



Planning
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

June 26, 2024

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

Re: First Technical Review: The Aurora Highlands – Site Plan No. 21 and Final Plat
Application Number: DA-2062-37
Case Numbers: 2022-4055-00; 2022-3087-00

Dear Ms. Myers,

Thank you for your submission. We have reviewed your plans and 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 still items that need to be addressed, therefore, you will need to make another technical submission. Please revise your plans and resubmit by July 18, 2024.

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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design, 1101 Bannock Street Denver, CO 80204
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\SDA\2062-37tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Site Plan

- 1A. Revise the total number of units in the tracking chart on Sheet 4.
- 1B. Repeat comment: There are slopes around some of the motor court units that make the outdoor space unusable. How will this be addressed?
- 1C. Dimension all walks and trails on all site plan and landscape sheets.
- 1D. The step-stone walk at Tract B should be aligned with the street crossing location.
- 1E. Address minor redline comments.

Plat

- 1F. Update the Vicinity Map to show all recorded lots and streets within ½ mile of the site.

2. Landscaping Issues

- 2A. Numerous small areas include turf. You are strongly encouraged to change them to native seed. Aurora Water (AW) typically does not approve small areas of turf.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7306 / jbingham@auroragov.org / Comments in green)

Site Plan

- 3A. Per section 4.03.2, cross pans are not permitted across streets with storm sewers. The cross pan noted on Sheet 16 is new with this submittal.

4. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

- 4A. Contact Carl Harline directly for comments.

5. PROS (Scott Hammons / 303-739-7147 / shammons@auroragov.org / Comments in purple)

Site Plan

- 5A. The playground surface must be ADA-compliant.
- 5B. Play areas must have an inclusive play feature.

6. Real Property (Roger Nelson / 720- 587-2657/ ronelson@auroragov.org / Comments in magenta)

Site Plan

- 6A. Fill in the missing reception numbers before approval.

Plat

- 6B. Label the tract and area on Sheet 6.
- 6C. Add the sidewalk note to the General Notes.
- 6D. Be consistent with easement labels to match the legend (i.e., D.U.E. for Drainage & Utility Easements). Also, make sure that all easement labels match the detail.
- 6E. Advisory Comments:
 - All missing reception numbers will need to be inserted before plat acceptance.
 - All items "To be dedicated by separate document" either need to be removed or show those reception numbers.
- 6F. Provide an updated Title Commitment to be 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.



- 6G. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.
- 6H. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.