

Planning Division  
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September 8, 2021

Mr. Joe Wilson  
Pauls Corporation  
100 St Paul Street, Suite 300  
Denver. CO 80206

**Re: First Technical Review** – Salida Flats at Gateway Park - Zoning Map Amendment, Site Plan and Plat  
Application Number: **DA-1174-77**  
Case Numbers: **1981-2065-02; 2021-4003-00; 2021-3003-00**

Dear Mr. Wilson:

Thank you for your submission. 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 received from other city departments.

There are several items that still need to be addressed, therefore, you will need to make another technical submission. Please revise your plans and resubmit you plans by September 23, 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 let me know. I may be reached at 303-739-7261 or [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org).

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Samantha Crowder - Norris Design, 1101 Bannock Street Denver, CO 80204  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Joshua Hensley, APS  
Filed: K:\SDA\1174-77tech1.rtf



## *First Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Zoning and Land Use Comments**

1A. The legal description has been revised for Tract A, however, the Gateway Park Buildings 24-25 Site Plan needs to be amended to reflect the change. Please submit a minor amendment to the site plan.

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

##### **Site Plan**

2A. Increase the scale of the Photometric Plan. The plan must be readable when printed at 11" x 17".

2B. The light symbols on the Photometric Plan are so small they do not resemble the symbols in the Fixture Schedule. Adjust the scale.

#### **3. Landscaping Issues**

3A. Landscape tables need to differentiate 5 gallon shrubs from 1 gallon grasses. Use two separate columns and show actual plant quantities without calculating equivalents.

#### **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. Fire / Life Safety (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)**

##### **Site Plan**

5A. Remove Notes 3 and 4 and replace with language provided on Sheet 2. Complete the Implementation Table.

5B. Provide a concrete walking surface at the location of the FDC.

5C. Show the location of the FDC(s) and label.

5D. Show and label the fire service line for the clubhouse.

#### **6. Aurora Water (Nina Khanzadeh / [nkhanzad@auroragov.org](mailto:nkhanzad@auroragov.org) / Comments in red)**

##### **Site Plan**

6A. Identify the sizes of all existing utilities that will be used to serve the site.

6B. There is an existing blow off and stub located on 40<sup>th</sup> Avenue. Please show and depict. Also, why isn't this stub being used for 2<sup>nd</sup> point of connection instead of tying into WL in Salida Street (could potentially prompt deep lines)?

6C. Hydrants and water mains need to be in landscaped areas.

6D. Clearly define, label and dimension pocket utility easements.

6E. Include general note that piping downstream of water meters is private. All sanitary services are private.

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

##### **Plat**

7A. Is the execution signature block necessary?

7B. Add and label all public streets within ½ mile of the site in the Vicinity Map.

7C. Update the title commitment to be within 120 days of the plat recording date.

7D. Add the full stamping on the cap found to Note 4.

7E. Identify referenced monuments, add to the legend and describe.

7F. Right-of-way and subdivision boundary lines are continuous lines. Please revise.



- 7G. Label easements, bearings and distances, as noted on the redlines.
- 7H. Add tic marks for the change of directions and points of curvature.
- 7I. Address all comments, notations and edits on the redlines.

**Site Plan**

- 7J. Delete highlighted items in the Legal Description. They are for the plat, not the site plan.
- 7K. Revise the location in the title to match the plat.
- 7L. Ensure the dimensions and names of easements match the plat.
- 7M. A License Agreement is required for fence, gates, and other structures encroaching into easements. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to start the process. All documents must be approved and ready to record prior to recordation of the Site Plan.

**8. Aurora Public Schools** (Joshua Hensley / [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org))

8A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the proposed 374 apartments is 1.2239 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of recording of the first plat. Please contact me directly to arrange payment.