



Planning Division
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March 16, 2022

Riley Hillen
DR Horton
9555 S Kingston Court
Englewood, CO 80112

Re: Second Submission Review: Horizon Uptown Phase 6 – Site Plan with Adjustments and Subdivision Plat
Application Number: DA-1469-13
Case Numbers: 2022-4003-00; 2022-3002-00

Dear Mr. Hillen:

Thank you for your second submission, which we processed on February 19, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 6, 2022 to remain on schedule.

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, City of Aurora
Planning & Development Services Department

cc: Alaina Kneebone-Marler, Dewberry
Brit Vigil, ODA
Filed: K:\SDA\1469-13rev2.rtf



Second Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in bright teal)

1A. Please update the Letter of Introduction to address the redline comments. In addition, please flatten this document to remove all AutoCAD SHX text from the Comment section of the PDF.

1B. Move the “Public Works Note” off the Cover Sheet and onto another sheet within the plan set as this is not a note that should be on the Cover Sheet unless specifically requested by Public Works.

1C. Please revise the Data Block to note that guest parking spaces are only required for the green court units. The Data Block implies that they are required for every unit. Also clarify where the off-street guest parking spaces are provided as noted in the Data Block.

1D. The Fencing Plan on Sheet 23 appears to show some appears that have privacy fences adjacent to open spaces / parks. Please verify with PROS that this condition is permitted.

1E. Remove the note on Sheet 26 that states that the sidewalk will be deferred along Picadilly Road. This particular sidewalk is needed in order for the lots fronting on Picadilly Road to have access to a public ROW / sidewalk.

1F. Please provide an update with the next submittal on the correspondence with Roberta Bloom regarding the public art proposed in PA-76.

1G. As a reminder, a preliminary approval letter from the Horizon Uptown Design Review Board is required prior to the Planning and Zoning Commission public hearing, including for the variance request to have lots fronting on Picadilly Road.

1H. Address other miscellaneous comments throughout the plan set.

1I. 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. A digital submission meeting the CAD Data Submittal Standards is required before final mylars can be routed for signatures or recorded for all applications.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 5

2A. This sheet should be moved with the Landscape Plan sheets. This sheet will be used by our inspection division to review the installation of the landscaping by lot type. Change the title to Residential Landscape by Product Type. Provide a similar sheet demonstrating the various lot types without the landscaping information to be used as the Residential Product Type Plan.

2B. Do not specify “or ornamental grass / perennial.” The Design Standards require a minimum of two shrubs. The plans show mostly shrubs and this implies that no shrubs need to be provided and that all grasses or perennials may be provided instead.

2C. Enlarge the Lot Type legend / table.

2D. The minimum front yard allowable turf is 35% in accordance with the Design Standards. Based upon the lot landscape typicals provided, none of the lots will have sod. If that is the case, the turf requirements under each lot type on this sheet should be removed. If turf is anticipated for any of the lots, those lots need to be identified on the plan sheet as the inspectors cannot determine in the field whether 35% or greater sod is being proposed.



Sheet 16

- 2E. Remove the area column from the Phase 6 table and update the tile.
- 2F. Add an asterisk and a note to the bottom of the table that the street trees will be included in the Infrastructure Site Plan for Picadilly Road.
- 2G. Update the tree quantity in the Tract Landscape table.
- 2H. Update the Water Usage table below the graphic.
- 2I. No more than 33% sod is permitted by the UDO.
- 2J. Change from “Hydrozone Plan” to “Hydrozone and Tract Identification Plan.”

Sheet 17

- 2K. Update the evergreen tree size to 8’ and update Note #19 per redline comment.

Sheets 26, 27 and 28

- 2L. Add a note to the plan that states that the design and installation of the streetscape for the north side of 11th avenue will occur when the adjoining lots / phase is developed.
- 2M. Remove the boundary or limit of work line.
- 2N. Turn off the individual lanes and the accessible route.
- 2O. Remove the street trees and note that the curbside landscape will be included with the future Infrastructure Site Plan for Picadilly Road.
- 2P. Add call-outs to the items indicated on the sheet.
- 2Q. Adjust the location of the street name to be more legible.
- 2R. Darken the homes and show the property line as a traditional line type.
- 2S. Label the tract.

Sheet 29

- 2T. Add a note that states that the design and installation of the streetscape for the north side of 11th Avenue will occur when the adjoining lots / phase is developed.
- 2U. Adjust tree location to be 50’ from the face of the stop sign.

Sheet 30

- 2V. A deferral of the ultimate park design is not permitted. The final park design, including landscaping, must be provided with this Site Plan and not a future amendment. The pond is being constructed as part of this development and the landscaping and amenities need to be finalized and reviewed by Public Works / Planning to confirm no interference with the ultimate pond functionality and compliance with UDO requirements.
- 2W. The streetscape / landscape along Riviera Court and 8th Avenue should be installed upon construction of the actual street. A deferral is not supported by Planning and does not appear to be necessary.



2X. Darken the area that is called out. The ground plane and detention pond infrastructure is difficult to read when printed out.

2Y. Include the proposed grading of the pond.

2Z. Add a street tree where indicated on the Landscape Plan.

Sheet 31

2AA. Darken the utilities and the easements on each lot typical. Label the easements.

2BB. Add plant sizes under each plant category.

2CC. According to the Design Standards, corner lots with side yards visible to public view are supposed to have a tree. One tree should be provided in the front, side and rear.

2DD. The scale for the lot typicals is not correct.

3. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Comments were provided on the PDR on 1/20/22 and a subsequent submittal has not been received. It is recommended that the PDR is resubmitted prior to resubmittal of the Site Plan.

3B. Why isn't a sidewalk being provided where call out on Sheet 7? Please provide a sidewalk there.

3C. The sidewalks and curbside landscaping along Riviera Court and 8th Avenue adjacent to the detention pond should be completed with this phase.

3D. Revise the maintenance path to label / dimension the actual path. The leader on the comment in the previous submittal was pointing to the wrong linework.

3E. Grading cannot extend into the city ROW.

3F. Label the area on Sheet 11 as a temporary private swale.

3G. For all culverts, maintenance access must be provided both upstream and downstream of culverts with a 20' minimum access around all riprap, headwalls, and wingwalls at the outlet.

3H. Provide slope labels.

3I. There appears to be a swale that is centered on the proposed sidewalk on Sheet 12. Storm water from concentrated points of discharge from a minor storm event shall not be allowed to flow over sidewalks but shall drain to the roadway by the use of sidewalk chase sections. Sidewalk chase sections shall not be located within a curb cut, driveway, curb ramp, or curb return,

3J. Address comments on Pond C2 on Sheet 14.

3K. As an advisory comment, Aurora Water will not release the fiscal security until the vegetation has been established for the pond. If the maintenance access needs to be adjusted in the future to meet PROS requirements, a Civil Plan revision will be required and the changes will still need to meet city standards.



3L. The note on Sheet 28 does not match the Site Plan. The Site Plan shows the sidewalk as being constructed as part of this application and that is required.

3M. Remove notes regarding deferrals where requested on the Landscape Plan.

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in orange)

4A. Comments were not provided from Traffic Engineering. Please contact them directly to receive comments on the TIS and Site Plan.

5. PROS (Alex Grimsman / 303-739-7154 / agrimisma@auroragov.org / Comments in purple)

General

5A. Contact PROS to discuss required fees paid prior to Plat / building permits.

Sheet 16

5B. The landscape table noting the open space receiving credit is confusing and does not clearly identify where these areas are within the Master Plan. Please clearly identify how these tracts align with the required open space noted in the Master Plan. Include the total acreage to be clearer as this is how it is noted within the Master Plan.

5C. Pond C2 construction, landscaping, and amenities are required to be completed as a part of this project and cannot be deferred. Please include all landscaping and open space amenities with your next submittal. Refer to the PROS Manual for guidance on how drainage areas can be credited for open space by meeting the 24-hour recovery period after storm events.

Sheet 26

5D. Label the location of the benches being provided. It is difficult to see where these are being placed, even with the representative image in the key.

Sheet 27

5E. More through should be given to the ROW connections from this area. If north / south connections are not possible, perhaps additional east / west connections should be made further north and south in that area.

Sheet 28

5F. It appears that the sidewalk narrows in the 30' corridor. Ensure this is remaining consistent with the required width.

Sheet 30

5G. Include all amenities and landscaping as a part of the C2 pond design with the next submittal.

6. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

6A. Show and label the distance between the meters on Sheet 3. There needs to be adequate space for maintenance staff to access this area. Refer to the banking meter detail.

6B. Add a sampling station to this site and call out the location.

6C. Indicate what will be within the utility easements. Show water meters.

6D. Add valves where requested.

6E. Make the requested inlet private.



6F. Provide a MUS Conformance Letter at the time of Civil Plan submittal. Be aware that any changes to the land use (compared to what is in the approved MUS) warrants a MUS Amendment.

6G. List the requested areas as private.

6H. Please have homes that face major roads attain service from the alley. This is needed in order to meet tree requirements and to prevent issues within future utilities (electric, gas, fiber). Contact Kelly Bish for further tree / landscaping requirements.

6I. Water meters must be on flat graded areas.

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

7A. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site. Prior to the issuance of the first certificate of occupancy, the project site must have the required number of approved emergency access points and approved water supply. This requirement includes, but not limited to, the construction of any emergency crossings improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.

7B. The fire lane minimum width is 23'. Please revise Alley E / Tract H to meet the minimum requirements.

7C. Add a fire hydrant to the requested area.

7D. Revise the fire lane sign locations per requirements noted on Sheet 15.

7E. Show and label fire lane easements on the Plat.

8. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

8A. Storm drainage development fees in the amount of \$29,427.95 (23.694 acres x \$1,242.00 per acre) will be due prior to final mylar recordation. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.

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

9A. Address all redline comments on the Site Plan and Plat.

9B. Contact Andy Niquette (dedicationproperty@auroragov.org) for dedication of any offsite easements.

9C. Provide an updated title commitment, exterior subdivision closure report to match the legal description, and monument records.