



Planning Division  
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June 29, 2020

Cindy Myers  
Century Communities  
8390 E Crescent Parkway 650  
Greenwood Village, CO 80111

**Re: Second Submission Review:** The Aurora Highlands - Preliminary Plat No. 5 and Final Plat  
**Application Number:** DA-2062-11  
**Case Numbers:** 2020-4010-00; 2020-3019-00

Dear Ms. Myers:

Thank you for your submission, which we started to process on June 10, 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 and outside agencies.

Your Administrative Decision date is tentatively set for July 29, 2020. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal will be required following the Administrative 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, Planner II  
City of Aurora Planning Department

cc: Samantha Crowder, Norris Design  
Eva Mather, Norris Design  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Scott Campbell, Neighborhood Liaison  
Filed: K:\SDA\2062-11rev2.rtf



## *Second Submission Review*

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

- Identify timeframe for closure of 38<sup>th</sup> Place (Planning)
- Approval subject to Preliminary Drainage Report approval (Engineering)
- Intersection angle of Tract B and 39<sup>th</sup> Avenue does not meet COA standard (Traffic)
- What is the trigger to close the emergency access in Tract C? (Life/Safety)
- Maintenance access (Water)
- Describe recreational value of tract areas (Landscape)
- Address park design and Trail Node requirements (PROS)
- Provide Certificate of Taxes, Title and Street Names (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. 38<sup>th</sup> Place is scheduled to be closed in December 2020. Per the notes in this Preliminary Plat, there is an intent for the access to remain until access is provided to the north. What measure(s) have been taken to extend the permitted timeframe?

1B. Replace the Vicinity Map with the map used on the final plat.

1C. Review the coverage areas in the Site Data Block and make sure they equal the total site area.

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

2A. Several areas are shown as irrigated “recreational” turf, however the recreational value is unknown. These areas should be relabeled and added to the irrigated manicured turf sod (developer) category.

2B. Clarify area included in landscape area calculations. Area on cover sheet differs from landscape tables.

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

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

##### **Preliminary Plat**

3A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

3B. Tract C is an area of concern with landscaping in the emergency vehicle access. Label the easement through the tract. Identify the timing of the removal or refer back to other plans that note it.

3C. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the lighting plan in the civil plan submittal.

3D. 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.

##### **Final Plat**

3E. Tract C is identified as an emergency vehicle access with this filing. Does a fire lane easement need to be added and the access (and maybe utility) easement vacated since it no longer functions as an access easement through this tract?

#### **4. Traffic Engineering** (Carl Harline / 303-739-7300 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

##### **Traffic Impact Study**

4A. The Traffic Impact Study is approved.

**Preliminary Plat**

4B. Per City of Aurora Roadway Design Manual Section 4.04.5, "All roadways shall intersect at 90 degrees  $\pm$ 5 degrees." See the Supplementary 39th Intersection Exhibit document for additional comments.

4C. Revise the sight triangle note to reference to Section 4.04.2.10 on all applicable sheet.

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

5A. Add to Note 3 on Sheet 5 to state how a second point of access will be established with the development of the abutting north filing.

5B. Revise the statement on Sheet 6 to include the time-frame to discontinue the use of 38<sup>th</sup> Place as temporary access.

5C. Provide a detail for the gate proposed on 38<sup>th</sup> Place.

5D. Revise the emergency access easement in Tract C to fire lane easement on Sheet 13. Provide a narrative the addresses the transition from a roadway to landscaping. Also, this must be included in the phasing plan.

**6. Aurora Water (Steve Dekoskie / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)**

6A. There is an inlet on Street A that appears too close to the water main. There is a minimum 5' horizontal setback required between the inlet and water main.

6B. See the possible alternate location for the water line looped connection through Tract G on Sheet 8. A 16' utility easement would be required.

6C. Maintenance vehicle access is required from both streets along the utility easement in Tract C. A casing pipe will be required for water lines crossing under retaining walls. All joints will be restrained in casing pipes. A license agreement will be need for the landscaping and walks in the UE.

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

7A. The access easement in Tract B needs to be the entire width of the Tract.

7B. Street names need to be assigned and/or verified.

7C. The subsequent distances should be the same total distance for the same line. Please review and revise.

7D. Provide reception numbers and make edits as noted on redlines.

**Final Plat**

7E. Provide the current Certificate of Taxes Due from the County Treasurer's office.

7F. Send in the updated Title Commitment with the May 28th date.

7G. Provide reception numbers and make edits as noted on redlines

7H. Add a Legend to Sheet 5.

7I. Work with Andy Niquette ([aniquet@auroragov.org](mailto:aniquet@auroragov.org)) to finalize recordation of off-site easements and to release existing easements.

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

8A. As mentioned in previous comments, the trail node should provide a feature that can accommodate a family of 4 on bikes, enough seating and space for bikes so that they don't interfere with circulation. Landscaping should help to direct trail users toward the feature and not interfere with their view of it.

8B. Move the trail to the west and keep it a minimum of 30' from residential lot.

8C. Revise the open space area as indicated and revise tables accordingly.

8D. To be bike friendly and inviting, sidewalk intersections should have a radius, not 90-degree angles.