



Planning Division
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September 21, 2021

Tim Schlichting
Prime West
7001 E. Belleview Avenue, Suite 650
Denver, CO 80237

Re: Technical Corrections Review: High Point PA-64 Multi-Family – Site Plan and Subdivision Plat
Application Number: DA-1746-22
Case Numbers: 2020-4009-00; 2020-3014-00

Dear Mr. Schlichting:

Thank you for your technical corrections submittal, which we received on September 2, 2021. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Because there are outstanding comments on the Site Plan and Subdivision Plat, another technical corrections submittal will be required. Please address the remaining issues on these documents and resubmit at your convenience.

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, AICP
Senior Planner, City of Aurora
Planning & Development Services Department

cc: Diana Rael, Norris Design, 1101 Bannock Street, Denver, CO 80204
Cesarina Dancy, ODA
Filed: K:\SDA\1746-22tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. Please update the Cover Sheet of the Site Plan to reflect that this is now “High Point at DIA Subdivision Filing No. 10,” not High Point Subdivision Filing No. 1.

1B. The High Point 66th and 67th Avenue ISP is still awaiting final mylars. Please ensure that these mylars are submitted prior to the mylars being submitted for the subject application.

1C. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before the final Infrastructure Site Plan mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email the .DWG file to your Case Manager before submitting your final mylars. One file will be needed for the Site Plan and one will be needed for the Plat, each containing unique layers.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. Address redline comments on Sheet 13 regarding landscaping within the sight triangle.

3. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

3A. Objects and structures shall not impede vision within the sight triangles. Show sight triangles on the Site Plan and Landscape Plan at all access points in accordance with City of Aurora Standard Traffic Detail TE-13. In addition, street trees shall be set back from stop signs and other Regulatory signs as detailed in City of Aurora Standard Traffic Detail TE-13.3.

3B. Add the requested notes to the Cover Sheet and Landscape Plan.

3C. Identify the traffic movements at all access points.

4. Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

4A. Remove the requested note on Sheet 2.

4B. Update the Implementation Plan per redline comments.

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

5A. Send in the requested monument records.

5B. Update the title work to be within 120 days of Subdivision Plat approval.

5C. There are several items within easements that will need to be covered by a license agreement. Contact Grace Gray (ggray@auroragov.org) to start the process. This must be complete prior to the Site Plan being recorded.

5D. Address all redline comments on the Site Plan and Plat.