



Planning Division
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May 17, 2022

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

Re: Third 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 third submission, which we processed on April 25, 2022. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments.

The application is tentatively scheduled to go to a virtual Planning Commission public hearing on June 8, 2022 assuming notice requirements are met. Additional details regarding notice requirements will be sent the week of May 23, 2022. Following the Planning Commission public hearing, a technical corrections submittal will be required to address all remaining comments outlined in this review letter.

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\1469-13rev3.rtf

Third Submission Review

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

1A. Minor changes are needed to the Letter of Introduction, as well as the Data Block (Sheet 1) and the Lot Type Plan (Sheet 5) prior to Planning Commission. Please send a revised Letter of Introduction and Site Plan to your Case Manager by May 23rd in order to remain on the agenda for the June 8th meeting. Please note that other comments do not need to be addressed by this date; they can be resolved through technical reviews.

RESPONSE: LOI revised.

1B. Please provide a letter from the HUDRB approving the variance for lots fronting on Picadilly Road by May 23rd in order to remain on the agenda for the June 8th meeting. If this was already provided, please forward to your Case Manager and disregard this comment.

RESPONSE: Per conversation with Daniel Osoba, letter has been submitted and approved.

1C. 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.

RESPONSE: Acknowledged.

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

2A. Please revise the order of some of the sheets per redline comments on Sheets 18-32.

RESPONSE: The sheets have been reordered accordingly.

2B. On the Residential Landscape by Product Type Plan (Sheet 32), there are A-M lot types. Please identify which of the four lot types are A-M by indicating the letter in association with the lot landscape typicals being provided.

RESPONSE: The lot types have been added to the lot typicals.

2C. Address other miscellaneous redline comments on the Landscape Plans.

RESPONSE: Responses have been added to the comments on the landscape plans.

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.

RESPONSE: Noted.

3B. Provide a contour label where requested on Sheet 12.

RESPONSE: Label added.

3C. Verify that water will drain away from the low point called out on Sheet 12.

RESPONSE: Grading revised to provide positive drainage to the west.

3D. How far does the grading extend on Sheet 14? Please show the extents and provide a slope label in the swale bottom.

RESPONSE: Viewports adjusted to show full extent of grading.

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

4A. Show crosswalk markings where requested on Sheet 7. They will likely be deferred at Civil Plan stage until Picadilly Road is widened, but they should be included on the Site Plan.

RESPONSE: Crosswalk markings added.

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

5A. The total open space dedication should be a minimum of 2.24 acres based on the Master Plan. Once Pond C2 acreage is updated to reflect only the detention area being dedicated, this will likely be met, but will need to be resubmitted to ensure this. See redline comments on Sheet 16.

RESPONSE: A PA-14 Open Space Credits chart has been added to the sheet identifying how the open space credits are being met.

5B. The 9.96 acres noted on Sheet 16 is for the entire neighborhood park space. Update it to reflect the specific acreage being credited with Pond C2. The remaining acreage would be credited towards either PA-14 or PA-15 for the neighborhood park. Include the remaining here or with the submittal of PA-15 for credit.

RESPONSE: The acreage has been updated accordingly.

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

6A. Please note that roof overhangs encroaching into utility easements will not be permitted.

RESPONSE: Noted, acknowledged on plans.

6B. Irrigation meters must be within a pocket utility easement. Show and label.

RESPONSE: Pocket easement shown on plat.

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.

RESPONSE: *Addressed.*