

Planning Division
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Aurora, Colorado 80012
303.739.7250



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June 17, 2021

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

Re: Second Technical Submission: Possum Gully Channel and Pond – Preliminary Plat and Final Plat
Application Number: DA-1746-23
Case Numbers: 2020-6012-00; 2020-3015-00

Dear Mr. Laudick:

Thank you for your technical submission. We have reviewed your plans and attached our comments along with this cover letter. This letter contains comments from all city departments.

Since a few issues remain, you will need to make another submission. Please revise your previous work and send us a new submission. *Please be advised the Preliminary Plat and Final Plat cannot be recorded until all easements and the License Agreement are ready to record.*

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 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\1746-23tech2.rtf



Second Technical Review

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

- 1A. Please revise the site data area to represent all the tracts included in the Preliminary Plat vs. the overall disturbance area.
- 1B. Add tract references with associated acreage.
- 1C. See the redlines for all comments and notations.

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

Preliminary Plat

- 2A. The maintenance access, easements and swale line work are all missing.

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

Preliminary Plat

- 3A. Provide access to the pond facilities and storm sewer.

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

Preliminary Plat

- 4A. There are some separate document dedications shown on the Site Plan. Continue working with Andy Niquette (dedicationproperty@auroragov.org) to complete these separate document dedications. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.
- 4B. Update Note 5 to match the Site Plan checklist.
- 4C. Follow naming rule for tracts.
- 4D. Revise the plans per the redlines comments.

Final Plat

- 4E. The Certificate of Taxes Due, showing the taxes paid through 2022 is needed for the review of the plat.
- 4F. No other plat comments.

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

- 5A. Storm Drainage Development Fees are 23.48 acres x \$1,242.00 = \$27,920.16