

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



April 28, 2021

David Meyerowitz  
Sunrise Partners LP  
100 Sheppard Avenue East Ste 20  
North York, Ontario, Canada M2N 6N5

**Re: Second Technical Submission Review** – Cross Creek Subdivision Filing No 4 – Infrastructure Preliminary Plat and Final Plat

Application Number: **DA-1594-07**  
Case Numbers: **2020-6038-00; 2020-3039-00**

Dear Mr. Meyerowitz:

Thank you for your second technical submission. We reviewed it 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 and outside agency referrals.

Several important issues remain, and another technical revision review will be required to finalize these review comments. Please revise your previous work and send us a submission for review prior to printing final mylars for the preliminary plat and final plat.

If you have any comments or concerns regarding this review, please contact me at [dosoba@auroragov.org](mailto:dosoba@auroragov.org) or (303) 739-7121.

Sincerely,

Dan Osoba, Planner II  
City of Aurora Planning Department

cc: Elyse Applegate-Norris Design 1101 Bannock Street Denver CO 80204  
Scott Campbell, Neighborhood Liaison  
Jacob Cox, ODA  
Filed: K:\\$DA\1594-07tech2



## 2<sup>nd</sup> Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### **1. Community Questions, Comments and Concerns**

- 1A. No additional community questions, comments or concerns were submitted with this review.

#### **2. Completeness and Clarity of the Application**

- 2A. Clarify if trees are being protected or removed during development.

#### **3. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 3A. The sidewalk along S. Gun Club Rd is actually detached along the entire length, please revise.
- 3B. Add a note indicating the street trees along E 6<sup>th</sup> Pkwy are existing plus two new ones.
- 3C. The minimum planting caliper is 2", please revise as shown.
- 3D. See the commentary on the landscape plan regarding how the detention pond landscaping should be calculated.
- 3E. Update note 10 to include the entity responsible for the maintenance of the street trees along N. Gun Club Rd adjacent to the pond since they are not part of a pad site and the actual landscaping associated with the detention pond.
- 3F. Please clarify the note on sheet 8 regarding tree removal. Trees are being removed within the detention pond.
- 3G. The plants shown at the southwest corner of Gun Club and the east/west street will get too tall within the sight distance triangle, please revise the plantings.
- 3H. Will the trees shown adjacent to the detention pond be impacted by grading?
- 3I. The highlighted area shown on the redlines should be used for calculating the detention pond landscape requirements. Please update the table accordingly.
- 3J. It appears that trees in red on the redlines will be lost due to construction activities associated with the expansion of the existing pond.
- 3K. Adjust the location of the street name to make it more legible or use a text mask.
- 3L. Shift the item in street A so the street label is more visible or use a text mask.

#### **4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 4A. NOTE: Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 5A. The notes on the Overall Site Plan sheet are already in the Site Plan Notes on the cover sheet and do not need to be repeated.
- 5B. The access to the top of the outlet structure needs to be outside of the pond bottom. Please see the redlined comments on sheet 4 and 5 for the location.

#### **6. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

##### *Cross Creek PA-C1 Variance Request Comments*

- 6A. After reviewing the submission with the City Engineer, Traffic Manager and Principal Traffic Engineer, 4 of the 5 requested access points were approved. Both access points for Lot 1 were approved. Two access points from



internal drives for lot 2 were approved. Access off of 6<sup>th</sup> Pkwy to Lot 2 was not approved. Please see comments throughout the redlined document.

- 6B. Remove the section shown and the access point shown from the request as it was not approved.

*Master Plan Comments*

- 6C. Remove the access point off of E 6<sup>th</sup> Pkwy as it was not approved per the variance letter.
- 6D. Add a note (or include the figure in the variance letter – without access on 6<sup>th</sup> Pkwy): Accesses into Lot 1 and 2 are included in a variance letter. Accesses along the east/west roadway shall be a minimum of 75' centerline to centerline with the western access at least 22' from the centerline of Gun Club Rd. Eastern access to Lot 2 from 1<sup>st</sup> Ave extension shall be a minimum of 75' centerline to centerline from the intersection to the north and a minimum of 200' from the centerline of 6<sup>th</sup> Pkwy.

**7. Aurora Water** (Ryan Tigera / 303-739-7490 / [RTigera@auroragov.org](mailto:RTigera@auroragov.org) / Comments in red)

- 7A. Aurora Water comments have been addressed.

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

*Final Plat Comments*

- 8A. Arapahoe County requires 24" x 36" sheets with 2" margins on the left and ½" margins on all other sides.
- 8B. Send the State Monument Records for the aliquot corners used in the plat.
- 8C. Send in the Certificate of Taxes Due for the site, which can be obtained from the County Treasurer's Office.
- 8D. Make the edits to General Notes number 8 per the redlines.
- 8E. Update "signal" to "signalization" where shown in the redlines.
- 8F. Add Traffic Signalization Easements per the Preliminary Plat.
- 8G. Add the street monumentation in the locations shown.
- 8H. Add the street name in the location shown.
- 8I. Label the easement shown throughout.
- 8J. Add the centerline monuments and lines between the pins. Add centerline B&D and curve data.
- 8K. Add the off-site easement here. Include a note indicating the easement will be dedicated by separate document.
- 8L. Delete the Block designation for the tract as shown.
- 8M. Add the centerline monumentation note and match the subdivision plat checklist for the language.

*Preliminary Plat Comments*

- 8N. The portion of the monument sign shown needs to be covered by a license agreement for the encroachment into the easement. Please contact Grace Gray to finalize that process at [ggray@auroragov.org](mailto:ggray@auroragov.org). Please see comments throughout on applicable sheets regarding this encroachment.
- 8O. The plat has the area shown as dedicated to the City of Aurora. Please clarify which is correct.
- 8P. Add the adjacent easement as shown in the redlines.
- 8Q. Delete the notes "Existing Tract B Cross Creek Subdivision Flg No. 1 [acreage]" throughout as they will disappear when the new plat is recorded.