



Planning Division
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February 17, 2021

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

Re: First Technical Submission Review – Cross Creek Subdivision Filing No 4 – Infrastructure Preliminary Plat
Application Number: **DA-1594-07**
Case Numbers: **2020-6038-00; 2020-3039-00**

Dear Mr. Meyerowitz:

Thank you for your first 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, but these can be completed in a another technical revision review. Please revise your previous work and send us a submission on or before March 5, 2021.

If you have any comments or concerns regarding this review, please contact me at 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\1594-07tech1



1st 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. If comments on the PA-C1 Master Plan sheet impact items on the preliminary plat, please update the documents to match.
- 2B. Will the tree plantings impact future access points? Please ensure that tree locations are placed in a way that won't require them to be removed upon development of these pad sites.

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

- 3A. See subsequent sheets but correct the page numbering to match the rest of the sheets.
- 3B. Update the landscape notes per the comments provided.
- 3C. Update the landscape tables where indicated.
- 3D. Darken the shrubs where indicated as they are barely visible. These plans are used for inspection purposes and the plant material needs to be legible.
- 3E. Show the existing street trees along E. 6th Avenue darker and add to the legend as existing.
- 3F. Add two more street trees to E. 6th Avenue to make the street more compliant with ordinance requirements.
- 3G. Change 100- year floodplain to 100-year water surface elevation.

4. Addressing (Phil Turner / 303-739-7357 / 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 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 / Comments in green)

- 5A. The Preliminary Plat will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Add the notes per the redlines on sheet 2.
- 5C. I apologize for the new comment, but the sidewalk should remain detached along the turn lane in Section B-B.
- 5D. Add the notes to the Site Plan notes on sheet 2.
- 5E. Access is required to the top of the outlet structure.
- 5F. Relabel the floodplain callout as water surface elevation, typical.
- 5G. I would expect similar spacing for proposed lights on the north side of 6th Pkwy as the south side. Please see the redlines on sheet 10.
- 5H. Add a note that street light locations are conceptual. Final street light locations will be determined by photometric analysis submitted with the street lighting plan in the Civil Plan submittal.

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

TIS Comments

- 6A. The Traffic Impact Study has been approved.



Preliminary Plat Comments

- 6C. Add a note to the sections shown: Adjacent to intersections, on-street parking may be removed to create space for left turn bays or other traffic identified pedestrian improvements.
- 6D. Move note 3 & 4 to the Site Plan notes on sheet 2.

Master Plan Comments

- 6E. The first interior intersection/access point shall be 300' from the centerline of the arterial to the centerline of the access. This is applicable from Gun Club Rd and E 6th Pkwy). Shift the access and add a note.
- 6F. There are concerns for access spacing between the two access points shown on the redlines. Consider combining and doing a shared access on the property line.
- 6G. The lot shown on the redlines does not have sufficient room for an access at the location shown based on the TIS results. Remove the 6th Pkwy access on lot 2.

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

- 7A. Access is required to the top of the structure.

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

- 8A. Modify the note per the redlined comment.
- 8B. The configuration is not the same as it was dedicated. Please revise.
- 8C. The lot and tract lines need to be continuous lines, typical.
- 8D. Match the plat for the configurations of the existing and proposed lots and tracts.
- 8E. Add the existing off-site easements.
- 8F. Label the easement as shown.
- 8G. Add the easement size and name in the location shown.
- 8H. Check the easement shown on the redlines.