



Planning Division  
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June 21, 2021

Matthew Valente  
Taylor Morrison  
6455 S Yosemite Street, Suite 1000  
Greenwood Village, CO 80111

**Re: Third Submission Review – The Aurora Highlands Site Plan No. 15 and Final Plat**  
Application Number: **DA-2062-21**  
Case Numbers: **2020-3061-00; 2020-4023-00**

Dear Mr. Valente:

Thank you for your submittal. We have reviewed your proposed Site Plan and Plat 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 agencies.

Your Administrative Decision date is tentatively set for July 21, 2021. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Development Services

Attachment: Xcel Energy Comments

cc: Diana Rael, Norris Design  
Samantha Crowder, Norris Design  
Dave Center, AECOMM  
Scott Campbell, Neighborhood Liaison  
Laura Rickhoff, ODA  
Filed: K:\SDA\2062-21rev3.rtf



## *Third Submittal Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use**

- 1A. Lot linework is faded. Lot lines need to be black and clearly visible on all Site Plan sheets. Additionally, the plans are fuzzy and appear to have been scanned. Please ensure plans are clear and can be read when printed at 11" x 17".
- 1B. Ensure all streets are named within the Site Plan, as well as adjacent to the site plan area. Use consistent street labels. The street along the south boundary has been assigned E. 32<sup>nd</sup> Avenue.
- 1C. Clearly delineate the boundary of this Site Plan from adjacent Site Plans. Add labels for reference.

#### **2. Completeness and Clarity of Application**

##### **Site Plan**

- 2A. Show the sight triangles per the standards of Section 4.02.2.10 at all intersections.
- 2B. The site boundary isn't clear. Please enhance the boundary line.
- 2C. Add references for Site Plans # 9 and #11. Include lines for reception numbers.
- 2D. Complete easement vacations. If incomplete, easements should include notation "to be released by separate document."
- 2E. The location box in the Key Map should be transparent. Also show and reference all the sheets in the key.
- 2F. Provide documentation the Post Office has reviewed and approved the proposed mail kiosk locations.
- 2G. Fix overwrites.
- 2H. Address all comments and notations on the redlines.

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

- 3A. Add an outline and label the landscape areas outside of this Site Plan on the Tract Key Map to identify the areas included in the Water Use Table. Itemize the area per tract in the Water Use Table and include them in the Tract Landscape Table along with the respective landscape requirement. The areas should be deducted from the Site Plan #11 landscape requirements since the improvements are not associated with that site plan.
- 3B. Review the area referenced for the buffer in Tract K/ ISP #1 amendment. There is a 1-foot discrepancy.
- 3C. To eliminate inspector confusion, please add, "including duplex and alley loaded lots," to Note 8 regarding the front yard landscape requirement on Sheet L1.01.
- 3D. Clearly delineate the landscape areas that are being included from Site Plan # 11 on the individual landscape plans.
- 3E. A sight-line easement will be required on Lot 3, Block 14. Fencing will be restricted on that lot.

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

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

##### **Site Plan**

- 4A. Add notes to sidewalks that will be maintained by the metro district.
- 4B. Show the easement referenced on Sheet 17.
- 4C. Add "Existing" to the storm sewer to be removed.
- 4D. Include that storm sewer within tracts will be owned and maintained by the metro district.
- 4E. Label private storm as noted on the redlines.
- 4F. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

#### **5. Traffic Engineering** (Carl Harline / 303-739-7548 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

##### **Site Plan**

- 5A. Show sight triangles per the standards in Section 4.04.2.10 at all intersections.



5B. Add the following note to the Landscape Notes: “ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10 AND UDO SECTION 146.4.7.5.VII.”

5C. The mail kiosk on Catawba Way at Coolidge Ct. does not appear to have been relocated.

#### **Traffic Impact Study**

5B. All stop warrants are not met for Main St. and West Village Ave. for 2023 condition, but text reads to install one to account for excessive delays. A delay-based warrant will need to be reconsidered at time of build as opposed to accepting a recommendation for one in this study. Note in this text, therefore, that further analysis will need to be considered at full build.

5C. Add the intersection of Main St. and West Village Ave. to the Conclusions/Recommendations page.

5D. Update road names to meet Technical Addressing Committee guidance.

5E. See comments throughout the report.

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

##### **Site Plan**

6A. Make sure a fire hydrant symbol is used to show the location of proposed hydrants.

6B. Add and/or relocate fire hydrants as noted on the redlines.

##### **Plat**

6C. Ensure the Plat and Site Plan fire lane easements are consistent. Revise the fire lane easements as shown on the redlines.

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

##### **Site Plan**

7A. Why is Tract MM not included in the Tract Dedication Table?

#### **8. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

##### **Site Plan**

8A. Make sure the owner matches the plat.

8B. Make sure no portion of the proposed buildings encroach into any easements.

8C. Dedicate the “PR. 40’ Access DRN U.E.” on the plat.

8D. Use a bold line to outline this plat.

8E. Label easements, bearings and distances, curve data and distances as shown on the redlines.

8F. Add tic marks at the change of directions along lot and tract lines.

8G. Show curve data from decimals to degrees, minutes and seconds.

8H. Add a fire lane easement in Tract I.

8I. Make sure easements are labeled consistently with the plat.

8J. A license agreement is required for any encroachments into easements. Please contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to initiate the process. It can take 6-8 weeks to finalize and can hold up the recordation of the Site Plan and Plat.

##### **Final Plat**

8K. Provide an updated Title Commitment, the certificate of taxes due and state monument records.

8L. The Title Commitment shows a different owner than what is shown. Add a signature block for all owners to match the title.

8M. Release the temporary construction easement and remove the note from the plat notes.

8N. Add the names of all streets on the Vicinity Map that are within ½ mile of the site.

8O. Provide missing reception numbers.

8P. Continue to work with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to complete the easement release process.

8Q. Address all comments, edits and notations on the redlines.

#### **9. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

9A. See attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

June 11, 2021

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

Attn: Deborah Bickmire

**Re: The Aurora Highlands Site Plan and Filing No. 15 - 3rd referral  
Case # DA-2062-21**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has conflicts with the comment responses for the above captioned project. Tracts B, C, D will need natural gas distribution to travel through the lots and not out into the public right-of-way around the tracts.

The rear lots connect through these tracts, but the front lots where the gas lines will be placed do not. Please see attached mark-up.

Additionally, within Lots 1-4 Block 11, all natural gas and electric distribution facilities must be located on private property.

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

