



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

AuroraGov.org

August 22, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 35 - Plat
Application Number: DA-2062-63
Case Numbers: 2024-3032-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on June 24, 2024. 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 12, 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

cc: Patrick Chelin, Bowman
Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-63rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to fourteen (14) adjacent property owners, four (4) outside agencies, and two (2) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are included in this letter.

2. Completeness and Clarity of the Application

2A. Update the Vicinity Map to include The Aurora Highlands Subdivision Flg. No. 16 and label all streets.
2B. Add N, S, E, and W references to street names. Coordinate with Phil Turner.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

3A. Please provide a preliminary digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Chris Eravelly / 303-739-7547 / ceravell@auroragov.org / Comments in green)

4A. The fire lane inside and outside radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.

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

5A. Please revise fire lane radii to meet COA Roadway minimum standard. Ensure to coordinate with the associated site plan to reflect revised radii.

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

6A. The site plan shows a public storm in the area of Tract H. Dedicate a storm easement within the tract.
6B. Revise the name of the easement in the Tract Legend.

7. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

7A. Send in the State Monument Records for the aliquot corners used in the plat.
7B. The owner's name should match what is shown in the title commitment.
7C. Revise "Owner" to "Owners" in the covenants, edit the text to add a space and closed quotes in "Aurora("City)" revise "Are" to "Area" and add a date for Adams County recorded document.
7D. Revise Note 2 of the General Notes to include the correct Range, full monument description, and correct monuments for the referenced aliquot part.
7E. Revise notes per comments on the redlines.
7F. The blanket easement referenced in Note 12 needs to be released prior to plat approval.
7G. Confirm the cap stamping does not include the year.
7H. Either remove or show recording information of the "Utility Easement To be dedicated by separate document."
7I. Show existing road centerline control monuments along the westerly side of the subdivision.
7J. Revise the description for the SW Corner of Section 20.



- 7K. Revise the CRS reference date on the Monument Symbol Legend on all sheets.
- 7L. Label, dimension, and trim out easements per the comments on the redlines.
- 7M. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 7N. The Title Commitment will need to be updated within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.
- 7O. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.
- 7P. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.
- 7Q. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

8. Revenue (Aurora Water/TAPS / 303-739-7395 / moestman@auroragov.org)

- 8A. Storm Drainage Development Fees Due: $\$1,242 \times 20.125 \text{ acres} = \$24,995.25$
Fees are due before plat recordation.

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

- 9A. 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

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 Subdivision Filing No. 35, Case # DA-2062-63

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F35**. 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 natural gas distribution facilities along Reserve Boulevard. 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