



Planning Division  
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*AuroraGov.org*

January 9, 2025

David Crowder  
Horizon Uptown (Denver) SPV LLC  
925 Lincoln Street, Suite #6F  
Denver, CO 80203

**Re: Second Submission Review:** Horizon Uptown Phase 7 – Site Plan and Plat  
**Application Number:** DA-1469-15  
**Case Numbers:** 2024-4010-00; 2024-3011-00

Dear David Crowder:

Thank you for your second submission, which we received on December 18, 2024. We have reviewed your plans and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many important issues remain, you will need to make another submission. Please revise your previous documents and upload a new submission on or before February 3, 2025.

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*

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Tyler Scarlett, Merrick & Company  
Brit Vigil, ODA  
Filed: K:\\$DA\1469-15rev2.rtf



## Second Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Update the acreage in the Data Block, along with the associated area calculations (lot, hard surface, and landscape), to reflect that the Site Plan was reduced to 15.56 acres due to the removal of Tempe Street and the APS school site.
- 1B. Clarify the number of garage parking spaces in the Data Block. It appears that each unit has a 2-car garage, so there would be 234 garage parking spaces, not 117 garage parking spaces.
- 1C. Shift the Data Block down on the Cover Sheet slightly. The county recorder's stamp is now placed in the upper righthand corner when Site Plans are recorded, so the current location of the table will conflict with that in the future.
- 1D. Remove Note #23 on Sheet 2 as it is not applicable.
- 1E. Update / add the Case Numbers for the adjacent applications per redline comments.
- 1F. Please provide a preliminary approval letter from the Horizon Uptown Design Review Board prior to the administrative decision.

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

#### *Sheet 15*

- 2A. Update the curbside landscape table to include the shrubs being provided to comply with the one shrub per 40 square feet requirement.
- 2B. Update the tract landscape table per redline comments.
- 2C. Please note that ornamental grasses used in the curbside area are required to be 5-gallon, and no more than 40% of the shrub total may be ornamental grasses. As long as the required minimum shrub total is being met, then the ornamental grasses may exceed the 40%.

#### *Sheet 16*

- 2D. Update the note regarding Tempe Street per redline comments.
- 2E. Include the sheet numbers in the Key Map.

#### *Sheets 19 and 20*

- 2F. The identified small area of sod will not be permitted by Aurora Water. It must be large enough to be considered usable outdoor space.

#### *Sheet 24*

- 2G. Clarify the note, or update to reference the correct Site Plan.

#### *Sheet 25*

- 2H. Update all lot typicals based on the review comments provided for the Attached Cottage lot (30'x85').

#### *Sheet 26*

- 2I. Clarify why one of the lot typicals is included twice, but with a different landscape concept.
- 2J. While a separate lot typical planting list is helpful, if this were to be used, there would only be two deciduous front yard trees and one ornamental tree used in the entire Site Plan. The same is true for the evergreen trees. There is not enough diversity in the plant list as a whole.

### **3. Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

- 3A. Reference the standard detail where requested on Sheet 2.
- 3B. Advisory: When Civil Plans are submitted, streets must adhere to the 2025 Roadway Manual. The minimum slope for asphalt is 1%.
- 3C. Label the RSN for the ISP in process. Also identify which improvements will be built by others.
- 3D. On Sheet 33, please identify the number of lanes, back to back curb width, pedestrian activity level, and pavement type.



**4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

- 4A. Intersection sight distance triangles should be shown for all stop-controlled approaches to roadways (2025 Roadway Manual TE-13.1).
- 4B. All mid-block crosswalks will need crossing-specific signage. This will be required in Civil Plan review.
- 4C. Address all redline comments on the Traffic Impact Study and resubmit with the next submittal.

**5. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 5A. Provide a Hydrant Spacing Detail on Sheet 10.

**6. Aurora Water** (Jenny Wynn / 734-258-6523 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

- 6A. Include water main sizes where requested.
- 6B. Hydrants should be within an easement or ROW.
- 6C. All water meters should be within a water easement, not a utility easement.
- 6D. Do not include meters for houses that will not be built with this Site Plan.
- 6E. Show the meter connection to the water main on Sheet 13.
- 6F. Include the fire hydrant within a water easement on Sheet 13.

**7. PROS** (Abigail Scheuermann / 303-739-7169 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in purple)

- 7A. Advisory: When the Site Plan that includes PA-67 is submitted, please ensure compliance with PROS design criteria. The planned internal path must comply with accessibility standards. PA-67, as well as PA-68 and PA-69, are required to be built by the time 50% of the Certificates of Occupancy are issued.
- 7B. Label the longitudinal grade of all sidewalks, trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA standards as referenced in Section 6.20.C of the PROS Dedication and Development Criteria Manual.

**8. Land Development** (Roger Nelson / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 8A. Address all redline comments on the Plat and Site Plan.
- 8B. 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.
- 8C. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 8D. Advisory Comment: 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 scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.
- 8E. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

**9. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. See attached comment letter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

December 30, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Sarah Wile

**Re: Horizon Uptown Phase 7, Case # DA-1469-15**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the subdivision plat and site plan for **Horizon Uptown Phase 7** and has a **conflict**. Where will natural gas distribution facilities be located within Lots 7-17 of Block 1? While all other lots contain 10-foot-wide utility easements that are adjacent to a road/drivable pavement, the 10-foot easements abutting Tract F are not able to be utilized for natural gas main pipeline installation.

Please note that natural gas distribution facilities require minimum 6-foot-wide utility easements *within each lot* on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

Therefore, 6-foot-wide utility easements need to be added to the "alley" (Tract A) side of the lots.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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