



Planning Division
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April 22, 2025

Matt Hopper
Summit Strategies
6331 S Blackhawk Way
Centennial, CO 80016

Re: Second Technical Review: The Aurora Highlands Parkway Phase 2 - Site Plan and Plat
Application Number: DA-2062-32
Case Numbers: 2022-6020-00, 2023-3046-00

Dear Matt Hopper:

Thank you for your technical submission. We have reviewed your Site Plan and Plat and have attached our comments along with this cover letter. This is the first time we've reviewed the plans since September 2023 and there were numerous changes that have resulted in new comments. Additionally, numerous site plans have been approved adjacent to this site plan area which further informed our review.

There are numerous items that need to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 20, 2025.

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.

Projects that have gone one year without submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

cc: Dave Center, ARTA
Margie Krell, AECOM
Jacob Cox, Director of Development Review
Justin Andrews, ODA
Filed: K:\SDA\2062-32tech2.rtf



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Land Use Comments

- 1A. The Aurora Highlands Parkway must include a right-of-way connection to E. 26th Avenue.
- 1B. The previous submittal showed The Aurora Highlands (TAH) Parkway intersecting with E. 26th Avenue right-of-way and included Pond 8515 south of E. 26th Avenue in the site plan sheets. This submittal ends short of E. 26th Avenue and doesn't include Pond 8515 in the site plan sheets. Add the omitted area between TAH Pkwy and the pond and show the proposed interchange for context.
- 1C. The monument signs shown at the E. 32nd Avenue intersection were removed from the Master Plan (MP). A MP amendment may be required in order to keep the signs on the plans.

2. General Comments

- 2A. Darken the linework of the TAH Pkwy intersection with E. 26th Avenue and the Aerotropolis Parkway interchange. Remove the clouds and landscape from the intersection area noted on Sheet 11.
- 2B. Add Pond 8515 to the site plan section and include matchlines.
- 2C. Revise grading matchlines to reference sheet numbers, not subset numbers.
- 2D. Add adjacent sheet references on all of the pond grading sheets. The grading between Sheet 18 and Sheet 23 needs to be included if it is constructed per this plan set.
- 2E. Show Pond 8515 on Sheet 5.
- 2F. Show the existing and proposed E. 26th Avenue right-of-way on all applicable sheets.
- 2E. Include the reception numbers for all existing right-of-way and subdivisions. Include tract, lot, block information for all adjacent subdivisions.
- 2F. Show and label all existing and proposed easements. Include reception numbers for all existing easements.
- 2G. The Aurora Highlands Site Plan and Subdivision Filing No. 21 have not been recorded. You may need to remove the lines for the reception number.
- 2H. Reference all details by the sheet number, not the subset number.
- 2I. Remove the "Reserved for potential neighborhood park restroom" label on Sheet 9. It has no context to these plans and will be subject to a separate review at the time it is proposed.
- 2J. Identify the surface material of the 14' maintenance access.
- 2K. Add a note to Detail 4, Sheet 43 that the minimum horizontal spacing between retaining walls is 4 feet.
- 2L. Add the city signature block on the cover sheet.

3. Landscape Comments

- 3A. The number of trees in the curbside landscape is deficient. Per previous conversation, trees were set back from intersections to mimic the pattern in The Aurora Highlands Infrastructure Site Plan #1 (ISP). To meet the requirement trees were spaced more closely to meet the overall requirement for the street segment.
- 3B. Grading for the median area is included in this site plan, so a significant part of that area is being designed for construction with this site plan. Would the note for future improvements be more accurate stating the future park and/or the landscape for that area will be included in a future site plan? Specify what future improvements will be and include a reference to the applicable MP Planning Area.
- 3C. Add curbside landscape for E. 32nd Avenue. Include the area between the north and south bound lanes and the short segment east of the northbound intersection.
- 3D. Several adjacent site plans have been submitted and approved since the last review of these plans. Include references to the site plans and case numbers on the landscape sheets.
- 3E. Show the limits of all drainage easements around the proposed ponds. Include the recordation information or label "to be dedicated by separate document."



- 3F. Repeat comment: The response to comments says this was added, but it is not on Sheet 24. Note 8 on Sheet 24 implies landscape will be installed after roadway and acceptance. The note needs to be more specific and should address the following:
- Who will be responsible for the installation and maintenance of the curbside landscape and buffer within The Aurora Highlands? Landscape must be installed at the time of the roadway and pond construction unless otherwise noted.
 - Who will be installing landscape around off-site ponds? Who will be responsible for maintenance and irrigation? Will the landscape be installed at the time of pond construction by the developer of adjacent land at the time of that development?
- If more than one party is responsible, identify each and specify the extents of responsibility or each. Add this information on all applicable sheets.
- 3G. Replace Black Alder in the Plant Schedule.
- 3H. Revise the irrigation note to reference the UDO.
- 3I. It looks like some linework was turned off or missing. Please review redlines for applicable locations.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Site Plan

- 4A. The extent of TAH Pkwy has changed from the previous submittal. Please clarify why it no longer connects with E. 26th Avenue, including the missing right-of-way.

Plat

- 4B. Right-of-way is missing between TAH Pkwy and E. 26th Avenue.

5. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in amber)

- 5A. Revise the W11-15 sign size to 36" x 36".
- 5B. Provide the taper rate and length on Sheet 9.

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

Site Plan

- 6A. Revise the right-of-way lines to solid lines on the graphics and legend.

Plat

- 6B. Confirm with Engineering to determine if the right-of-way for E. 26th Avenue should be connected with the proposed roadway.
- 6C. Provide an updated Title Commitment, 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.
- 6D. 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. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 6E. Advisory comment: There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in this or the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.