

Planning Division
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303.739.7250



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June 23, 2021

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

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

Dear Mr. Carro:

Thank you for your recent submission, which we started to process on June 8, 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.

Your Administrative Decision date is set for July 14, 2021. A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. Please continue to work on the right-of-way dedication, which needs to be ready to record prior to recordation of the Preliminary Plat.

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 303-739-7259 and email at amuca@auroragov.org.

Sincerely,

Ariana Muca, Planner I
City of Aurora Planning Department

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)
- Update shrub and grass in reference to height (Traffic)
- Clarify 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. No new Responses were received from outside agencies.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Landscape (Chad Giron / 303-739-7185 / cgiron@auroragov.org / Comments in teal)

3A. No further comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

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

Site Plan

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4B. Page 5 of 10 move radius label so it is legible, typical.

Landscape Plan

1 of 6

4B. Show the storm sewer on the landscape sheets.

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

Landscape Plan

1 of 6

5A. Review height for your particular variety. I found 24" max height and 30" max height, please use the 24" max height version or otherwise provide a plant that is compliant with sight triangle criteria.

Landscape Plan

3 of 6

5B. PVM can reach 3-4' tall. Too tall for use within sight triangles.

5C. CAK can reach 6' tall. Too tall for use within sight triangles.

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

6A. No further comments.



7. Parks, Recreation and Open Space Department (PROS) (Doug Hintzman / 303-739-7147 / dhintzma@auroragov.org / Comments in blue)

Response to Sub Comments

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7A. The intent is to have the City maintain the curbside landscape that is adjacent to city owned tracts. This includes the Neighborhood Park, Tributary T just south of the park, and Tributary T curbside landscape on the east side of Tibet Road adjacent to Tract E of the Tributary T Subdivision. Curbside landscape will be shown in the Future Neighborhood Park Site Plan (Filing 12) along with Tributary T Site Plan. Are standards different than what is shown?

7B. Tree to be removed – see plan.

7C. Ramps revised to 10'

Response to Sub Comments

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7D. The intent is to have the City maintain the curbside landscape that is adjacent to city owned tracts. This includes the Neighborhood Park, Tributary T just south of the park, and Tributary T curbside landscape on the east side of Tibet Road adjacent to Tract E of the Tributary T Subdivision. Curbside landscape will be shown in the Future Neighborhood Park Site Plan (Filing 12) along with Tributary T Site Plan. Are standards different than what is shown?

7E. Areas shown in blue revcloud have been removed from site plan as well. These curbside landscapes are in front of city owned/maintained tracts. These will be moved to the appropriate site plans (Trib T)

Response to Sub Comments

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7F. Sight lines added per STD TE-13.1. Sight triangles shown remain per UDO section 146.4.7.5.vii.

7G. Sight triangle per UDO.

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

Site Plan

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8A. In the case where the fire hydrant highlighted in blue cannot be relocated across the street, relocate the fire hydrant in red to the opposite side of the road. Fire hydrants shall be on each side of the street and be arranged on an alternating basis.

9. Revenue/TAPS (Diana Porter / dsporter@auroragov.org)

9A. No development fees due.

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

10A. See the red line comments on the SP. Add the phrase: “to be dedicated by separate document” to all the proposed easements and proposed R.O.W. There are some easement dedication issues. See the comments on the document(s). Contact Andy Niquette (dedicationproperty@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.

Site Plan

4, 5, 6, 7, 8, 9, and 10 of 10

10B. Add: to be dedicated by separate document (typ.) – see notes on site plan.

10C. There are easement dedication issues. Contact Andy Niquette (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.