

January 18, 2021

City of Aurora  
Attn: Heather Lamboy  
15151 E. Alameda Pkwy  
Aurora, CO 80012

Re: **Third Submission Review** – Aurora Crossroads Infrastructure Site Plan – ISP

Application Number: **DA-2231-01**  
Case Numbers: **2020-6021-01**

Dear Ms. Lamboy:

Thank you for taking the time to review our third submission for Aurora Crossroads Infrastructure Site Plan along with City staff. Valuable feedback was received on December 24, 2020 and changes have been detailed on the following pages. Should you have any questions or concerns, please feel free to reach out by phone, 303-892-1166 or by email, [awenlund@norris-design.com](mailto:awenlund@norris-design.com)

Sincerely,  
Norris Design



Allison Wenlund  
Senior Associate

## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please change all sheets to have the title “Colfax/Gun Club Infrastructure Site Plan.” Planning will no longer be using “Preliminary Plat” for this type of project.
- Drainage report comments were sent on July 28, 2020 and no resubmittal has been provided.
- Please see landscape comments.
- Traffic comments were not provided this review period; once they are complete they will be sent under separate cover.

### PLANNING DEPARTMENT COMMENTS

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

1A. No comments were received from the community.

**Response: Comment has been noted, thank you.**

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

2A. Please change all sheets to have the title “Colfax/Gun Club Infrastructure Site Plan.” Planning will no longer be using “Preliminary Plat” for this type of project.

**Response: All sheets have been changed to “Colfax/Gun Club Infrastructure Site Plan”.**

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

Sheet 10

3A. Update the City of Aurora Notes to reflect that the Metro District or HOA shall be responsible for the maintenance and ownership of the landscaping in the medians.

**Response: This note has revised to state that the owner/developer, his successors, or assigns shall be responsible for the maintenance and ownership of all landscape as depicted in the ISP.**

3B. Update the same note to reflect that completion of the landscaping will occur upon completion of the roadway construction.

**Response: This note has revised as requested.**

3C. The city recently passed some amendments to the Unified Development Code pertaining to the landscaping of medians. Those medians being maintained by the Parks Recreation and Open Space Department shall be landscaped in accordance with their criteria. Those being maintained by a HOA or Metro District, shall be landscaped in accordance with city median standards. Refer to the UDO on line, specifically Section 146-4.7.5 O. Medians for the specific landscape requirements. The median landscaping currently provided may conform or exceed the required standards but should be included here in a table to demonstrate compliance.

**Response: The median landscaping has been updated and a table has been included to demonstrate compliance.**

3D. Update the landscape tables per the comments provided. There are too many ornamental grasses being provided in the curbside landscape areas. Those must be kept at 40% and the grass sizes should be five- gallon size at time of installation.

**Response: Grass quantities have been reduced to be in compliance and the sizes have been updated to 5-gallon container size.**

Sheet 11

3E. There are references to two of the same shrubs twice in the Plant Schedule.

**Response: The plant schedule has been updated.**

3F. Deciduous canopy trees along the streets shall be 2.5". Ornamental trees shall be 2".

**Response: Tree sizes have been updated.**

3G. Please relocate the plant quantities as indicated.

**Response: The chart has been revised as requested.**

3H. Add "Not for Construction" to all landscape sheets.

**Response: "Not for construction" has been added to all landscape sheets.**

3I. Remove the reference to contractor.

**Response: The reference has been removed.**

#### Sheet 15

3J. Add three trees to this side of the roundabout. Match the tree species both sides.

**Response: No trees have been added here, the requested trees are in conflict with the future roadway location as requested in a separate comment. The proposed street tree totals meet minimum requirements.**

3K. If the roundabout is going to be planted it should be planted with vegetation that is tall. You should never be able to see across the other side of the roundabout. Taller plantings are required to force the driver to look ahead of them and not across the roundabout. This should be a focal point colorful, interesting.

**Response: Taller plantings have been added in the center of the islands where they are not interfering with sight triangles.**

#### Sheet 18

3L. Move the canopy trees into the curbside landscape.

**Response: Trees have been moved into the curbside landscape.**

#### Sheet 19

3M. If using deciduous canopy trees around the roundabout, use the same species along all sides to make it aesthetically cohesive. Also, consider in this instance using one species of a flowering ornamental tree.

**Response: Species have been updated to be cohesive around round-about.**

3N. If the roundabout is going to be planted it should be planted with vegetation that is tall. You should never be able to see across the other side of the roundabout. Taller plantings are required to force the driver to look ahead of them and not across the roundabout. This should be a focal point colorful, interesting.

**Response: Taller plantings have been added in the center of the islands where they are not interfering with sight triangles.**

#### Sheet 20

3O. Why is this only 3'-6" when the cross section indicates a minimum of 4'-6" if you take out the 6" of the face of curb? Why isn't the full 9'-6" being accommodated by the adjoining lot?

**Response: The location indicated is at the intersection of Gun Club Road and Colfax. The City has requested 12' turning lanes in this, which results in a 3'-6" tree lawn. The section has been updated to reflect this.**

#### Sheet 21

3P. The matchline is missing.

**Response: The matchline has been corrected.**

Sheet 23

3Q. The matchline is missing.

**Response: The matchline has been corrected.**

Sheet 24

3R. Look at the overall street tree selection for the entire street. While a minimum of 10 different trees species have been selected, try and group the same tree species along the north and south sides of the street so that there is some uniformity in the aesthetic as the trees grow and mature.

**Response: The tree groupings have been updated.**

Sheet 25

3S. While the total tree quantities may have been met, either arrange the spacing differently to keep the count the same or just add another tree in this location. This is too barren and there is adequate space to accommodate a second tree. Shift the initial proposed tree over.

**Response: Tree cannot be added to suggested location due to proposed light pole location on the east side. On the west side, a tree cannot be located here due to conflict with proposed storm line and adjacency to stop sign location. Street trees meet minimum requirements.**

3T. Make these two trees one of the 10 previous tree species already selected for this street.

**Response: Tree species has been updated for consistency.**

Sheet 26

3U. Update the legend and table associated with the Hydrozone Plan.

**Response: The legend and tables have been updated.**

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

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

4A. The site plan will not be approved by Public Works until the Preliminary Drainage Report is approved. Comments were provided 7/28/20 and no subsequent submittal has been made.

**Response: Noted. The Preliminary Drainage Report was resubmitted on December 23<sup>rd</sup>.**

4B. For the 100-year First Creek floodplain, include the FIRM panel and effective date.

**Response: This reference has been added.**

4C. Why isn't the detention pond included in this plan set since it is required in phase 1? Landscaping is required for the detention pond, maintenance access, outlet structure, etc.

**Response: The detention pond has been added to this plan set and includes landscaping.**

4D. The detention pond needs to be included since it is required with phase 1 (Sheet 4).

**Response: A sheet has been added for the detention pond.**

4E. Include floodplain labels on Sheets 4 and 5.

**Response: The floodplains have been labeled on these sheets.**

4F. Label curb return radius on Sheet 5.

**Response: The curb return radius has been added to the intersection striping plan.**

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

4G. No comments were provided within this review period; they will be provided under separate cover once they have been received.

**Response:** *Noted, staff has noted that the Master Traffic Study for the Master Plan has been approved. Staff to please confirm there are no additional comments on the Infrastructure Site Plan specifically.*

5. **Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

*Sheet 4 of 29 / E. Colfax Plan*

5A. See comment for new fire hydrant location.

**Response:** *Hydrant locations have been updated.*

*Sheet 5 of 29 / E. Colfax Plan*

5B. See new fire hydrant locations.

**Response:** *Hydrant locations have been updated.*

*Sheet 6 of 29 / E. Colfax Plan*

5C. See new fire hydrant locations.

**Response:** *Hydrant locations have been updated.*

5D. See comment for roundabout.

**Response:** *Roundabout section has been added.*

5E. Provide a lateral from an 8" looped water main in this area to support these fire hydrants on Gun Club Road.

**Response:** *Fire hydrants were added to Gun Club and will be serviced off the 60" main per coordination with Vern Adams and Steve Fiori.*

*Sheet 7 of 29 / Gun Club Plan*

5F. See new fire hydrant location.

**Response:** *Hydrant locations have been updated.*

*Sheet 8 of 29 / Gun Club Plan*

5G. See comment for new fire hydrant location.

**Response:** *Hydrant locations have been updated.*

6. **Aurora Water** (Ryan Tigera / 303-326-8867 / [rtigera@auroragov.org](mailto:rtigera@auroragov.org) / Comments in red)

6A. Confirm that this storm main (Sheet 3) is public and will be a permanent form of conveyance after the mass grading operations. Also, will this be installed with the ISP? I did not see it mentioned in the attached Preliminary Drainage Report.

**Response:** *Correct, a discussion has been added to the PD.*

6B. Master Utility Study shows the completion of this water main. Will this water main be included in this ISP?

**Response:** *This water main will be installed by the PA-5 development under a separate submittal.*

7. **PROS** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in mauve)

7A. Community trail connection being provided by southern development.

**Response:** *The north side of Gun Club road has been increased to an 8' walk to tie into this existing trail.*

7B. 6' is not sufficient as a connector to a regional trail system. One side needs to be expanded to 8' to provide connectivity from other community trails to the south back to the High Plains Regional Trail. PROS will not approve this until the sidewalk on the west side of gun club is widened to 8'. See purple lines identified on the map.

***Response: The north side of Gun Club road has been increased to an 8' walk.***

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

8A. Dedicate this R.O.W. by separate document. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) to start the process

***Response: This R.O.W. will be dedicated by plat (currently under city review).***

8B. Where noted, correct the easement to say "utility."

***Response: Reference has been updated.***

8C. If the recording information is left on the graphic, it will have to be filled in.

***Response: Noted.***

8D. Along East 8th Ave, does the hydrant need an easement?

***Response: Easement has been added.***

9. **Mile High Flood District** (Teresa Patterson / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

9A. This is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal and have no comment on this Preliminary Plat Submittal. We look forward to continuing to work with the design team on this project.

***Response: Noted, thank you.***

10. **CDOT Region 1** (Steve Loeffler / 303-757-9791 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

10A. No additional comments.

***Response: Noted, thank you.***