

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



June 1, 2023

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

**Re: 1<sup>st</sup> Technical Submission Review – Horizon Uptown Phase 6 – Site Plan with Adjustment and Plat**  
Application Number: **DA-1469-13**  
Case Numbers: **2022-4003-00; 2022-3002-00**

Dear Mr. Hillen:

Thank you for your first technical submission, which we started to process on May 15, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our key comments. The following sections contain more specific comments, including those received from other city departments and community members.

Several issues remain and another technical submission will be required. Please revise your work and resubmit your application documents on or before June 16, 2023.

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 303.739.7121 or [dosoba@auroragov.org](mailto:dosoba@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Daniel Osoba".

Daniel Osoba, Planner II  
City of Aurora Planning Department

cc: Jason Margraf, Dewberry  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\1469-13tech1



## *1<sup>st</sup> Technical Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The Horizon Uptown Public Improvement Plan indicates obligations for full section build-out with this application for 11<sup>th</sup> Ave and Rivera Street. Please see Public Works Civil Engineering comments for details.

### **PLANNING DEPT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. No comments, questions, or concerns were received from adjacent property owners or registered neighborhood groups notified of this application.
- 1B. No comments, questions, or concerns were received from outside agencies during this review.

#### **2. Completeness and Clarity of the Application**

##### *Site Plan Comments*

###### *Sheet 1*

- 2A. Generally regarding page numbers: the page numbers in the compiled PDF reset at 1 with the landscaping set. Please ensure the compiled PDF set has accurate page numbers to match the table of contents.
- 2B. Remove duplicate asterisk notes.
- 2C. Remove the City Council line item as this application did not go to City Council for approval.

#### **3. Streets and Pedestrian Comments**

##### *Site Plan Comments*

###### *Sheet 7*

- 3A. Show the continuation of the sidewalk per the PIP section. See Civil Engineering comments for details.

###### *Sheet 17*

- 3B. Update the note per comments from Civil Engineering regarding PIP obligations.
- 3C. Update note per Civil Engineering comments regarding PIP obligations.

###### *Sheet 18*

- 3D. Update note per Civil Engineering comment regarding PIP obligations.

#### **4. Urban Design Comments**

- 4A. Call out the bicycle racks on this sheet and add a number of racks.

#### **5. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

##### *Site Plan Comments*

###### *Sheet 22*

- 5A. This is applicable. See notes on the redlines for applicable items for this comment.
- 5B. These should all be the same quantities. Based upon what is shown on the lot typical. See the redline callouts and highlights for details.
- 5C. If five lot typical categories are being lumped together, then the plant quantities should be identical if only one lot typical concept is being provided to represent all five lot types.
- 5D. Why are the three "K" lots the only ones out of their group (C, D, G, J & K) to have interior landscaping?
- 5E. There is no requirement for plant coverage.
- 5F. Add the required ornamental grasses because they are being included in the lot typical examples.
- 5G. The same lot typical, but the quantities don't coincide.



- 5H. Plant quantity does not coincide with the E and F lot description above.
- 5I. Given the requirement to provide a tree in the side yard and it is being provided in the rear yard due to the 10' side yard utility easement, and the requirement in the Horizon Design Standards for a rear yard tree, there does not appear to be enough room for two trees in the rear yard.
- 5J. Side interior is not applicable, yet the lot typical includes interior lot landscaping.
- 5K. Side interior is not applicable, yet the lot typical includes interior lot landscaping.

#### Sheet 23

- 5L. Darken the S's and W's.
- 5M. Darken the S's and W's.
- 5N. This half technically represents some of the A & H lots as they have side yards that will face or be visible from the street or open space tract. See commentary on Sheet 22. Front yard requirements for either are NOT being met. See the comment below.
- 5O. Front yard area. seven shrubs for an "A" lot and five shrubs for an "H" lot. Only four shrubs are being provided. Either make the ornamental grasses five gallons, or it takes (3) one-gallon grasses to equal one (5) gallon shrub.
- 5P. Front yard boundary. Six shrubs.
- 5Q. Side yard three shrubs and three types of grass equals one shrub equivalent.
- 5R. Correct to Sheet 22.
- 5S. Lot typicals are based on product type and lot size and not where the utility services are coming from. Please only include one lot typical for each of the various lot types OR ensure that the plant quantities for the duplicative lot type typicals are consistent and match the front yard landscape plant quantities as listed under each lot typical type on sheet 22.
- 5T. The "K" lots supposedly have interior landscaping, but there is none included in this lot typical.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 6. Civil Engineering (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### *Site Plan Comments*

##### *Sheet 4*

- 6A. This does not match what is shown on the site plan sheets. Per sheets 8 and 9, the sidewalk is being provided with this application.
- 6B. This does not match the site plan sheets for any of the indicated streets. Show as provided by this application in the section.
- 6C. Per the master plan, all sidewalks, streetlighting, and landscape must be provided with this application. If it is desired to remove this obligation, please either amend the PIP or commence a deferral agreement. A deferral agreement is required to be recorded prior to the approval of civil plans and would not hold up the site plan approval, but a master plan amendment is required to be approved before the site plan. A deferral would be subject to the Director of Public Works approval.

### 7. Traffic Engineering (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

#### *Site Plan Comments*

##### *Sheet 2*

- 7A. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.
- 7B. Change to 126-38.
- 7C. Add a note:  
The applicant shall provide a 3" conduit for future fiber with pull boxes at max 750' spacing along all



arterial streets. Locate pull boxes at minimum at proposed conduit ends and at one corner of each intersection.

*Sheet 7*

- 7D. Show the stop sign.
- 7E. With the street name, as appropriate.

*Sheet 8*

- 7F. Show the stop sign.

*Sheet 15*

- 7G. With the street name, as appropriate.
- 7H. Add a median sign (keynote 7) to the locations shown on the redlines.
- 7I. Provide sign sizes.

*Sheet 17*

- 7J. 50' min between Ped crossing sign and tree.

*Sheet 19*

- 7K. 50' min between Ped crossing sign and tree.
- 7L. 50' min between Ped crossing sign and tree for ultimate condition.

**8. Aurora Water** (Nina Khanzadeh / 720-859-4365 / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)

*Site Plan Comments*

*Sheet 1*

- 8A. The site plan will not be approved until the PDR/Letter has been approved.
- 8B. Provide the MUS conformance letter only at the time of Civil Plan submission.

*Sheet 3*

- 8C. Where is the pocket utility easement? Show and label within dimensions. If in ROW show and label dimensions- TYP.
- 8D. Easement and dimensions? Show and label.
- 8E. No banking of meters- TYP.
- 8F. If in ROW show and label, if not show and label dimensions. Ensure no banking of meters, each meter is to reside separately in the vault/pit- TYP.
- 8G. Per section 17.02, ensure that at no time service lines are any closer than five feet to the side property line- TYP all.

*Sheet 10*

- 8H. Callout connections to the city system for water, storm, and sanitary. Show and label the sizes of existing utilities that will be used for connections.

*Sheet 11*

- 8I. Change to Public.
- 8J. Pipe until outfall to be public- see remaining comments.

*Sheet 12*

- 8K. Make public since collecting ROW flows.
- 8L. Missing callout.

*Sheet 13*

- 8M. Clarify if boundary line means property line. If these stubs are outside of property limits an easement will be required - TYP all pages.

*Sheet 14*

- 8N. Make public.

**9. PROS** (Joe Odrzywolski / 303-739-7147 / [jodrzywolski@auroragov.org](mailto:jodrzywolski@auroragov.org) / Comments in mauve)

- 9A. PROS comments have been addressed.

**10. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)*Site Plan Comments**Sheet 1*

- 10A. The recorder's certificate is not required and now Arapahoe County requires a 3" x 7" space to stamp recording information.

*Plat Comments*

- 10B. Arapahoe County now requires a 3" x 7" space for recording information.
- 10C. Provide title commitment dated within 30 days of the plat acceptance date.  
Provide the most recent AES Board Monument Records.
- 10D. Exterior subdivision monuments must be set prior to recording this plat and the field date doesn't seem logical. (See C.R.S. 38-51-105 & COA 2023 Subdivision Plat Checklist Item 13.d.(1))
- 10E. Label all publicly dedicated roads within 1/2 mile of this site.
- 10F. Dimensions indicate 80' ROW, clarify, and provide recording information for the existing ROW.
- 10G. Label Road Name & Recording Information for Existing ROW.
- 10H. The exterior subdivision monument must be set.  
38-51-105. Monumentation of subdivisions. (1)(a) Prior to recording a plat, the external boundaries of any platted subdivision shall be monumented on the ground by reasonably permanent monuments solidly embedded in the ground. & COA 2023 Subdivision Plat Checklist Item 13.d.(1))
- 10I. Recording Information for ROW? There are several instances of this comment throughout. Please see the redlines for details.
- 10J. Label the road name and ROW width and recording information.
- 10K. Formerly known as? or remove as the subdivision process changes this to Lots/Blocks & Tracts.
- 10L. Dimensions show 80'?
- 10M. How is the public to know these are extensions of the lot lines without labeling these? Label Easement B&D's as previously requested.
- 10N. Label arc length where existing easements cross subdivision boundary (Typical). (See COA Subdivision Plat Checklist Item #16.b. "...for both types of easements show them tied out to a lot or tract line or corner of the plat.")
- 10O. Add tic marks (Typical) See COA 2023 Subdivision Plat Checklist Item #16.b. "Add tic marks on all R.O.W. lines, Tract Lines, and easement lines of centerlines whenever the bearing changes." There are several instances of this comment throughout. Please see the redlines for details.
- 10P. Must show road center line control to be set.  
City of Aurora Subdivision Plat Checklist  
13.f. Interior Street Right-of-way Centerline must be monumented and the monumentation must be as follows:  
-All street right-of-way intersections  
-All cul-de-sac radius points  
-P.C.'s, P.T.'s, P.R.C.'s, P.C.C.'s, P.O.C.'s or P.O.T.'s (line of sight for centerline monuments must be wholly contained within the street right-of-way)
- 10Q. P.T.?