

Planning Division
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January 21, 2021

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Fourth Submission Review: Possum Gully Channel and Pond – Infrastructure Site Plan and Final Plat
Application Number: DA-1746-23
Case Numbers: 2020-6012-00; 2020-3015-00

Dear Mr. Laudick:

Thank you for your submission, which we received on December 20, 2020. We have reviewed your plans and attached our comments along with this cover letter. This letter contains comments from all city departments.

Your Administrative Decision date is set for February 10, 2021. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval 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.

A technical corrections submittal is required following the Administrative Decision 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. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter. Please continue to work on the right-of-way dedication, which needs to be ready to record prior to recordation of the Preliminary Plat.

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 and Development Services Department

cc: Ryan Byrne, Martin Martin Consulting Engineers, 12499 W Colfax Avenue, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1746-23rev4.rtf



Fourth Submission Review

1. Planning (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

- 1A. Update the area (acreage) in the Site Data Block to equal the total site area.
- 1B. See the redlines for minor editorial comments.

2. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

Preliminary Plat

- 2A. The Preliminary Plat will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 2B. Add a note on Sheet 2 how access will be provided until 66th Avenue is constructed.
- 2C. The maximum slope for ponds is 4:1. The minimum slope for all non-paved areas is 2%.
- 2D. Label the access easement on Sheet 3, which is separate from the drainage easement.
- 2E. Review the contours on Sheet 3. They appear to be proposed but the linetype represents existing.
- 2F. Show and label the access easement for the pond maintenance on Sheet 5.

3. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Preliminary Plat

- 3A. Extend the pond maintenance access to the back of curb on Sheet 3.
- 3B. The access was pulled away from the outlet structure (see Sheet 5). Please keep access to outlets within 5-feet of the outlet and at the same elevation as the outlet.

4. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Preliminary Plat

- 4A. Relocate the label on Sheet 4 so the floodplain does not appear to be open space. Identify the full open space boundary more clearly on Sheet 9.
- 4B. Labels are conflicting. Planning areas identified on the plan set for the open space however, you only have 18 acres shown here on Sheet 9. Please provide a table identifying all open space to be dedicated with this Preliminary Plat with the corresponding planning area. PROS can then track future open space that needs to be dedicated with adjacent development.

Final Plat

- 4C. Open space is noted on the Preliminary Plat but is not shown as tracts for open space dedication. Please add the open space tracts. See Preliminary Plat for details.
- 4D. The trail needs to be identified with a public access easement so that the public may use the trail.

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

Preliminary Plat

- 5A. Add the legal description of the property.
- 5B. Add the phrase, "To be dedicated by separate document" to all easements identified on the redlines.
- 5C. Label the width of the 68th Avenue right-of-way.
Contact Andy Niquette (aniquett@auroragov.org) for the easement issues and/or concerns.
- 5D. Contact Grace Gray (ggray@auroragov.org) for the License Agreement. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Final Plat

- 5E. See the highlighted items on the redlines for differences from the closure sheet legal description. Provide a closure sheet to match or revise to match.
- 5F. Provide a certificate of taxes due for all parcels included in the final plat.
- 5G. Update the signature blocks as noted on the redlines.

6. Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 6A. Please contact Diana Porter directly to determine the Storm Drainage Development Fees.