



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
phone 303.739.7217

*AuroraGov.org*

April 5, 2024

Cory Starnes  
DR Horton  
9555 S Kingston Ct  
Englewood, CO 80112

**Re: Technical Submission Review:** Horizon Uptown Phase 6 – Site Plan with Adjustment and Plat  
**Application Number:** DA-1469-13  
**Case Number:** 2022-4003-00; 2022-3002-00

Dear Mr. Starnes:

Thank you for your second technical submission, which we received on March 22, 2024. We have reviewed your plans and attached our comments along with this cover letter.

Because there are outstanding issues remaining, another technical submittal will be required. Please address all comments and resubmit at your convenience.

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,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Troy Kent, Dewberry  
Brit Vigil, ODA  
Filed: K:\\$DA\1469-13tech2



## Technical Submission Review

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

- 1A. Since the last submittal, the title of the Site Plan and references throughout the Site Plan have been changed from “Phase” to “Filing.” Please change all references back to “Phase.” Site Plan titles should not have the word “Filing” in them because it creates confusion with the Plat.
- 1B. Clarify if the deferral request for sidewalks and curbside landscaping along the Residential Parkway has been sent to Public Works. This needs to be reviewed and approved before submitting final mylars. Please coordinate with Julie Bingham on submitting this request.
- 1C. Please begin coordinating with Melody Oestmann ([moestman@auroragov.org](mailto:moestman@auroragov.org) or 303-739-7244) in Aurora Water on payment of the storm drainage development fee. This fee must be paid prior to submitting final mylars.

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

- 2A. How is the H corner lot condition different than the B, E, or F lot corner conditions? The response to review comments indicated that there would be a privacy fence and therefore no side yard visible, but the B, E and F lots appear to be similar to H and require corner lot landscaping.
- 2B. Include the building setbacks on the lot typicals. While it is understood that the buildings used in these typicals are hypothetical, the building setback lines are not and would be per code regardless of the building type being proposed.
- 2C. Based upon the approximate location of the proposed utilities, does the applicant and/or future home builder feel comfortable having a tree planted between two utilities and in such close proximity to those utilities? This is applicable to multiple lot typicals.

### **3. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 3A. Show interim / existing condition for Picadilly Road, including signing / striping, where requested.
- 3B. Remove signing / striping information from the requested sheets since there is a separate sheet for that.
- 3C. Add or revise requested signs.
- 3D. Ensure trees are at least 50’ from stop signs when Picadilly Road is widened.

### **4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 4A. Remove the extra sewer service line on Sheet 12.

### **5. Land Development** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 5A. Address all redline comments on the Site Plan and Plat.
- 5B. Advisory Comment: Send in the updated Title Commitment to be dated within 30 calendar days of the Plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
- 5C. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 5D. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.