

September 18, 2020

City of Aurora  
Laura Rickhoff  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: Initial Submission Review: The Aurora Highlands – Preliminary Plat No. 10 and Final Plat (20204015-00; 2020-3027-00)**

Dear Ms. Bickmire:

Thank you for reviewing The Aurora Highlands – Preliminary Plat No.10 and Final Plat. We received comments and valuable feedback on July 27, 2020. The following pages detail the responses to those comments. Should you have any questions or concerns, please feel free to reach out by phone, at 303-892-1166 or by email, [scrowder@norris-design.com](mailto:scrowder@norris-design.com).

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

Sincerely,  
Norris Design

Samantha Crowder  
Senior Associate

## **INITIAL SUBMISSION REVIEW**

### **Planning Department Comments:**

#### **1. Community Questions, Comments and Concerns**

1A. Notification was sent to 7 adjacent property owners, 7 outside agencies and one registered community association. There were no comments received from adjacent property owners or community associations. Comments were received from four outside agencies and are included or attached to this letter.

***Response: Comment noted. Thank you.***

#### **2. Zoning and Land Use Comments**

2A. The proposed layout does not meet connectivity standards, nor does it provide context for the development to the south. The proposed design presents the following issues:

- Streets A and B are functioning as collector streets. The traffic study does not provide information that supports the distribution of traffic to other access points.

***Response: As further discussed with the City, Street A will remain a local and Street B will be revised to an alternate collector with a modified cross section.***

- The wall proposed along the southern side of Streets A and B precludes future access. Conceptual access points are labeled on the landscape plans but are not shown on the site plan sheets.

***Response: The majority of the southern layout is intended to be cul-de-sacs with no roadway access to Street A or B. Utility stubs have been shown on the site plan sheets, and access points identified on the context map.***

- Double fronted lots are not permitted along local or collector streets. Residential lots will not be permitted on the south side of the wall with subsequent filings.

***Response: Comment noted. There are no double fronted lots within Filing 10 and this comment is noted for future filings.***

The issues above impact this proposed filing as well as future filings. Additional information and revisions are required before these plans can be approved. As proposed, the plans require major adjustments of which staff will not be supportive.

***Response: The current potential lotting plan is shown on the Context Map to help provide the framework for how this filing is juxtaposed within the larger community. We hope this helps gives Staff the information necessary to support the design.***

#### **3. Streets, Access and Pedestrian Issues**

3A. Several streets do not meet the connectivity standards of Section 146-4.5.3.B.1. All local streets shall be organized so that each lot may be accessed by travelling over no more than two (2) local streets after departing from the grid of arterial or collector. Please adjust the layout or request an adjustment.

***Response: The main connecting street accessing the filing from the adjacent "West Village Avenue" collector has been updated to reflect a modified collector cross section thereby resolving the previous conflict noted above.***

3B. Several areas exceed the 700 linear foot block length. Please revise or add an intervening open space that is at least 30 feet wide.

***Response: A minor adjustment is proposed regarding block length. An 80' mid-block crossing is proposed to break up the longer than standard block length, however to promote a safe roadway crossing and pedestrian circulation the proposed mid-block crossing still leaves one side of the block slightly longer than the 700 foot standard. Because this solution supports best practices for circulation and neighborhood design, the Applicant requests this minor adjustment be administratively approved.***

3C. Provide a .dwg file for addressing to determine the appropriate street names and replace custom street names with those assigned by the City.

**Response: The Applicant has coordinated the above request with Phil Turner.**

3D. Identify where future north/south access may occur on site plan sheets, and grading and utility sheets. Per the preapplication notes, context is required to demonstrate code compliance for connectivity.

**Response: Conceptual access points have been added to the context map, utility stubs are shown on the grading and utility sheets.**

3E. Where is the Local Type 1 with (raised paved) medians proposed? Please label on the plans. If this is for the entry signage medians, please revise the section description for the median.

**Response: Correct, these sections are for the entrances off of Main Street and "H" Street. The titles of the sections have been revised to indicate this and ROW widths have been labeled on the site plans at these locations.**

3F. Add the right-of-way and street classification for all streets.

**Response: Requested information has been added to the sheets.**

#### 4. Signage

4A. The proposed Secondary Village Monument Signs were not shown on the FDP Monumentation Map. The signs are in addition to the primary monuments located in the entry medians. Additional information is needed about the quantity of signage being requested and the locational requirements for each type.

**Response: As described in the FDP, additional information may be provided at time of CSP. This is a good example of how neighborhood design can influence the number and location of monuments as a 2600 acre community develops over time. The Secondary Village Monuments and adjacent landscape have been removed from this submittal. These will be included in the infrastructure Site Plan submittals (ISP-01 Amendment and PP-11).**

#### 5. Completeness and Clarity of the Application

5A. Please update the Letter of Introduction and the Illustrative Site Plan to discuss any design changes based on the attached comments.

**Response: The letter of introduction has been revised to reflect the design changes resulting from the latest comments.**

##### Preliminary Plat

5A. Revise the Vicinity Map to remove extraneous information and label platted streets.

**Response: The vicinity map has been revised.**

5B. Use the City standard signature blocks.

**Response: The signature blocks have been updated.**

5C. Identify the location(s) of the proposed 85' right-of-way with a median.

**Response: ROW widths for the 80' and 85' sections have been added to the plans.**

5D. Review tract references for consistency. Ensure they are labeled on all sheets.

**Response: Comment acknowledged, tract references have been updated.**

5E. Replace Hogan Park Street with Street H or other city approved street name.

**Response: Hogan Park Street has been replaced with H Street on all landscape sheets.**

5F. See redlines for complete comments.

**Response: Comment noted. Responses have been provided directly within the redline documents.**

## 6. Landscaping Issues

6A. The proposed lots are considered large (60'-70' wide). Please adjust the Typical Lot Landscape design accordingly per Article 14, Table 14.2 in the FDP Appendix.

**Response: Lot typical has been adjusted to show Large Lot landscaping layout. Note 9 was added to the notes section with Large Lot requirements.**

6B. The street buffer counts can't be duplicated. The buffer should only include what is within 20-25 feet of the ROW. Please revise or clarify what is being included. The landscape can also be counted toward Tract A per Section 146-1401(E), "Wherever the requirements for two or more landscaping standards overlap, the same plant material may be counted toward meeting the requirements of both standards."

**Response: Per the definition of Landscape Street Buffer in Section 146-1410(A) and Section 146-1422 (B) as shown in Appendix 14 of the FDP, the buffer is measured from the ROW or back of sidewalk to a maximum of 100 feet in depth or to the nearest intervening fence, edge of parking lot surface or building wall. These measurements have been shown on the plan and the tables account for the requirements in these areas (1 tree and 10 shrubs per 40 linear feet). All areas behind this buffer have been planted to meet minimum private common open space requirements (1 Tree and 10 Shrubs / 4000 SF).**

6C. Please remove the equivalents calculations from the landscape tables. The calculations should be self-evident.

**Response: Total shrub equivalents have been removed. These were provided to show a total of the proposed shrubs and the shrub equivalents for the ornamental grasses for ease of use.**

6D. Make symbols for fence columns larger so they are more readable on the plans. Columns can be re-positioned to be located at lot corners and/or transition points.

**Response: The column symbols have been made larger.**

6E. Adjust landscape design for underlying constraints, such as drainage structures. See redlines.

**Response: Landscape design and underlying constraints have been revised.**

6F. Revise the symbols on Sheet 39 to have more variation so they read better.

**Response: The hatches have been revised to be more legible.**

6G. Add tract labels on sheet L3.01 and revise the fence symbols to be more readable. The map would read better at a slightly larger scale.

**Response: The map has been scaled up, tract labels have been added, and symbols have been revised.**

6H. Provide a better detail for the faux gates that relates to the proposed location adjacent to the curb and/or sidewalk.

**Response: Dimensions have been added to show typical location from adjacent curb.**

## 7. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

7A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, and easement layers at a minimum. 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 eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**Response: Addressing has been coordinated with Phil Turner.**

**Referral Comments from Other Departments and Agencies:**

**8. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)  
Preliminary Plat**

8A. The preliminary plat will not be approved until the Preliminary Drainage Report is approved.

**Response: Comment acknowledged.**

8B. Only 64' ROW is shown on the plans. Also, wider than 5.5 sidewalk is shown on Street A and B. The Illustrative Site Plan only shows 64' ROW for Street A and B.

**Response: Additional ROW width's have been labeled, cross sections have been updated.**

8C. Label the taper length on Streets A and B as indicated on the redlines.

**Response: Taper lengths have been labeled.**

8D. Add a note that proposed street light locations are conceptual and final locations will be determined by the photometric analysis submitted with the lighting plans in the civil plan submittal.

**Response: The requested note has been added.**

8E. Cross pans are not permitted where there is storm sewer.

**Response: In general, inlets placed on the through street's uphill point of curb return and on the intersecting street's uphill point of curb return and are considered to be for the minor (2-year) event and are only intended to pick up nuisance flows improving icing conditions at intersection cross-walks. They are not necessary for street capacity and are considered plugged for the major (100-yr) storm event. Because runoff does bypass these upper-basin inlets: cross-pans may still be included in the street design to continue conveying flows downstream. Without these there would be low points at each curb return that would not drain. This design has been incorporated into previously approved civil plan sets.**

8F. 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.

**Response: This standard does not apply at this location. Street F is sloping down to Street G, there are not two streets sloping down. If this criteria were to apply in this case, the only situation where inlets would not be required at an intersection would be when the intersection is a high point where every street drains away from it. It has been previously discussed with the city that within subdivisions street capacity will control where storm infrastructure is placed.**

8G. Label slopes.

**Response: Slopes have been labeled on the plans.**

8H. Mail kiosk locations need to be shown on the plan. Curb ramps are required at kiosk locations.

**Response: Mail kiosk locations are now shown and detailed.**

8H. Include a detail for street lights.

**Response: A street light detail is provided on Sheet L4.00.**

**9. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)**

**Traffic Impact Study**

9A. While the access routes do not provide direct connection, there is no other east/west connectivity between Main St and Street H. This will functionally perform as a collector and should be planned as such. Collectors may have homes fronting if they follow the criteria for such in the Roadway Manual, including having less than 4,000 ADT. These roads should be evaluated whether they meet that criteria given the land uses for this Filing 10 as well as the future filings to the south.

**Response: East access will be classified as an alternative collector.**

9B. The intersection of Street A west of the gas easements likely meets "All Way Stop" warrants for the future full build year (see Figure 11). Also, given the build out for this Filing 10 only includes two of the main street approaches, this should be assumed to be stop-controlled on both the WB and SB approaches until the intersection is fully built out and an all-way stop warrant can be evaluated.

**Response: Text and figures have been revised.**

9C. Provide ADT for the east and west access of Streets A and B, and Street H.

**Response: The figure has been updated.**

9D. Include phasing reports in these signal reports for review.

**Response: Phasing reports are now shown.**

9E. See comments throughout the report.

**Response: Responses have been provided.**

**Preliminary Plat**

9F. Due to characteristics of roadway connectivity, Street A and Street B will be required to be classified as Collectors and meet those street section standards, per Roadway Manual 4.04.1.04.1. Single-family detached dwellings may front on a collector street as long as the requirements are met from Roadway Manual Section 4.04.2.02.4.

**Response: As further discussed with the City, Street A will remain a local and Street B will be revised to an alternate collector with a modified cross section.**

9G. The spacing between Street C and Main St. (arterial) is less than 300'. The TIS demonstrates that queuing for westbound Street A approach to Main St does not conflict with full access for Street C/Street A intersection and is therefore acceptable.

**Response: Comment acknowledged.**

9H. Provide an enhanced pedestrian crossing for the trail (markings with RRFB and associated signage).

**Response: The trail crossing is located at an intersection. A stop sign has been added to make it a stop controlled intersection and cross walk striping has been added.**

9I. The median at Main Street needs to be designed to prevent the westbound left-out movement.

**Response: The Median has been revised.**

9J. Show and label sight triangles on all sheets.

**Response: Sight triangles are now shown and labeled.**

9K. Provide a stop sign, (at a minimum) as an interim installation at the intersection of Street A and Street B.

**Response: A stop sign has been provided.**

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

**Preliminary Plat**

10A. Fire Lanes are required to be constructed of asphalt or concrete. The ramp and sidewalk shall be designed to support a minimum imposed live load of 85,000 pounds constructed to the COA Roadway Design and Construction Specifications of Chapter 5. The city engineer must approve the use of any alternative surfacing material for the secondary access.

**Response: Comment acknowledged, we will work through necessary approvals with the civil documents.**

10B. Add a fire lane sign to the gating system detail.

**Response: Additional signage has been added to the chains/bollard.**

10C. The Phase 1 secondary access is required to be a dedicated fire lane easement. Revise the plans by relabeling and identifying the 23' wide fire lane easement. Address on all applicable sheets.

**Response: The easement has been identified on the plans.**

10D. Provide a gating system at the edge of the secondary access/fire lane easement. Two gates are required to secure the fire lane easement from parking.

**Response: A second chain/bollard system is now shown at the Main Street connection.**

10E. Provide a letter from CIG, on a company letter head that reflects their set back requirements from the easement line and the actual underground pipe to the exterior wall of your proposed structures. The setback established by Petroleum or Gas Company must be included on the preliminary plat as part of the General Notes.

**Response: The Applicant continues to work with CIG and will provide a letter prior to final approval.**

10F. Streets A and B within Phase 2 must be constructed to Hogan Park Street to establish the second point of emergency access prior to the removal of the secondary access point within phase 1. Please update phasing note describing how this site will meet the two points of access.

**Response: A note has been added.**

10G. Add the "graphic" tow-away sign to the sign package. The sign shall be attached below the fire lane signs.

**Response: Sign graphic has been revised.**

10H. Show and identify the location(s) of mail kiosks site sheets and provide details.

**Response: The mail kiosks are now shown and detailed on the plans.**



10I. Phase 1 appears to have a single waterline feed. As shown, the looping of the water line will not occur until Phase 2. An addition of a waterline connection through the emergency access easement would provide a looped water supply to Phase 1. Ask Aurora Water if they have any options in the case.

**Response: The water line looping has been revised.**

10J. What is the intent of the faux gate? Is the gate for aesthetics, and will it be permanently locked in an open position or mounted in a stationary position? Provide a note that the Faux Gates shall remain open at all times and will not encroach into or over the roadways.

**Response: The faux gates are intended for aesthetics only. The gates will remain in an open position and will not encroach into roadways at any time. A note has been added.**

10K. Landscape material cannot physically or visually obstruct fire hydrants. The separation requirements from fire hydrants must meet both life safety (typically 5 feet and no material greater than 2 feet in height) and landscaping requirements.

**Response: Fire Hydrant locations have been coordinated to avoid any obstruction**

10L. Relocate the mail kiosk(s) between the street and sidewalk.

**Response: Mail Kiosks locations have been revised.**

**1. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)  
Preliminary Plat**

11A. Remove Additional Note #2 on Sheet 5.

**Response: The requested note has been removed.**

11B. The proposed utility design does not meet the intent of two points of water for a looped system. Phase 1 is being fed from a single cross fitting. Please contact Aurora Water to discuss options.

**Response: The water line looping has been revised.**

11C. Access is needed to within 5-feet of all manholes. This can be done through a dedicated maintenance path or using the trail network provided the trail meets the minimum dimensions and requirements of the maintenance path.

**Response: Additional accesses have been provided.**

11D. Easements are required over sanitary sewer lines.

**Response: Easements are provided for sanitary sewer lines not within ROW.**

11E. Provide easements where stubs extend out of proposed ROW.

**Response: Easements have been provided where stubs extend out of proposed ROW.**

11F. The sewer manhole at the intersection of Street A and Street B should be pulled into the intersection so that extensions can proceed through the right-of-way.

**Response: Sanitary sewer has been revised as requested.**

11G. Is water being stubbed out to the south and east?

**Response: Water line has been revised.**

11H. It is assumed that the civil plans will include valve locations.

**Response: Correct, valves are now shown on the plans.**



11I. Manholes are not to be within cross-pans.

**Response: The cross pan has been removed.**

11J. Is a culvert going to be proposed to get water from the depression to the channel (see Sheet 16 for location).

**Response: The design has been revised. A culvert is proposed at the new waterline crossing.**

11K. Is there an outlet structure in EURV Pond 85085S? Access is required to the outlet structure, as well as to the bottom of the pond.

**Response: Sheet has been updated to show the outlet structure, access has been provided.**

11L. The storm along the north side of Phase 2 is to be private. It only drains a private tract. Add "Private" labels. Private storm does not require easements.

**Response: Easements have been removed for private pipes, labels have been added.**

11M. Try to adjust the alignment of the storm sewer so the outside of the pipe is preferably 8-feet from the proposed fence line (see Tract D, Sheet 30).

**Response: Storm drain has been revised as requested.**

## **12. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple)**

### **Preliminary Plat**

12A. All of Tract D does not qualify for Open Space Credit. Please see Sheet 3 for the more information. Please revise the tracking charts accordingly.

**Response: Open space qualifications have been revised to reflect PROS's redlines.**

12B. On the Context Map, add a circle with a 1/2 mile radius from the center of the neighborhood park so we can confirm that this park will serve this plat.

**Response: Requested circle has been added to the context map.**

12C. On Sheet 5, add a note to indicate requirements associated with park construction can be found on Form J within the approved Aurora Highlands Master Plan (FDP).

**Response: The requested note has been added.**

12D. Tract C doesn't meet the intent of a trail node (doesn't accommodate a family of 4 on bikes; plus, it is oriented to the playfield instead of toward the trail. See Sheet 28 for an area that could better meet the intent by adding a picnic table covered by a shelter, bike racks and a separate sidewalk. Provide a bike repair station and trash can; add the name of this regional trail on the shelter or on a separate sign visible from the trail.

**Response: The layout of the node has been revised to accommodate a family of four. A shelter is above and beyond the node requirements as defined in the FDP, so no shelters have been provided.**

12E. Provide space for a family of 4 on bikes in Tract B. Make it different from one on other side of trail (e.g. different shelter structure; benches instead of picnic table); add name of regional trail.

**Response: The layout of the node has been revised to accommodate a family of four. A picnic table, bike repair station, bike racks and a trashcan have been provided. Per response above, no shelters have been added.**

12F. Move the trail in Tract H to be a minimum of 10' from property line. This will also slow people on bikes down before they cross the street.

**Response: The trail location has been revised.**

12G. Move the bike station location to be convenient to trail users.

**Response: the bike station has been moved.**

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

13A. Revise the lots and blocks to be consistent with the plat.

**Response: Lot and block numbers have been revised as requested.**

**Plat**

13B. Provide the current Certificate of Taxes Due for the platted area.

**Response: A certificate of taxes has been included with the resubmitted documents.**

13C. Add the full preamble statement from the subdivision plat checklist

**Response: Addressed.**

13D. Revise the location of the site in the title.

**Response: Addressed.**

13E. Describe the existing monument(s) found at each end of the Basis of Bearing or the P.O.B. or P.O.C.

**Response: Addressed.**

13F. Change the Block numbers as shown on the redlines and revise the lot numbers accordingly.

**Response: Lots and blocks have been revised due to changes.**

13G. Add an easement for the sidewalk located outside of the right-of-way.

**Response: There is no sidewalk easement provided in the CAD base from the engineer.**

13H. Add a Legend to each sheet.

**Response: The legend will not fit on all pages, therefore we added language stating see sheet 3 for monument legend.**

13I. Label easements, radii, bearings and distances as noted on the redlines.

**Response: Addressed.**

13J. Contact Andy Niquette (aniquett@auroragov.org) to initiate easement releases or dedications.

**Response: Comment noted. The Applicant will coordinate with Andy Niquette regarding all easement releases and dedications.**

13K. Contact Grace Gray at ggray@auroragov.org to initiate the license agreement process.

**Response: Comment Noted. The Applicant will coordinate with Grace Gray regarding all license agreements.**

13L. See redlines to address all comments.

**Response: Addressed.**

**14. Revenue (Aurora Water / TAPS / Diana Porter / 303-739-7395)**

14A. Storm Drainage Development Fees Due 62.910 acres x \$1,242.00 = \$78,134.22

**Response: Comment acknowledged.**

**15. Aurora Public Schools (Josh Hensley / jdhensley@aurorak12.org)**

15A. APS agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as preliminary plats are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved CSPs and plats exceeds the acreage of school sites dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units proposed as part of preliminary plats and final plats 1-10 do not exceed the total planned school land dedication for the overall development so there will be no cash-in-lieu of land due with this filing.

**AURORA PUBLIC SCHOOLS - STUDENT YIELD**  
7/20/2020

**Aurora Highlands - Plat #10- July 20, 2020**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	176	0.7	123
MF-LOW		0.3	0
MF-HIGH		0.145	0
<b>TOTAL</b>	<b>176</b>		<b>123</b>

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	60	0.16	28	88	0.2	35	123
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
<b>TOTAL</b>		<b>60</b>		<b>28</b>	<b>88</b>		<b>35</b>	<b>123</b>

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	60	0.0175	1.0472
MIDDLE	28	0.025	0.7040
HIGH	35	0.032	1.1264
<b>TOTAL</b>	<b>123</b>		<b>2.8776</b>

CSP No 1 School Land Obligation =	1.3734
CSP No 2 School Land Obligation =	3.3372
Plat No 4 School Land Obligation =	0.1472
Plat No 5 School Land Obligation =	0.7685
Plat No 6 School Land Obligation =	0.4088
Plat No 7 School Land Obligation =	4.7855
Plat No 8 School Land Obligation =	2.8449

**Total School Obligation to Date = 16.5431**

**Response: Comment noted. Thank you.**

**16. CenturyLink (Les Gutierrez / Les.Gutierrez@centurylink.com)**

16A. CenturyLink has no issues or concerns discovered after review. Please note, the engineer that reviewed this information is Steven Ives. (P829880)

**Response: Comment noted. Thank you.**

**17. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)**

17A. Please see the attached comment letter. (Copied below)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **The Aurora Highlands F10** and requests that all tracts are dedicated for utility use for connectivity purposes throughout the development.

Lots 8-20 within Block 1 are missing 8-foot rear lot utility easements for electric distribution facilities.

**Response: Addressed.**

The 8-foot wide utility easement on the southwest side of Lots 27 and 28 must be continued through Tract C between these two lots for continuous utility connection.

**Response: Addressed.**

PSCo requests the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

**Response: Language has been added.**

Additional easements may need to be acquired by separate document for new facilities including transformers.

**Response: Rear lot utility easement has been added to Lots 8-20.**

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

**Response: The utility easement runs down the side lot line of Lot 27 then along the ROW and up the side lot line of Lot 28 creating a continuous easement for utility connection.**

**18. Mile High Flood District (Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))**

18A. See the attached comment letter. (Copied below)

This letter was provided for the civil review (RSN 1465840) and are included here for your information. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

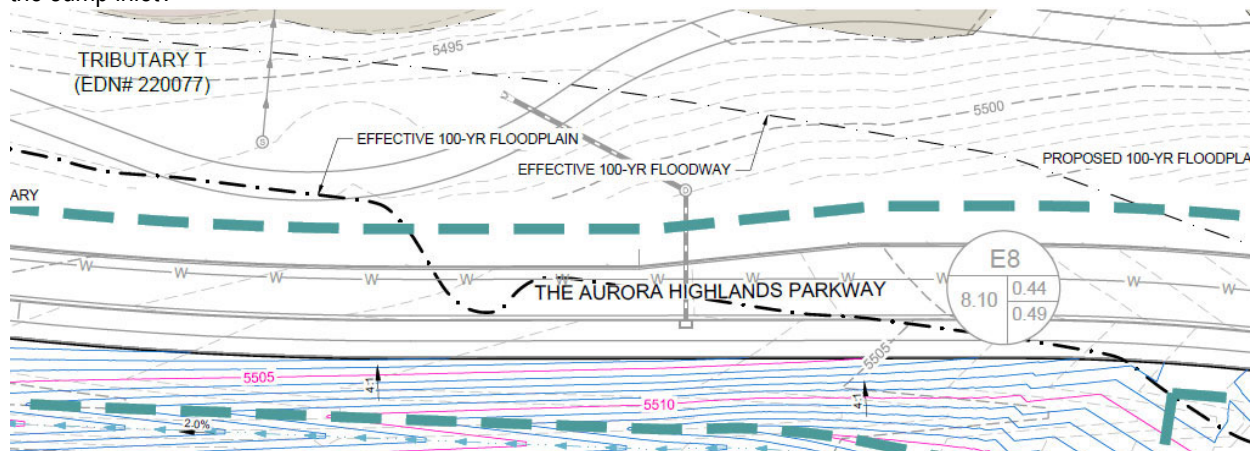
- The pipe outfall and the onsite detention basin overflow for EURV Pond 8508S.

We have the following comments to offer:

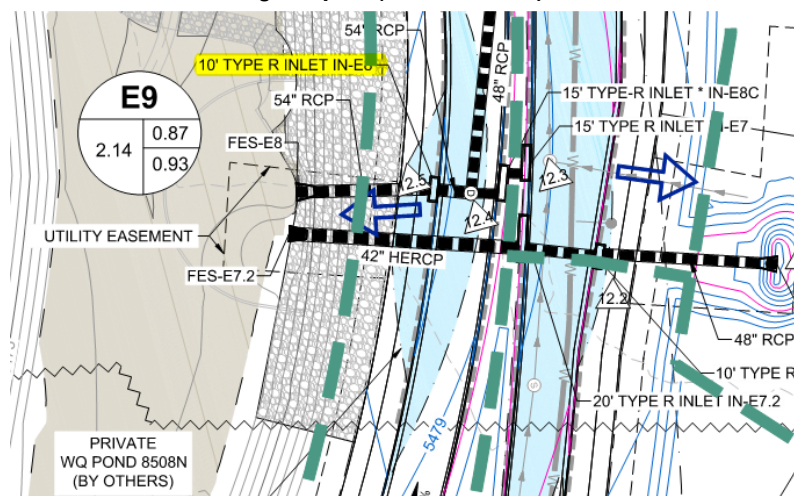
- 1) The addition of EURV Pond 8508S provides an additional outfall to Tributary T. Please ensure a stable outfall at this location as part of final design.

**Response: Comment acknowledged; a stable outfall is now shown for EURV Pond 8505S.**

2) Please clarify the location of the sump inlet that collects the runoff for Basin E8. Will the inlet shown in the screenshot below capture any runoff or will the entirety of Basin E8 be directed to the sump inlet?



**Response: The inlet shown is an on-grade inlet that is placed due to super-elevation in the roadway and collects a minimal portion of Basin E8, the majority of the flows would be directed to the sump inlet farther west in The Aurora Highlands Parkway. Note this inlet was designed and constructed with The Aurora Highlands Subdivision Filing No. 1, The Aurora Highlands Parkway / Main Street Phase III, Final Drainage Report (COA# 219333).**



3) As the tributary area has changed to existing EURV Pond 8507E, we will further evaluate this pond during final design to ensure the water surface elevations remain as previously calculated and the pond will still function as approved.

**Response: Comment acknowledged.**

4) Verify the tributary areas adjacent to Filing 9. Coordinate with CAGE Civil Engineering to confirm these basins agree between both designs.

**Response: Comment acknowledged; basins will be coordinated.**

5) Ensure Basin areas A1 & A2 are being collected and directed to EURV Pond 8507E. It is unclear



from the plans how these basins will enter the storm sewer system.

***Response: Basins A1 & A2 have been updated to now include A1, A2, A3 & A4. These are future basins that will be directed towards Filing 10 and pond 8507E within future roads or storm systems. In the interim condition runoff will flow overland west until being intercepted in swales directing runoff to the storm system within Street C. Additional flow arrows have been added to the plan for clarity.***