



May 21, 2025

Deborah Bickmire
City of Aurora Planning Department
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

RE: INITIAL SUBMISSION REVIEW: HP - CATAWBA AND 63RD PARKING LOT SITE PLAN – SITE PLAN AND REPLAT
APPLICATION NUMBER: DA-2233-09
CASE NUMBERS: 2025-6013-00; 2025-3016-00

Ms. Bickmire:

Thank you for your review of the first submittal of High Point - Catawba and 63rd Parking Lot Site Plan – Site Plan and Replat. We have addressed the comments that were received on April 24, 2025 in the following pages, according to the letter and redlines.

Please feel free to contact me directly at 303-892-1166 or spollmiller@norris-design.com should you have any comments, questions and/or requests for additional information. We look forward to continuing to work with the city to make this project a success.

Sincerely,
Norris Design

A handwritten signature in black ink, which appears to read 'Samantha Pollmiller', written in a cursive style.

Samantha Pollmiller
Principal



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.

Response: Comment noted, please see the end of this letter for specific responses from outside agencies.

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.

Response: The Letter of Introduction and Site Plan have both been revised to show the correct Lot, Block and acreage.

- 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.

Response: Comment noted, per meeting with Planning, additional information is shown as proposed with this site plan.

- 2C. Update Site Plan title to E. 63rd Avenue, instead of E. 64th Avenue.

Response: Title has been revised on all sheets.

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.

Response: Comment noted, the letter of introduction has been updated and included with this submittal.

- 3B. Show existing conditions such as curb lines in black on the Site Plan sheets and label as existing.

Response: Labeling updated for existing conditions and site plan based on meeting with Debbie Bickmire.

- 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.

Response: The Site Data and Letter of Introduction have been included and updated for clarity.

- 3D. Revise the reference that the HP Elevated Sub. Flg. #1 is being voided. It is being re-platted.

Response: The letter of introduction has been revised.

- 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.

Response: Updated labels provided pointing to replat and showing old plat as a reference until replat is recorded.

- 3F. Address all edits and notations on the redlines.

Response: Redline responses are included with this resubmission.

Site Plan

- 3G. Clarify what area(s) are included in the Site Plan and update the Site Data.



Response: Area(s) have been revised on the Site Data Table.

- 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.

Response: Property linework coordinated with design team and based on plat, line is at 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.

Response: Case numbers have been added to all sheets.

- 3J. Revise the legal description to match the concurrent re-plat.

Response: The legal description has been updated to reflect Lot 1 of HP Elevated Filing 3.

- 3K. Revise the vicinity map to include adjacent streets (N. Catawba St and E. 63rd Avenue).

Response: Key map is updated.

- 3L. Include building area for the guard structure in the Site Data table.

Response: The building area has been added to the Site Data Table.

- 3M. Include required/proposed parking for the guardhouse in the Site Data table.

Response: Parking for guardhouse to be included in building 1. Accessible route and sidewalk shown to building 1.

- 3N. The Existing Overall plan should identify all existing conditions and note what is to remain vs. removed.

Response: Renamed to north existing since there is not a lot to show for the overall site.

- 3O. Show ALL existing easements and adjacent plats with lots, blocks, tracts and include reception numbers on Sheet 3.

Response: Easement and plat labels are updated.

- 3P. Label the subdivision lot, block, tract for the site plan area on all sheets.

Response: Labels updated for plat and tract.

- 3Q. All symbols and linework must be included in the Legend or labeled on all sheets.

Response: Legend updated for linework on the civil sheets.

- 3R. Consult engineering before adding all the requested notes. Many are only required for the civils, not the site plan.

Response: Engineering issued new comments and will be coordinated on CDs.

- 3S. Add adjacent zone districts around the entire site on Sheet 4.

Response: Known zone districts added on sheet 4.

- 3T. Remove the 811 stamp from all sheets. The Site Plan is not intended for construction.

Response: Removed from all sheets.

- 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.

Response: Easement and labels have been added.

- 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.

Response: Tract is updated and label added to sheets.



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.

Response: Note updated.

3X. Include dimensions of entrance drive lanes and indicate the direction(s) of traffic.

Response: Dimensions added for drive lanes.

3Y. Provide elevations and details for the guardhouse. Include all elements proposed around the guardhouse, such as bollards, on the Site Plan.

Response: Bollards added to site plan.

3Z. Show that the fire lane easement being vacated includes the portion with new proposed parking.

Response: Fire lane added and vacation shown on the plat and separate documents.

3AA. Include details of any bollards, walls, site furnishings, or other items proposed.

Response: Bollard detail is shown and included.

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.

Response: We assume this reference is to UDO 4.9.3.B.1. Please refer to statistics tabulation, average level is 2.0 fc.

3CC. There are many comments on the redlines that have not been included in this letter. Address all edits and notations on the redlines.

Response: Redline comment responses have been provided with this resubmission.

Plat

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

Response: All legal descriptions have been revised.

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.

Response: Landscape and plant schedules for the original storage yard included in this site plan.

4B. The site boundary should match the Site Plan sheets.

Response: The site boundary line has been updated to match the Site Plan sheets.

4C. Show/label all existing and proposed easements.

Response: Existing and proposed easements are shown and/or labeled.

4D. Provide the percentage of the overall site for each water conserving area in the Hydrozone Table.

Response: Percentages have been added to 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.

Response: This note has been removed.

4F. There is landscape (and fence) shown outside of the site boundary. Add a note to identify who will be responsible for maintenance.



Response: A note has been added to the standard City of Aurora notes on Sheet 15 in addition to the hatch and legend callouts being added to Sheet 16, "To be maintained by the Metro District."

- 4G. Show the new fence darker to differentiate it from the existing fence. It is not clear where it starts and ends.

Response: Fencing lineweight and linetypes have been updated to present clearer

- 4H. Why is the proposed fence outside of the property line in the new development area?

Response: The property line was incorrectly shown and has been updated.

- 4I. Adjust the landscape around fence and gate locations to resolve conflicts.

Response: The landscaping around the fence and gate has been revised.

- 4J. Include the project name and case numbers for all adjacent site plans with existing planting.

Response: Project names and case numbers have been added for adjacent Site Plans.

- 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.

Response: Landscape has been added to this island.

- 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?

Response: Due to the 6' fence, the buffer is only required to be 8' per Table 4.7-2. This is labeled incorrectly on the requirement table on Sheet 14, which has been updated

- 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.

Response: Some of the shrubs that were called out to be changed were in the sight triangle. These remain as not to exceed the height limit. All shrubs outside of the sight triangle that were indicated in the redlines have been changed to be taller species

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

No comments received at this time.

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.

Response: This is a CD comment based on meeting with COA and revised comments issued from engineering.

- 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.

Response: This is a CD comment based on meeting with COA and revised comments issued from engineering.

- 6C. Show and label all easements and improvements and note if they exist or are proposed on all sheets.

Response: Easement labels are added and updated.



6D. Label roadway names, classifications, and widths, including cross streets. Identify between public right-of-way or private road on all sheets.

Response: Public and private road labels are updated.

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).

Response: Fire lane is updated.

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."

Response: Note added, but this seems outdated. 60th Ave, Denali and 64th have been constructed.

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.

Response: This is a CD comment based on meeting with COA and revised comments issued from engineering.

6H. Include any applicable EDNs for the adjacent roadways or developments on Sheet 3.

Response: EDNs added based on information known. If there are more EDNs to reference or include, please provide.

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.

Response: These private drives have already been reviewed and approved by COA and built as existing per Highpoint Subdivision Filing No. 2. Specific callouts added to reference plans.

6J. Please define all linetypes/easements and label radii. Also ensure they are shown on the plat.

Response: Easements and linetypes updated with additional radii labels added.

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.

Response: Accessible route added to the legend and plans to show route to Building 1 parking and ROW.

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.

Response: Updated radii to match roadway manual requirements.

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.

Response: Additional notes have been added to page 2.

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.

Response: Note added and revision to approved plans are being coordinated by the applicant.



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.

Response: Existing and proposed improvements are shown on the existing conditions and demo sheet.

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.

Response: Slope arrows are added to the grading plans.

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.

Response: License agreement not needed since shown covenants on plat.

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.

Response: These notes have been added to the Site Plan notes on sheet 2.

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.

Response: Noted. This note has been added to sheet 2 per comment 6M of this document.

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

Response: This is a CD comment based on the meeting with COA and revised comments issued from engineering.

Plat

6U. Show the proposed fire lane easement and indicate easements to be vacated per the site plan.

Response: Proposed fire lane is shown on plat.

6V. Show any required sidewalk easements to accommodate the required sidewalk and curb ramps along the private streets.

Response: No sidewalk easements shown since sidewalks are already located within tracts.

6W. Show the proposed fire lane easement and indicate easements to be vacated per the site plan, typ, all.

Response: Site plan and plat updated to show fire lane easements.

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.

Response: This is a CD comment based on the meeting with COA and revised comments issued from engineering.



Traffic Conformance Letter

7A. The Traffic Conformance Letter is approved.

Response: Comment noted, thank you.

Site Plan

7B. Correct all sheets to reference E. 63rd Avenue in the title block.

Response: All sheets have the updated name reflected on the title block.

7C. Identify a stop sign as noted on Sheet 5.

Response: Stop sign call out added.

7D. Revise the landscaping note regarding sight triangles to Section 8.B.1 of the Roadway Manual.

Response: Landscaping notes have been revised.

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.

Response: Accessible route added to the legend and plans to show route to Building 1 parking and ROW.

8B. Add the gating note provided on Sheet 1.

Response: Gate specifications have been added onto the Site Data Table.

8C. Revise the fire lane signage per the notations on the redlines.

Response: Met with COA fire and comment updated since fire lane extends through site.

8D. See end of fire lane sign details.

Response: Met with COA fire and comment updated since fire lane extends through site.

8E. New fire lane easements must interconnect with the existing fire lane easement.

Response: Met with COA fire and comment updated since fire lane extends through site.

8F. A License Agreement will be needed for the new gating.

Response: License agreement not needed since shown covenants on plat.

8G. Provide a secondary point of access at the south end of the site.

Response: Secondary point of access added.

8H. Add/label bollards around the proposed fire hydrants.

Response: Bollard are labeled.

8I. Provide spot elevations for new fire lane easement.

Response: Spot elevations added.

8J. Label the fire lane easement as noted on Sheet 16.

Response: Fire lane easement is noted.

8K. Add the gating note provided on Sheet 19.

Response: Gating notes added.

8L. Show Knox box on gate post.

Response: Knox boxes shown.

8M. Provide a minimum of 6" clearance from bottom of gate to finished grade.

Response: 6" minimum clearance called out.



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.

Response: A PDR was not included with this submittal, as a FDR Amendment was deemed acceptable during the unofficial pre-application meeting for this project.

9B. Add the size and material of the existing water and storm lines. Also add the EDN that is associated with the lines.

Response: Updated size and material and EDN based on redlines provided.

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

Response: The Sanitary Sewer is not changing, however, existing sanitary built to this manhole with stub are provided.

9D. If water, storm, and sanitary lines are being removed, please provide more specific information regarding removal.

Response: Plans updated to show existing storm built and the plan amendments shown for the EDN notes added.

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

Response: Separate document for water line easement to be submitted with plan amendment following this application.

9F. Please change the 90-degree angles in the water lines to two 45-degree angles.

Response: Updated to two 45-degree bends.

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.

Response: Alignment updated to be 8' away from light.

9H. The streetlights needs to be at least 5' away from a storm inlet.

Response: Light and storm updated to be 5' separation.

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).

Response: Legend updated to show water and sanitary.

9J. Remove the size of the water line.

Response: Size removed from the water line.

9K. Please call out fire hydrants.

Response: Fire hydrants have been called out on plans.

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.

Response: New water line easement to be dedicated by separate document, old easement is shown to be vacated on the plat.

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.

Response: Noted no fee required.



11. **PROS (Abigail Scheuermann / 303-739-7130 / AHScheue@auroragov.org / Comments in mauve)**
 - 11A. No PROS comments.
Response: Comment noted, thank you.
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.
Response: Legal description has been updated per comments.
 - 12B. Label the sanitary sewer easement on Sheet 3 as shown on Subdivision Plat
Response: Sanitary easement label updated to match the plat.
 - 12C. Label easements to match what is identified on the plat.
Response: Easement labels updated to match 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.
Response: Noted current title needed at time of recording will be provided.
 - 12E. Please remove the tracts in the acceptance and approval.
Response: Plat updated with tracts.
 - 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.
Response: Note 8 updated.
 - 12G. Revise the covenants shown on the redlines.
Response: Covenants updated based on redlines and direction from Real Property meeting.
 - 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.
Response: Comment noted, reception number will be added when available.
 - 12I. Blanks for reception numbers must be filled in prior to final approval.
Response: Noted blank reception numbers shown since neighboring plats may be approved at different times, please provide any reception numbers available.
 - 12J. Label easements as noted on the redlines.
Response: Easement labels updated.
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.
Response: Some easements dedicated by plat and one dedicated by separate document with the plan amendment.
14. **Xcel Energy (Donna George / donna.l.george@xcelenergy.com)**

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:

- 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. The required forms will be filed with DEN prior to any construction.

- An avigation easement is required.
Response: An avigation easement exists with this property.
- Please engage RTD to bring transit to these locations, or implement Transportation Demand Management (TDM) requirements.
Response: The Applicant is willing to engage RTD as part of a broader strategy to serve the High Point Industrial Campus.