



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

July 8, 2024

Megan Waldschmidt
Westwide Investment Partners
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Technical Corrections Review: High Point PA-74 Neighborhood Park – Site Plan
Application Number: DA-1746-41
Case Number: 2024-4006-00

Dear Ms. Waldschmidt:

Thank you for your technical corrections submittal, which we received on June 20, 2024. We have reviewed your plans and attached our comments along with this cover letter.

Because there are still some outstanding issues, another submittal will be required prior to requesting final mylars. Please resubmit the Site Plan at your convenience once all comments have been addressed.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner III, City of Aurora
Planning & Business Development Department

cc: Al Cunningham, PCS Group
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-41tech1.rtf



Technical Corrections Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. No additional Planning comments at this time.

2. Civil Engineering (Kendra Hanagami / 303-739-7295 / khanagam@auroragov.org / Comments in green)

- 2A. Per the 2022-3015-00 Banyan High Point Subdivision Filing No. 1 Plat, the fire lane easement was reduced in size. Additional discussions are required with Fire / Life Safety and Land Development to determine why the fire lane was shifted and if the reduction still meets our needs.
- 2B. The pathway was reduced to 6' wide but still calls out a 10' walk. Confirm that Aurora Water is okay with the width reduction. This is a new comment based on new information.
- 2C. Include a callout where requested on Sheet 2.

3. PROS (Abigail Scheuermann / 303-739-7169 / ahscheue@auroragov.org / Comments in purple)

- 3A. The paved path should be relocated to the center to align with the entrance of the dog park. This may help limit visitors from cutting across landscaping.
- 3B. The path surrounding the dog park to the east should be widened and paved to act as a true sidewalk. Again, this may help minimize impacts to adjacent landscaping.
- 3C. Is it possible for one of the standalone features to be made ADA accessible as well? For example, could the spinner be replaced with an inclusive merry-go-round or similar feature?

4. Aurora Water (Jenny Wynn / 724-258-6523 / jwynn@auroragov.org / Comments in red)

- 4A. The Site Plan cannot be approved until the PDR is approved. Please resubmit the PDR to the Civil Plan portal.

5. Land Development (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

- 5A. Submit required easement dedication documents to dedicationproperty@auroragov.org.