



July 22, 2024

City of Aurora  
Ms. Debbie Bickmire  
15151 E. Alameda Pkwy  
Aurora, CO 80012

**Re: The Aurora Highlands Site Plan No.21 & Final Plat – First Technical Review**

Dear Ms. Bickmire:

Thank you for taking the time to review the Site Plan and Plat for Filing 21 for The Aurora Highlands. We received comments and valuable feedback on June 26, 2024. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, [spollmiller@norris-design.com](mailto:spollmiller@norris-design.com).

We look forward to making this project a success with the City of Aurora.

Sincerely,  
Norris Design

Samantha Pollmiller  
Principal



## 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.

**RESPONSE:** Lot numbers have been updated

1B. Repeat comment: There are slopes around some of the motor court units that make the outdoor space unusable. How will this be addressed?

**RESPONSE:** Grades have been adjusted.

1C. Dimension all walks and trails on all site plan and landscape sheets.

**RESPONSE:** Walks and Trails have been dimensioned on all landscape sheets. Widths are also identified on sheet L3.01, Master Fence and Trail Plan. Dimensions added to civil sheets.

1D. The step-stone walk at Tract B should be aligned with the street crossing location.

**RESPONSE:** Walk has been adjusted to align with the street crossing.

1E. Address minor redline comments.

**RESPONSE:** All redline comments are addressed in the attached redline response PDFs.

##### Plat

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

**RESPONSE:** Addressed.

#### 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.

**RESPONSE:** Some sod areas have been removed and/or replaced by Native Seed.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Civil Engineering (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto: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.

**RESPONSE:** These were added based on conversations with Janet Bender and Vern Adams on the CDs. Per email from Janet Bender, "Please note, the City will allow the cross pan to remain at these intersections in combination with the requested inlets." Julie confirmed that this comment is resolved via email on 6/28/24.



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

4A. Contact Carl Harline directly for comments.

**RESPONSE:** Carl confirmed that traffic has no further comments via email on 7/2/24.

5. PROS (Scott Hammons / 303-739-7147 / [shammons@auroragov.org](mailto:shammons@auroragov.org) / Comments in purple)  
Site Plan

5A. The playground surface must be ADA-compliant.

**RESPONSE:** The playground surface will be EWF which is ADA compliant. The Legend has been revised to "PLAYGROUND SURFACE (ENGINEERED WOOD FIBER)". This park will be District owned and maintained.

5B. Play areas must have an inclusive play feature.

**RESPONSE:** Playground equipment has been changed. Inclusive play elements have been added, including Inclusive Seesaw and Warble Chimes.

6. Real Property (Roger Nelson / 720- 587-2657/ [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)  
Site Plan

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

**RESPONSE:** Legal description has been rewritten to remove reference to Filing 19.

Plat

6B. Label the tract and area on Sheet 6.

**RESPONSE:** Addressed.

6C. Add the sidewalk note to the General Notes.

**RESPONSE:** Addressed.

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.

**RESPONSE:** Addressed.

6E. Advisory Comments:

- All missing reception numbers will need to be inserted before plat acceptance.

**RESPONSE:** Addressed.

- All items "To be dedicated by separate document" either need to be removed or show those reception numbers.

**RESPONSE:** Off-site easements have been removed.

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.

**RESPONSE:** Updated title commitment included with this resubmission.



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.

**RESPONSE: Tax certificates will be provided with mylars.**

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.

**RESPONSE: Margins were double checked and meet requirements.**

***End of Comment Response***