

January 5, 2022

Heather L. Lamboy, AICP
City of Aurora Planning and Development Services
15151 East Alameda Parkway, Suite 2300
Aurora, Colorado 80012

Re: Aurora Crossroads
Martin/Martin, Inc. Project No.: 19.1522
City of Aurora Case Numbers: 2021-6049-00
Application Number: DA-2231-05

GENERAL COMMENTS AND RESPONSES

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

C1: Please include a trail loop on the south side of the First Creek corridor and connect it to the planned commercial park in PA-4.

R1: *The planned maintenance access path is proposed to serve as a pedestrian trail loop and has been labeled accordingly.*

C2: Please update labels where noted by Public Works and Real Property.

R2: *Labels have been updated accordingly.*

PLANNING DEPARTMENT COMMENTS

C2: Zoning and Land Use Comments

C2A: A commercial park is planned on the northern portion of the commercial area (PA-4). Please incorporate a trail loop that hugs the south side of the First Creek corridor as an amenity to visitors to the site.

R2A: *The planned maintenance access path is proposed to serve as a pedestrian trail loop and has been labeled accordingly.*

C2B: That portion of Gun Club that is immediately to the east of E-470 will be vacated. The Gun Club alignment has changed. Please update the Vicinity Map label to state "Gun Club, will be vacated"

R2B: *Vicinity map has been labeled accordingly.*

C3: Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)
Sheet 1

C3A: Note 4 under the Site Plan Notes is not the correct note for this application.

R3A: *Note has been revised accordingly.*



Sheet 5

C3B: Add "Not for Construction" to all landscape sheets.

R3B: "Not for Construction" has been added to all landscape sheets.

C3C: Update note 3 under the City of Aurora Notes. Landscaping will be installed upon completion of the stream channel work and will be owned and maintained by the Mile High Flood District.

R3C: Note has been revised accordingly.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

C4: Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

C4A: The Site Plan will not be approved by Public Works until the Preliminary Drainage Letter/Report is approved.

R4A: Comment noted. Thank you.

Sheet 2

C4B: Label slopes.

R4B: Slopes are now labeled.

C4C: Is this an existing access path? Label. All weather surface required or provide turnaround.

R4C: Correct. The maintenance access path will also serve as a pedestrian trail loop. A turnaround at the easterly termination is now shown.

C4D: Include FIRM Panel and effective date.

R4D: FIRM panel and effective date are now included.

Sheet 3

C4E: Label slopes.

R4E: Slopes are now labeled.

Sheet 4

C4F: Label slopes.

R4F: Slopes are now labeled.

C5: Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

C5A: Replace note with:

(Applicant/owner name, address, phone) shall be responsible for payment of 25%/50%/100% of the left-turn arrow installation costs for the intersection of _____ and _____, if and when traffic signal warrants are satisfied. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant / owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization modification



cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirement.

R5A: This note does not appear to apply to the proposed improvements, which include re-channlization of First Creek. It has been removed from the plans. A separate ISP and Civil Plan process was completed for the site improvements under EDN 221360.

C5B: Replace note with:

The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

R5B: This note does not appear to apply to the proposed improvements, which include re-channlization of First Creek. It has been removed from the plans. A separate ISP and Civil Plan process was completed for the site improvements under EDN 221360.

C7: Aurora Water (Ryan Tigera / (303) 326-8867 / rtigera@auroragov.org / Comments in red)
Sheet 2

C7A: Show water main location in civil plan channel cross sections.

R7A: Water main location is now shown in civil plan channel cross sections.

C7B: Erosion protection to be provided from riprap at outfall to tie in at channel. (Typical)

R7B: Riprap armoring is now shown from the storm sewer outfalls to the bankfull channel.

C7C: Will the easement be dedicated by others?

R7C: Correct. Easement to be dedicated by separate document by others.

C8: Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

C8A: There are trees within first creek that will require tree protection. 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. The Tree Protection notes shall be included on the plan. The link for the manual can be found at:

<https://auroraver2.hosted.civiclive.com/cms/One.aspx?portalId=16242704&pageId=16529352>

R8A: A tree survey is in process and a tree mitigation plan will be provided with the subsequent submittal

C9: PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

C9A: Please provide a trail within the First Creek corridor as an amenity.

R9A: The planned maintenance access path is proposed to serve as a pedestrian trail loop and has been labeled accordingly.

C10: Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)



C10A: Add the boundary bearing and distance for the Tract and any visible portion of the Filing No. 1 subdivision.

R10A: The First Creek tract boundary bearing and distances are now shown.

C10B: Match the plat with the names and labeling of the easements and Tracts.

R10B: Easement and tract labels have been revised accordingly.

Sheet 1

C10C: Is the legal description correct?

R10C: Legal description matches the approved plat.

C10D: Correct "60' Wet Utility Easement" with 60' Water Line Easement."

R10D: Easement label has been revised accordingly.

C10E: Please label Gun Club on the vicinity map.

R10E: Gun Club is now labeled on the vicinity map.

Sheet 2

C10F: Correct the label for Tract A to state, "Aurora Crossroads Subdivision Filing No. 1" There are other locations as well where the name must be changed, please see redlines.

R10F: Tract A label has been revised accordingly.

C10G: Include reception numbers where noted.

R10G: Reception numbers have been labeled accordingly.

C10H: Include the ROW recording number where noted.

R10H: ROW recording number has been included where noted.

C10I: Make parcel lines more bold where noted.

R10I: Parcel lines are now more bold where noted.

C10J: Label Exterior of parcel with B&D's & make more bold (Typical)

R10J: Exterior of parcel B&D's are now labeled and are more bold.

C10K: Change label to unincorporated where noted on the land to the east of the subject site.

R10K: Label has been revised accordingly.

Sheet 3

C10L: Is the redlined access easement off-site?

R10L: It is within the platted subdivision.

C10M: Is there redlined area existing, or does it require an access easement?

R10M: This is an existing area include in the approved plat.

C10N: Add hatching to the legend (Typical)

R10N: Hatching is now included in the legend.



C100: Correct labels where noted.

R100: Comment noted. Thank you.

C11: Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

C11A: No comments received as of the date of this letter; Xcel reviewer has had a short leave of absence. You will receive review comments with the second submission review.

R11A: Comment noted. Thank you.

Please do not hesitate to contact me with any questions.

Sincerely,

Ryan Byrne, PE, CFM, LEED AP
Associate