



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 24, 2025

Jack Mortenson
Mortenson Company
3083 Walnut St Ste 300
Denver, Co 80205

Re: Initial Submission Review: High Point - Catawba and 63rd Parking Lot Site Plan – Site Plan and Replat
Application Number: DA-2233-09
Case Numbers: 2025-6013-00; 2025-3016-00

Dear Jack Mortenson:

Thank you for your initial submission, which we started to process on March 31, 2025. 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 15, 2025.

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.

Please be advised, projects that go one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy, DEN Planning + Real Estate Comments

cc: Samantha Pollmiller - Norris Design 1101 Bannock Street Denver, CO 80204
Lorianne Thennes, ODA
Filed: K:\\$DA\2233-09rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Show/label all existing/proposed easements, incorporate site plan details for Phase 1 area (Planning)
- Add High Point-Hyde Industrial Phase 1 landscape plans to this Site Plan, increase height of buffer landscape, revise conflicts of fence and landscape (Landscape)
- Provide secondary point of access, parking and access for guardhouse, revise signage (Fire/Life Safety)
- Provide accessible route, label all roads/drives, verify FLE turn radii, add notes (Engineering)
- Label size of existing lines, revise pipe angles, clarify what utilities are being removed (Water)
- Revise legal description, use consistent easement labels, start easement vacations, license agreement required (Land Development Services)
- Revise signage (Traffic)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Referrals were sent to eight (8) adjacent property owners, three (3) outside agencies and two (2) registered neighborhood associations. No comments were received from adjacent property owners. Two comments were received from outside agencies and are incorporated herein or attached to this document. Please provide responses to the comments within the response letter for your next submission. No comments were received from adjacent landowners or community members; therefore, a neighborhood meeting will not be required.

2. Zoning and Land Use

- 2A. The Letter of Introduction and Site Plan both list total project area as Lot 1, Block 1 of the concurrent plat, and both have the total area as 10.35 acres. However, the plat shows Lot 1, Block 1 as 9.690 acres. Clarify if the Site Plan also includes Tract A or the area should be revised.
- 2B. The original approval for the existing parking area is being removed from the Phase 1 Site Plan, therefore, the information that was initially approved needs to be carried over into this Site Plan. Provide all details for the existing improvements, including dimensions, radii, etc., consistent with the requirements for a brand-new Site Plan. Use labels to distinguish existing vs. proposed on the Site Plan sheets.
- 2C. Update Site Plan title to E. 63rd Avenue, instead of E. 64th Avenue.

3. Completeness and Clarity of the Application

Letter of Introduction

- 3A. Add the entitlements that were initially included the High Point-Hyde Industrial Phase 1 Site Plan (amendments) to the Project History.
- 3B. Show existing conditions such as curb lines in black on the Site Plan sheets and label as existing.
- 3C. The acreage referenced differs from the Site Data on the Site Plan. Clarify what area(s) is included (lot, tract) in the Site Plan.
- 3D. Revise the reference that the HP Elevated Sub. Flg. #1 is being voided. It is being re-platted.
- 3E. Lot and block references should match the labels on the Site Plan. Update the Site Plan to reference the proposed re-platted lots/tracts where applicable.
- 3F. Address all edits and notations on the redlines.

Site Plan

- 3G. Clarify what area(s) are included in the Site Plan and update the Site Data.
- 3H. Verify the location of the northwestern property line. It is shown differently on some sheets. It should not be right at the back of curb.
- 3I. Add references to approved adjacent Site Plan titles and case numbers to the overall and detailed site plan and landscape plan sheets.
- 3J. Revise the legal description to match the concurrent re-plat.
- 3K. Revise the vicinity map to include adjacent streets (N. Catawba St and E. 63rd Avenue).
- 3L. Include building area for the guard structure in the Site Data table.



- 3M. Include required/proposed parking for the guardhouse in the Site Data table.
- 3N. The Existing Overall plan should identify all existing conditions and note what is to remain vs. removed.
- 3O. Show ALL existing easements and adjacent plats with lots, blocks, tracts and include reception numbers on Sheet 3.
- 3P. Label the subdivision lot, block, tract for the site plan area on all sheets.
- 3Q. All symbols and linework must be included in the Legend or labeled on all sheets.
- 3R. Consult engineering before adding all the requested notes. Many are only required for the civils, not the site plan.
- 3S. Add adjacent zone districts around the entire site on Sheet 4.
- 3T. Remove the 811 stamp from all sheets. The Site Plan is not intended for construction.
- 3U. Reference ALL existing and proposed easements within and around the site on the Site Plan sheets. Include reception numbers for all recorded easements. Note all easements to be vacated by separate document on all applicable sheets. Ensure easements are shown and identified for existing utilities.
- 3V. Tracts A and B in the plat are not shown on the site plan or key map. If either are included in the Site Plan, they should also be shown to match the plat.
- 3W. The area shown in red on Sheet 3 is labeled as “existing asphalt to remain” but on Sheet 4 the area labeled to be milled and re-stripped, as well as parking landscaping islands. Please clarify and relabel.
- 3X. Include dimensions of entrance drive lanes and indicate the direction(s) of traffic.
- 3Y. Provide elevations and details for the guardhouse. Include all elements proposed around the guardhouse, such as bollards, on the Site Plan.
- 3Z. Show that the fire lane easement being vacated includes the portion with new proposed parking.
- 3AA. Include details of any bollards, walls, site furnishings, or other items proposed.
- 3BB. UDO 4.9.3.B requires “Maintained average illuminance values in parking areas” to be no less than 2 footcandles. The photometric plans show a few places where the values are under 2 footcandles. Please revise to be in conformance with the parking light requirements or show that these are being met with proposed lighting.
- 3CC. There are many comments on the redlines that have not been included in this letter. Address all edits and notations on the redlines.

Plat

- 3DD. The legal description does not match the Site Plan.

4. Landscaping Issues (Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in bright teal)

Site Plan

- 4A. The landscape for the original storage yard and parking lot is being removed from the Phase 1 Site Plan. The landscape and plant schedule need to be included in this Site Plan.
- 4B. The site boundary should match the Site Plan sheets.
- 4C. Show/label all existing and proposed easements.
- 4D. Provide the percentage of the overall site for each water conserving area in the Hydrozone Table.
- 4E. Please remove the cool season grass note from the Hydrozone Table unless it applies to existing grass on this property. If so, please note this.
- 4F. There is landscape (and fence) shown outside of the site boundary. Add a note to identify who will be responsible for maintenance.
- 4G. Show the new fence darker to differentiate it from the existing fence. It is not clear where it starts and ends.
- 4H. Why is the proposed fence outside of the property line in the new development area?
- 4I. Adjust the landscape around fence and gate locations to resolve conflicts.
- 4J. Include the project name and case numbers for all adjacent site plans with existing planting.
- 4K. Add trees and shrubs in the island adjacent to the south gated entrance. Increase the width of the island if necessary to fit landscape.
- 4L. A 10' street frontage buffer along Catawba is shown in the Buffer Landscape Table on Sheet 14. Why is it reduced to 8' on the plans?
- 4M. General comment: The buffer shrubs along the car park must be 4' in height. The PR PB gets 2'-3', the CA CL only gets 30" max. & the JUBU only gets 2'. Please change to taller species.



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

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

Site Plan

Sheet 1

- 6A. Revise the scale of the Vicinity Map to 1" = 2000' and show the location and name of all arterial roadways within one mile of the proposed development and all other roadways in the vicinity of the proposed development. The project area shall be indicated by shading.
- 6B. Advisory Note: The subdivision plat must be executed and submitted to the City prior to submittal of the signature set (3rd review) civil plan set. If the executed plat has not been submitted to the City prior to routing for final City signatures, the civil plan set will be returned, and full submittal will be required.
- 6C. Show and label all easements and improvements and note if they exist or are proposed on all sheets.
- 6D. Label roadway names, classifications, and widths, including cross streets. Identify between public right-of-way or private road on all sheets.
- 6E. For a 26' wide fire lane, the minimum inside radius is 26' and outside radius is 52' (Section 5.C.1.a of the 2025 Roadway Manual).
- 6F. Add a note that states: "Per the High Point at DIA FDP, development in PA-29 requires the south half of 64th Avenue (adjacent to the northern boundary of PA-29a), and the north half of 60th Avenue (Denali Street to the western boundary of PA-29) before issuance of the first CO/TCO."
- 6G. Minimum scale of the Key Map should be 1" = 500' and show the location and name of all roadways within and adjacent to the proposed development and all non-existing future roadways.
- 6H. Include any applicable EDNs for the adjacent roadways or developments on Sheet 3.
- 6I. Private streets should be built to public street standards. For a local Type 1 street the section is typically an 8' landscape strip and 5.5' wide detached sidewalk, sidewalk easements and streetlights. Please revise.
- 6J. Please define all linetypes/easements and label radii. Also ensure they are shown on the plat.
- 6K. Show the accessible route on all sheets. The entire route shall be ADA compliant, including any necessary curb ramps and sidewalk, per the 2025 Roadway Manual and ADA requirements. Also provide an ADA compliant route to public right-of-way.
- 6L. For a 26' wide fire lane, the minimum inside radii is 26' and outside radii is 52' per Section 5.C.1.a of the 2025 Roadway Manual. Verify the proposed radii and alignment with the fire/life safety reviewer.
- 6M. Please add the following notes:
 - Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans.
 - A photometric analysis of the existing and proposed private streetlights along E. 63rd Avenue, N. Catawba Street, and E. 61st Avenue shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal, the street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
 - Private streetlights will remain privately owned and maintained in perpetuity.
- 6N. Advisory comment: There are approved civil plans (EDN 223260). If changes to those civil plans are intended, new civil plans or a civil plan revision is required.
- 6O. Show and label all existing and proposed above ground utilities, structures (including drainage) and signs to ensure there are no conflicts with proposed improvements.
- 6P. Add slope arrows for the existing and proposed contours that run perpendicular to the contour lines. Also add slope arrows that run parallel to the accesses and fire lane to ensure Roadway Manual Criteria are met.
- 6Q. All license agreements are required to be executed prior to civil plan approval. As of this review, no license agreements have been accepted by the City for review, and civil plans will be returned. Please submit the required documents to: licenseagreement@auroragov.org.
- 6R. Add the following notes on Sheet 20:



- Private streetlights will remain privately owned and maintained in perpetuity.
 - Proposed public street lighting locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plans.
- 6S. Please be advised: A photometric analysis of the existing and proposed private streetlights along E. 63rd Avenue, N. Catawba Street, and E. 61st Avenue shall be submitted with the street lighting plans in the civil plan submittal. During the civil plan submittal, the street light photometrics will be checked for compliance with the 2025 Roadway Manual, and additional lights will be added as required.
- 6T. Identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations

Plat

- 6U. Show the proposed fire lane easement and indicate easements to be vacated per the site plan.
- 6V. Show any required sidewalk easements to accommodate the required sidewalk and curb ramps along the private streets.
- 6W. Show the proposed fire lane easement and indicate easements to be vacated per the site plan, typ, all.
- 6X. Advisory comment: Subdivision plat must be executed and submitted to the City prior to submitting the signature set (3rd review) civil plan set. If the executed plat has not been submitted to the City prior to routing for final City signatures, the civil plan set will be returned, and full submittal will be required.

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Traffic Conformance Letter

- 7A. The Traffic Conformance Letter is approved.

Site Plan

- 7B. Correct all sheets to reference E. 63rd Avenue in the title block.
- 7C. Identify a stop sign as noted on Sheet 5.
- 7D. Revise the landscaping note regarding sight triangles to Section 8.B.1 of the Roadway Manual.

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

Site Plan

- 8A. Provide an accessible parking space and route for the guardhouse.
- 8B. Add the gating note provided on Sheet 1.
- 8C. Revise the fire lane signage per the notations on the redlines.
- 8D. See end of fire lane sign details.
- 8E. New fire lane easements must interconnect with the existing fire lane easement.
- 8F. A License Agreement will be needed for the new gating.
- 8G. Provide a secondary point of access at the south end of the site.
- 8H. Add/label bollards around the proposed fire hydrants.
- 8I. Provide spot elevations for new fire lane easement.
- 8J. Label the fire lane easement as noted on Sheet 16.
- 8K. Add the gating note provided on Sheet 19.
- 8L. Show Knox box on gate post.
- 8M. Provide a minimum of 6" clearance from bottom of gate to finished grade.

9. Aurora Water (Ashley Duncan / 303-739-7490 / aduncan@auroragov.org / Comments in red)

Site Plan

- 9A. Please be advised: The site plan will not be approved by Aurora Water until the preliminary drainage report or



letter has been approved.

- 9B. Add the size and material of the existing water and storm lines. Also add the EDN that is associated with the lines.
- 9C. Is anything changing with the sanitary sewer noted on Sheet 8? If not, please show it in the current location throughout the whole site
- 9D. If water, storm, and sanitary lines are being removed, please provide more specific information regarding removal.
- 9E. A new water easement will be required around the new water line. If the old one is no longer being used, it needs to be vacated
- 9F. Please change the 90-degree angles in the water lines to two 45-degree angles.
- 9G. Lights must be at minimum 8' away from the water line; 5' away from a fire hydrant; and 8' away from the hydrant lateral.
- 9H. The streetlights needs to be at least 5' away from a storm inlet.
- 9I. Add the water and sanitary lines to the legend. Please use a more distinct line type for the water line, (putting a W in the line, similar to the existing water line).
- 9J. Remove the size of the water line.
- 9K. Please call out fire hydrants.

Plat

- 9L. A new water easement will be required around the new water line. If the old one is no longer being used, it needs to be vacated.

10. Aurora Water – Taps Office/Revenue (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)

- 10A. Storm drain development fee is not required for this plat.

11. PROS (Abigail Scheuermann / 303-739-7130 / AHscheue@auroragov.org / Comments in mauve)

- 11A. No PROS comments.

12. Land Development Services (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Site Plan

- 12A. Update legal description with correct Lot and Filing numbers.
- 12B. Label the sanitary sewer easement on Sheet 3 as shown on Subdivision Plat
- 12C. Label easements to match what is identified on the plat.

Plat

- 12D. At the time of recording the title commitment will have to be updated to reflect the 30-day requirement as identified within checklist.
- 12E. Please remove the tracts in the acceptance and approval.
- 12F. Revise Note 8 to remove a portion of the language and add it to the legend. Identify that the intent is for easement purposes.
- 12G. Revise the covenants shown on the redlines.
- 12H. Area highlighted in yellow on Sheet 5 is identifying that the intent would be to hold the plat not until Filing 2 has been recorded to fill in reception number.
- 12I. Blanks for reception numbers must be filled in prior to final approval.
- 12J. Label easements as noted on the redlines.

13. Land Development Services Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 13A. Advisory comments: All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org.

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

- 14A. See attached comment letter.



15. DEN Planning + Real Estate (Camilla Soechtig / DENPlanningReferrals@flydenver.com)

15A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

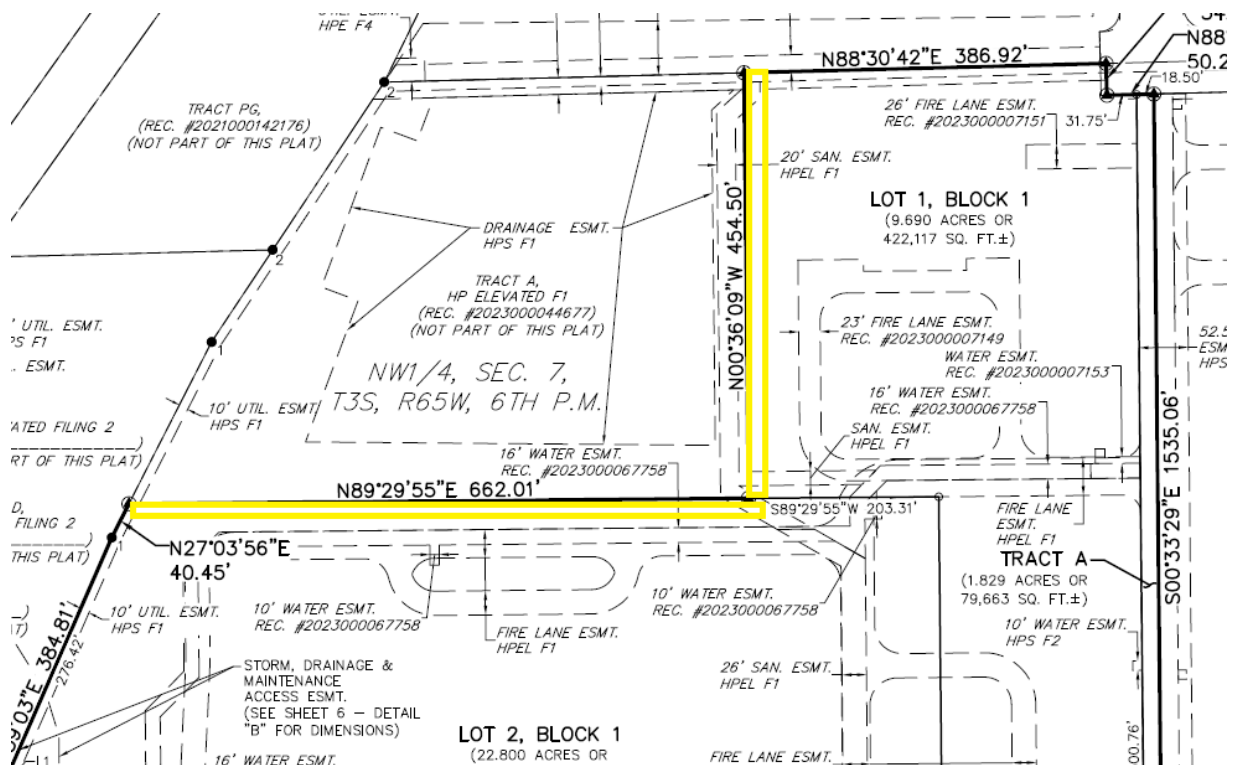
April 16, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: High Point-Catawba and 63rd Parking Lot, Case # DA-2233-09

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and site plan for **High Point-Catawba and 63rd Parking Lot** and requests 10-foot-wide utility easements dedicated on the plat in the areas indicated in yellow below:



For any new natural gas or electric service or modification to existing facilities, the application process must be completed via www.xcelenergy.com/InstallAndConnect.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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



MEMO

Date: April 18, 2025

To: City of Aurora From: DEN Planning + Real Estate Through: Camilla Soechtig

Subject: 1882170 – High Point Catawba and 63rd Parking Lot Site Plan & Replat

Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:

- The proposed development is in the **“5-Mile ‘Known - Wildlife Attractant Separation Area”** for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#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.
- USDA will wait for additional documents for full comment. This project should be advised about AC150/5200-33C section stating: “Vegetation that produces seeds, fruits, or berries, or that provides dense roosting or nesting cover should not be used.”

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

- 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>.
- An aviation easement is required.
- Please engage RTD to bring transit to these locations, or implement Transportation Demand Management (TDM) requirements.