

Planning Division
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August 21, 2020

Cindy Myers
Century Communities
8390 E Crescent Parkway 650
Greenwood Village, CO 80111

Re: **First Technical Review:** The Aurora Highlands - Preliminary Plat No. 5 and Final Plat
 Application Number: DA-2062-11
 Case Numbers: 2020-4010-00; 2020-3019-00

Dear Ms. Myers:

Thank you for your submission, which we started to process on August 7, 2020. We have reviewed your plans and attached our comments along with this cover letter. There are several items that need to be resolved in another technical submission. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and outside agencies. Please revise your plans and resubmit on or before September 11, 2020.

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,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Samantha Crowder, Norris Design
Eva Mather, Norris Design
Nancy Bailey, ODA
Laura Rickhoff, ODA
Scott Campbell, Neighborhood Liaison
Filed: K:\\$DA\2062-11tech1.rtf



First Technical Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Identify timeframe for closure of 38th Place (Planning)
- Approval subject to Preliminary Drainage Report approval (Engineering)
- What is the trigger to close the emergency access in Tract C? (Life/Safety)
- Utility easement status (Water)
- Meet Trail Node requirements (PROS)
- Provide Certificate of Taxes and Reception Numbers (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Identify the specific trigger and timing for the removal of the fire lane easement in 38th Place. Identify the completion of the street to 42nd Avenue by name if possible.

1B. Label the retaining walls and add the maximum height.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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.

3. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Preliminary Plat

3A. Regarding the notes on sheet 5:

- Since access to 38th Parkway will be restricted with a gating system, check with Real Property if it can be platted as a ROW, as well as, a fire lane easement. The temporary portion may be required to be a private road with a dedicated fire lane easement.
- Revise Note 3. The temporary portion should be from Main St. to the most eastern edge of the CIG easement.
- There is no mention of the removal of the fire lane easement and the installation of amenities and landscaping, this information needs to be identified in the phasing of 38th Place

3B. Fire lane signs are required for the fire lane easement gates. Please add to the detail on Sheet 6. The fire lane sign shall state the connecting street.

3C. 38th Place will remain as a temporary means of emergency access until the required and approved second point from PA-18 or PA-19 is constructed. Add the symbol to the legend.

3D. A gate is required at both ends of the 38th Place fire lane easement.

3E. Turn the fire lane signs so they are parallel with Buchanan Way.

3F. Provide a sign package.

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

4A. Residential lots require an 8' water line. Please revise the detail on Sheet 2.

4B. Is this FES going to remain? See Sheet 8.

4C. Is the utility easement between Tracts D and F existing and is it being vacated?



5. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Preliminary Plat

5A. Provide reception number referenced in the legal description.

Final Plat

5E. Provide the current Certificate of Taxes Due from the County Treasurer's office.

5F. Verify the streets referenced in Note 8 on Sheet 1.

5G. Provide reception numbers and make edits as noted on redlines

5H. Label existing utility easements.

5I. Work with Andy Niquette (aniquet@auroragov.org) to finalize recordation of off-site easements and to release existing easements.

6. PROS (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in purple)

6A. For the northern trail node area to qualify for credit, it will need to accommodate a family of 4 on bikes. One of the trail nodes should have a shelter covering the benches.

6B. Show the acreage of nodes. A 0.3 acre minimum is required.