



June 04, 2024

City of Aurora
Ms. Debbie Bickmire
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: The Aurora Highlands – Site Plan No.21 and Final Plat | Initial Submittal Review

Dear Ms. Bickmire:

Thank you for taking the time to review the Site Plan and Plat for Filing 21 for The Aurora Highlands. We received comments and valuable feedback on March 20, 2023. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, spollmiller@norris-design.com.

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

Sincerely,
Norris Design

Samantha Pollmiller
Principal



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Aurora Highlands Sub. Flg. No. 17 must be recorded prior to the approval of this plat (Planning)
- Revise motorcourt easements to match the plat (Planning)
- Provide open fence in intervening tracts and revise fence symbols to be consistent (Landscape)
- Provide off-site improvements per the Public Improvement Plan (Public Works Engineering)
- Use open-style fencing adjacent to open space areas (PROS)
- Coordinate with Aurora Water regarding water wise landscape requirements (Landscape)
- Label marked crosswalks and add curb ramps (Traffic)
- Provide Certificate of Taxes Due, updated Closure Report, and Title Commitment (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

1A. Clarify ownership. The signature blocks on the Site Plan do not match the Plat.

Response: Owner information has been updated accordingly.

1B. Revise the site acreage to match the Plat.

Response: 'Land Area' updated to match Plat

1C. The easements on the motorcourt lot typical diagrams do not match the plat. Revise to be consistent.

Response: Updated.

1D. Review slopes in rear motorcourt yards to ensure the 180 sf open space area is usable.

Response: Grading has been updated. More detail to be provided with CDs detail grading.

1E. Add a "70'+ " lot type category. Identify the applicable lots on the tracking exhibit and show the quantity in the tracking chart. This is to demonstrate the product mix and the different housing types per Section 146-4.2.3, Table 4.2-8.

Response: This has been updated in the table.

1F. Revise the title of Sheets 11-12 to remove reference to "Townhomes."

Response: Title updated to be clearer.

1G. Review fence symbols, which seem to be inconsistent.

Response: Symbol updated on sheets.

1H. Move the statement that the shade structure will require a separate permit to be located with the detail.

Response: Note added to sheet with detail on it.

1I. Address all comments and notations on the redlines. Review the text to remove overwrites.

Response: Addressed and revised as necessary.

1J. Address minor comments in the Letter of Introduction.

Response: Minor comments updated in Letter of Introduction, included with this submittal.



Plat

1K. The subdivision plat cannot be approved and recorded until The Aurora Highlands Subdivision Filing #17 is recorded. Per Section 146-4.3.10.B, "All lots shall have direct or indirect access to a dedicated public or private street."

Response: Comment noted, thank you.

1J. Review motorcourt easements.

Response: Comment noted, thank you.

2. Landscaping Issues

2A. Fences along intervening open space tracts are required to be open-style metal pickets instead of masonry. You can wrap the corner with the masonry wall, but the remainder shall be a metal picket fence.

Response: Fence type has been updated.

2B. As discussed, following the first review, Aurora Water (AW) has adopted a new turf conservation ordinance. You should confirm with AW this application is exempt from the new regulations. You are also strongly encouraged to implement water-wise measures and to remove/minimize the use of cool-season grasses.

Response: This application was administratively approved with turf in the curbside landscape and front yards. The applicant intends on maintaining this design.

2C. Clarify who will be involved in the maintenance agreement for the shared drives in motorcourts. Will the HOA be included?

Response: Each motorcourt complex will be responsible for organizing their own maintenance.

2D. Provide landscape within the motorcourt around the shared drive.

Response: Landscape has been added where available landscape area is available. Geotechnical Engineers are precluding landscape around foundations.

2E. Reposition the landscape outside of the 180 SF open space area on motorcourt lots.

Response: Landscape has been moved outside of private open space on motorcourt lots.

2F. Review the topography at the rear of motorcourt lots to ensure the area will be usable for the homeowner.

Response: Grading plans have been adjusted to allow for usable area.

2G. If motorcourt homeowners choose to install side yard fences, what type of fence will be permitted?

Response: 3' HT. metal fence will be allowed. Label has been updated.

2H. Modify the landscape typical diagrams so the individual lots are not so similar.

Response: Plant layout has been updated.

2I. The metal picket fence symbols differ between the landscape plans and the Master Fence Plan. Revise to be consistent.

Response: Sheets have been updated to match.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

Site Plan

3A. Per the approved Public Improvement Plan, there are several streets required that are not included as part of this site plan including Powhaton (Aerotropolis), the north half of 26th and 32nd. The timing of these ISP's or site plans needs to be carefully coordinated. This site plan will not be approved until those ISP's are submitted and approved.

Response: Based on conversations with COA on February 9th on the TAH meeting, it is understood that F21 can be constructed ahead of the TAH Parkway Ph2 and other projects. This was attended by Jacob Cox, Vern Adams, Janet Bender, Eric Pearson (CAGE), Patrick Chelin (Matrix), Cindy Myers (Century Communities).

An interim CD plan will be submitted as Revision 1 after approvals, so that 32nd Ave will be constructed up to F21 entrance. An interim pond will be constructed with F21 to treat F21 and 32nd Ave. A swale and/or pipe may be necessary to convey runoff to the pond.

3B. Are there ramps proposed at the sidewalk connections of Tracts B and C? See Sheet 9.

Response: Ramps have been added.

3C. Label sidewalk easements.

Response: Label added.

4. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

4A. Label marked crosswalks and add curb ramps.

Response: Label added.

5. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

5A. Open-style fencing is required adjacent to open space tracts.

Response: Noted, thank you.

6. Real Property (Roger Nelson / 720- 587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan

6A. Fill in the missing reception numbers.

Response: Filled in where applicable. Some of the plats are not yet recorded, so text has been updated to be clearer.

6B. Label adjacent subdivision plats as noted on the redlines.

Response: Labeled where applicable. Some of the plats are not yet recorded, so text has been updated to be clearer.

6C. Edit plans per redline comments.

Response: Edited and revised as necessary.

6D. Contact Grace Gray at ggray@auroragov.org to initiate the license agreement process.

Response: Applicant has started this process.



6E. Contact Andy Niquette at decactionproperty@auroragov.org regarding easements to be dedicated by separate document.

Response: Understood.

Plat

6F. Provide a Certificate of Taxes Due.

Response: Updated tax certificates will be ordered when we get closer to recording.

6G. Provide updated title commitment dated within 30 days of the plat acceptance date.

Response: Updated title and tax certificates will be ordered when we get closer to recording.

6H. Provide a revised closure report.

Response: Updated closure report will be submitted when we get closer to recording.

6I. Revise quarter section labels as noted on the redlines.

Response: Not addressed. This label shows what quarter section this portion of the plat falls within. It is still a part of Tract E and is still located within said quarter section.

6J. Fill in missing reception numbers.

Response: At this time, recording information is not available. As this application progresses and recordation numbers become available it will be added to the plat.

6K. Label existing and proposed easements per redline comments.

Response: Legal and exhibits have been prepared and sent to client for submittal to Andy for review.

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

7A. See attached comment letter. No additional submittals are needed.

Response: Comment Noted.



Right of Way & Permits

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

March 10, 2023

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Site Plan and Subdivision Filing No. 21 - 2nd referral
Case # DA-2062-37**

Public Service Company of Colorado's Right of Way & Permits Referral Desk
acknowledges the comment response for **The Aurora Highlands F21**.

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

8. Mile High Flood District (Haley Koesters / submittals@udfcd.org)

8A. We appreciate the opportunity to review this submittal and have no additional comments to offer. Please feel free to reach out to me directly if there are questions or concerns.

Response: Comment noted.

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

9A. The school land obligation for Site Plan No. 21 is adjusted based on the change in residential land use in the 2nd Submittal

Response: Comment noted.



AURORA PUBLIC SCHOOLS - STUDENT YIELD
3/16/2023

Aurora Highlands Site Plan NO 21 (DA-2062-37)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	178	0.7	125
MF-LOW		0.3	0
MF-HIGH		0.145	0
TOTAL	178		125

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	61	0.16	28	89	0.2	36	125
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
TOTAL		61		28	89		36	125

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	61	0.0175	1.0591
MIDDLE	28	0.025	0.7120
HIGH	36	0.032	1.1392
TOTAL	125		2.9103

Aurora Highlands Development Tracking - 3/14/2023

Filing	SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status
CSP 1	84			84	42	17	59	1.3734	Approved
CSP 2 DA-2062-06	182	44		226	102	39	141	3.265	Approved
Plat 4 DA-2062-10	9			9	5	2	7	0.1472	Approved
Plat 5 DA-2062-11	47			47	24	9	33	0.7685	Approved
Plat 8 DA-2062-14	174			174	87	35	122	2.8449	Approved
Plat 10 DA-2062-16	176			176	88	35	123	2.8776	Approved
Site Plan 14 DA-2062-20	156	62		218	94	34	128	2.9583	Approved
Site Plan 16 DA-2062-23	273			273	137	55	192	4.4636	Approved
Site Plan 15 DA-2062-21	295	122		417	178	65	243	5.6254	Approved
Plat 6 DA-2062-13	26			26	13	5	18	0.4251	Final Mylars
Plat 13 DA-2062-17	13			13	7	3	10	0.2126	Tech Subm
Site Plan 17 DA-2062-28	97			97	49	19	68	1.588	Tech Subm
Aurora Highlands North A DA-2062-31	618	100		718	334	129	463	10.7618	2nd Submittal
Aurora Highlands North Area B DA-2062-33	589			589	295	118	413	9.6302	2nd Submittal
Site Plan 7 DA-2062-38	51	38		89	35	12	47	1.0837	2nd Submittal
Site Plan NO 21 DA-2062-37	178			178	89	36	125	2.9103	2nd Submittal
Total	2,968	366	0	3,334	1,679	613	2,192	50.9336	

End of Comment Response