



Planning Division
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July 11, 2018

Dave Bray
RIDA Development Corporation
3120 Southwest Freeway, Suite 200
Houston, TX 77010

**Re: Initial Submission Review – High Point Commercial Off-Site Infrastructure Improvement Plan –
Minor Contextual Site Plan Amendment**
Case Number: 2015-6009-01

Dear Mr. Bray:

Thank you for your initial submission, which we started to process on Thursday, June 21, 2018. We reviewed it and attached our comments along with this cover letter.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, July 25, 2018.

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 303-739-7857.

Sincerely,

Sarah Wieder, Planner II
City of Aurora Planning Department

cc: Donna Barrentine, J3 Engineering Consultants, 8100 E Maplewood Avenue, Suite 150, Englewood, CO 80111
Nancy Bailey, ODA
Filed: K:\SMA\2015-6009-01 High Point Commercial Off-Site Infrastructure\Rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

- 1A. Update the property owners on record on all sheets as they have changed since the ISP was recorded in 2016.
- 1B. Although not required, staff recommends that you extend the landscaping along 64th Avenue to Liverpool Street so it does not end “mid-block.” Liverpool Street is the edge of Rockies Village, so it would be nice to install all street frontage landscaping at this time to create a similar aesthetic for both developments.
- 1C. Please clarify whether anything is being changed or updated on the Cover Sheet. Staff does not sign new mylars for a Minor Amendment, so the existing sheet from 2016 in our records that has all signatures should remain as the Cover Sheet.

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

- 2A. Landscaping for all detention ponds is required. Please add to the ISP with the next submittal. See redline comments on Sheets 21 and 24.
- 2B. Where is the landscaping in the 300' View Corridor that was previously shown on the ISP? Please add landscaping back into this area to enhance the trail and the corridor itself. Staff is happy to discuss this with you further.

3. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

- 3A. Review and address comments on Sheets 8 and 9 regarding fire hydrant labeling.

4. Aurora Water (Vern Adam / 303-859-4324 / vadam@auroragov.org / Comments in red)

- 4A. The median at Picadilly Road and 64th Avenue needs to be revised to accommodate vault and valving in this area.

5. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

- 5A. On Sheet 24, 25 and 26, add the percent gradient to each run. Confirm that the trails will not exceed 5% longitudinal slope and 2% cross slope. The trails must be concrete because they will double as a pedestrian trail.