



Planning Division
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January 5, 2021

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

Re: Initial 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 initial submittal, which we started to process on November 30, 2020. We have reviewed your 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 25, 2021. An invoice for the application fees was sent on December 3, 2020 for \$48,716.64. Please remit the payment prior to the next submittal.

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

Attachments: Xcel Energy

cc: Diana Rael, Norris Design
Samantha Crowder, Norris Design
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-21rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Application fee payment (Planning)
- Provide a .dwg file (Addressing)
- Include all landscaped tracts in the Landscape Table (Landscape)
- Approval subject to final approval of Preliminary Drainage Report (Public Works Engineering)
- Show existing and proposed hydrants, include a signage and striping plan (Life/Safety)
- Show water meter locations and sanitary sewer services on the utility sheet (Water)
- Provide variety in node designs (PROS)
- Add reception numbers and city assigned street names (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 10 adjacent property owners, 4 outside agencies, and 2 registered neighborhood organizations within one mile of the site. Written comments were received from Xcel Energy and Aurora Public Schools and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Streets and Access

- 2A. Revise street names to city assigned names on all included documents.
- 2B. Identify the right-of-way width and street classification for all streets.
- 2C. Provide a map reference for the street sections on Sheet 3.
- 2D. Alleys are private. Please remove right-of-way reference.
- 2E. Alleys require access easements.
- 2F. Sidewalks to lots facing the future neighborhood park must be included in a tract that is included with this site plan and plat.
- 2G. Revise the southern half of “Street B” to include the off-street bike trail per discussion with staff.
- 2H. Given the widths of the alleys, please explain why a 5’ setback is proposed for some lots and full driveways are proposed for others.
- 2I. In addition to the number of parking spaces required for each Green Court Dwelling by Section 146-4.6 (Parking, Loading, and Stacking), the Green Court development must provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves and must be located (a) on a public or private street, or (b) in a parking lot or garage abutting and visible from a public or private street. Please add guest parking for the green court (or open space fronting) lots to the Site Data.

3. Completeness and Clarity of Application

- 3A. Please remit the application fee of \$48,716.64 prior to another submittal.
- 3B. Revise the Letter of Introduction to address inconsistencies in the descriptions of the proposed lot types and acreage.
- 3C. Due to feedback from applicants we are revising the naming convention from “Preliminary Plat” to “Site Plan.” Please revise the plans accordingly.
- 3D. Please include all signature blocks on the cover sheet. Rearrange the text and move the site plan notes to the second sheet.
- 3D. Revise the Site Data block to separately identify the number of duplex units from single family detached units.
- 3E. Revise the Vicinity Map to show the approved streets within the Aurora Highlands.
- 3F. Show all existing easements and label. Identify if any are to be released.



- 3G. What is the status of the drainage easement that parallels Main Street? It encroaches into proposed lots and will need to be released before the proposed Site Plan can be recorded.
- 3H. Identify lots adjacent to the proposed bike trail that may have a different side setback than those identified in the Lot Dimension Table on Sheet 4.
- 3I. Revise the screens used in the Lot Tracking Exhibit. They are too similar to read well.
- 3J. Please clarify the purpose of Sheet 7. The lot data is incomplete and there are no notes.
- 3K. Label adjacent property by referencing specific subdivision information. For adjacent site plans, preliminary plats, and /or infrastructure site plans, please include the case number for reference.
- 3L. Show lot area and tract area in square feet only.
- 3M. Identify the required building setback from the CIG easement for all adjacent lots.
- 3N. Lot 32, Block 17 is shown as a lot on the Plat and Site Plan, but as a tract on the landscape plans. Please clarify. If this is a lot, identify how the lot will have access.
- 3O. See redlines for all comments and notations.

4. Landscaping Issues (Debbie Bickmir / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 4A. Add Tracts W, Y, X, Z and AA to the Tract Landscape Table.
- 4B. Clarify the overlap represented as “Transferred Landscape” for ISP #1 and Preliminary Plat #9. ISP #1 did not include any buffer area along Main Street. Include a reference to the case number(s) of adjacent plans.
- 4C. Provide a typical landscape plan for lots fronting on an open space tract. Provide a detail for open space fronting lots and illustrate how the fronts of those homes will have a usable space that is characteristic of a green court and provides the homeowners a sense of place. Reference Section 146-4.2.3.C for Green Court design standards including sidewalks, pedestrian access and front entry features.
- 4D. Please label the tracts in a bolder font so they are more visible.
- 4E. Itemize the landscape requirement for the duplex and alley loaded lots. Revise the “Townhome” name of the alley loaded product as it has a different meaning per the UDO.
- 4F. Lot 32, Block 17 is shown as a landscape area on Sheet L2.10. Review and revise the plat or the landscape plan.
- 4G. Make sure labels are readable through applied screens.
- 4H. Some turf screens are too light and will not be visible on mylar. Please revise.
- 4I. See redlines for all comments and notations.

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

- 5A. Please submit a preliminary digital addressing .shp or .dwg file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: parcels, street lines. Please ensure the digital file is provided in a NAD 83 feet, State Plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be at <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Site Plan

- 6A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 6B. Alleys are privately owned and maintained.
- 6C. Label the typical lot corner radius in the typical lot details.
- 6D. Remove the reference to right-of-way in the alley section. The detail also shows the tract as 23' wide and there is no dimension showing 26'.
- 6E. Identify the standard detail as COA Standard Detail S7.1 for the mountable curb and gutter.
- 6F. Why is there additional space between the back of sidewalk and the right-of-way in the street sections?
- 6G. Show and label a sidewalk easement in Tract A.



- 6H. Clarify the streetlight note to state, “by separate analysis submitted with the street lighting plan in the civil plan submittal.”
- 6I. The plat shows a 23-foot fire lane easement in Tract H. There is no “COA Easement.” Alleys are private.
- 6J. A 20’ curb return radius is required at collector streets.
- 6K. Sidewalk easements are required for public sidewalks outside of the right-of-way, or state that sidewalks will be privately maintained.
- 6L. Cross pans are not permitted where storm sewer is available.
- 6M. Label street slopes and slopes through tracts. A 2% minimum slope is required in all non-paved areas.
- 6N. Per Section 4.03.3 of the Roadway Manual, when two streets slope toward an intersection, an inlet shall be placed on the through street's uphill point of curb return and the intersecting street's uphill point of curb return. This applies to all intersections.
- 6O. No alternative alley treatments have been indicated, as required in the pre-application notes. On alleys in proximity to storm sewer, area inlets before the end of the alley can be provided to collect the two-year storm event.
- 6P. Add a note to all grading sheets to indicate if the storm sewer system is public or private and whom will be responsible for maintenance.
- 6Q. Reverse curve requires 40-feet per Figure 4.07.10.1.
- 6R. Remove the AutoCad SHX text and flatten to reduce the select ability of items.

Plat

- 6S. A 20-foot corner radius is required at collector streets.
- 6T. There should be a sidewalk easement in Tract A.

7. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)**Site Plan**

- 7A. Traffic comments are forthcoming and will be sent by separate cover.

8. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)**Site Plan**

- 8A. Add the note provided on the Cover Sheet.
- 8B. A phasing plan must be provided with the Site Plan and the civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate Water and Public Works phasing requirements into the phasing plan.
- 8C. Include a signage and striping package with the Site Plan and civil plans. Include fire lane and handicapped parking signs, sign details, handicapped parking stall details, and locations for all. The sign package shall include all signs as required by other City of Aurora departments. See Sheet 2 for all comments.
- 8D. Add the notes on Sheet 7 as provided on the redlines.
- 8E. Show all proposed fire hydrants for the site and any fire hydrants located on streets that are adjacent/about this site. Show on all Site Plan and Utility Sheets.
- 8F. Please note that all alleys are not required to be fire lane easements. See redlines for specific requirements.
- 8G. Will the proposed site be gated?

9. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)**Site Plan**

- 9A. Show the water meter pit locations on each typical lot type (Sheet 2) with 10' pocket easement, if not located in the right-of-way. Meter pits are to be located in a landscaped area, 2' from any concrete. Water and sewer lines are not permitted under driveways.
- 9B. A looped water supply is required for each phase of development.
- 9C. Please show water meter locations and sanitary sewer services on the utility sheets. Water and sewer services should not be installed under driveways.
- 9D. A license agreement is required for any fencing, gating, and landscaping across the utility easements. No trees permitted in utility easements. Vehicle access is required to all manholes.



9E. A 26-foot wide utility easement is required for 2 public mains.

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

10A. Adjust the open space calculations as noted on Sheet 4 of the redlines. Areas with a primary purpose of access to/from private residences are not eligible.

10B. The area that includes sidewalks (in the neighborhood park site) will not receive open space or neighborhood park credit.

10C. The area within Tract E that is used for access to private residences will not be eligible for open space credit.

10D. Change equipment in Tract E to 3 different play features rather than 3 of the same feature. Kids will find that much more interesting and challenging.

10E. Provide shade for the benches in Tract J. Trail users and nearby residents will appreciate shade in the rest areas.

10F. The 4 trail nodes are too similar. For the benefit of trail users and nearby residents, provide some variety in experience and visual appearance. Possible features would be shade structures, artwork (2D or 3D), educational panels, exercise equipment, playground piece in EWF bed, frisbee golf hole, etc. Frisbee golf hole should be oriented so that mis-throws don't hit trail or sidewalk users, end up in the street or end up in someone's backyard. An off-leash dog area could be considered where it could be far enough from the main trail.

10G. The addition of masonry columns to the trail notes will help make them different from the others.

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

Site Plan

11A. Show the boundary data on the Site Plan.

11B. Easement names should be consistent with the plat.

11C. There are existing easements that need to be released prior to any building permits being issued.

11D. All lots must have direct access to the public right-of-way. See redlines for specific locations.

11E. Revise street names to be consistent with the plat.

11F. Identify adjacent plat information or label "Unplatted."

11G. A license agreement is required for any encroachments into easements. Please contact Grace Gray at 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.

11H. Contact Andy Niquette at aniquett@auroragov.org to begin the easement release process.

Plat

11I. Provide an updated Title Commitment.

11J. Label all streets within ½ mile of the proposed site.

11K. Add the descriptions of the monuments at the end of the Basis of Bearing line.

11L. Review General Note 9. Not all streets listed are included in this plat.

11M. Fill in the reception numbers as noted on the redlines.

11N. Send in a .dwg file so street names can be assigned.

11O. Add the bearings and distances, curve data along the street rights-of-way.

11P. Label existing easements and include reception numbers.

11Q. Show a line to delineate between two different types of easements.

11R. Add street centerline information as noted on redlines.

11S. Building permits will not be issued for lots located within existing easements until the easements are vacated.

11T. All lots require direct access to a public right-of-way.

12. Revenue (Aurora Water/TAPS / Diana Porter / 303-739-7395 / dsporter@auroragov.org)

12A. Storm Drainage Development Fees due: 73.127 acres x \$1,242.00 = \$90,823.73

Make check payable to City of Aurora.

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

13A. APS agreed to apply the school dedication requirement for the purpose of calculating cash-in-lieu of land as Site Plans are approved for Aurora Highlands. The district will request cash-in-lieu of land when the balance of the



obligation from approved Site Plans 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 Site Plans and Plats 1-15 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
12/18/2020

Aurora Highlands - Site Plan NO 15

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	300	0.7	210
MF-LOW	112	0.3	34
MF-HIGH		0.145	0
TOTAL	412		244

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	102	0.16	48	150	0.2	60	210
MF-LOW	0.17	19	0.08	9	28	0.05	6	34
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		121		57	178		66	244

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	121	0.0175	2.1182
MIDDLE	57	0.025	1.4240
HIGH	66	0.032	2.0992
TOTAL	244		5.6414

Aurora Highlands Development Tracking - 12/18/2020

Filing	Total			Total			Dedication Requirement	
	SFD	MFL	MFH	Units	K-8	HS		
CSP 1	84			84	42	17	59	1.3734
CSP 2	182	44		226	102	39	141	3.265
CSP 3								
Plat 4	9			9	5	2	7	0.1472
Plat 5	47			47	24	9	33	0.7685
Plat 6	26			26	13	5	18	0.4251
Plat 7	238	136		374	153	54	207	4.7855
Plat 8	174			174	87	35	122	2.8449
Plat 9								
Plat 10	176			176	88	35	123	2.8776
Plat 11								
Plat 13	13			13	7	3	10	0.2126
Plat 14	156	62		218	94	34	128	2.9583
Plat 15	300	112		412	178	66	244	5.6414
Total	1,405	354	0	1,759	793	299	1,092	25.2995

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

14A. 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

December 18, 2020

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

Attn: Deborah Bickmire

RE: The Aurora Highlands Filing No. 15, Case # DA-2062-21

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are potential conflicts** with the above captioned project. There does not appear to be a tract *use table* – in order to provide continuous service throughout the development, will all tracts be for utility use, particularly for crossing?

Within these blocks and lots it is unclear where natural gas and electric distribution facilities will be located:

- Block 7, Lots 13-19
- Block 8, Lots 12-17
- Block 12, Lots 1-7
- Block 13, Lots 1-6

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via 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.

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