

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



May 22, 2020

Karen Voit  
HULand2 LLC  
22838 E 6<sup>th</sup> Avenue  
Aurora, CO 80018

**Re: Third Submission Review:** Horizon Uptown No. 3 – Preliminary Plat and Subdivision Plat  
**Application Number:** DA-1469-11  
**Case Numbers:** 2020-4004-00; 2020-3006-00

Dear Ms. Voit:

Thank you for your third submission. We reviewed it and attached our comments along with this cover letter. The letter contains comments received from all city departments and outside agencies.

At your convenience, please upload the requested documents for your technical corrections submittal to address the remaining comments on the Preliminary Plat, Subdivision Plat and Traffic Impact Study.

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 303-739-7857.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Wile".

Sarah Wile, Senior Planner  
City of Aurora Planning Department

cc: Alaina Kneebone Marler, Dewberry, 8100 E Maplewood Avenue, Suite 150, Greenwood Village, CO 80111  
Meg Allen, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\SDA\1469-11rev3.rtf



## Third Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

1A. Per the condition of approval on the application, an approval letter from the HUDRB regarding the lot variances must be provided prior to recordation of the Preliminary Plat and Subdivision Plat. Please upload this with the next submittal if possible.

1B. Please remove AutoCAD SHX text from the “Comment” section in the Colored Lot Types document.

1C. As a reminder, the city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city’s Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Preliminary Plat and Subdivision Plat mylars can be routed for signatures or recorded.

### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. Revise or add the requested notes to Sheet 4. The city does not review individual residential landscape plans, so plant quantities should conform to the standards stated on Sheet 4 as this will be used for inspection purposes. Increasing the quantities is fine, but if the final installation is less, this would be problematic for obtaining a certificate of occupancy.

2B. Update the various lot types per redline comments on Sheet 4.

2C. Please provide a graphic for the Water Usage Table, which is called a Hydrozone Plan. This is required by Aurora Water for irrigation purposes.

2D. Update the notes on Sheet 14 and Sheet 21.

2E. Please include a legend that calls out what the plant symbols represent on Sheet 21 (i.e. shrub, grass, tree, etc.)

2F. Is the Plant Schedule for the overall site sufficient to use for the front yard landscaping? Does a more specific plant list based upon the actual lot sizes need to be developed that more accurately reflects the space requirements available for planting? If the Plant Schedule is sufficient, then add a note that refers to the Plant Schedule on Sheet 14 or include it on Sheet 21 as well.

2G. The Bloodgood London Planetree is not on the city-approved tree list as it has not been proven to do well in Aurora or surrounding areas.

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

3A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.

3B. Please do not resubmit the Preliminary Plat until the Preliminary Drainage Report is ready to be approved. Comments were provided on March 4<sup>th</sup> and no subsequent submittal has been made.

3C. Show and label the 100-year water surface elevation on Sheet 9. Per the Preliminary Drainage Report comments, the drainage easement needs to be 1’ above.

3D. Label the drainage easement on Sheet 12.

### **4. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

4A. Review and address comments in the Traffic Impact Study. Please resubmit with the next submittal.



**5. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

5A. Include a water meter detail per redline comments on Sheet 3.

5B. If the proposed sidewalks for the green courts are located outside of the utility easement for access to the sewer manholes, please add a note stating that the sidewalk will serve as the dedicated vehicle maintenance access to the sanitary sewer manholes and that Arora Water is not responsible for any damage or obligated to make any repairs that occur on these sidewalks.

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

6A. Please address the redline comments on the Preliminary Plat and Subdivision Plat. Several comments were repeated because they weren't addressed previously.

6B. There are some off-site easements that need to be dedicated by separate document. Please coordinate with Andy Niquette on dedicating these easements.

6C. The physical objects in the drainage easements and rights-of-way need to be covered by a license agreement. Please coordinate with Grace Gray on this.

6D. Send in the Closure Sheet for the legal description shown on the Subdivision Plat.

6E. Provide the current Certificate of Taxes Due.

6F. There are a couple of Monument Records that do not match the Subdivision Plat. Please send in the ones that match.

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

7A. Please show and label the existing fire hydrant and all fire lane easements on Sheets 5 and 6.

7B. Relocate the light fixtures located in the bump-outs further back outside of the drive aisle.

7C. In the detail on Sheet 22, show the adjacent street, vertical / mountable curb, the curb ramp from the street to the sidewalk, and width of the sidewalk.

7D. On the Subdivision Plat, please include the rounded turns in the fire lane easements.