



Planning Division
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September 19, 2023

Matt Hopper
Summit Strategies
6331 S Blackhawk Way
Centennial, CO 80016

Re: First Technical Review: The Aurora Highlands Parkway Phase 2 - Site Plan
Application Number: DA-2062-32
Case Numbers: 2022-6020-00, 2023-3046-00

Dear Mr. Hopper:

Thank you for your technical submission. We have reviewed your Site Plan and Plat and have 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.

There are several comments to be addressed prior to approval, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 4, 2023.

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 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Dave Center, AECOM
Margie Krell, AECOM
Jacob Cox, ODA
Filed: K:\SDA\2062-32tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

General Comments and Concerns

- 1A. The Site Plan acreage differs from the plat acreage. What accounts for the difference? Is the off-site area included in the site plan data?
- 1B. Revise the blue line used for the proposed 100-year floodplain. It is too light.
- 1C. What is the structure noted on Sheet 9? Does it have mass? There is no indication of what it is on the grading sheet and it is not shown at all on the landscape sheet. Please clarify and identify the material and purpose.
- 1D. Verify Note 5 is referencing easements for pond(s) outside of the plat area. Have those easements been submitted? The review period is 8-10 weeks for approval.
- 1E. Per the notes, Tracts B, D, and E will be designed in a future site plan. Why does the plat note these tracts will be dedicated to the city?
- 1F. Add notations per comments on the redlines.
- 1G. Please remit the payment of \$6,808.00 for the addition of the subdivision plat prior to the next submittal.

2. Landscaping

- 2A. Note 8 on Sheet 24 implies landscape will be installed after roadway and acceptance. The note needs to be more specific and address the following:
 - Who will be responsible for the installation and maintenance of the curbside landscape and buffer within The Aurora Highlands? Landscape must be installed at the time of the roadway and pond construction unless otherwise noted.
 - Who will be installing landscape around off-site ponds? Who will be responsible for maintenance and irrigation? Will the landscape be installed at the time of pond construction by the developer of adjacent land at the time of that development?This information should be noted on applicable sheets.
- 2B. Revise the irrigation note to reference the UDO.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 3A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 3B. Show 32nd Avenue as a normal 2% crowned street. **Note:** Street will need to be warped at intersections with Aurora Parkway per COA standards. The street design will be submitted with the Civil Plan submittal.

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

- 4A. Remove the drop-off pull-out. For the proposed use, travelers doing a parallel parking maneuver in this internal link between two signals is not operationally feasible.
- 4B. The radius identified on Sheet 11 is not labeled but does not appear to meet the minimum criteria for the design speed. This curve will likely need to be flattened to meet the criteria.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 5A. Include "Subdivision" with the legal description title.
- 5B. Change tract lines to be a solid line.
- 5C. Change right-of-way lines to be solid lines.



Plat

- 5D. Add "Subdivision" to the plat title.
- 5E. Revise text per redline comments.
- 5F. Confirm that the tracts are being dedicated to the city.
- 5G. Add boundary bearing, distances and curve data per the redlines.
- 5H. Confirm the accuracy of the notes in the Legend.
- 5I. Label adjacent streets.
- 5J. (Advisory Comment) Send in the updated Title Commitment, 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)
- 5K. (Advisory Comment) Send in the 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)