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September 11, 2020

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

**Re: Initial Submission Review – Cross Creek Subdivision Filing No 4 – 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 initial submission, which we started to process on August 10, 2020. 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 28, 2020.

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.

Your estimated Administrative Decision date is tentatively set for November 4, 2020. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

If you have any comments or concerns regarding this review, please contact me at [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) or (303) 739-7184. Dan Osoba will be managing this case starting with the second review as Liz Fuselier has moved to a different position with the City. You may contact Dan at 303.739.7121 or [DOsoba@auroragov.org](mailto:DOsoba@auroragov.org).

Sincerely,

Heather Lamboy, Planning Supervisor  
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:\SDA\1594-07rev1



## *Initial Submission Review*

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

- The Preliminary Plat area should be bounded by E 5<sup>th</sup> Avenue, Gun Club Road, E 6<sup>th</sup> Parkway, and 1<sup>st</sup> Avenue (Planning)
- Connectivity and Access Detail (Planning)
- Curbside Landscaping (Landscaping)
- Detention Pond Landscaping (Landscaping)
- Outlet Structure (Water)
- Tree Protection (Forestry)
- Redlined Comments (Real Property)
- Site Plan Notes (Public Works)
- Site Plan Notes (Fire/Life Safety)

### **PLANNING DEPARTMENT COMMENTS**

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

The following comments were received. Staff will contact these members of the public and follow up on their concerns which relate to other issues outside the scope of this project.

Name: Angela Meloni

Organization: 23554 E 5th Pl

Address: Aurora Colorado 80018

Phone: 7208418038

Email: [ang.lifevantage@gmail.com](mailto:ang.lifevantage@gmail.com)

Comment: The asphalt and concrete at my garage are failing due to improper drainage installation. There is a huge hole underneath my concrete where the asphalt and concrete meet. This has been ignored and unaddressed for months now and my concrete now has cracks in it. I've made several request with Richmond's warranty people who were to communicate with you all. There is also an issue with the concrete and land at my front porch, which I was told was a land & development issue as well. Please contact in regards to getting this resolved or if you have any questions. thank you Angela Meloni

Name: Evonne McCormick

Organization: 203 N Biloxi Way

Address: Aurora CO 80018

Email: [evonne@fallriverinv.com](mailto:evonne@fallriverinv.com)

Comment: What is this proposal for? Project number 1470872 is for what exactly?

Name: Michael Nevin

Organization: 23457 E Heritage Pkwy

Address: Nevin Gun Club LLC Home Aurora CO 80016

Phone: 17208709445

Email: [mikemmnnev@comcast.net](mailto:mikemmnnev@comcast.net)

Comment: Have not been able to open any documents to see site plan or anything.

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

- 2A. The area of the Preliminary Plat should include the property to the north, with the outer boundaries as 5<sup>th</sup> Ave to the north, Gun Club Rd to the west, E 6<sup>th</sup> Parkway on the south, and E 1<sup>st</sup> Ave on the east. Since the connectivity to the north needs to be illustrated, it can be illustrated as a Phase 2. Please provide a phasing plan and address timing and improvements for each phase. All roads should be fully designed. The intent of the pre-application note regarding the area of the Preliminary Plat was for the entire area noted above with the



boundaries be included as part of the Preliminary Plat. E 1<sup>st</sup> Avenue is an important north/south connection and commitments should be made regarding the infrastructure.

- 2B. The Road Network Exhibit should be included in the Preliminary Plat set.
- 2C. Correct the title to state "Cross Creek 1<sup>st</sup> Avenue Preliminary Plat." This is not a subdivision plat.
- 2D. There is insufficient detail to review internal and external connectivity, lot layout and internal and external access points within the preliminary plat. Please provide details for these items as well as location and connectivity of and to proposed lots.
- 2E. Add zoning districts on adjacent properties to the south and east.

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

- 3A. Keep in mind no more than 40% of the total plant count required in the curbside landscape can be ornamental grasses.
- 3B. Provide a table documenting the provision of the shrubs within the curbside landscape. One shrub per 40 sf of curbside landscape. The standard Rights-of-Way Tree Requirements table above may be modified if necessary.
- 3C. Provide a landscape table for the detention pond landscaping.
- 3D. Unless an encumbrance like an easement or overhead utility prohibits the installation of the trees, they should be located along the back of walk. Sight distance triangles do not preclude the installation of trees. Label the detention pond. Detention Pond Landscaping is required. Existing vegetation may be used to satisfy the requirement, but it must be documented in a table.
- 3E. Don't hatch the landscape beds. It makes it difficult to see the plant material and these drawings are used for inspection purposes.

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

- 4A. 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 Preliminary Plat will not be approved by public works until the preliminary drainage letter/report is approved.
- 5B. Include required site plan notes.
- 5C. Add the following notes: In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by City Engineer.  
The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Streetlight and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the streetlights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- 5D. Show/label existing ROW for Gun Club Road.



- 5E. Show/label pond maintenance access.
- 5F. Will Tract A be a drainage easement in its entirety?
- 5G. Add a note that streetlight locations are conceptual. Final streetlight locations will be determined by photometric analysis submitted with the lighting plan in the civil plan submittal.
- 5H. ROW dedication needs to extend to all public improvements or easements will be required.
- 5I. Grate elevations are not required on the site plan. Please just label the inlets or add the symbol to the legend, typical.
- 5J. Min 2% slope for all non-paved areas. Show/label pond maintenance access. Show/label 100-year water surface elevation. Min 2% slope in pond bottom.
- 5K. This photometric plan is not required in the Preliminary Plat but is required with the civil plans.

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

- 6A. Traffic Impact Study is requesting to not include the NB right turn into the site. This NB right turn is required and is appropriately shown on the following sheets (need to be widened to at least 12'). **See comments on TIS.**

Here's a general overview of those comments:

Comments 9.2.20:

- a. NB right turn lane into Access C, Access D & 5th all are warranted. Request for removing RB right turn lane into 5th is not granted.
- b. Was the newer check box "Include upstream signal" in calculation selected? I would like to see how this impacts 1st & 6th.
- c. The TIS guidelines allow for overall LOS D+ for all stop controlled and signalized intersections. Individual movements are allowed to fall to LOS E if there exists a viable alternative to the movement or the overall movement volume is incredibly small. LOS F is not acceptable. Please re-evaluate intersections in this report which do not meet the above criteria and recommend solutions that will satisfy the city's criteria. Solutions can include more lanes, restricting movements, alternative intersection alignments, roundabouts, etc... You may discuss the pros and cons to these different approaches but the ultimate recommendations must meet the TIS Guidelines. This applies even if there are intersection improvement plans such as for gun club rd and 6th pkwy.
- d. Please address all storage length concerns that arose in the LOS analysis sheets. There are several intersections in which the 95% queue (and some in which the 50%) exceeded existing and planned storage lengths. Include intersection control for interior intersection(s) per the Preliminary Plat.
- e. Where is the discussion of Traffic Calming & pedestrian crossing treatments?
- f. See redlines throughout the traffic study.
- 6B. 12' turn lanes minimum.
- 6C. Add Traffic Signal Easement (area between radius & chamfer of the radius).
- 6D. Remove stop bar (only for unusual geometry or as required by Traffic Engineer).
- 6E. Sheet 3: Add stop sign & sight triangles to this location.
- 6F. Add the following note landscape plans: 'All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10'.
- 6G. Sheet 7: Add stop sign & sight triangles to this location.

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

- 7A. Add the following notes to the cover sheet:
- 7B. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.



EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

7C. Show and identify all existing and proposed fire hydrants.

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

- 8A. Provide access to outlet structure. Conflicts to be potholed and clearance information provided on civil plans prior to approval.
- 8B. Provide access to bottom of pond.
- 8C. Utility points of connection to be potholed and clearance information provided on civil plans prior to approval. (typ)

**9. Forestry** (Rebecca Lamphear / 303-739-7178 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

- 9A. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

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

- 10A. No comments

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

- 11A. Delete "Subdivision" on the title of the Site Plan (typ.)
- 11B. Add the standard notes to this Site Plan.
- 11C. Any easement releases and R.O.W. & easement dedications may be completed by separate documents. 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.
- 11C. Add street names.
- 11D. See additional redlined comments on Preliminary Plat.

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

- 12A. Please see attached letter.

**13. Mile High Flood District** (Morgan Lynch / 303-455-6277 / [submittals@udfcd.org](mailto:submittals@udfcd.org))

- 13A. This project is not maintenance eligible; however, MHFD has offered additional comments.



**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

August 27, 2020

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

Attn: Liz Fuselier

**Re: Cross Creek Subdivision Filing No. 4, Case # DA-1594-07**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary and final plat for **Cross Creek F4**. Please be aware PSCo owns and operates existing electric distribution facilities along Gun Club Road. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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:	106325
Submittal ID:	10005102
MEP Phase:	Referral

**Date:** August 19, 2020  
**To:** Elizabeth Fuselier  
*Via Aurora website*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	<b>Cross Creek Subdivision F4 (RSN 1470872)</b>
<b>Drainageway:</b>	<b>Sand Creek</b>

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:

- Not applicable

While there are no maintenance eligible features associated with this project, we do have the following courtesy comments to offer:

1. This site lies within subbasin 132 of the 2013 Sand Creek MDP. This subbasin, and the upstream basin to its east, subbasin 131, are shown to flow south along Gun Club Road towards Alicia Way. Based on the limited information provided, it is unclear if the flood flows for the entire site are routed to the south. Please ensure this is still the case as design develops.
2. Two developments adjacent to this development are also currently in the planning phase: Lamar Landing to the west (east of E-470) and Harmony Commercial to the south (southwest across 6<sup>th</sup> Parkway). Aurora One (west of E-470) is anticipating to receive flows from the Lamar Landing project site via the existing culvert under E-470, and is prepared to accommodate those flows. They are not expecting to receive flows from subbasin 132. Harmony Commercial is not anticipating to handle flows from the north from Lamar Landing, but they are expecting flow routed from subbasins 131 and 132.
3. As a result of the above, the District recommends that this project maintain the existing flow routing to the south toward Harmony Commercial. This may require a change in alignment to the southwest detention pond's outfall.

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

Sincerely,



Mark Schutte, P.E., CFM  
Project Engineer, Watershed Services  
Mile High Flood District

