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September 15, 2020

Tim Schlichting
Prime West
7001 E. Bellevue Avenue, Suite 650
Denver, CO 80237

Re: **3rd Submission Review:** High Point PA-64 Multi-Family - Site Plan and Final Plat
 Application Number: DA-1746-22
 Case Numbers: 2020-4009-00; 2020-3014-00

Dear Mr. Schlichting:

Thank you for your third submission, which we received on August 21, 2020. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

The administrative decision date for the application is tentatively set for October 14, 2020. All outstanding comments outlined in this review letter will need to be addressed in technical submittals following the administrative decision. Additional information regarding the notice requirements for the administrative decision will be provided as this date approaches.

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 303-739-7220 or rloomis@auroragov.org.

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy

cc: Diana Rael, Norris Design, 1101 Bannock Street, Denver, CO 80204
 Ryan Loomis, Case Manager
 Scott Campbell, Neighborhood Services
 Cesarina Dancy, ODA
 Filed: K:\SDA\1746-22rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove all AutoCAD SHX text from the Site Plan.
- Replace the KEL plants with a shrub that will get less than 26" in height.
- Continue working on approval of the Preliminary Drainage Report.
- Address Real Property comments.
- Update pedestrian crossings and ensure stop signs are provided where needed.

1. Planning Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220 / Comments in teal)

Redlines to Cover Sheet (Sheet 1):

- 1A. Please remove all AutoCAD SHX text from the Site Plan, which appears was not done in this submittal.
- 1B. After Block 1 include "of High Point Subdivision Filing No. 1" in the title.
- 1C. Please also include Total Signs allowed and Total Signs Proposed, and Types of Signs Proposed in the Project Data. Please refer to Section 146-4.10.4, Table 4.10-1, which states 1 wall sign or monument sign per street frontage with 96 sf maximum sign area.
- 1D. Place comma (502,804 SF) to read easier.
- 1E. Show 20% open space calculation and provide percentage amount of useable open space provided (44%). Ensure the number in Project Data are consistent with what is provided in the Open Space Exhibit, which shows 52,386 SF of consolidated useable open space.

Redlines to Site Plan (Sheet 2 and 3):

- 1F. Show the 4-foot north / south sidewalk outside the 25-foot landscape buffer to comply with the block perimeter requirement in the UDO. It looks like you just may need to shift shown line below.
- 1G. Show correct property line location.
- 1H. Clarify what the lines per redline comments.
- 1I. If there is no return for wall toward building, clarify if the wall transitions lower as it goes north.
- 1J. Please clarify why the 4-foot north / south sidewalk does not continue behind clubhouse to the street to the south? We will allow project to proceed without this connection, but please be aware though that any future projects will be expected to comply with block connections.
- 1K. Please be aware that this application cannot be recorded until the Preliminary Plat for 67th Avenue and 66th Avenue has been submitted and all major comments have been addressed. This should be submitted soon so this Site Plan is not held up.
- 1L. With the next submittal, please add a note to Sheets 2 and 3 that states that "a sidewalk / trail connection within the future neighborhood park (PA-12a) should be provided between 67th Avenue and 66th Avenue and should connect to the proposed 6' sidewalk that currently terminates on the east side of the development."

2. Landscape Design Issues (Kelly Bish / kbish@auroragov.org / 303-739-7189 / Comments in bright teal)

- 2A. General Comment: Turn the inside of the buildings off on all landscape sheets.

Redlines to Landscape Plan (Sheet 13)

- 2B. Replace the KEL plants with a shrub that will get less than 26" in height as measured from the roadway surface.

3. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 3A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include parcels, street lines and building footprints at a minimum.
- 3B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.



4. Civil Engineering (Kristin Tanabe / 303-739-7431 / ktanabe@auroragov.org / Comments in green)

Redlines to Cover Sheet (Sheet 1):

4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

4B. This Site Plan will not be approved until the Preliminary Plat for the adjacent streets (66th and 67th) is submitted and no substantial comments remain.

Redlines to Preliminary Grading Plan (Sheet 4 and 5):

4C. Please note a maximum 2% slope in any direction at handicap parking spaces.

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

General Comment

5A. The items located in the easements need to be covered by a License Agreement. Contact Grace Gray (ggray@auroragov.org) to start the License Agreement process. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Redlines to Site Plan (Various Sheets)

5B. The private fences in the utility easement will need to be covered for the encroachment

5C. The steps in the utility easement will need to be covered for the encroachment.

5D. Please dedicate the 10-foot utility easement.

5E. Add the street names for streets shown.

5F. Please note that no portion of the building can encroach into the easement as shown on Sheet 7

Plat

Redlines to Cover Sheet

5G. The title commitment does not have this entity in a Deed of Trust. This should match the Title Commitment - Schedule B Part II - send in a copy of this Deed of Trust for review.

Redlines to Sheet 2

5H. Add depth of monument to match the record.

5I. Send in the monument record showing proper information.

5J. The shown name is not the same name in the next graphic page.

5K. Add all the qualified streets where shown.

5L. The lots must have access to the public street R.O.W. before the plat will be approved.

5M. Check the name of the subdivision.

5N. Add A.E. as shown on the next page.

5O. Send in the monument record for the shown corner.

Redlines to Sheet 3

5P. The lots must have access to the public street R.O.W. before the plat will be approved.

5Q. Add the lines of delineations between the two different types of easements shown.

5R. Add easement line distance (typ.).

5S. Add label for the shown section line.

5T. Add A.E.

5U. Delete the logo in the north arrow.

6. Life Safety (Jeff Goorman / 303-739-7464 / jgoorman@auroragov.org / Comments in blue)

Site Plan

Redlines to Site Plan (Sheet 3)



6A. Per the IBC Table 1107.6.1.1, a total of 12 TYPE A units are required. Note 4 with roll in showers and 8 without. Please update implementation to include total number of type A units, type A roll in showers, type A without roll in showers and total type be units. Reference 1107.6.2.3. See example provided.

7. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in gold)

7A. The Traffic Impact Study has been approved.

7B. The intersection of 66th Avenue & Lisbon Street conforms to City's LOS standards as a side-street stop. No roundabout is required at this location.

Redlines to Site Plan (Sheet 2 and 3)

7C. Remove diagonal for pedestrian crossing.

7D. Add pedestrian crossing where shown.

Redlines to Signage and Striping (Sheets 9 and 10)

7E. Striping as shown does not include a left turn pocket. Update/review to either TWLTL or provide pocket.

7F. Label "A" where shown for stop sign.

7G. Based on proposed crosswalks, mainline stop signs would be allowed & crosswalk location would be acceptable.

If side street stop is proposed, then crossings would need to be updated per notes on Sheet 2.

7H. Add a stop sign where requested per redline comments.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

8A. See attached letter dated September 8, 2020.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 8, 2020

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Ryan Loomis

Re: High Point PA-64 Multi-Family - 3rd referral, Case # DA-1746-22

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the third referral documentation for **High Point PA-64 Multi-Family**, acknowledges the 10-foot wide perimeter utility easements, and that there will be coordination with the Design team on natural gas and electric facilities and encroachments into the easements.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com