



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

AuroraGov.org

September 4, 2024

The Aurora Highlands, LLC
Attn: Carlo Ferreira
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Initial Submission Review: The Aurora Highlands Filing No. 36 - Plat
Application Number: DA-2062-65
Case Numbers: 2024-3044-00

Dear Carlo:

Thank you for your initial submission, which we started to process on August 15, 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 community members.

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 25, 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 stimms@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Timms".

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc:

Garrett Anderson, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\SDA\2062-65rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Formatting and labeling across Plat
- Street Names
- External comments and coordination with Xcel Energy.
- Coordination on any impact fees.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Referrals were sent to six (6) adjacent property owners, three (3) registered neighborhood organizations, and three (3) outside agencies. Written comments were received from one outside agency, Xcel Energy, and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. In addition, even though Aurora Public Schools did not respond, the City will need a no comment/no objection letter from the school district for this filing before recording this document.

2. Completeness and Clarity of the Application

2A. The application fee of \$16,494.00 has been paid. There are currently no additional planning application fees due.

3. Plat Comments- comments in teal

- 3A. Sheet 1: Reference TAH Area B Site Plan PA-29.1 and 29.2DA-2062-33 / RSN 1619783
- 3B. Sheet 1: Show all recorded streets.
- 3C. Sheet 1: At the end of the dedication section, please add, This filing contains XXX lots and XXX tracts.
- 3D. Sheet 2: Note 8, all owners of tracts adjacent to _____. Please fill in accordingly.
- 3E. Multiple Sheets: Street Names need to be added to the plat on all respective pages.
- 3F. Sheet 3: Why does Street H not connect to Street I?
- 3G. Sheet 4: Block 2, Lot 9 has a label error.
- 3H. Sheet 6: Block 2, Lot 9 has a label error.
- 3I. Sheet 7: Block 7, Lots 8 and 9. Lot 9 appears to be a flag lot and is awkwardly laid out. Please revise the lot line between these two lots to create more of a wedge shape.

4. Letter of Introduction

4A. Upon your next resubmittal please include a letter of introduction describing the following: 1) Which Sub Area is this filing included within, 2) Which site plan this filing is included within, 3) Total number of lots and tracts, 4) Types of lots, 5) Proposed builder, and 6) schedule for construction and completion.

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

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, 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. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Christopher Evarely / cevarely@auroragov.org / Comments in green)

6A. No additional comments at this time.



7. Traffic Engineering (Dean Kaiser/ dkaiser@auroragov.org / Comments in orange)

7A. No additional comments at this time.

8. Fire / Life Safety (William Polk/ wpolk@auroragov.org Comments in blue)

8A. Sheet 3: See the oval area for additional information.

8B. Sheet 7: The fire lane turning radii do not meet the minimum requirements. Fire Lanes shall conform to the City of Aurora Road Manual requirements. Please revise the plat and site plan to reflect the minimum requirement.

9. Aurora Water (Steven Dekoski/ sdekoski@auroragov.org / Comments in red)

9A. No additional comments at this time.

10. PROS (Scott Hammonds/ shammond@auroragov.org / Comments in mauve)

10A. No additional comments at this time.

11. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

11A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

11B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

11C. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

11D. (Advisory Comment) 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 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.

11E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

11F. (Advisory Comment): All missing reception numbers will need to be inserted before plat acceptance. (Typical)

11G. See the red line comments on the plat and site plan.

Subdivision Plat:

11H. Sheet 1: Property Description - Add bounds calls where applicable.

11I. Sheet 2: General Notes – Note 2: describe what respective caps are on, Note 6: Update title commitment date to be within 30 days of plat acceptance date, Note 8: Add approved road names, Note 12 & 13: These easements will need to be released or restricted before plat approval.

11J. Sheet 2: Monument Symbol Legend – Revise CRS date to 2024.

11K. Sheet 2: Covenants – May need to add Fire Lane Covenant pending Tract E being a Fire Lane.

11L. Sheet 3: Fully describe all monuments and cap stamping.

11M. Sheet 3: Show ROW for E. 48th Avenue in the NW corner of this sheet.

11N. Sheet 3: Provide the recording information for the additional ROW along E. 48th Avenue.

11O. Sheet 3: Show the monument along the northerly subdivision line to be within 1400 feet.

11P. Sheet 3: Label approved street names.

11Q. Sheet 3: Provide a sheet index diagram.

11R. Sheet 3: Label all adjoining subdivisions and recording information.

11S. Sheet 3: Move the W ¼ monument symbol to align with the associated aliquot line.

11T. Sheet 4: Label all easements.



- 11U. Sheet 4: There is some obscure text and some overplotting that needs to be cleaned up (Typical all sheets).
- 11V. Sheet 4: Trim all U.E.s out of exclusive G.E.s (Typical all sheets).
- 11W. Sheet 4: Label the line in the SW corner of the sheet.
- 11X. Sheet 4: Reference to TAH Sub F28 is made near the middle left-hand side of the sheet.
- 11Y. Sheet 5: Remove the easterly boundary line of Tract A.
- 11Z. Sheet 6: Show the westerly extents of the subdivision.
- 11AA. Sheet 6: Label the line near the middle left-hand side of the sheet.
- 11BB. Sheet 7: Will Tract E need to be designated as an Access and Fire Lane Easement?
- 11CC. Sheet 7: Label the exterior bearing and distance along the southerly line.

12. Stormwater Drainage (Melody Ostemann/ mosteman@auroragov.org)

- 12A. Storm drain development fee due: \$42,822.92. This fee is due before the plat recording.

13.Easements. (Grace Gray / ggray@auroragov.org / comments in magenta.)

- 13A. EASEMENT DEDICATIONS TO BE SUBMITTED TO
DEDICATIONPROPERTY@AURORAGOV.ORG, RELEASES TO BE SUBMITTED TO
RELEASEEASEMENTS@AURORAGOV.ORG

14. Xcel Energy. (Donna George).

- 14A. Please see the attached letter for comments.



Right of Way & Permits

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

August 23, 2024

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

Attn: Steve Timms

Re: The Aurora Highlands Subdivision Filing No. 36, Case # DA-2062-65

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F36** and requests that all tracts are dedicated for utility use, particularly for crossing purposes. If this is not possible, PSCo requests "connectivity" utility easements in the following areas:

1. Between Lots 8-9 Block 1 within Tract A
2. Along the north side of Lot 1 Block 7 within tract G
3. Within Tract G in the area between Lot 1 Block 8 / Lot 9 Block 7 / Lots 15-16 Block 5
4. Between Lot 26 Block 6 and Lot 28 or Lot 29 Block 6 across Tract F

A utility easement along Street D within Tracts D and E is requested.

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.

Public Service Company also requests that all utility easements are **depicted graphically** on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

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.

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.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), the Designer must contact a Right-of-Way Agent.

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