

January 21, 2021

Daniel Osoba
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Second 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. Osoba:

Thank you for your review of the second submission of Cross Creek Subdivision Filing No. 4, Infrastructure Preliminary Plat which we received on December 15, 2020. We have reviewed all of the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,
Norris Design



Diana Rael
Principal

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No additional community questions, comments or concerns were submitted with this review. Please see the Mile High Flood District comment letter attached at the end of this letter.

Response: Noted, thank you.

2. Completeness and Clarify of the Application

2A. The full list of required Site Plan notes is attached to this letter.

Response: The notes have been added.

2B. Add a site information data block. The standard table will be sent with this letter.

Response: A site information block has been added.

2C. Please remove the Planning Commission and City Council signatures from the signature block as this is an administrative decision.

Response: These signature blocks have been removed.

2D. Please see the Planning response to item 10D in this letter regarding the Real Property future ROW comment.

Response: Response to item 11 D is noted. (Assuming this note refers to 11D, as 10D does not exist.)

2E. Please change the property line linetype for clarity. It is too close to the ROW linetype.

Response: Line types have been altered to increase legibility.

3. Master Plan Comments

3A. Note: per the comments on the preliminary plat, the potential access shown may be too close to the intersection of Gun Club Rd.

Response: Noted, further details on access points will be determined at the time of Site Plan.

3B. Per the first review comments and discussions please provide a phasing plan showing when infrastructure is to be built and who is responsible for the improvements. The main issue being the north/south future ROW, which is an importation part of the connectivity for the overall preliminary plat. The proposed ROW shown is to be built with this development, but it does need to be demonstrated in the phasing plan. Include the phasing of turning lanes and other public improvements as identified in the TIS and Site Plan comments.

Response: Phasing is now detailed in the Master Plan.

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

4A. Label the native seed mix as irrigated and non-irrigated.

Response: Native seed hatches have been identified as irrigated vs. non-irrigated.

4B. Although street trees have already been provided, document how many are required and how many are provided. If deficient, then trees should be added.

Response: This area is outside of the proposed boundary of this project. The missing trees should be replaced by whoever maintains this ROW.

4C. Identify lot 1 on the landscape plan.

Response: Lot 1 has been identified on the landscape plan.

4D. While the table has been provided per the previous review comments, provide the actual landscaping. 1 tree and 10 shrubs above the 100 year water surface elevation. Indicate the 100 year water surface elevation as well. It is currently shown on the grading plan.

Response: Additional landscaping has been provided to meet the buffer requirements for the detention pond.

4E. Add statements describing the free standing lights and the surface materials of walks, vehicular drives, parking lots, etc.

Response: Notes have been added to the landscape plans deferring to lighting and civil drawings for this information.

4F. Is the mulching highlighted in note 10 ring rock like the rest of the plantings or is this supposed to be wood mulch?

Response: Note has been updated to clarify that mulch rings are shredded wood mulch.

4G. Coordinate page numbering with other sheets.

Response: Page numbering has been coordinated.

4H. Remove the contractor notes.

Response: Notes have been removed from plans.

4I. The few plants shown will exceed the 26" height minimum as measured from the roadway surface.

Response: Plant species have been switched to varieties that comply with this requirement.

4J. Only 40% grasses are permitted or 34. There are 42 grasses shown.

Response: Notes. Planting design has been updated to achieve an allowable ratio of shrubs and grasses.

5. **Addressing** (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

5A. 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.

Response: Digital .DWG file will be provided with the Final Plat / Civil CD's

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

6A. The Preliminary Plat will not be approved by public works until the preliminary drainage letter/report is approved.

Response: Noted, thank you for your review.

6B. The Planning Department has a list of required site plan notes. Please include those notes in the next review.

Response: Notes have been included, refer to Sheet 2, Notes and Sections.

6C. A 25' lot corner radius is required in the locations shown on sheet 3. Please make the correction on all applicable sheets.

Response: Revised.

6D. A 15' lot corner radius is required in the location shown. Please make the correction on all applicable sheets.

Response: Revised.

6E. Verify with Traffic Engineering if the crosswalks should be shown since there is no stop control.

Response: Crosswalks on the north and south sides of the intersection have been removed.

6F. Maintenance access is required to the top of the outlet structure as well. Please ensure this is shown on all applicable sheets.

Response: Maintenance access is now proposed to within 25 feet of the outlet structure.

6G. Indicate the direction of the emergency overflow.

Response: Emergency overflow direction now depicted.

6H. Add a note indicating if the storm sewer system is public or private and who will maintain it. Include this note on sheets 4 and 5 per the redlined comments.

Response: Storm sewers will be public and maintained by the City, notes have been added for clarity.

6I. The existing lights are still owned by Xcel Energy.

Response: Noted, thank you for your review.

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

7A. Please see redlined comments on the traffic impact study.

Response: Comment acknowledged.

7B. Below is a summary of those comments:

- 1) This document should define auxiliary lanes in both perimeter intersections and interior intersection control. Please see comments throughout on this issue. With the classification, review CDOT SHAC for decel length applicable to 6th pkwy.
- Please add a statement that interior intersections not studied in this document shall either be studied in later Detailed Traffic Impact Studies or be side-street stop control.

- 2) See comments on Queuing table.

- 3) Access C & Access D may be limited to 3/4 movement in the future if an accident pattern occurs. Include this analysis and show the outbound lefts diverting to a different access.

- 4) See comments throughout.

Response: Comments acknowledged. Please refer to review comment responses within the redlined comments from previously submitted Master TIS.

Preliminary Plat Comments

7C. Add "to be responsible for Traffic Signal Escrow for 25% of the intersection of 5th Ave & Gun Club Rd".

Response: Revised.

7D. Include a section of Gun Club Rd north of the intersection with 6th and at the intersection.

Response: Sections now included, see sheet 3 Notes and Sections.

7E. The right turn lane is required to be 125' but may need to be larger once the TIS is updated.

Response: Comment acknowledged. Review of Sections 3.11(4)(b) and 4.8(2) of CDOT's SHAC, and pursuant to the updated Master Traffic Impact Study, indicates the northbound right turn lane along N Gun Club Road at Access C is to provide approximately 120 feet storage plus 160 feet taper.

7F. A westbound right turn lane is required at the location shown on the redlines. Include this in the Preliminary Plat.

Response: In coordination with City Staff, a westbound right turn lane along E 6th Parkway at E 1st Avenue (Access B) will provided, and will have a modified design storage length of 50 feet plus 162 feet taper.

7G. Add the note to sheet 2 per the redlines.

Response: Revised.

7H. Add a traffic signal easement to the location shown on the redlines.

R Response: Traffic signal easement now depicted.

7I. Add a note indicating that the intersection maybe limited to $\frac{3}{4}$ movement if an accident pattern develops (prohibiting a left out).

Response: Note has been added.

7J. Include the centerline striping.

Response: Centerline striping now depicted.

7K. NOTE: the access shown on the redlines is too close to Gun Club Rd (see the Master TIS).

Response: Comment acknowledged. However, due to the proposed land use, two full-movement access points are critical. Therefore, additional analysis to pursue proposed access location and full-movement condition has been provided to City Staff for their support.

7L. A right turn lane is required at the location shown.

Response: In coordination with City Staff, a westbound right turn lane along E 6th Parkway at E 1st Avenue (Access B) will provided, and will have a modified design storage length of 50 feet plus 162 feet taper.

Master Plan Comments

7M. Add a note indicating a full movement, future signalized intersection at E 5th Ave and N Gun Club Rd.

Response: This note has been added.

7N. Add a note "May be limited to $\frac{3}{4}$ movement if an accident pattern occurs in the future at the cost of development". 2040 LOS of F does not meet the criteria.

Response: This note has been added.

8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

8A. Fire / Life Safety comments have been addressed.

Response: Noted, thank you for your review.

9. **Aurora Water** (Ryan Tigera / 303-739-7490 / rtigera@auroragov.org / Comments in red)

9A. Show and label the maintenance path to the top of the outlet structure.

Response: Maintenance path now depicted to within 25 feet of the outlet structure.

10. **Forestry** (Rebecca Lamphear / 303-739-7178 / rlamphea@auroragov.org / Comments in purple)

10A. Forestry comments have been addressed.

Response: Noted, thank you for your review

11. **Real Property** (Maurice Brooks / 303-739-7294 / mrbooks@auroragov.org / Comments in magenta)

11A. Add the notes as shown on the redlines. These should be included in the overall site plan notes set per other comments.

Response: Notes have been added, see sheet 2.

11B. Add "proposed Tract B" in the location shown on the redlines. Update on all applicable sheets.

Response: Revised.

11C. Add the block designation. Update on all applicable sheets.

Response: Block designation now depicted.

11D. Should the future ROW be shown now? It is represented as a completed ROW when it does not exist.

- Planning Response: Yes, the ROW should be shown now to comply with the connectivity requirements from the Pre-App discussions.

Response: Future ROW is depicted.

11E. Send the Certificates of Taxes due for the site for the public ROW being dedicated to the City of Aurora.

Response: The Certificate of Taxes is included in this submittal.

11F. Any easement releases, ROW, and easement dedications may be completed by separate documents.

Please contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the preliminary plat cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Response: Easement releases and easement and ROW dedications will be provided. It has been noted that the preliminary plat cannot be approved until all items are submitted, reviewed and ready to record.

11G. Match the plat configuration and dedications for the parcels.

Response: Plat configuration and dedications for the parcels have been matched.

12. **Mile High Flood District** (Morgan Lynch / 303-455-6277 / submittals@udfcd.org)

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

Thank you for reviewing and responding to our comments. Based on the responses provided, indicating that historic and proposed flow routing downstream of this site will remain unchanged, we have no comments at this time. If at some time this condition changes, the District would like to again review the plans.

Response: Thank you for your review.