

Planning Division  
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August 4, 2020

Mr. Matt Hengel  
Richmond American Homes  
4350 S. Monaco St.  
Denver, CO 80237

**Re: Fourth Submission Review – The Aurora Highlands CSP No. 2 and Plat**  
Application Number: **DA-2062-06**  
Case Numbers: **2019-4010-00; 2019-3029-00**

Dear Mr. Hengel:

Thank you for your submittal, which we started to process on July 20, 2020. We have reviewed your Contextual Site Plan and Plat 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 and outside agencies.

The Administrative Decision is set for August 12, 2020. A technical correction submittal will be required following the decision to address all outstanding redline comments. 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,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Mile High Flood District and Xcel Energy Comments

cc: Samantha Crowder, Norris Design  
Eva Mather, Norris Design  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Filed: K:\SDA\2062-06rev4.rtf



## *Fourth Submittal Review*

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

- Verify site data area (Planning)
- Add a fire lane sign to gates (Life/Safety)
- Complete the easement release(s) and License Agreement (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Add an amendment block to the Preliminary Plat cover sheet.

1B. The landscape area in the site data is not the same as on the landscape plans. Please revise or provide an explanation as to how the areas are calculated.

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

2A. Some of the proposed lots are considered large (60'-70' wide). Please add a category to the Typical Lot Landscape requirements for large lots consistent with Article 14, Table 14.2 in the FDP Appendix.

2B. The Shared Landscape Data Table is shown on two sheets. Please remove one.

2C. The use of sod in Tract D is a choice based on the anticipated use of the adjacent residents; but does not qualify as recreational. Please re-assign that area to the manicured turf sod category.

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

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

##### **Preliminary Plat**

3A. A fire lane sign indicating which street the fire lane connects to is required for gates. Please add the signs to the sign package.

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

##### **Preliminary Plat**

4A. Encroachments into easements must be included in a license agreement. Please contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to complete the process.

4B. Contact Andy Niquette at [aniquet@auroragov.org](mailto:aniquet@auroragov.org) to complete the easement release and/or dedication processes.

4C. Show the off-site utility easement to be dedicated by separate document.

4D. Add or revise text as shown on the redlines.

##### **Plat**

4E. Verify the streets identified in Note 9 on Sheet 2 qualify.

4F. Identify the off-site easements to be dedicated by separate documents.

4G. Add Adams County to the site location.

4H. See comments on redlines.

#### **5. Mile High Flood District** / Teresa Patterson / 303-455-6277 / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org)

5A. See the attached comment letter.

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

6A. Xcel has no additional comments.

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	107712
Submittal ID:	10004992
MEP Phase:	Referral

**Date:** July 31, 2020  
**To:** Deborah Bickmire  
*Via Aurora Web Portal*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	THE AURORA HIGHLANDS CSP NO. 2 - CSP AND PLAT (1372564)
<b>Location:</b>	EAST HALF OF THE AURORA HIGHLANDS DEVELOPMENT
<b>Drainageway:</b>	FIRST CREEK TRIBUTARY T

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Impacts to Regional Detention Basin 8570 including the two proposed outfalls into this pond

We have the following comments to offer:

- 1) On Sheet 11 of the Contextual Site Plan #2, the floodplain is labeled as the floodway. Please revise.
- 2) There are erosion concerns with the concentrated flow from the temporary swale along the pond embankment. We recommend placing an inlet at the end of the swale and releasing the piped flow into the pond. This comment is for reference only, and we will address this concern on the forthcoming FDR and CD submittals.

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 31, 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 Filing No. 2 – 4<sup>th</sup> referral, Case # DA-2062-06**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional concerns to what has already been conveyed for **The Aurora Highlands F2**.

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