



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

August 28, 2024

Jack Beckwitt
Lennar
9193 Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Initial Submission Review: The Aurora Highlands Lennar Phase 1 Site Plan - Site Plan and Plat
Application Number: DA-2062-61
Case Numbers: 2024-4018-00; 2024-3038-00

Dear Mr. Nelson:

Thank you for your initial submission. We have reviewed your plans 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 referral agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 30, 2024.

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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Patrick Chelin – Aerotropolis Area Coordinating Metro District
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-61rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add open space intervening tracts, a connection for future access to the east, provide access to green court lots, revise double-fronted lots, provide a Letter of Introduction (Planning)
- Add landscape and access in Tract M, conform with UDO for lot landscape (Landscape)
- Update TIS, align Road G at 26th Ave, show mail kiosks, revise signage (Traffic)
- Show fire lane easement(s), clarify phasing, coordinate with USPS (Life/Safety)
- Add a loop lane section, provide alley slopes, and show streetlights (Public Works/Engineering)
- Provide a utility conformance letter, label pipe diameter(s), label connections to existing mains (Water)
- Revise road names, label easements, and label adjacent subdivision plats (Land Review Services)
- Remit application fees of \$46,900.90 before the next submittal

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to twenty-three (23) adjacent property owners, seven (7) outside agencies, and five (5) registered community associations. Comments were received from three (3) outside agencies and are attached to or included in this letter. No comments were received from adjacent property owners or community associations. Please include responses to each of the comments with your next submittal.

2. Zoning and Land Use

- 2A. Numerous adjacent site plans need to be identified for context. Please add the names of the site plans and case numbers on the plans. Show and identify pertinent infrastructure and improvements, including fences and walls.
- 2B. The loop lanes result in double-fronted lots adjacent to Goldbug Street and Fultondale Street. Per Section 146-4.3.10.C, double-frontage lots shall not be permitted adjacent to local or collector streets. Is anything proposed, such as additional landscape or screening, to mitigate the impact of the double-fronted lot? As proposed, an adjustment may be required.
- 2C. Three blocks exceed the maximum 700-foot block length (Section 146-4.3.9.B). Provide an intervening open space tract at least 30 feet in width in Blocks 2 and 6.
- 2D. Per Section 146-4.3.11.A.1, each subdivision shall include an integrated system of streets that provides for movement to and from adjacent development. Remove the cul-de-sac on E. 29th Place and provide thorough access to future development to the east.
- 2E. Lots fronting the Tract M open space are considered green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.

3. Completeness and Clarity of the Application

Letter of Introduction

- 3A. Provide a letter of introduction that includes the project name, location, acreage, number and type of proposed dwelling units, and list the project team. Identify any requested adjustments with a justification.



Access and Streets

- 3B. Provide a section for the proposed loop lanes.
- 3C. Label all existing and proposed streets. Include the name, right-of-way width, street classification, and reception number. Show full intersections and the names of opposing streets. Expand the plans to include the full intersection of Highlands Creek Parkway and N. Goldbug Street.
- 3D. Show the linework of the adjacent streets, including laneage and directional arrows, as applicable. Clarify the linework for Highlands Creek Parkway and show the alignment of right-of-way and sidewalks. There appears to be a misalignment at the north end of Loop Lane J.
- 3E. Provide sidewalk access to all alley loaded lots fronting open space tracts.
- 3F. Label and dimension all internal and adjacent sidewalks.
- 3G. Identify all adjacent subdivisions. Include name, lot, block tract, area and reception number.
- 3H. Please relocate the mail kiosks on streets that are not collectors.

Lot Types, Quantity and Standards

- 3I. Revise the lot totals in the Data Block.
- 3J. Revise the Lot Dimensional Table per the redlines.
- 3K. The lot typical for the rear-loaded, two-family (duplex) lots includes an intervening tract adjacent to the corner lot. This is not typical to the proposed lotting plan. Please remove the tract from the typical.
- 3L. Some alley-loaded lots will front open space. Please review the typical and the proposed utilities to ensure there are no differences from lots that will front a public street.
- 3M. Add the notes provided on Sheet 3.
- 3N. 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.

General

- 3O. Verify the applicant. Lennar was listed when the application was started.
- 3P. Show lots from approved plats in the Location Map and remove unplatted lots.
- 3Q. Show, label, and dimension all existing and proposed easements. Include associated subdivision plat information and reception numbers for existing easements.
- 3R. Revise the Key Map on Sheet 5 to read in black and white. Use hatches and/or other label/symbol.
- 3S. Clarify whether the existing drainage easement noted on Sheet 14 is to be vacated.
- 3T. Show and label all fences and/or walls provided by an adjacent site plan.
- 3U. Add a detail for a privacy fence.
- 3V. Add the setback from the back of walk for each proposed fence type.
- 3W. Specify the Roadway Manual fixture type for streetlights. Use the detail to label the pole height. Clarify the application for the two different lights. Only one is shown in the site plan legend.

4. Landscaping

- 4A. In accordance with city code Section 138-191 pertaining to the use of turf, as well as the pending amendment to the Master Plan, please revise the lot requirements to follow the requirements of Section 146-4.7 and Table 4.7-3. A summary of the residential front yard landscape requirement is:
 - One tree
 - Minimum number of shrubs = (front yard landscaped area in sq. ft. – turf area in sq. ft.) x 0.025.
 - 30% of shrub count can be ornamental grasses or perennials.
 - When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.



- Two different types of mulch
 - One special feature
- 4B. Itemize the lot landscape requirements under each lot typical. The required plant quantities per lot type need to be on the same sheet as the typicals. See the example provided on redlines.
- 4C. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typicals where this will be available for each proposed lot type.
- 4D. Identify the types and quantities of plant material proposed in the curbside landscape typicals. As illustrated, they appear to be overplanted. Also, identify what type of mulch is proposed. Include all hatches in the legend.
- 4E. Remove or shade the tree outlines in the curbside landscape typicals. Add a note that trees are specified on the overall landscape plans.
- 4F. Add the size of plant material at the time of installation to the Plant Schedule.
- 4G. Where landscape is provided by an adjacent site plan, label the site plan and include the case number. Show the landscape shaded back and include any proposed fences or walls.
- 4H. Revise the proposed fencing and/or walls adjacent to N. Gold Bug Street and Highlands Creek Parkway. There appear to be duplicates.
- 4I. Label all streets and classification on all landscape sheets.
- 4J. Label all tracts and include the area (sf).
- 4K. Show and label all stop signs.
- 4L. Provide landscape for all of Tract M and include sidewalks for all green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.
- 4M. Provide the site data on Sheet 23.
- 4N. Show sight triangles.
- 4O. Remove pothole information. Eliminate text overwrites.
- 4P. Show grading and label major contours.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Site Plan

- 5A. Provide a typical section for the private roads (loop lanes) H and J.
- 5B. Remove ROW reference from private roads/ loop lanes.
- 5C. Add street names to the section for the public streets.
- 5D. Show the conceptual locations of the streetlights on the site plan.
- 5E. Label and dimension existing sidewalks.
- 5F. Dimension the curbside landscape area.
- 5G. The plat shows E. 29th Place as E. 20th Place.
- 5H. Provide the alley slopes, minimum 0.5%.
- 5I. Public street light pole detail will be reviewed in the civil plans.

6. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Traffic Impact Study

- 6A. Assuming ITE's Trip Gen Ver 10 used in prior study (confirmed from Aldridge's 2020 report), just need text stating such in Table 1.



6B. Note that you used the linear equation for generation values.

Site Plan

- 6C. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
- Outside-of-sight triangles as defined by COA Roadway Manual, standard TE-13.
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise).
 - A minimum of 30' away from stop signs (for stop sign visibility).
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of the roadway).
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.
- 6D. Remove duplicate notes on Sheet 2.
- 6E. Identify "EX" and "7". Neither is included in the key notes.
- 6F. The point of intersection for sight triangle(s) needs to be aligned with a stop sign(s).
- 6G. Add/revise signage per comments on the redlines.
- 6H. Resolve the sidewalk and curb alignment issue of Road G at E. 26th Avenue.

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

Site Plan

- 7A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and the Public Works Department's civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 7B. If this site will be gated the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division before the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 7C. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

Plat

- 7D. Identify and label the fire lane easement within the alley tracts.

8. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

Site Plan

- 8A. Submit a Utility Conformance Letter to verify that the number of dwelling units is consistent with the approved MUS (EDN 219069) and that revisions to the design of water and sanitary mains will not be required.
- 8B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.
- 8C. Label the connections to existing mains.
- 8D. Show the diameters of existing and proposed water and sanitary mains.
- 8E. Provide water and sanitary easements within the private roadways.



- 8F. The hydrant noted on Sheet 17 is on a 320 ft. dead-end main with another hydrant on it. We'd prefer that this dead-end main only serves one hydrant. Please move this hydrant across the street to the west.
- 8G. Replace the 90-degree bend in the cul-de-sacs with two 45-degree bends per the redline comments.
- 8H. Easements dedicated to Aurora Water shall be named after the types of utilities they contain. Revise to water and/or sanitary easement per comments on the redlines.
- 8I. For ease of maintenance, investigate eliminating the manhole noted on Sheet 19 and making a straight connection to the FES.
- 8J. Show drainage outlet structures.
- 8K. Show the 100-year WSEL and pond bottom slope(s).
- 8J. Provide a maintenance access easement and path to the manhole in Tract J.
- 8K. Show water and sanitary services in the landscape details. Ensure minimum clearance is provided between landscaping items and the service lines and water meters.

9. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

Site Plan

- 9A. Drainage infrastructure cannot be counted for land dedication. Please update for Tract M.
- 9B. Include a separate tracking chart for the tracts in this plan set.
- 9C. Revise the tracking chart to separate by "village."
- 9D. The play surface must be ADA-compliant.
- 9E. Label grades and widths on all sidewalks, trails, and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

10. Land Review Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan

- 10A. See Plat comments about the legal description and apply those comments.
- 10B. Make sure that easement names match the plat and vice versa.
- 10C. Some easements are shown as existing, and the plat shows they are being dedicated via plat. Clarify.
- 10D. Remove "ROW" from "Private Drives".
- 10E. Match road names as shown on the plat.
- 10F. Label Tracts from adjacent subdivision filings.
- 10G. Label the fire lane easement(s) on all sheets.
- 10H. Trim U.E.'s out of exclusive G.E.'s on all sheets.
- 10I. Match tract labels as shown on the plat.

Plat

- 10J. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 10K. Show roads that were created by TAH Filing No. 25 in the Vicinity Map.
- 10L. Edit/revise the text per the redlines. See the COA 2024 Subdivision Plat Checklist and match the required covenant language verbatim.
- 10M. Legal description – Graphics and written tie B&D do not match. Do not refer to "proposed" in a legal description as there is no certainty that it will happen (Revise to reference the recording information once achieved). Revise the bearing to match the graphics and closure report.
- 10N. Revise the General Notes as follows:



- Note 2 to reference the correct Range, Revise the aliquot section part reference to agree with the described monument.
 - Note 4 as the plat shows some 8' gas easements.
 - Note 6 to reflect a title commitment date within 30 days of the plat acceptance date. Revise Note 8 to reflect the correct street names.
 - Note 12 this easement will need to be restricted or released before plat acceptance.
- 10O. Maintain the same line weight for the subdivision's exterior boundary.
- 10P. Show geometry, roads, lots, tracts, and blocks from TAH Filing No. 25.
- 10Q. Label the radial bearing near the SW corner of the plat on Sheet 3.
- 10R. Confirm that point on-line monument was found.
- 10S. Confirm that all easement names match between the site plan and the plat.
- 10T. The site plan shows some proposed and existing drainage easements that are not reflected on the plat. Have these easements been released?
- 10U. Revise the plans to reflect the approved road names.
- 10V. Make a note for the purpose of Tract N and all access tracts on all sheets.
- 10W. All missing reception numbers will need to be inserted before plat acceptance.
- 10X. Dimension to the deeded ROW for E. 26th Avenue.
- 10Y. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 10Z. Provide an 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.
- 10AA. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 10BB. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted no later than your second submittal of the plat.
- 10CC. Please be advised - 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. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

11. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

- 11A. Storm Drain Development fees due: 57.419 acres x \$1,242.00 = \$71,314.40

12. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 12A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any



questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

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

13A. See attached comment letter.

14. Denver International Airport-Planning (denplanningreferrals@flydenver.com)

14A. The proposed development is in the “5-Mile ‘Known - Wildlife Attractant Separation Area’” for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33

14B. This development will experience significant impacts from aircraft noise and overflights. This development requires an Avigation Easement.

15. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jd hensley@aurorak12.org)

15A. School land dedication requirement based on the 12,487 approved residential units in the approved Aurora Highlands Master Plan is approximately 160 acres. The land use plan includes four P-8 school sites totaling approximately 70 acres. The master plan also states that a high school site will be located within the Aurora Highlands boundary. Aurora Public Schools, the City of Aurora, and the Aurora Highlands developer collectively agreed that a 65-acre site in PA-37 is acceptable as the proposed high school site.

The current high school serving the northeast section of the E-470 corridor, including the Aurora Highlands, is currently operating at 90% capacity. Enrollment in the high school will exceed the building's designed capacity within the next couple of years. Contingent upon a successful bond measure in November, APS is prepared to begin design and construction on the planned high school in the Aurora Highlands. Without the new school, the school district will not have the capacity to serve new development in the northeast E-470 corridor.

APS respectfully requests that the location for the new high school within the Aurora Highlands boundary be finalized before the City approves any additional residential development applications in the area.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

July 25, 2024

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Lennar Phase 1, Case # DA-2062-61

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **The Aurora Highlands Lennar Phase 1**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: ReferralsXcelDistribution@xcelenergy.com.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along East 26th Avenue. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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