



Planning
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Aurora, Colorado 80012
303.739.7250

March 4, 2025

Jack Beckwitt
Lennar
9193 Jamaica Street, 4th Floor
Englewood, CO 80112

Re: Third Submission Review: The Aurora Highlands Lennar Phase 1 Site Plan - Site Plan and Plat
Application Number: DA-2062-61
Case Numbers: 2024-4018-00; 2024-3038-00

Dear Jack Beckwitt:

Thank you for your submission. 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.

Your Administrative Decision is tentatively scheduled for March 26, 2025. Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. Please send the list for review prior to sending out the notice.

Following the Administrative Decision, a technical corrections submittal is required to address all outstanding redline comments. 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.

Note: Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Patrick Chelin – Aerotropolis Area Coordinating Metro District
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-61rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise tract labels, and areas to match plat, revise guest parking (Planning)
- Update plant quantities, clarify fence types (Landscape)
- Enhance trail notes (PROS)
- Add note that E 26th Ave. ISP shall match the Haleyville cross section (Traffic)
- Remove fire lane signs (Life/Safety)
- Show masonry wall on grading plans (Public Works/Engineering)
- Include more analysis in MUS conformance letter, add isolation valves, show meters on landscape typicals (Water)
- Revise easements per redlines, confirm tract and easement labels (Land Review Services)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. The trail nodes are required to be 1/3 acre minimum and include amenities/activation. Nodes should include seating, bike racks, bike stations, trash receptacles, play areas, etc. Please reference Site Plans 11 and 14 for previous designs.
- 1B. Revise the small lot typical to state the minimum width of a small, front-loaded lot is 45 feet.
- 1C. Landscape typicals were requested for the different lot sizes, but not for the lot setbacks and services. It is assumed the setbacks and services are the same for a larger lot as they are for a standard lot.
- 1D. Tract and alley labels are used interchangeably, which is confusing. Either change to one type of reference or list both.
- 1E. Review and revise tract labels to match the plat. Site plan lot and tract acreages need to be consistent with the plat. Check all sheets and exhibits.
- 1F. Draw the guest parking spaces in Tract L to scale.
- 1G. Turn on roads in the Location Map.

2. Landscaping

- 2A. Revise the plant quantities as noted on the lot landscape typicals.
- 2B. Revise the large lot (140') typical to remove the side yard landscape. There is only one lot that this applies to so it should be relative.
- 2C. The sum of the areas should align with the Site Data Table on the cover sheet.
- 2D. Consult Traffic regarding the sight line for Lot 14, Block 10. An easement and/or a fence restriction may be required.
- 2E. Clarify fence types and/or locations per the comments on Sheet 29.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

- 3A. Show and label the masonry wall on all the grading plans.
- 3B. Advisory note: Public sidewalk requires 6" thickness.
- 3C. Identify whether the sidewalk is private or public.



4. Traffic (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

- 4A. Add a note that the ARTA design for 26th Avenue is to match the proposed Haleyville Street cross-section.

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

- 5A. Remove fire lane signs where there are no fire lanes in alleys.

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

Site Plan

- 6A. Show isolation valves for the section of main noted on Sheet 18.
6B. Move gate valves at least 30' away from intersections.
6C. Show water meter locations on lot landscape typicals. Ensure meters are in landscaped areas and shrubs and trees are 3' and 5' away from the meter pits respectively. Adjust the locations of service lines as shown on the redlines.
6D. Meters not in the right-of-way shall be covered by water meter easements. The easement for one meter must measure 5' from the water easement to the back of the house and be 6' wide.
6E. Ensure there is 2' of separation between the hardscape and the meter pit.

Utility Conformance Letter

- 6F. Downstream impacts of this 14.6% increase in sewer flows must be analyzed and recorded via an MUS amendment.
6G. Include a discussion on the water demands for Filing 33 relative to the MUS.
6H. Only discuss the impacts of the proposed site plan.
6I. Include the new sanitary sewer loading rates as a result of the new density.
6J. Revise the number of units and acreage to be consistent with the site plan.

7. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)

- 7A. Nodes should be a minimum of 1/3 acre and require activation. Please discuss requirements with PROS prior to resubmittal.

8. Land Development Review (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Plat

- 8A. Add a date to the Surveyor's Certification.
8B. Label all existing public right-of-way.
8C. Show the existing sidewalk easement on Sheet 4.
8D. Label all easements and recording information
8E. Address edits and notations on redlines.
8F. All missing reception numbers will need to be inserted prior to plat acceptance.
8G. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
8H. Provide an updated Title Commitment to be dated within 30 calendar days of the time of your final submittal of the electronic Plat for recording.
8I. Provide a Certificate of Taxes Due, obtained from the County Treasurer's office, showing they 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.
8J. 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.



Site Plan

- 8K. Match the property description on the plat.
- 8L. Show/revise easements per redlines on the lot typicals.
- 8M. Confirm all easements match the plat labels and linework and confirm that all Tract designations match the plat.
- 8N. Correct the legend references to match the plat easement designations.
- 8O. Label underlying line work in Tract A, Lot 11 of Block 1, E. 29th Place, and Lot 1 of Block 7 on Sheet 12.