



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

AuroraGov.org

September 9, 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. 37 - Plat
Application Number: DA-2062-64
Case Numbers: 2024-3046-00

Dear Carlo:

Thank you for your initial submission, which we started to process on August 22, 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 October 2, 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,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc:

Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\\$DA\2062-64rev1



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 \$16,301.00 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 Street A, Street B, etc. These street names will need to be changed. Please fill in accordingly.
- 3E. Multiple Sheets: Street Names need to be added to the plat on all respective pages.
- 3F. Sheet 3: Why are all blocks at the top labeled Block 1?
- 3G. Sheet 8: Block 5, Lots 36 and 37, and Lots 34 and 35 appear to be a flag lot and are 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 / pcturner@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)

Sheet 7:

- 6A. The curve table on sheet 10 indicates that C16 is 63 feet. Per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications, 7' pavement widening is required for a 63' centerline radius. Per the Local Street Type 1 section, the property line radius will need to be at least 102 feet (63' + 32' + 7').



7. Traffic Engineering (Jason Igo/ jigo@auroragov.org / Comments in orange)

7A. There are three locations that have a potential for a sight distance easement. Verify with the sight plan.

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

8A. No additional comments at this time.

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.

Subdivision Plat:

- 11E. Sheet 1: Title – Revise “Located” to “Situated”
- 11F. Sheet 1: Covenants – Revise “Owner” to “Owners” and add a space after “Aurora”.
- 11G. Sheet 1: Vicinity Map – Label Streets as shown in redlines.
- 11H. Sheet 2: General Notes – Note 2 add monument descriptions to fully describe the basis of bearing monuments.
- 11I. Sheet 2: General Notes – Note 8 Revise to accepted street names and add N. Reserve Boulevard.
- 11J. Sheet 2: General Notes – Note 9 Did not find Tract J?
- 11K. Sheet 2: General Notes – Notes 12 & 13 These easements will need to be released or restricted prior to plat approval.
- 11L. Sheet 3: Fully describe monuments.
- 11M. Sheet 3: Show second tie bearing and distance to plat exterior.
- 11N. Sheet 3: Label adjacent road names.
- 11O. Sheet 3: Revise alpha road names to approved road names (Typical).
- 11P. Sheet 3: Identify bold circle.
- 11Q. Sheet 3: Remove company logo from the north arrow.
- 11R. Sheet 3: Show controlling monuments (E ¼, S ¼, & N ¼) and provide associated monument records.
- 11S. Sheet 4: Label all easements (Typical).
- 11T. Sheet 4: Delineate more clearly where 6’ G.E. terminates and U.E. begins (Typical all sheets).
- 11U. Sheet 4: Label non-concentric curve data for easements (Typical).
- 11V. Sheet 4: Remove the aliquot section line running through lots as this only will confuse the public.
- 11W. Sheet 4: Move “Tract C” label down away from the 16’ U.E. dimension leader.
- 11X. Sheet 4: Label the B&D’s for the 16’ U.E. through Tract C.



- 11Y. Sheet 5: Label all easements (Typical).
- 11Z. Sheet 5: Label non-concentric curve data for easements (Typical).
- 11AA. Sheet 5: Move “Tract C” label down away from the 16’ U.E. dimension leader.
- 11BB. Sheet 5: Label the B&D’s for the 16’ U.E. through Tract C.
- 11CC. Sheet 5: Does the 8’ U.E. need to continue across Tract B?
- 11DD. Sheet 6: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11EE. Sheet 6: Label non-concentric curve data for easements (Typical).
- 11FF. Sheet 7: Identify the bold circle in Lot 26, Block 5.
- 11GG. Sheet 7: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11HH. Sheet 7: Remove the aliquot section line running through lots as this only will confuse the public.
- 11II. Sheet 8: Remove the aliquot section line running through lots as this only will confuse the public.
- 11JJ. Sheet 8: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11KK. Sheet 8: Identify the bold circle in Lot 26, Block 5.
- 11LL. Sheet 8: The 6’ G.E. label at the bottom of this sheet is obscure.
- 11MM. Sheet 9: Label Tract in Block 1.
- 11NN. Sheet 9: Label non-concentric curve data for easements (Typical).
- 11OO. Sheet 9: Trim the U.E. out of the exclusive 6’ G.E. (Typical all sheets).
- 11PP. Sheet 9: Label all easements.
- 11QQ. Sheet 9: Label Tract P in Block 5.

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

- 12A. Storm drain development fee due: \$62,175.00. 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.Environmental Planning. Maria Alvarez. malvarez@auroragov.org.

- 14A. 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 right-of-ways. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 14B. Currently there is a horizontal well drilled underneath your site. The well is at a depth of greater than 7,000 feet below the surface. The operation of the well is not anticipated to impact your surface development.
- 14C. 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.

15. Xcel Energy. (Donna George).

- 15A. 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 28, 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. 37, Case # DA-2062-64

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **The Aurora Highlands F37** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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.

PSCo also requests 8-foot-wide utility easements in these areas:

- east side of Lot 10 Block 4 within Tract E
- east side of Lot 9 Block 1
- connector easement between Lots 35 and 36 Block 5 within Tract P

Additionally, the 10-foot-wide utility easements within the tracts along the public rights-of-way should be platted.

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.

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

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