa.Nguyen@flydenver.com)

- The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’ for the final buildout of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (Benjamin.J.Massey@usda.gov and #dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

Response: Noted, thank you.

- The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction

equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 process can be determined ("Notice Criteria Tool") and/or the filing can be initiated is:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Response: Noted

13. **Xcel Energy** (Dona George / donna.l.george@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for 32nd Avenue at The Aurora Highlands. For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all roadways for natural gas and electric distribution facilities, particularly feeder lines.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect.

No resubmittals necessary.

Response: Comment noted. Thank you.