

Planning Division  
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Aurora, Colorado 80012  
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May 13, 2021

David Carro  
Clayton Properties Group II  
4908 Tower Road  
Denver, CO 80249

**Re: Initial Submission Review:** Tibet Road Phase 2 - Trib T to 48<sup>th</sup> Avenue - Site Plan  
**Application Number:** DA-1662-18  
**Case Number:** 2021-6018-00

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on April 19, 2021. We have reviewed your plans 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 agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before June 4, 2021.

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 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy and Mile High Flood District Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231  
Scott Campbell, Neighborhood Service  
Laura Rickhoff, ODA  
Filed: K:\\$DA\1662-18rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Approval is subject to the approval of the Preliminary Drainage Report (Civil Engineering)
- Clarify who will maintain curbside landscape and show irrigation meters (PROS)
- Adjust ramp widths and add pedestrian signage (Traffic)
- Label points of utility connections (Water)
- Revise the Site Plan title (Planning)
- Update shrub and grass counts in curbside landscape (Landscape)
- Clarify existing vs. proposed hydrant locations (Life/Safety)
- Continue to work on right-of-way and easement dedications (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to adjacent property owner, three (3) community associations and nine (9) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Three responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission.

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

2A. The site Plan title includes “Phase 2” and the description of the Site Plan includes Phases 1A and 1B. Can Phase 2 be eliminated from the title to minimize confusion?

2B. The proposed Site Plan consists of 3.633 acres and the Land Use Data includes a hard surface coverage of 4.496 acres for the full (ultimate) street section. Is there a calculation for the interim condition?

2C. Revise the Site Plan title to remove “Green Valley Ranch East” and update the title block accordingly.

2D. Review the matchlines and adjust as needed.

2E. Revise the narrative per the redline comments. A graphic to illustrate the location of the partial vs. full right-of-way dedication would be helpful. It could be attached to the narrative.

#### **3. Landscape (Chad Giron / 303-739-7185 / [cgiron@auroragov.org](mailto:cgiron@auroragov.org) / Comments in teal)**

3A. Differentiate the quantity of shrubs from grasses in the Curbside Landscape Requirements and add a note under the table that all shrubs and grasses shall be a minimum of 5 gallons.

3B. Verify the accuracy of the notes on Sheet 15.

3C. Add a label to sign or add to legend and fix the tree grouping connection line on Sheet 11.

### **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)**

##### **Site Plan**

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

4B. The temporary shoulder must be paved.

4C. Label curb return radii.

4D. The existing and proposed contours were not shown on the plans.



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

- 5A. Add note Traffic Signal payment and other funding mechanisms are provided in the development's Public Improvement Funding Agreement and Traffic Signal Escrow does not apply to this development (use note previously provided on other filings).
- 5B. Provide visibility of pedestrians and signage by removing trees for 50' on approach.
- 5C. Anticipate all ramp widths to be 10-feet to match the width of the trail.
- 5D. Replace sight triangles with COA STD TE-13.1. Please use 35mph as design speed.
- 5E. The ultimate street section includes bike lanes, so make the edge of the sight triangle to center of approaching vehicular travel lane.
- 5F. Label access - future access, movement limitation if necessary to be determined by adjacent development's Traffic Impact Study.

**6. Aurora Water** (Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red)

- 6A. Per the pre-app notes, the Trib T crossing will need to be done prior to paving.
- 6B. Label the point of connection of the water line.
- 6C. Label the size of the sanitary sewer.
- 6D. Show and label the existing sanitary sewer for the connection point shown on Sheet 7, and the connection to the existing 36" pipe.
- 6E. Dimension the 10-foot separation between the sanitary sewer and water.
- 6F. The Master Utility Study calls out a 10" sanitary sewer line that is labeled as 8" on the plans. See sheet 8 for reference.
- 6G. Label the points of connection for water. See plans for locations.
- 6H. Add the sheet location(s) on the Key Map.

**7. Parks, Recreation and Open Space Department (PROS)** (Doug Hintzman / 303-739-7147 / [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) / Comments in purple)

- 7A. You should re-think the temporary bike trail. If the adjacent area is landscaped, removing this trail will damage the existing landscape and adding back landscaping and irrigation will be difficult/expensive.
- 7B. Add stabilizer to the temporary bike lane.
- 7C. Add trail crossing signs.
- 7D. Trail crossing ramps need to be 10' wide to match the regional trail.
- 7E. Label the 7' bike lane as Phase 2 on all sheets.
- 7F. The park site will need an irrigation tap. Please show location on these plans.
- 7G. The water quality pond has landscaping that requires irrigation. Show an irrigation tap.
- 7H. There are issues that need to be discussed/resolved regarding the maintenance of the curbside landscape areas adjacent to future park areas. Let us know if the intent is to have the Metro District maintain these areas. There are issues if it will be the responsibility of the City. If that is the intent, delete landscaping within the clouds on Sheets 11-12 that is adjacent to park and open space properties and state that this landscaping will be shown/approved on the site plans for the adjacent properties.

**8. Life/Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 8A. Identify the temporary access shown on Sheet 4 and what it serves.
- 8B. See fire hydrant relocation comments.
- 8C. Show the proposed fire hydrant on 48<sup>th</sup> Avenue, west of Tibet Road.
- 8D. Show the location of all existing and proposed water mains and fire hydrants within or abutting the site. The location and bearing of existing fire hydrants located (within 400') outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing fire hydrant.
- 8E. The fire hydrant located north of 48<sup>th</sup> Avenue is shown in bold black. Is it proposed with this site plan, or is it part of another plan set? If so, please reference that plan so we can ensure appropriate fire hydrant spacing among the plans that involve Tibet Rd.



**9. Revenue/TAPS** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

9A. No development fees due.

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

10A. There are easement dedication issues. Contact Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

10B. Address all redline comments and notations.

**11. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

11A. See attached letter.

**12. Mile High Flood District** (Teresa Patterson / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org))

12A. See attached letter.

**13. Adams County** (Jen Rutter / [jrutter@adcogov.org](mailto:jrutter@adcogov.org))

13A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.



**Right of Way & Permits**

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

May 7, 2021

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

Attn: Deborah Bickmire

**Re: Tibet Road 48<sup>th</sup> Avenue to Trib T, Case # DA-1662-18**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plans for **Tibet Road 48<sup>th</sup> Avenue to Trib T**. Bear in mind that in the future PSCo will need 10-foot wide utility easements abutting all rights-of-way in this area, particularly for natural gas and electric feeder lines.

No resubmittals necessary.

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

## MAINTENANCE ELIGIBILITY PROGRAM (MEP)

### MHFD Referral Review Comments

For Internal MHFD Use Only.	
MEP ID:	108566
Submittal ID:	10006203
MEP Phase:	Referral

**Date:** May 5, 2021  
**To:** **Debbie Bickmire**  
**Via Aurora Portal**  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Tibet Rd Phase 2 (1532837)
<b>Location:</b>	Tibet Rd from 48 <sup>th</sup> Ave to Trib T
<b>Drainageway:</b>	Trib T

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Storm outfall to Trib T North Branch

We have the following comments to offer:

- 1) We have no comment on the site plan or landscaping plans for Phase 2.
- 2) Dewberry sent us the PDR for Phase 2. We would like to be included on future reviews for this project from Public Works at City of Aurora.
- 3) We have no objection to the storm outfall to Trib T North Branch, however there is little detail to review with the PDR. When developing the FDR, please consider the following:
  - a. Please provide an enlarged (1"=20' scale) plan and profile of the pipe outfall.
  - b. We recommend extending the pipe to outfall approximately 2-ft above the invert of the Trib T North Branch.
  - c. Please extend the profile to the invert of Trib T North Branch to better understand the outfall conditions.
  - d. FES shall include a 3' concrete cutoff wall. Please show it on the profile and include a detail in the plans. Please see Figure 9-29 of the Urban Storm Drainage Criteria Manual (USDCM) for an example.
  - e. Include the HGL on the profile and add a label to the profile that lists the Q, V, and Fr.
  - f. Please provide outfall protection and energy dissipation for the proposed outfall as needed. Supporting calculations should be included in the drainage report. Note that shear stresses from flow in receiving stream may dictate the riprap size for the outfalls.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions or concerns.

Sincerely,



Teresa Patterson, P.E., CFM  
Watershed Manager  
Mile High Flood District

